

N/A	Policy HC 2: Preservation or Enhancement of Buildings and Features Para 2.6.21	<b>ED061</b> <a href="#">Council Statement arising from HS 12 - Built Environment / Design</a> <b>AP12.24</b>	NB: See MACs to amend definition of “locally important buildings” in Glossary
<b>MAC 196</b>	Policy HC 2: Preservation or Enhancement of Buildings and Features Para 2.6.22	<b>ED027</b> <a href="#">HS 12-SWANSEA – Built Environment</a> <b>NSA 55</b> <b>LDP20</b> <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>Amend paragraph 2.6.22 - merge second and third bullets:</b> 2.6.22 “...special local interest <u>will be identified on a case by case basis, these...</u> ” <ul style="list-style-type: none"> <li>• “...Buildings, sites or features of historic or archaeological interest and their settings; <u>or Historic landscapes.</u></li> <li>• <del>Historic landscapes</del>”</li> </ul>
<b>MAC 197</b>	Policy HC 3: Development in Welsh Language Sensitive Areas Para 2.6.25 - 26	<b>ED027</b> <a href="#">HS 12-SWANSEA - Welsh Language</a>  <b>Officer Change</b>	<b>Amend the Policy as follows:</b> “ <b>HC 3: DEVELOPMENT IN THE WELSH LANGUAGE SENSITIVE AREA...</b> <del>...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: Council may subject the following developments on windfall sites to a Welsh Language Impact Assessment:...</del> ” <b><u>“Planning applications for the above developments on allocated sites within the Language Sensitive Area 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.”</u></b> <b>Amend paragraph 2.6.25 as follows:</b> <del>“...defined on the Constraints Proposals Map and...” “..., Penllergaer, Pontarddulais, Penyrheol,...” “...to each other mostly within the whole of the Greater North West Strategic Policy Zone, together with the adjacent Clydach ward. and eCollectively they hold the...” “...average of over 48%</del>

19% of the population...

**Amend paragraph 2.6.26 as follows:**

- 2.6.26 “During pre-application discussions for windfall developments located within the Language Sensitive Area, the Council will determine whether an Impact Assessment is justified, together with the scope of any such assessment. The Council will consult with stakeholders including the Welsh Language Commissioner to determine whether an Impact Assessment is necessary. Evidence from the language Impact Assessment may inform whether measures to mitigate or enhance the impacts of the development on the use of the Welsh Language should be applied. Furthermore, development proposals on allocated sites within the Language Sensitive Area that trigger the identified thresholds...”
- “...recommendations of the WLAP. Each development proposal will be different and the scope and range of measures to be included within the WLAP will depend upon the scale, character and location of the development and the type of Welsh language services and facilities that currently serve the community. As a minimum a WLAP will be expected to include the following:
- Details of the proposed development and its location; and
  - The linguistic character of the community and the availability and capacity of Welsh language provision in the area; and
- If residential:
- Number and type of dwellings; and
  - estimated increase in school age children as a result of the development; and
- If employment/retail/commercial:
- Net additional floorspace; and
  - Numbers (and %) of staff presently employed at the premises, including a breakdown of frontline staff. Proposed increase in staff numbers as a result of the development; and
  - Information on how a Welsh language service be provided

			<p><u>For all applications:</u></p> <ul style="list-style-type: none"> <li>- <u>Details of any pre-application consultation undertaken and feedback received; and</u></li> <li>- <u>Details of the local groups/organisations that have been consulted and provide details of the feedback received; and</u></li> <li>- <u>What mitigation measures will be undertaken.”</u></li> </ul> <p>“...measures may include <u>Welsh/bilingual signage and bilingual marketing material (for residential sites);</u> features that promote...” “...Local Needs, <del>provision of bilingual signs,</del> support for the provision of <u>Welsh Medium</u> school places in <del>Welsh medium schools</del> and support <u>and/or</u> funding for...”</p>
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## 2.7 Social Infrastructure

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 198	Policy SI 1: Health and Well-Being Para 2.7.3	<p><b>ED013</b> <a href="#">Statement of Common Ground between Swansea Council and Natural Resources Wales</a></p> <p><b>NSA 56</b></p> <p><b>LDP20</b> <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a></p>	<p><b>Amend the 3<sup>rd</sup> sentence of paragraph 2.7.3:</b>            "...community facilities; <del>and</del> creating well-maintained open spaces for physical activity and food growing; <u>and by providing access to high quality natural environment. Quality...</u>"</p>
MAC 199	Policy SI 2: Providing and Safeguarding Community Facilities <u>and Locally Important Uses</u>	<p><b>ED027</b> <a href="#">HS 11-SWANSEA - Social Infrastructure</a></p>	<p><b>Amend the title of the Policy:</b>  <b>Providing and Safeguarding Community Facilities <u>and Locally Important Uses</u></b></p> <p><b>Add new criterion to Policy SI 2:</b>            iv. <b>evidence is provided of appropriate marketing undertaken to secure an occupier for the established use.</b></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 200	Policy SI 2: Providing and Safeguarding Community Facilities <u>and Locally Important Uses</u> Para 2.7.6	Officer Change	<p><b>Amend paragraph 2.7.6 as follows:</b>            2.7.6 "...community facility <u>and certain other uses</u> of local value..."            "...community facility <u>or locally important use</u>, in those..." "...that community. A <del>community</del> facility can be 'lost'..." "...the facility. <del>Community f</del>Facilities of local value..."</p>
MAC 201	Policy SI 2: Providing and Safeguarding Community Facilities <u>and Locally Important Uses</u> Para 2.7.7	<a href="#">HS 12 – Swansea Built Environment</a>	<p><b>Add a new bullet to paragraph 2.7.7:</b>            ix. <u>arts and performance venues</u></p> <p><b>NB:</b> See MACs to Glossary which amends the definition of community facilities as below.</p> <p><i>"Community Facilities <u>and Locally Important Uses</u>: The term..." "... place of worship, <u>arts and performance venues</u>, leisure facility..."</i></p>
MAC 202	Policy SI 2: Providing and Safeguarding Community Facilities <u>and Locally Important Uses</u> Para 2.7.7 & 9-10	Officer Change	<p><b>Amend paragraph 2.7.7 as follows:</b>            2.7.7 "<del>Community f</del>Facilities of local value may include a wide range of locally orientated services...."</p> <p><b>Amend paragraph 2.7.9 as follows:</b>            2.7.9 "...the term 'community facility' <u>and/or locally important use</u> may apply to a small..." "...theme for all <del>community</del> <u>such</u> facilities is that they..."</p> <p><b>Amend paragraph 2.7.10 as follows:</b>            2.7.10 "Importantly, community facilities <u>and/or locally important uses</u> can in some instances..."</p>

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MAC 203	Policy SI 2: Providing and Safeguarding Community Facilities and Locally Important Uses Para 2.7.14	ED027 <a href="#">HS 11-SWANSEA - Social Infrastructure</a>	<p><b>Amend 2<sup>nd</sup> sentence of paragraph 2.7.14:</b>  2.7.14 “...In such instances evidence of that appropriate marketing and advertising <u>has been...</u>” “...will be required. <u>The marketing period should be for a minimum 12 months, and would be expected to include advertising on line and the use of appropriate property agents in the Locality.</u>”</p>
MAC 204	Policy SI 3: Education Facilities Para 2.7.17 & 20	ED027 <a href="#">HS 11-SWANSEA - Social Infrastructure</a>	<p><b>Amend Policy SI 3 as follows:</b>  “...<del>requirement for school places developers will be required to either that cannot reasonably be met by schools in the relevant catchment area(s) because...</del>”</p> <p><del>“Provide land and/or premises for new primary or secondary schools, depending on the scale and location of the development; or,</del></p> <p><del>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;</del></p> <p><del>i. school capacity would be 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</del></p> <p><del>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 <u>the existing facilities</u> fit for the purpose of accommodating the additional pupils, <u>developers will be required to either:</u></del></p> <p><del>A. Provide land and/or premises for new build primary or</del></p>

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			<p><u>secondary schools, having regard to the scale and location of the development; and/or,</u></p> <p><b><u>B. Make appropriate financial contributions towards the cost of providing new or improved primary and/or secondary school facilities”</u></b></p> <p><b><u>“a) Be appropriately located in relation to the relevant catchment and Rrelate well to...”</u></b></p> <p><b><u>“c) Be aligned with the Council’s Quality in Education 2020 programme;</u></b></p> <p><b><u>c) Include, where appropriate, provision for other appropriate community uses in addition to their educational use;</u></b></p> <p><b><u>e. Provide sustainable school places, in the appropriate location; and</u></b></p> <p><b><u>d) Phase the provision of school places to achieve a balance between demand and supply by making contributions available at agreed development milestones.”</u></b></p> <p><b>Add a new sentence to the end of 2.7.17:</b>  <u>2.7.17 ...Financial contributions of costs required to provide a new school should be sufficient to cover the actual costs of delivering a school, which will need to be agreed with the planning authority and education authority having regard to the prevailing costs at the time for building schools and in the context of any relevant financial viability appraisal.</u></p> <p><b>Amend bullet e and add new bullet to 2.7.20:</b></p> <p>e. Further guidance on the application of the Policy will be set out in Supplementary Planning Guidance (SPG) <u>SPG</u> relating to planning obligations.</p> <p><b><u>i. The Council will ensure that all provision is in alignment with the Quality in Education programme.</u></b></p>
MAC	Policy SI 4:	ED051 <a href="#">Hearing Session 11:</a>	Amend paragraph 2.7.21:

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
205	Morrison Hospital  Para 2.7.21 - 23	<a href="#">ABMU response to Action Point 11.5 Policy SI 4</a>  <a href="#">ED057 Council Statement arising from HS 2 and 5 - Morrison Hospital</a>	<p>“2.7.21 NEW a Extensive improvements,…” “...existing hospital, are proposed as part of the ARCH (A Regional Collaboration for Health) Portfolio Delivery Plan. ARCH is a unique regional collaboration between ABMUHB, Swansea University and Hywel Dda UHB to deliver significant improvements to the provision of healthcare and health and wellbeing services across South West Wales. ARCH forms the health and well-being strand of the Swansea Bay City Region City Deal, which provides significant commitment to investment and funding of the projects identified within the ARCH portfolio, including the proposals at Morrison Hospital. The ABMUHB proposals—termed ARCH: A Regional Collaboration for Health—The Council are a key signatory to the City Deal, and are fully supportive of the ARCH proposals for Morrison Hospital which are recognised to have...” “...new jobs and economic investment. The Policy aims to facilitate appropriate proposals that deliver on these aspirations”</p> <p>2.7.21 NEW b The Council’s support for the ARCH proposals is expressed through the safeguarding of land adjacent to Morrison Hospital (as shown on the Proposals Map) solely for the future development and expansion of the Hospital. The land identified for safeguarding reflects that identified by ABMU Health Board as being required to commence delivery of the ARCH proposals within the Plan period. Safeguarded land will remain outside the settlement boundary which clearly reflects the Council’s position that the general principle of development for uses other than for the expansion of the hospital has not been accepted. The safeguarding of land provides an appropriate approach to facilitating delivery whilst recognising the need for flexibility to respond to the refinement of the proposals over the plan period as details of the exact location of health uses and supporting highways and other associated infrastructure emerges.</p> <p>2.7.22 “Detailed Proposals must be brought...”</p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			2.7.23 "...detailed transport modelling. (See Appendix 5 Plan Ref RM49 18)..."
MAC 206	Policy SI 5: Protection of Open Space  Para 2.7.24 & 26	ED027 <a href="#">HS 11-SWANSEA - Open Space</a>  SA Report	<p><b>Amend Policy wording in criterion ii as follows:</b></p> <p>ii. <b><u>The substantive majority of existing open space provision on the site is to be retained and enhanced through on as part of the development of a small part of the site and the functional use of the facility would be unaffected; or</u></b></p> <p>iii. <b><u>The development can provide appropriate Alternative open space provision, of equivalent that delivers a wider community benefit and is provided in a suitable alternative location is made available; or</u></b></p> <p>iv. <b><u>A satisfactory financial contribution to The developers make satisfactory compensatory provision is provided towards an acceptable alternative facility.</u></b></p> <p><b>Add additional text to paragraph 2.7.24:</b>  2.7.24 "...TAN 16. This <u>includes 'Fields in Trust' (FIT) provision such as playing fields,...</u>" "...in Towns and Cities toolkit'. <u>The Council published the Open Space Assessment in 2014. The Assessment will be continually monitored and updated over the Plan period, providing the evidence base for the Council's Open Space Strategy (OSS) which will form SPG. The OSS vision is to provide a strategic framework for the protection, development and improvement of existing open spaces and to increase the provision where there are identified deficiencies. The OSS will provide suggestions of schemes where alternative provision can justifiably be located or provide justification for financial contributions. 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.</u>"</p> <p><b>Amend supporting text as follows:</b></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>2.7.26 "...demographic characteristics, <del>or</del> where there may be a surplus of provision identified, <u>where off site provision could have a wider community benefit. The Policy makes clear that the only occasion when flexibility will be shown towards a scheme that would exacerbate an existing deficiency, and if no alternative provision is provided, is if the substantive majority of the open space facility would be unaffected because the development impacts on only a small part of the site and in functional terms the beneficial enjoyment of the open space would not be affected. In such instances, substantive means greater than 90% of the open space area. <del>in exceptional circumstances where on-site provision cannot be provided. In such circumstances situations, the</del> Policy seeks to allow..." "...available to achieve the <del>accessibility</del> standards set out in the Open Space Assessment and Open Space Strategy."</u></p>
<p><b>MAC 207</b></p>	<p>Policy SI 6: Provision of New Open Space Para 2.7.30</p>	<p><b>ED027</b> <a href="#">HS 11-SWANSEA - Open Space</a></p>	<p><b>Amend second paragraph of Policy SI 6:</b>  <b>"...provision in the area <u>will</u> <del>may also</del> be required for residential development proposals of <u>fewer than 10 units...</u>"</b></p> <p><b>Amend final paragraph of Policy SI 6:</b>  <b>"....determined against <u>standards set out in the most recent Open Space Assessment and the Open Space Strategy.</u>"</b></p> <p><b>Amend paragraph 2.7.30 as follows:</b>  2.7.30 "<u>In instances where there is surplus open space provision or where the standards...</u>"</p>
<p><b>MAC 208</b></p>	<p>Policy SI 7: Cemeteries Para 2.7.39</p>	<p><b>ED013</b> <a href="#">Statement of Common Ground between Swansea Council and Natural Resources Wales</a>   <b>NSA 60</b>   <b>LDP20</b> <a href="#">Schedule of Non-</a></p>	<p><b>At the end of paragraph 2.7.39 add:</b>  2.7.39 "<u>...Ground water surveys should be prepared for the allocated sites to ensure that a detailed groundwater analysis is undertaken.</u>"</p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
		<a href="#">Substantive Amendments to LDP (July 2017)</a>	

## 2.8 Regeneration and Commercial Development

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 209	Policy RC 1: Swansea Central Area Regeneration Para 2.8.2 & 3	ED021 <a href="#">HS9-Swansea Retail and Leisure</a> ED039 <a href="#">Council Statement arising from HS9 Retailing</a> AP9.5	<p><b>Amend Policy RC 1 as follows:</b>  <b>“...Development proposals <u>should must</u>:...”</b></p> <p><b>b. “...Comply with <u>appropriate development</u> the requirements and proposals set out in <u>adopted Supplementary Planning Guidance the Swansea Central Area Regeneration Framework.</u>”</b></p> <p><b>Amend supporting text as follows:</b>            2.8.2 “...Retail Centre <u>is also shown in</u> reflects the provisions of the Swansea Central...” “...Plan. This Framework <u>provides further guidance for developers and supplements the proposals within the Plan. It presents a number...</u>” “...Use Centre) and <u>for the a range of ‘Complementary Areas’ defined in the Plan at Policy RC 4.</u>”</p> <p><b>Add sentence to end of paragraph 2.8.3:</b>            2.8.3 “<u>...and in relevant SPG.</u>”</p>
MAC 210	Policy RC 2: Retail and Leisure Development	ED021 <a href="#">HS9-Swansea Retail and Leisure</a> ED039 <a href="#">Council Statement arising from HS9 Retailing</a> AP9.5	<p><b>Amend Policy RC2 as follows:</b>  <b>“...the following Centres <u>of the retail hierarchy</u>, having regard to...”</b></p> <p><b>“<u>In accordance with National Planning Policy, W</u>where proposals demonstrate...” “...or premises within <u>the above</u> Centres, then...”</b>  <b>“...can be considered <u>in preference to out of centre locations. Within the Swansea Central Area, Complementary Areas will be considered edge of centre locations.</u>”</b></p> <p><b>“<del>The test</del> <u>Appropriate assessments</u> of need and...” “...developer in support <del>will always apply to the consideration</del> of proposals at edge...”</b></p> <p><b><u>Where evidence clearly demonstrates that no sites within centres or at edge of centre locations can be made available for the proposed development, out of centre sites will be considered. Retail and leisure</u></b></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><del>development outside designated Centres will be directed to</del> <u>In such circumstances, developers should consider available sites and premises within defined Retail Park boundaries, which are the preferred location for out of centre retail developments.</u></p> <p><del>“Retail and leisure proposals, and will only be permitted at out of centre locations outside Retail Parks in exceptional circumstances, and where a specific need is identified, including for:...”</del></p> <p>b. <u>“...Centre or is a specific facility , proposed to serve a substantial new residential neighbourhood within a an allocated Strategic Development...”</u></p> <p>c. <u>“...extensive floor area, and/or a bespoke designed premises, that are not normally available within Centres or Retail Parks, in order to accommodate the proposed range of goods to be sold use.”</u></p>
MAC 211	Policy RC 2: Retail and Leisure Development Para 2.8.5	SA Report	<p><b>Amend paragraph 2.8.5 as follows:</b></p> <p>2.8.5 <u>“...non-core retail districts. Any proposals within the Swansea Central Area Retail Centre must accord with Policy SD J and Policy RC 3.”</u></p>
MAC 212	Policy RC 2: Retail and Leisure Development Para 2.8.16	<p><a href="#">ED021 HS9-Swansea Retail and Leisure</a></p> <p><a href="#">ED039 Council Statement arising from HS9 Retailing</a></p> <p>AP9.5</p>	<p><b>Amend supporting text to RC 2 at paragraph 2.8.16</b></p> <p>2.8.16 <u>“...defined in the Retail Hierarchy. The Policy identifies a number of specific exceptional circumstances where, subject to a specific need being identified, an out of centre retail or leisure proposal may be appropriate. Criterion b allows for suitable proposals that meet the day to day needs of proposed new residential neighbourhoods, in the interests of good placemaking and creating cohesive communities. Policy RC 8 sets out the criteria against which such proposals will be judged. Given their characteristics, particularly their substantively mixed use and commercial nature, sites SD I, SD K, SD J and SD L are excluded from the exemption in criterion b. Criterion c only</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>allows for those instances where a particular proposal must reasonably have a specific type of unit not normally found in either a centre or retail park if it is to successfully trade, due to the floorspace and layout requirements. This includes vehicle show rooms.”</u></p>
<p><b>MAC 213</b></p>	<p>Policy RC 3: Swansea Central Area Retail Centre  Para 2.8.22 – 2.8.25</p>	<p><a href="#">ED021 HS 9-Swansea Retail and Leisure</a> <a href="#">ED039 Council Statement arising from HS 9 Retailing</a>  AP9.6</p>	<p><b>Amend Policy RC 3 as follows:</b>  <b><u>“...at the St David’s /Quadrant site. This priority proposal will accommodate the identified quantitative and qualitative need for comparison goods retail floorspace over the Plan period. Any proposals, either within...”</u></b></p> <p><b>Amend paragraph 2.8.21 as follows:</b>  2.8.21 “...Centre include the primary shopping frontages...”</p> <p><b>Amend supporting text 2.8.23 – 2.8.25 as follows:</b>  <u>2.8.23 NEW a Substantial work has been undertaken to advance this priority proposal, referred to by the Council as ‘Swansea Central’. To ensure delivery the Council has taken on the role of Developer and Funder itself, working in collaboration with a private sector development team. It has obtained planning permission for the comprehensive scheme, secured substantial funding commitments through City Deal and other sources to support its own funding, and is acquiring anchor tenants for key elements. The Swansea Centre scheme is split in to two physical phases of implementation, which will deliver approximately 7000 sq m of net new floorspace that will be primarily Class A1 retail but will also incorporate A3 leisure uses. The proposals also involve residential and other commercial uses, and substantial infrastructure and public realm improvements throughout the Retail Centre. Phase 1 is scheduled for pre construction and enabling works during 2018, with completion set for 2020. Phase 2 is schedule for completion by 2022/23.</u></p> <p><u>2.8.23 “NEW b The proposals will deliver a transformative qualitative</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>improvement in the Class A1 and A3 retail and leisure offer of Swansea, acting as the catalyst for investment in the Retail Centre, and wider Swansea area. The Swansea Central proposal, and other regeneration opportunities within the Retail Centre, will meet all of the identified quantitative need for additional net sales comparison goods floorspace over the Plan period, based on the surplus expenditure capacity identified in the Swansea Retail and Leisure Study (2015). Whilst the Swansea Central Scheme will absorb the vast majority of the identified capacity over the Plan period, it will be very important to retain any potential residual remainder within the Retail Centre, as there are other planned retail led redevelopment opportunities within the Centre, including regeneration proposals for Castle Square, and areas linking Swansea Central to the Quadrant Shopping Centre. Proposals within the Retail Centre must integrate with...</u></p> <p>2.8.24 <del>The Council has appointed a developer partner for the St. David's/Quadrant site to progress the implementation of an appropriate regeneration scheme, which Proposals will need to be in accordance with relevant SPG and Council approved strategies that provide further clarity on the guiding principles for development at the site.</del></p> <p>2.8.25 <del>“...within the any County. Changes to the national retail and leisure context emphasise the need for this approach. It is increasingly the case that high street operators are rationalising their investment programmes and reducing their existing national store portfolios. In addition, there has been an upturn in established retail and leisure operations ceasing trading, with new entrants to the market exercising caution. To obtain retailer commitments for priority regeneration schemes, it is more important than ever that the Council provides a planning framework that provides developers with confidence that their investments will not be compromised.</del></p>

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			Applications will be assessed...
N/A	Policy RC 3: Swansea Central Area Retail Centre Para 2.8.22	<a href="#">ED039 Council Statement arising from HS 9 Retailing</a>	NB: See MACs proposed to Concept Plan for SD J Swansea Central Area to show more clearly the extent of the Complementary Areas (which are consistent with the relevant SPG).
MAC 214	Policy RC 4 Swansea Central Area – Complementary Areas	<a href="#">ED021 HS 9-Swansea Retail and Leisure</a>	<p><b>Amend Policy RC 4 as follows:</b></p> <p><b>“...permitted in accordance with the defined particular functions and opportunities...” “...each location, as set out in the Swansea Central Area Regeneration Framework, which <u>should</u> requires proposals to:”</b></p> <p>v. <b>“...Retail Park for a range of uses that complement and do not compete with the role and function of the Retail Centre. <u>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 parts of the site and its surroundings</u> for an alternative mix of...”</b></p> <p>vii. <b>“<u>Deliver high quality leisure or other complementary development as part of the wider St David’s/Quadrant area redevelopment at the LC car park site</u>”</b></p>
MAC 215	Policy RC 4 Swansea Central Area – Complementary Areas Para 2.8.26 & 29	<a href="#">ED039 Council Statement arising from HS 9 Retailing</a> <b>SA Report</b>	<p><b>Amend supporting text to RC 4 at paragraph 2.8.26</b></p> <p>2.8.26 <b>“...diversified from other cities. The role of, <u>and opportunities for, the complementary areas is are further detailed in the redefined through a series of Area bBased kKey rRegeneration iInitiatives, and dDevelopment and dDesign pPrinciples set out in the Swansea Central Area Regeneration Framework (2016), which provides SPG for the Policy. Furthermore, any proposed development must accord with Policy SD J and Policy RC 3.</u>”</b></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<b>Amend supporting text to RC 4 at paragraph 2.8.29</b> 2.8.29 "...within the retail hierarchy. <u>Retail and leisure proposals at Parc Tawe, including proposed Use Class changes and variations to the permitted sale of goods, will be subject to the need, sequential and impact tests as set out in Policy RC 2.</u> The comprehensive redevelopment of Parc Tawe for an alternative..."
<b>MAC 216</b>	Policy RC 5: District Centres Para 2.8.33	<b>ED039</b> <a href="#">Council Statement arising from HS 9 Retailing</a> <b>AP9.8</b>	<b>Delete criterion v. of RC 5:</b> <b><del>v. Meet the specific requirements for the retention of Class A1 retail uses within Primary and Secondary frontages; and</del></b>  <b>Delete supporting paragraph 2.8.33 of Policy RC 5, and replace at the end of supporting paragraph 2.8.44 of Policy RC 9 as follows:</b> <del>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.</del>  2.8.44 "...respect the primary shopping function. <u>Guidance on the appropriate proportions of Class A1 retail uses to be retained within primary and secondary frontages is set out in SPG</u> "
<i>N/A</i>	<i>Policy RC 5: District Centres Proposals Map</i>	<b>ED021</b> <a href="#">HS 9-Swansea Retail and Leisure</a>	<i>NB: See MACs re amendments to Proposals Map to ensure designated boundaries of District Centres are accurate.</i>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
<b>MAC 217</b>	Policy RC 6: Local Centres	<b>ED021</b> <a href="#">H S9-Swansea Retail and Leisure</a>	<b>Insert word "site" within Policy as follows:</b> <b>"...towards suitable <u>sites and premises</u> within Local Centres.."</b>  <b>Add new paragraph at end of Policy as follows:</b>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><b><u>Within local centres, development proposals, including change of use, for retail, food and drink, and other appropriate non-residential uses will generally be supported where they maintain or improve the vitality and vibrancy of the commercial frontage and ability of the centre to meet the day to day needs of the local neighbourhood that it serves.</u></b></p>
<p><b>MAC 218</b></p>	<p>Policy RC 7: <u>Out of Centre Retail Parks</u> Para 2.8.37-2.8.38</p>	<p>ED039 <a href="#">Council Statement arising from HS 9 Retailing</a></p>	<p><b>Amend Policy RC 7</b>  <b>“RC 7: <u>OUT OF CENTRE RETAIL PARKS</u></b>  <b><u>Out of Centre Retail Parks are...</u>”</b>  <b>5. “<del>Parc Tawe</del>”</b>  <b>“...within designated <u>Out of Centre Retail Parks</u> will be restricted to the <u>sale of predominantly bulky goods retailing, and/or alternatively the sale of other goods...</u>” “...premises within a Centre. <u>The tests of need, sequential approach, and impact will apply to the consideration of all proposals at edge of centre and out of centre locations.</u>”</b>  <b>“...floorspace within designated <u>Out of Centre Retail Parks</u>...”</b>  <b>“...permitted at <u>Out of Centre Retail Parks</u> if...” “...accommodated within, or on the edge of, the Swansea Central Area <u>Retail Centre</u> or nearby District Centres,...” “...for development, <u>as required by the sequential test.</u>”</b>  <b>Amend supporting text to Policy RC 7 at paragraphs 2.8.37 and 2.8.38</b>  2.8.37 “The six destinations identified...” “...formally recognised <u>Out of Centre Retail Parks</u>...”  2.8.38 “...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</p>

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			<p>Close; Nantylffin Road; and 'St David's Road/Lakeside'. <u>A retail Park also exists at Parc Tawe, which is located within a Complementary Area of the designated Swansea Central Area. The Retail Park at this location is edge of centre in retail planning terms rather than out of centre, and is therefore not listed within Policy RC 7. Proposals at Parc Tawe will be assessed in accordance with Policies RC 1 – RC 4.</u></p>
<p><b>MAC 219</b></p>	<p>Policy RC 9: Ground Floor Non Retail uses within Centres</p> <p>Para 2.8.44</p>	<p><b>ED021</b> <a href="#">HS 9-Swansea Retail and Leisure</a></p>	<p><b>Amend the final sentence of the Policy as follows:</b></p> <p><b>“.....Business (Class B1) and residential (C3) uses will not...”</b></p> <p><b>Insert at the end of paragraph 2.8.44:</b></p> <p><b>“....., avoiding any unacceptable deadening of the commercial frontage.”</b></p>
<p><b>MAC 220</b></p>	<p>Policy RC 10: Employment and Enterprise Development</p> <p>Para 2.8.46 - 48</p>	<p><b>ED021</b> <a href="#">HS 9-Swansea Retail and Leisure</a></p> <p><b>ED048</b> <a href="#">Council Statement arising from HS 2, 3 and 9 Employment</a></p> <p><b>AP9.1</b></p>	<p><b>Amend Policy RC 10 as follows:</b></p> <p><b><u>“The County’s existing Land which is in active, viable employment use is considered part of the County’s employment land bank and will be...”</u></b> <b><del>“...generating uses County’s employment land bank.</del></b></p> <p><b><del>Strategic scale employment generating development will be permitted at the following Mixed Use Strategic Development Areas in accordance with details set out in Policies, SD G, I J, and K.</del></b></p> <ol style="list-style-type: none"> <li><b><del>1. Central Area and City Waterfront;</del></b></li> <li><b><del>2. Land north of M4 Junction 46;</del></b></li> <li><b><del>3. Swansea Vale;</del></b></li> <li><b><del>4. Fabian Way Corridor”</del></b></li> </ol> <p><b>Delete paragraphs 2.8.46 and 2.8.47 as this is now covered by supporting text to PS 4:</b></p> <p><del>2.8.46 The Policy sets out a strategy based on the findings of the cross</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><del>boundary economic assessments and employment land reviews undertaken for the Council by independent consultants<sup>82</sup> 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.</del></p> <p><del>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 Waunarwydd/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.</del></p> <p><b>Amend paragraph 2.8.48 as follows:</b></p> <p><del>2.8.48 There is no identified requirement for the allocation of non-strategic employment sites. The Policy <u>framework</u> instead <del>seeks to protect for employment uses, existing</del> <u>safeguards the land and premises in active viable employment use, for future employment use, which will allow for occupied and available land within established and active employment areas that are fit for purpose, to allow churn and provide choice. <u>Appropriate flexibility must be retained in-line with Policy PS 4 to recognise that in some instances circumstances may change and sites could become unviable.</u> 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</u></del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			redevelopment options without the need to specifically allocate further employment land outside of the SDAs.
MAC 221	RC 11: Alternative Uses At Employment Locations Para 2.8.53	ED048 <a href="#">Council Statement arising from HS 2, 3 and 9 Employment</a> AP9.2	<b>Amend paragraph 2.8.53 as follows:</b> 2.8.53 "...is no longer in use; and evidence to show..." "...made to market it for <u>at least 12 months for sale or lease for its existing use; and information to show that the advertised rental and lease terms have been reasonable considering the local market conditions and property condition.</u> "
MAC 222	Policy RC 12: Office Development Para 2.8.56	ED048 <a href="#">Council Statement arising from HS 2, 3 and 9 Employment</a> AP9.3	<b>Amend Policy RC 12 as follows:</b> "...new office development, <u>in excess of 200 square meters gross floor area, must in the first...</u> " <b>Amend paragraph 2.8.56 as follows:</b> 2.8.56 <u>The Central Area sequential test outlined in the Policy will not be applied to proposals. Significant office development in the context of this policy refers to any proposals in excess of 200 s.q. m or under gross floor area in recognition that such proposals may be appropriate in sustainable locations, such as District Centres, and they will be considered on their merits.</u>
MAC 223	Policy RC 12: Office Development Para 2.8.57	ED048 <a href="#">Council Statement arising from HS 2, 3 and 9 Employment</a> AP9.2	<b>Amend paragraph 2.8.57 as follows:</b> 2.8.57 "...space attractive to potential investors. <u>Alternative use of offices within the Central Area will only be permitted where the developer can demonstrate there is no need to retain the site for office use. The type of evidence required will vary depending on the circumstances but may include details of why the land / premises is no longer in use; evidence to show that reasonable efforts have been made to market it for sale or lease for its existing use for at least 12 months; and information to show that the advertised rental and lease terms have been reasonable considering the local market conditions and property</u>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<u>condition.</u> "
MAC 224	Policy RC 13: Swansea Enterprise Park Para 2.8.59	ED048 <a href="#">Council Statement arising from HS 2, 3 and 9 Employment</a> AP9.10	<b>Amend paragraph 2.8.59 as follows:</b> 2.8.59 "...manufacturing, showrooms, storage and retail warehousing. <u>The area ceased to be an Enterprise Zone in 1991 and has since been known as Swansea Enterprise Park. It covers an area bounded to the south by the Swansea to London railway line and to the north by the Swansea Vale Business Park. Its eastern boundary extends up to the edge of the residential areas of Llansamlet, while the western boundary is formed by the River Tawe with the exception of the Plasmarl Industrial Estate which is included within the Enterprise Park.</u> "

## 2.9 Ecosystem and Resilience

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 225	ER 1 Climate Change Para 2.9.5	Officer Change	<b>Amend paragraph 2.9.5 as follows:</b> 2.9.5 "...change will require buildings <u>to be designed such that they</u> <del>which</del> are able to cope..."
<b>MAC 226</b>	Policy ER 1: Climate Change Para 2.9.7	<b>ED013</b> <a href="#">Statement of Common Ground between Swansea Council and Natural Resources Wales</a> <b>ED027</b> <a href="#">HS 12-SWANSEA - Natural Environment</a> <b>NSA 65</b> <b>LDP20</b> <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>Amend the last sentence of 2.9.7:</b> 2.9.7 "...high risk of flooding where <u>the Council is satisfied that the flood risk location is justified and where technical assessments demonstrate that the consequences of flooding can be satisfactorily managed as information is provided to demonstrate that a proposal satisfies the Flood Consequence Assessment tests set out in TAN 15...</u> "
<b>MAC 227</b>	Policy ER 2: Strategic Green Infrastructure Network	<b>ED027</b> <a href="#">HS 12-SWANSEA - Natural Environment</a> <b>ED013</b> <a href="#">Statement of Common Ground between Swansea Council and Natural Resources Wales</a> <b>ED069</b> <a href="#">Council AP Statement arising from HS 10 Green Belt Wedge</a> <b>AP10.1</b> <b>AP12.6</b> <b>NSA 70</b> <b>LDP20</b> <a href="#">Schedule of Non-Substantive Amendments to</a>	<b>Add the following to the start of the Policy ER 2:</b> <b><u>Green infrastructure will be provided through the protection and enhancement of existing green spaces that afford valuable ecosystem services.</u></b> <b><u>Development that compromises the integrity of such green spaces, and therefore that of the overall green infrastructure network, will not be permitted.</u></b> <b>Amend the original 1<sup>st</sup> line of Policy ER 2:</b> <b>"Development will be required to <u>take opportunities to maintain and</u> or enhance the extent..."</b>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
		<a href="#">LDP (July 2017)</a>	
<b>MAC 228</b>	Policy ER 2: Strategic Green Infrastructure Network Para 2.9.8	<b>ED013</b> <a href="#">Statement of Common Ground between Swansea Council and Natural Resources Wales</a> <b>NSA 68</b> <b>LDP20</b> <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>At the end of paragraph 2.9.8, add:</b> 2.9.8 “... <u>Many green infrastructure features such as green roofs, SuDS, and green walls can provide benefits beyond their primary functions.</u> ”
<b>MAC 229</b>	Policy ER 2 Strategic Green Infrastructure Network Para 2.9.9	<b>ED013</b> <a href="#">Statement of Common Ground between Swansea Council and Natural Resources Wales</a> <b>ED027</b> <a href="#">HS 12-SWANSEA - Natural Environment</a> <b>ED069</b> <a href="#">Council AP Statement arising from HS 10 Green Belt Wedge</a> <b>AP10.1</b> <b>NSA 69</b> <b>LDP20</b> <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a> <b>SA Report</b>	<b>Add the following bullet points to paragraph 2.9.9:</b> <ul style="list-style-type: none"> <li>• <u>Preventing settlement and neighbourhood coalescence</u></li> <li>• <u>Providing opportunities to conserve and enhance historic assets and increasing levels of interpretation.</u></li> <li>• <u>Improving air quality</u></li> </ul>
<b>MAC 230</b>	Policy ER 2: Strategic Green Infrastructure Network	<b>ED069</b> <a href="#">Council AP Statement arising from HS 10 Green Belt Wedge</a> <b>AP10.1</b>	<b>Amend paragraph 2.9.10:</b> 2.9.10 “Detailed <u>green infrastructure policies relating to green infrastructure set out on the specific policy basis for the protection of green spaces providing of-particular ecosystem services. These include policies PS 2 Placemaking and Place Management, SI 5 Protection of Open Space, SI 6 Protection of New Open Space, ER 1 – ER 11</u> ”

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
	Para 2.9.10 – 11		<p><u>Ecosystem Resilience, T 2 Active Travel, RP 3 Water Pollution and the Protection of Water Resources and RP 4 Avoidance of Flood Risk.</u>, such as Active Travel, open space provision, ecological connectivity, and landscape protection can be found elsewhere in the Plan.“</p> <p><b>Add a new paragraph after 2.9.10:</b>  <u>2.9.10 New</u> The Plan does not seek to apply a designation to all areas that are considered to provide valuable ecosystem services. Therefore, some important green spaces within the County will be afforded protection solely through this policy. Such areas may include both private and publicly owned green space of amenity value, and critically in terms of placemaking, urban green spaces that serve to preserve the separate identity of individual neighbourhoods within larger settlements. This policy seeks to protect such green spaces, where the value of the specific site, in terms of ecosystem service provision and its contribution to the green infrastructure network, can be adequately demonstrated. A prime example of a valuable green space, that is afforded protection under this policy, is in the centre of the urban settlement of Bishopston. This green space area is privately owned agricultural and horticultural land that is likely to be of limited ecological value. However, this undeveloped land is of amenity value and plays an important role in preserving the individual identities of separate neighbourhoods within Bishopston. It is therefore of value in terms of ecosystem service provision and should not be compromised with development.</p>
MAC 231	Policy ER 2: Strategic Green Infrastructure Network	<p>ED069 <a href="#">Council AP Statement arising from HS 10 Green Belt Wedge</a></p> <p>AP10.1</p> <p>ED013 <a href="#">Statement of</a></p>	<p><b>Amend the 1<sup>st</sup> part of paragraph 2.9.11:</b>  2.9.11 “...network, which is illustrated, <u>in a simplistic form</u> in the Appendix 9...” “...will be expected to conserve and <del>and/or</del> enhance existing green infrastructure...”</p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
	Para 2.9.11	<a href="#">Common Ground between Swansea Council and Natural Resources Wales</a> <b>NSA 70</b> <a href="#">LDP20 Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	
MAC 232	Policy ER 2: Strategic Green Infrastructure Network Para 2.9.14	<b>Officer Change</b>	<b>Amend paragraph 2.9.13 &amp; 2.9.14:</b> 2.9.13 “.....Strategy, <u>elements of which</u> that will be <u>developed into adopted</u> as SPG.” 2.9.14 “...Town and Village Greens are not <del>required as</del> <u>set out in the Plan</u> they are adequately...”
<b>MAC 233</b>	Policy ER 3: Green Belt and Green Wedges Para 2.9.15 – 2.9.24	<a href="#">ED069 Council AP Statement arising from HS 10 Green Belt Wedge</a> <b>AP10.2</b> <a href="#">ED021 HS 10-Swansea-Pt-1-Green-Belt-and-Green-Wedges</a> <a href="#">HS10-Swansea-Pt-3-Proposed-MACs</a> <b>NSA 71</b> <b>NSA 72</b> <b>NSA 73</b> <a href="#">LDP20 Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>Amend the title and text of Policy ER 3:</b> <b>ER 3: GREEN BELT AND GREEN WEDGES</b> <del>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.</del> <b>Green Wedges are allocated between, or within, the following settlements:</b> <ol style="list-style-type: none"> <li>i. <b>Birchgrove and Glais</b></li> <li>ii. <b>Bishopston and Newton</b></li> <li>iii. <b>Dunvant and Three Crosses</b></li> <li>iv. <b>Gowerton/Waunarlwydd and Dunvant</b></li> <li>v. <b>Penclawdd and Blue Anchor</b></li> <li>vi. <b>Penllergaer and Pontlliw</b></li> <li>vii. <b><u>Penllergaer/Kingsbridge and Gowerton/Waunarlwydd/Fforestfach</u></b></li> </ol>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><b>viii. Penyrheol and Grovesend</b></p> <p><b>Within the designated Green Belt and Green Wedge areas, development will only be permitted if it maintains the openness and character of the land, <u>unless the development is for acceptable purposes, as outlined in national policy relating Green Wedge designations, and limited to:</u></b></p> <ul style="list-style-type: none"> <li><b>a. <del>Justified development in association with agriculture, nature conservation, forestry or other rural enterprise;</del></b></li> <li><b>b. <del>Essential facilities for outdoor sport and recreation or cemetery use;</del></b></li> <li><b>c. <del>Limited extension, alteration or restricted replacement of existing dwellings;</del></b></li> <li><b>d. <del>Small scale farm diversification;</del></b></li> <li><b>e. <del>The re-use of existing permanent/substantial buildings; or 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</del></b></li> <li><b>f. <del>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.</del></b></li> </ul> <p><b>Amend the reasoned justification of Policy ER 3:</b></p> <p><b>2.9.15</b> <del>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.</del></p> <p><b>2.9.16</b> <del>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</del></p>

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			<p>work with the settlement boundaries to allow for appropriate spatial growth in the long term.</p> <p>2.9.17 <del>The Green Belt and Green Wedge designations have been</del> <u>are identified<sup>1</sup> only...</u> <del>“...for development. The boundaries have been</del> <u>are carefully set...</u> <del>“...settlement boundaries to</del> <u>achieve all the purposes for Green Wedge designations required by national policy namely, to strategically manage...</u></p> <p>2.9.18 <del>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.</del></p> <p>2.9.19 <del>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.</del></p> <p>2.9.20 <del>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<sup>2</sup> 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.</del></p> <p>2.9.21 <del>“...extra protection to the Green Belt and Green Wedge designated areas</del> <u>to safeguard the openness of the land. Openness is an</u></p>

<sup>1</sup> Green Belt and Wedge Assessment 2016

<sup>2</sup> Green Belt and Green Wedge Designations 2016

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>absence of built form, regardless of how inconspicuous or well screened a development is in the countryside. Protecting openness this will ensure that the Green Wedge areas remain effective 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 Guidance<sup>3</sup>.</u></p> <p>2.9.22 “...applications within <del>Green Belts and Green Wedge...</del>”</p> <p><u>“...presumption against inappropriate development inappropriate to the purposes of the Green Wedge designation and outlines the very exceptional circumstances when other considerations outweigh the importance of protecting the openness of the land and development could be acceptable. These include development for the following purposes:</u></p> <ul style="list-style-type: none"> <li>• <u>justified rural enterprise needs;</u></li> <li>• <u>essential facilities for outdoor sport and outdoor recreation, cemeteries, and other uses of land which maintain the openness of the green wedge and which do not conflict with the purpose of including land within it;</u></li> <li>• <u>limited extension, alteration or replacement of existing dwellings;</u></li> <li>• <u>limited infilling (in those settlements and other development sites which have been identified for limited infilling in the development plan) and affordable housing for local needs under development plan policies; or</u></li> <li>• <u>small scale diversification within farm complexes where this is run as part of the farm business.</u></li> </ul> <p>Affordable housing for local needs has the potential in some</p>

<sup>3</sup> Planning Policy Wales Edition 8-9

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>instances to lead to the amalgamation of settlements. Such proposals will only be acceptable, in a Green Wedge, where the level of provision is suitably small in scale and would not result in settlement coalescence. 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, extensions to or replacement of an existing dwelling in a Green Wedge should be of an appropriate scale, so as not to have a significant adverse effect on the openness of the land in the Green Belt should not exceed 30% increase in its cubic content. Other uses of land...</u></p> <p>2.9.23 <del>“...in the Green Belt or Green Wedge, elements...”</del> “...acceptable in the <del>Green Belt and Green Wedge...</del>” “...from renewable sources. <u>In order to be acceptable, t</u>These must outweigh the importance of maintaining the openness of the <del>Green Belt or Green Wedge</del> designated...”</p> <p>2.9.24 <del>“The Green Belt and Green Wedge designated...”</del> “...ecosystem services. In particular the <u>Green Wedge Belt</u> designated <u>between Penllergaer/Kingsbridge and Gowerton/Waunarlyydd/ Fforestfach is recognised as supporting locally rare and distinctive lowland landscape, that has the desired effect of separating the surrounding settlements. On this basis the land has also been designated a Special Landscape Area (SLA), a designation that will protect and enhance the landscape character of the area and complement its corresponding role as a Green Wedge. This area is also...</u>”</p>
MAC 234	Policy ER 3: Green Belt and Green Wedge Proposals	ED069 <a href="#">Council AP Statement arising from HS10 Green Belt Wedge</a> AP 10.2	NB: See MACs relating to amendments to Proposals Maps for the deletion of the Green Belt designation and its replacement with a green wedge designation, that covers the previously proposed Green Belt and extends to the western side of Victoria Road, between Penllergaer and Fforestfach.

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
	Map		
MAC 235	Policy ER 4: Gower Area of Outstanding Natural Beauty (AONB)	<p>ED013 <a href="#">Statement of Common Ground between Swansea Council and Natural Resources Wales</a></p> <p>ED027 <a href="#">HS 12-SWANSEA - Natural Environment</a></p> <p>NSA 74</p> <p>NSA 77</p> <p>LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a></p>	<p><b>Amend the 1<sup>st</sup> line of Policy ER 4: Within the AONB development must respect <u>have regard to the purpose of the designation.</u></b></p> <p><b>Add a new criterion to Policy ER 4:</b></p> <p><b>v. Demonstrate how it contributes to the conservation and enhancement of the natural beauty of the AONB.</b></p>
MAC 236	Policy ER 4: Gower Area of Outstanding Natural Beauty (AONB) Para 2.9.26 & 32	ED027 <a href="#">HS 12-SWANSEA - Natural Environment</a>	<p><b>After the 2<sup>nd</sup> sentence in paragraph 2.9.26 insert the following:</b></p> <p>2.9.26 <u>“...of the AONB. The Gower AONB supports several key villages, which provide the most sustainable locations for development to meet social and economic needs, including for affordable housing to meet local needs. Policy CV 1 Key Villages provides specific guidance on key village development. In the AONB, key village development must conserve and enhance the local distinctiveness and natural beauty of the AONB landscape character and village settings.</u></p> <p><b>Amend paragraph 2.9.29 as follows</b></p> <p>2.9.29 <u>“...These assessments will form part of guidance to be adopted as SPG that will assist applicants and be used to and will inform relevant planning decisions relating to Gower. “</u></p> <p><b>Amend paragraph 2.9.32 as follows:</b></p> <p>2.9.32 Management of the AONB is co-ordinated through the Gower Management Plan, <u>elements of which will be developed into SPG the</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			latest version of which will form SPG
MAC 237	Policy ER 5: Landscape Protection	ED027 <a href="#">HS 12-SWANSEA - Natural Environment</a> ED069 <a href="#">Council-AP-Statement-arising-from-HS 10-Green-Belt-Wedge-</a> AP10.2	<p><b>Amend Policy ER 5:</b></p> <p><b>“...of the landscape and setting of the County.”</b></p> <p><b>“...to protecting, managing and enhancing and managing the character and quality of the following Special Landscape Areas (SLAs), as shown on the Proposals Map and listed below:...”</b></p> <p><b>“ iv. <u>Garngoch and Lower Afon Llan Valley.....</u>”</b></p> <p><b>“...permitted where <u>there is no significant adverse impact, including cumulative impact, on proposals include measures to protect, manage and enhance the character...</u>” “...of the particular landscape. <u>The development should aim to protect and enhance and the features for which the SLA has been designated, having regard to:</u></b></p> <p><b><u>Where appropriate, a landscape impact assessment will be required in order to consider the impact of the development on the designated area.</u></b></p> <p><b><u>In exceptional circumstances, where development is necessary and could result in a significant landscape impact, a landscaping scheme will also be required and appropriate mitigation and enhancement measures should be provided.</u></b></p> <p><b>, having regard to:</b></p> <ol style="list-style-type: none"> <li><b>a. <u>The impact, including cumulative impact, of the proposed development on the key features, landscape character and quality of the SLA;</u></b></li> <li><b>b. <u>The need for the proposed development in relation to its impact on the landscape;</u></b></li> <li><b>c. <u>The availability of alternative locations; and</u></b></li> <li><b>d. <u>The ability of the development to provide appropriate mitigation</u></b></li> </ol>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><b>and enhancement measures.</b></p> <p><b>A landscape assessment and landscaping scheme will be required for significant development proposals and development affecting SLAs.”</b></p>
<p><b>MAC 238</b></p>	<p>Policy ER 5: Landscape Protection</p> <p>Para 2.9.34 – 2.9.41</p>	<p><b>ED027</b> <a href="#">HS 12-SWANSEA - Natural Environment</a></p> <p><b>ED084</b> <a href="#">HS 19-SC RE SSA SLA</a></p> <p><b>ED069</b> <a href="#">Council-AP-Statement-arising-from-HS 10-Green-Belt-Wedge-</a></p> <p><b>NSA 78</b></p> <p><b>NSA 79</b></p> <p><b>LDP20</b> <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a></p> <p><b>AP10.2</b></p> <p><b>AP12.5</b></p> <p><b>Officer Change</b></p>	<p><b>Amend the reasoned justification of Policy ER 5, 2.9.34 – 2.9.41:</b></p> <p>2.9.34 “...of the County’s most valued landscapes are <u>is</u> protected from inappropriate development, <u>and to encourage Landscape management, enhancement and the creation of key landscape features is encouraged wherever possible, and may be required.</u> The unique landscape...” “...areas outside the AONB <u>and designates areas of high landscape importance within the County, for increased landscape protection.</u> The...” “...in the countryside, <u>but to ensure that such development is compatible with the surrounding landscape. In some instances, in order to fully assess the impact on the County’s landscape, which can be considered having regard to appropriate a landscape impact assessments may be required.</u>”</p> <p>2.9.35 Special Landscape Areas (SLAs) <u>have been are</u> identified following a formal assessment of the landscape qualities of the County<sup>4</sup>. Their designation utilised<u>s</u> the former CCW’s (now NRW) Guidance Note<sup>5</sup> in applying the results from the LANDMAP data <u>to identify landscapes of significant local importance,</u> as recommended in National Planning Policy and Guidance. <u>In this regard SLAs have been identified outside the AONB where there are outstanding or high quality combined scores from all visual and sensory and habitat landscapes that create landscapes of significant local importance.</u></p> <p>2.9.36 The SLA assessment study<u>ies</u> includes <u>establish</u> the key features for each SLA, <u>referred to in the policy, and will</u> provides SPG.</p>

<sup>4</sup> Review of Landscape Designations in Swansea 2012; [Landscape Character Assessment of Proposed Green Belt Area \(now Grangoch and Lower Llan Valley SLA\) January 2018;](#) [Potential Special Landscape Area Garngoch and Lower Llan Valley May 2012\)](#)

<sup>5</sup> LANDMAP Guidance note 1: LANDMAP and Special Areas 2017 (and earlier versions)

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>2.9.37 <del>"In order to be acceptable, wherever possible, development..."</del></p> <p>2.9.38 "...implementation of a landscaping scheme will be required essential. <u>In the exceptional circumstances where</u> For development of an incompatible design or scale or in a location not respecting of the landscape context <u>is necessary to be and acceptable, suitable..."</u></p> <p>2.9.39 "...development proposals <u>within a SLA and development proposals affecting SLAs</u> should be accompanied by a landscape <u>impact</u> assessment which takes into account the <u>effect</u> <del>impact</del> of the development, including..."</p> <p>2.9.40 "The landscape <u>impact</u> assessment must follow..." "...beneficial use. The management of landscape features of importance will also be encouraged and may be required."</p> <p>2.9.41 <del>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. The Mawr Uplands SLA overlaps with TAN 8 Strategic Search Area (SSA) E (Pontardawe). At this location, the requirement to meet national targets for renewable energy provision outweighs the importance of safeguarding the landscape of local significance. It is not the intention of the coinciding SLA designation to preclude strategic scale wind energy generation development in the SSA. The purpose of the SLA designation within the SSA is to inform the application of Policy EU 1 Renewable and Low Carbon Energy Development to ensure that wind turbines and related development, are positioned with minimum intrusion on the locally important landscape. In the long term, the SLA designation will also serve to protect the landscape from potentially damaging permanent development to enable the full reinstatement of the special</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<u>landscape quality, following the decommissioning of any wind energy generation development.</u>
MAC 239	Policy ER 5: Landscape Protection Proposals Map	ED027 <a href="#">HS12-SWANSEA - Natural Environment</a> ED069 <a href="#">Council-AP-Statement-arising-from-HS10-Green-Belt-Wedge-</a> AP10.2	NB: See MACs relating to amendments to Proposals Maps for the addition of Garngoch and Lower Afon Llan Valley SLA designation to the Proposals Map.
MAC 240	Policy ER 6: Designated Sites of <u>Ecological</u> Importance for Nature Conservation	ED027 <a href="#">HS 12-SWANSEA - Natural Environment</a> AP12.7 SA report	<p><b>Amend the title of Policy ER 6: ER 6: Designated Sites of <u>Ecological</u> Importance for Nature Conservation</b></p> <p><b>Amend the 1<sup>st</sup> two paragraphs of Policy ER 6:</b>  <b>“...adverse effect <u>on the integrity of the</u> sites of international or national nature conservation importance, <u>except in the circumstances specified in relevant legislation.</u>”</b></p> <p><b>“...would <u>adversely</u> affect locally...” “...maintain <del>or</del> <u>and</u> enhance the...”</b></p>
MAC 241	Policy ER 6: Designated Sites of <u>Ecological</u> Importance for Nature Conservation Para 2.9.42	ED027 <a href="#">HS 12-SWANSEA - Natural Environment</a>	<p><b>In paragraph 2.9.42 at the end of the 1<sup>st</sup> sentence add:</b></p> <p><u>2.9.42 “..enhance biodiversity and ecosystem resilience. A Biodiversity and Development SPG will be produced to provide further information on how biodiversity should be conserved and enhanced through development.”</u></p>
MAC	Policy ER 6: Designated	ED027 <a href="#">HS 12-SWANSEA - Natural Environment</a>	<p><b>Amend paragraph 2.9.45 – 2.9.48:</b>  2.9.45 Sites of international importance are <u>EU designated</u> Special</p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
242	Sites of Ecological Importance for Nature Conservation Para 2.9.45 – 2.9.48	<b>ED013</b> <a href="#">Statement of Common Ground between Swansea Council and Natural Resources Wales</a> <b>NSA 82</b> <b>NSA 83</b> <b>LDP20</b> <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<p>Protection Areas (SPAs) and Special Areas of Conservation (SACs), <u>known collectively as Natura 2000 sites, and UN designated Ramsar sites.</u> As a matter of national policy Ramsar Sites <del>are will be</del> afforded the same <u>legal policy</u> protection as the <del>sites of international importance</del> <u>Natura 2000 sites.</u> The internationally protected sites <del>(including Ramsar Sites)</del> <u>Natura 2000 sites</u> are given protection under European Directives<sup>6</sup> that have been transposed into <u>UK national law</u> through the Conservation of Habitats and Species Regulations 2010<del>7</del> (as amended) (Habitats Regulations). <u>Only development which demonstrates compliance with the Habitats Regulations will be permitted.</u> In considering development proposals that affect sites of international importance full account must be taken of the core management plans prepared for each <del>internationally protected</del> site.</p> <p>2.9.46 “...Wildlife and Countryside Act 1981 (as amended), the <u>CROW Countryside and Rights of Way Act (CROW) Act 2000</u>, the <u>NERC Natural Environment and Rural Communities (NERC) Act 2006</u> and the Environment <u>(Wales) Act 2016.</u>”</p> <p>2.9.47 “...the basis of <del>regionally agreed</del> guidelines outlined in national guidance<sup>7</sup>...”</p> <p>2.9.48 <del>For</del> <u>Criteria for assessing</u> sites of international and national importance <del>are based on 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<sup>8</sup>.</del> <u>Sites of national importance will be treated in a similar way to international sites utilising the criteria outlined in the Policy.</u> These highly sensitive sites may be affected by development on,</p>

<sup>6</sup> Birds Directive 1979 (79/409/EEC), Habitats Directive 1992 (92/43/EEC).

<sup>7</sup> Guidelines for the selection of local sites in Wales, 2008,

<sup>8</sup> Planning Policy Wales and TAN 5.

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>adjacent to, or some distance away from them.</p> <p>“Where development is proposed which may have an <u>adverse</u> effect on a site of international and national importance,…”</p>
MAC 243	Policy ER 7: Undeveloped Coast	<p>ED027 <a href="#">HS 12-SWANSEA - Natural Environment</a></p> <p>NSA 84</p> <p>LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a></p>	<p><b>Add the following text to the end of the 1<sup>st</sup> paragraph of Policy ER 7:</b>  <b>“...management schemes and proposals should take full account of any management plans and schemes for protected areas.....”</b></p> <p><b>Amend the 2<sup>nd</sup> paragraph of Policy ER 7:</b>  <b>“...create <u>walking linkages</u>...”</b></p>
MAC 244	<p>Policy ER 7: Undeveloped Coast</p> <p>Para 2.9.51 – 2.9.59</p>	<p>ED027 <a href="#">HS 12-SWANSEA - Natural Environment</a></p> <p>NSA 85</p> <p>NSA 86</p> <p>NSA 87</p> <p>LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a></p> <p>ED013 <a href="#">Statement of Common Ground between Swansea Council and Natural Resources Wales</a></p> <p>ED027 <a href="#">HS 12-SWANSEA - Natural Environment</a></p>	<p><b>Amend paragraphs 2.9.51 – 2.9.59:</b></p> <p>2.9.51 “...All designations are shown in the Constraints <u>and Issues</u> Map and proposals should take full account of any management plans or schemes for these protected areas. <u>The inner boundary of the coastal zone is difficult to spatially identify and is therefore not shown on the Proposals Map. Each development proposal at or within the vicinity of Gower, Mumbles Head and the Loughor Estuary will be assessed on its merits to determine whether it can reasonably be considered that the site contributes and is related to a coastal environment and is therefore part of the coastal zone. The Carmarthen Bay, Gower and Swansea Bay Seascape and Loughor Estuary, Gower and Swansea Bay Landscape Character Assessments, which will form SPG to the Plan, will assist in this assessment.</u></p> <p>2.9.53 “...Appropriate coastal management schemes are <u>likely to be</u> those that...” “...coastal inundation <del>and</del> <u>or</u> coastal squeeze;”</p> <p>2.9.54 “<u>Any proposed coastal scheme should accord with Lavernock Point to St Ann’s Head Shoreline Management Plan (SMP2) that covers the County’s coastline...</u>”</p> <p>2.9.58 The Gower Landscape Character Assessment and forthcoming</p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>Loughor Estuary, Gower and Swansea Bay Seascape Character Assessment, based on the regional Carmarthen Bay, Gower and Swansea Bay Seascape Character Assessment</u> will provide further information on the landscape and seascape quality of the undeveloped coast and will be adopted as SPG. The <u>Carmarthen Bay, Gower and Swansea Bay Seascape Character Assessment</u> 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 <u>documents</u> will be a material consideration in assessing the impact of proposed development on the undeveloped coast.</p> <p>2.9.59 "... T 2 Active travel. <u>Such connections must be appropriate to the context of the undeveloped coast and as required by the policy, protect and enhance the landscape; seascape; biodiversity and historic environment...</u>"</p>
MAC 245	Policy ER 8: Habitats and Species	ED027 <a href="#">HS 12-SWANSEA - Natural Environment</a>	<p><b>Amend the 1<sup>st</sup> paragraph of Policy ER 8:</b>  <b>"...Development proposals that would have a significant adverse effect on the <del>continued viability</del> resilience of protected habitats and species, including those identified as protected and priority species and habitats will only be permitted where:..."</b></p> <p><b>Delete criterion iii:</b>  <del>iii Effective mitigation measures are provided by the developer</del></p>
MAC 246	Policy ER 8: Habitats and Species  Para 2.9.60 – 2.9.63 NEW	ED027 <a href="#">HS 12-SWANSEA - Natural Environment</a>	<p><b>Amend paragraph 2.9.60 – 2.9.63:</b></p> <p>2.9.60 "...detrimental impacts on <u>protected</u> habitats and species <u>and ecosystem resilience. This policy should be implemented in conjunction with ER 6 and ER 9 to ensure</u> <del>There should be</del> no net loss in overall biodiversity..."</p> <p>2.9.61 "...protected under European <del>or</del> <u>and</u> UK legislation, as identified in</p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>TAN 5. <del>The legislation and includes</del>ing the Habitats Directive, Birds Directive, Wildlife and Countryside Act 1981, Environment (Wales) Act 2016, Section 42 of the Natural Environment and Rural Communities (NERC) Act 2006. <del>They</del> Protected habitat and species include priority habitats and species that are protected in UK and Local Biodiversity Action Plans and emerging Nature Recovery Plans. <u>A biodiversity and development SPG will be produced to provide further information on how biodiversity should be conserved and enhanced through development.</u></p> <p><b>Add a new bullet point in paragraph 2.9.62:</b></p> <ul style="list-style-type: none"> <li>• <u>Maintaining and enhancing ecosystem resilience</u></li> </ul> <p>2.9.63 "...In addition opportunities <u>measures</u> to enhance biodiversity, such as through habitat creation, will be <del>encouraged</del> <u>expected</u>...."</p> <p><b>Move amended reasoned justification relating to invasive species from TR 11 Trees and Development paragraph 2.9.81 to Policy ER 8 Habitats and Species:</b></p> <p>2.9.63 "<u>NEW</u> Invasive Non-Native..." "...conditions and obligations to secure suitable <u>control</u>, <del>protection</del> monitoring, mitigation,..."</p> <p><b>Definition of ecosystem resilience added to glossary</b></p>
MAC 247	Policy ER 9: Ecological Network and Features of Importance for Biodiversity	ED027 <a href="#">HS 12-SWANSEA - Natural Environment</a>	<p><b>Amend the 1<sup>st</sup> part of the 2<sup>nd</sup> paragraph of Policy ER 9:</b>  <b>"Development proposals that could result in an <u>significant</u> adverse effect..."</b></p> <p><b>Amend criteria in Policy ER 9:</b></p> <p>iii <b>"A <u>functional</u> connected element..."</b></p> <p>iv <b>"...made of comparable <u>or greater</u> ecological value..."</b></p>
MAC	Policy ER 9:	ED059 <a href="#">Council Statement</a>	<b>Amend paragraph 2.9.64 – 2.9.65:</b>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
248	Ecological Network and Features of Importance for Biodiversity Para 2.9.64 – 2.9.65	<a href="#">arising from HS 10, 12 and 14 - Natural Environment and Countryside</a> <b>AP12.8</b>	<p>2.9.64“...and cycle tracks; <del>and also</del> ‘stepping stones’ such as ponds and <u>copses and landscape features such as stone walls, ornamental gardens, ruined buildings and dead trees, that provide valuable habitats and are of importance for wild fauna and flora.</u>”</p> <p>2.9.65 “...The wildlife corridors, <del>and</del>stepping stones <u>and landscape features</u> are a vital part of the ecological network.”</p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 249	Policy ER 10: Geological and Geomorphological Sites of Value Para 2.9.69	ED027 <a href="#">HS 12-SWANSEA - Natural Environment</a> NSA 89 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>Amend paragraph 2.9.69:</b> “...important rocks, earth forms or features. Proposed RIGs are listed in the Appendices. The RIGs...” “...not nationally designated. <u>RIGS<sup>9</sup> and potential RIGS<sup>10</sup> are shown on the Constraints and Issues Map and listed in the Appendix 11. Work is currently ongoing on the identification of precise boundaries for potential RIGS.</u> ”
MAC 250	Policy ER 10: Geological and Geomorphological Sites of Value Constraints Map	ED027 <a href="#">HS 12-SWANSEA - Natural Environment</a>	<i>NB: See schedule on Constraints and Issues Map for MACs re amendments to show RIGS and potential RIGS</i>
MAC 251	Policy ER 11: Trees, Hedgerows and Development	ED027 <a href="#">HS 12-SWANSEA - Natural Environment</a> NSA 90 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a> AP12.9 ED059 <a href="#">Council Statement arising from HS 10, 12 and 14 - Natural Environment and</a>	<b>Amend the title and text of Policy ER 11:</b> <b>ER 11: TREES, HEDGEROWS AND DEVELOPMENT</b> “... <del>ix Degradation of important archaeological or historical features within Ancient Woodland or associated with Ancient or Veteran trees</del> ” xi. <b>Development <u>in close proximity to within 15m of Ancient Woodland and Ancient and Veteran trees.</u></b> <b><u>Where the Council considers it necessary, development proposals on sites containing or adjacent to trees will be required to provide: a tree survey; arboricultural impact assessment; an arboricultural method</u></b>

<sup>9</sup> South Wales RIGS Audit – British Geological Society 2012

<sup>10</sup> Sites of Geological Interest in the Swansea Area, Swansea University, CCS, NRW 2016

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
		<a href="#">Countryside</a>	<b><u>statement; and/or tree protection plan in support of a planning application. Where trees are to be replaced a scheme for tree replacement, including details of planting and aftercare, must be agreed prior to the commencement of development.</u></b>
MAC 252	Policy ER 11: Trees, Hedgerows and Development Para 2.9.71 – 2.9.81	ED027 <a href="#">HS12-SWANSEA - Natural Environment</a> ED059 <a href="#">Council Statement arising from HS 10, 12 and 14 - Natural Environment and Countryside</a> NSA 90 NSA 91 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a> AP 12.9	<p><b>Amend the reasoned justification of Policy ER 11, paragraphs 2.9.71 – 2.9.81:</b></p> <p>2.9.71 “...on any development site. <u>Further information relating to the protection of trees on development sites is provided in SPG. NRW i-tree Eco assessment provides useful information on the ecosystem services provided by trees. Where appropriate...</u>” “...and woodlands. <u>The Council will pursue appropriate enforcement action against unauthorised works to protected trees.</u>”</p> <p>2.9.72 “<del>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. <u>The circumstances in which further information in support of a planning application will be required are outlined in the policy.</u> These documents must be in accordance with the current British Standard BS5837 ‘Trees in relation to design, demolition and construction – Recommendations’, and have regard...</del>”</p> <p>2.9.74 “ <del>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.</del>”</p> <p>2.9.77 “Ancient Woodland is <u>defined as located on land that has had a continuous woodland cover since at least 1600 AD <u>accurate maps were first produced.</u></u> It is a valuable and irreplaceable resource.</p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>Having been present in the landscape over <u>some time, many centuries</u> Ancient Woodland...” “...should be protected. <u>Direct loss of ancient woodland must be avoided. A minimum buffer of 15 metres should be provided between ancient woodland and most forms of development</u><sup>11</sup>. This is necessary to <u>provide essential root and understorey protection (as required in BS5837:2012) and to protect the important ancient woodland habitat from indirect damage, such as trampling, flytipping, encroachment of invasive features and vegetation clearance resulting from the new development. Ideally, the buffer should be planted with woodland edge species or left as natural grass to increase or maintain ecological connectivity and create a transitional habitat i.e. an ecotone providing resilience for this sensitive and highly valued habitat.</u> Where possible opportunities should be taken to restore plantations on Ancient Woodland sites to native tree cover. <u>Plantations on ancient woodlands (PAWS) are sites believed to have been continuously wooded for over 400 years, but currently have a canopy cover of at least 50% non-native conifer tree species. Critically, such areas support ancient woodland soil systems and have the potential to be restored to an ancient woodland habitat.</u>”</p> <p>2.9.79 “...internationally protected species. <u>In order to provide the necessary protection a buffer of 15x the diameter of the stem of ancient and veteran trees when measuring at 1.5m from ground level will be required for most forms of development, as endorsed by the Arboricultural Association</u><sup>12</sup>.”</p> <p><del>2.9.81 Invasive Non Native Species are alien animals, plants or other organisms that have the ability to spread, causing damage to the</del></p>

<sup>11</sup> The Woodland Trust Planner’s Manual for Ancient Woodland and Veteran Trees - Woodland Trust 2017

<sup>12</sup> Ancient and other Veteran Trees: Further Guidance and management’ by D. Lonsdale (2013).

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>environment, the economy, our health and the way we live. They are addressed by existing legislation.<sup>13</sup> 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.</p>

<sup>13</sup> Wildlife and Countryside Act 1981(variation of schedule 9) (England and Wales) order 2010,Natural Environment and Communities Act 2006 and Countryside and Rights of Way Act 2010

## 2.10 Countryside and Village Development

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
<b>MAC 253</b>	Policy CV 1: Key Villages Para 2.10.2 NEW	<b>ED021</b> <a href="#">HS 10-Swansea Pt 3 Proposed MACs</a> <b>NSA 92</b> <b>LDP20</b> <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>After paragraph 2.10.2, add an additional paragraph:</b> <u>2.10.2 NEW In accordance with Policy H3 Affordable Housing, all proposed housing developments with a capacity to deliver a net gain of 2 or more dwellings in the Gower and Gower Fringe Areas will be required to provide affordable housing for local needs at the rate of 50%.</u>
<b>MAC 254</b>	Policy CV 1: Key Villages Para 2.10.3 – 2.10.5	<b>ED021</b> <a href="#">HS 10-Swansea Pt 3 Proposed MACs</a> <b>ED012</b> <a href="#">Statement of Common Ground between Swansea Council and Home Builders Federation</a>	<b>In the reasoned justification amend paragraph 2.10.3 – 2.10.5 :</b> 2.10.3 “Outside the settlement boundary, <u>development proposals residential proposals will be determined against Policy CV 2 Development in the Countryside, Policy CV 3 Replacement Dwellings and Policy CV 4 Conversion of Rural Buildings. Policy H 5 Rural Exceptions Sites for Housing.</u> ” 2.10.5 “... <del>Forthcoming</del> <u>SPG will identify important landscape and townscape elements of the key villages, including green infrastructure assets, in the Key Villages to be protected, is set out in SPG. The policy requirement to protect important views and vistas emphasises the importance of considering such circumstances in the interests of resisting unacceptable impacts of development on key villages, and does not infer that an individual’s loss of a view would be a material planning consideration.</u> ”
<b>MAC 255</b>	Policy CV 2: Development in the Countryside	<b>ED021</b> <a href="#">HS 10-Swansea Pt 3 Proposed MACs</a> <b>ED059</b> <a href="#">Action-Point-Statement-HS 12, 14 - natural-environment rural-areas</a> <b>NSA 93 (in part)</b>	<b>CV 2: DEVELOPMENT IN THE COUNTRYSIDE.</b> <b>“...ii. NEW The expansion of an existing rural business;</b> <b>ii. A rural exception site for housing</b> <b>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;</b> <b>iii. NEW Affordable housing to meet local need at acceptable and</b>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
		<p>LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a></p>	<p><b><u>sustainable locations within or adjoining settlements, or as minor extensions to small groups of dwellings in the countryside;</u></b></p> <p><b><u>iv. NEW A - A rural exception site for employment in or adjoining a settlement</u></b></p> <p><b><u>iv. NEW B - A development to allow a small business to operate from home;</u></b></p> <p><b>iv. One Planet Development;</b></p> <p><b><u>v. Necessary infrastructure provision and enhancement of infrastructure networks: or...</u></b></p> <p><b><del>“One Planet Development will not be supported in protected landscapes.</del></b></p> <p><b><u>Proposals to increase the number of residential chalets within the chalet developments of Hareslade, Holts Field, Miles Lane and Sandy Lane will not be permitted.”</u></b></p>
<p><b>MAC 256</b></p>	<p>Policy CV 2: Development in the Countryside</p> <p>Para 2.10.13 NEW</p> <p>Para 2.10.15, 2.19.17 &amp; 2.10.19</p>	<p>ED021 <a href="#">HS10-Swansea Pt 3 Proposed MACs</a></p> <p>NSA 94</p> <p>LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a></p>	<p><b>In the reasoned justification, add two new paragraphs after 2.10.13:</b></p> <p><b><u>2.10.13 NEW a The Policy allows for existing rural businesses to expand, providing the new development is in accordance with the policy requirements to conserve and enhance the quality of the countryside setting. Equally new employment uses will be permitted as rural exception sites. Employment uses in and adjoining an existing settlement boundary will need to be compatible to the location and neighbouring uses. Employment uses beyond the existing settlement will need to demonstrate that the nature of the business necessitates a rural location and mitigates against any harmful impacts on local amenity.</u></b></p> <p><b><u>2.10.13 NEW b Where home working business operations are of a scale or intensity likely to require planning permission, in assessing applications, particular regard will be had to the access and parking arrangements and the effect that the working practice would have</u></b></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>on surrounding properties.</u></p> <p><b>Amend the last two sentences of paragraph 2.10.15:</b>  2.10.15 ....<del>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. This should be implemented with assistance from the One Planet Development Practice Guidance that provides further information on the implementation of TAN 6. In protected landscapes and areas of ecological value One Planet Development may not be acceptable, unless the special landscape quality, natural beauty and/or ecological value of these areas is conserved and enhanced. All One Planet Development should be in accordance with Plan policy relating to placemaking and place management, Gower AONB, landscape protection and nature conservation.</del></p> <p><b>Amend paragraph 2.10.17:</b>  2.10.17 <del>“In addition to rural housing permitted under National Planning Policy and Guidance and In order to meet the identified local need for affordable housing in the countryside as evidenced in the LHMA, the Plan allows for schemes that provide 100% Affordable Housing for Local Needs on suitable sites within and adjoining settlements, adjacent to Key Villages and beyond settlement boundaries, as detailed in Policy H 5 Rural Exception Sites. Affordable Housing for Local Needs is also...” “...for a rural location. The definition, of small groups of dwellings in the countryside excludes groups of residential chalets. Any increase in the number of chalets within residential chalet developments will be viewed as intensification and will not be permitted. Guidance has been produced for chalet developments at Hareslade, Holts Field, Miles Lane and Sandy</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>Lane. This guidance will be updated to provide SPG.</u></p> <p>2.10.19 "...development is contained with <u>SPG relating to the Use of Land for Hoses for Recreational Purposes and Associated Structures fences, Access Ways SPG.</u> Commercial...</p>
<p><b>MAC 257</b></p>	<p>Policy CV 3: Replacement Dwellings in the Countryside Para 2.10.28</p>	<p><b>ED021</b> <a href="#">HS 10-Swansea Pt 3 Proposed MACs</a></p>	<p><b>Amend Policy CV 3 criterion i a:</b></p> <p>i. "...contribution to the <u>rural character of the local area; and...</u>"</p> <p><b>Amend Policy CV 3 criterion iv:</b></p> <p>iv. <del>It exceeds the original dwelling in terms of sustainable building standards, wherever feasible.</del> <b><u>The replacement dwelling is designed to be resource efficient and climate responsive.</u></b></p> <p><b>Amend the final sentence of paragraph 2.10.28 as follows:</b></p> <p>2.10.28 Any proposal to increase the number of residential chalets <u>will be assessed against Policy CV 2 Development in the Countryside.</u> <del>within these clusters will be viewed as intensification and will not be permitted.</del></p>
<p><b>MAC 258</b></p>	<p>Policy CV 4: Conversion of Rural Buildings Para 2.10.31 – 2.10.33</p>	<p><b>ED021</b> <a href="#">HS 10-Swansea Pt 3 Proposed MACs</a></p> <p><b>ED059</b> <a href="#">Council Statement arising from HS 10, 12 and 14 - Natural Environment and Countryside</a></p> <p><b>AP10.5</b></p> <p><b>AP10.6</b></p>	<p><b>Amend Policy CV 4:</b></p> <p>ii. <del>Commercial sport, tourism or recreation;</del></p> <p>iii. <del>Community service or facility near a defined settlement;</del></p> <p><b>Proposals must ensure that:</b></p> <p>b. "...in protected landscapes will <u>conserve and enhance the...</u>"</p> <p><b>Amend the 2<sup>nd</sup> sentence of paragraph 2.10.31:</b></p> <p>2.10.31 Business use <u>is one that provides employment opportunities and contributes to the rural economy. It covers light industrial use (including for small-scale or ancillary storage) and commercial sport, recreation and tourism development. Tourism includes holiday accommodation. The conversion of rural buildings for holiday accommodation is also addressed in Policy TR5 Holiday Accommodation.</u> <del>Community facilities are locally orientated</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>services and amenities and may include a retail shop, social or sports club, place of worship, leisure or health facility. In all cases, the scale of use must be appropriate for the reuse of the traditional rural building and in terms of its appearance in the rural landscape.</u>  Affordable Housing for Local Needs is as defined in <u>Policy H 5 Rural Exception Sites.</u> <u>Policy H 6 100% Affordable Housing Exception Sites.</u>”</p> <p><b>Amend paragraph 2.10.32:</b>  2.10.32 “...merit safeguarding. <u>The suitability of a building for conversion will be assessed against the criteria set out in this policy, policy PS 2 Placemaking and Place management and other relevant policies in the Plan. 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.</u>”</p> <p><b>Amend paragraph 2.10.33:</b>  2.10.33 “....adverse effects on <u>protected species, the ecological network and features of biological importance, natural heritage</u> in line with <u>Policy ER 8 Habitats and Species and Policy ER 9 Ecological Network and Features of Biological Importance.</u>”</p>
<b>MAC 259</b>	Policy CV 5: New Agricultural and Forestry Development	<a href="#">ED021 HS 10-Swansea Pt 3 -Proposed MACs</a>	<b>Delete Policy CV 5</b>
<b>MAC 260</b>	Policy CV 6: Farm	<a href="#">ED021 HS 10-Swansea Pt 3 -Proposed MACs</a>	<b>Amend Policy CV 6 criteria i:</b> i. “....conjunction with, and is <u>complementary of a scale appropriate</u>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
	Diversification Para 2.10.40		<p><b>to, the existing..."</b></p> <p><b>Amend the first part of paragraph 2.10.40:</b></p> <p>2.10.40 <u>"It is important that diversification activity complements the farming activities. Likely appropriate..."</u> "...schemes may include <del>small</del> on-farm..." "...processing and packaging, <u>together with services (e.g. offices, work facilities, equipment hire and maintenance)</u>, tourism, sports and recreation,..."</p>

## 2.11 Tourism and Recreation

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 261	Policy TR 1: Tourism, Recreation and Leisure Development  Para 2.11.3	ED021 <a href="#">HS 9-SWANSEA Tourism</a>  NSA 96  NSA 97  LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>Amend Policy TR 1 to add a new 4<sup>th</sup> paragraph:</b> <b><u>Developers will be required to submit a Tourism Needs and Development Impact Assessment alongside planning application for new, or the extension of existing, tourism facilities or accommodation.</u></b>  <b>Amend paragraph 2.11.3:</b> 2.11.3 "...River Tawe Corridor, and former docks and <u>Swansea and Tennant canals.</u> "
MAC 262	Policy TR 1: Tourism, Recreation and Leisure Development  Para 2.11.4	ED021 <a href="#">HS 9-SWANSEA Tourism</a>  ED013 <a href="#">Statement of Common Ground between Swansea Council and Natural Resources Wales</a>  NSA 98  LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>Amend 1<sup>st</sup> sentence of Paragraph 2.11.4 by inserting additional text:</b> 2.11.4 "...coastal features, <u>which are important features and areas of tourism interest and provide an important setting for the County's unique environment...</u> "
MAC 263	Policy TR 1: Tourism, Recreation and Leisure Development  Para 2.11.4	ED021 <a href="#">HS 9-SWANSEA Tourism</a>  NSA 99  NSA 100  LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>Amend 2<sup>nd</sup> sentence of paragraph 2.11.4 as follows:</b> 2.11.4 "...any significant negative <u>adverse</u> impact on the landscape..."  <b>Amend final sentence of paragraph 2.11.4 by inserting additional text:</b> 2.11.4 "...economic objectives, the overriding economic benefit..." "...national importance <u>such as the AONB and heritage coast.</u> "

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 264	Policy TR1: Tourism, Recreation and Leisure Development Para 2.11.6	ED021 <a href="#">HS 9–SWANSEA - Tourism</a> ED040 <a href="#">Council Statement arising from HS 9 Tourism</a>	<b>Add the following text to bullet point 6 of paragraph 2.11.6:</b> <ul style="list-style-type: none"> <li>• <u>Evidence of Vacancy Rates within a reasonable geographical area, as agreed with the Council, in order to demonstrate any significant unmet need.</u></li> </ul>
MAC 265	Policy TR 2: Developed Coast and Waterfront	ED021 <a href="#">H S9–SWANSEA - Tourism</a> NSA 101 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>Insert following text to bullet point 3:</b> <b>3. <u>Swansea and Tennant Canals</u></b>
MAC 266	Policy TR 2: Developed Coast and Waterfront Para 2.11.10 & 11	ED021 <a href="#">HS 9–SWANSEA - Tourism</a> ED013 <a href="#">Statement of Common Ground between Swansea Council and Natural Resources Wales</a> NSA 102 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>Amend paragraph 2.11.10:</b> 2.11.12 “...Regard must be had to the relevant adopted SPG documents <u>relating to these destinations, including the Mumbles Pier and Foreshore, Swansea Bay Strategy and Oystermouth Square.</u> ” <b>Amend 3<sup>rd</sup> sentence of paragraph 2.11.11 as follows:</b> 2.11.11 “...tranquil character of the area, <u>whilst a SSSI is designated in close proximity to Pluck Lake.</u> Any development must respect <u>this the designations.</u> Within...”

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 267	Policy TR 3: Sustainable Tourism and Recreation Development in the Countryside	ED021 <a href="#">HS 9–SWANSEA - Tourism</a>	<b>Amend criteria iv as follows:</b> iv. “Access <u>is possible</u> <del>can be provided</del> by a range of...”
MAC 268	Policy TR 4: Clyne Valley Country Park <u>and Penllergaer Valley Woods</u>	ED021 <a href="#">HS 9–SWANSEA - Tourism</a> NSA 103 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a> SA Report	<b>Amend the title and 1<sup>st</sup> paragraph of text of Policy TR 4:</b> “... <b>COUNTRY PARK <u>AND PENLLERGAER VALLEY WOODS</u></b> ” “ <b>Clyne Valley Country Park <u>and Penllergaer Valley Woods Historic Park and Garden</u> will be safeguarded <u>and it’s their</u> development...</b> ” “...of a Country Park <u>and Historic Park and Garden</u> will be...” “...environment is preserved <del>and</del> <u>or</u> enhanced.”
MAC 269	Policy TR 4: Clyne Valley Country Park <u>and Penllergaer Valley Woods</u> Para 2.11.18	Officer Change	<b>Amend paragraph 2.11.18:</b> 2.11.18 “...Coast and Waterfront), <del>and</del> Clyne Valley <u>and Penllergaer Valley Woods</u> (Policy TR 4: Clyne valley Country Park <u>and Penllergaer Valley Woods</u> ) providing there is...”

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 270	Policy TR 4: Clyne Valley Country Park and <u>Penllergaer Valley Woods</u> Para 2.11.22 - 24	ED021 <a href="#">HS 9–SWANSEA - Tourism</a> NSA 104 NSA 105 NSA 106 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<p><b>Add the following text to paragraph 2.11.22:</b></p> <p>2.11.22 <u>Country Parks are designated for the purposes of recreation under the 1968 Countryside Act. Penllergaer Valley Woods are included in the Register of Historic Parks and Gardens in Wales and has undergone significant restoration in recent years. Both Clyne Valley Country Park and Penllergaer Valley Woods represent strategically important green space and key elements of the County’s green infrastructure network.</u></p> <p><b>Amend paragraph 2.11.23 as follows:</b></p> <p>2.11.23 <del>“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. Penllergaer Valley Woods Historic Park and Garden is situated in the north west of the County and covers some 101 hectares. Both the County Park and Historic Park and Garden are is...”</del> <u>“...tourists to the County. The extent of the Country Park and Historic Park and Garden are illustrated on the Constraints and Issues Map and any development within the Park and Garden must be in accordance with Policy HC 2. Opportunities to improve access into the Country Park from the urban area will be encouraged as part of any sustainable tourism and recreation development.”</u></p> <p><b>Amend paragraph 2.11.24:</b></p> <p>2.11.24 <del>“Opportunities to improve access into the Country Park from the urban area will be encouraged as part of any sustainable tourism and recreation development. A cycle track...”</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 271	Policy TR 4: Clyne Valley Country Park and <u>Penllergaer Valley Woods</u> Para 2.11.25	SA Report	<b>Amend paragraph 2.11.25:</b> 2.11.25 “...and enhancement of the natural heritage of the Country Park’s and Penllergaer Valley Woods <del>natural heritage</del> . Both <del>the Country Park and Penllergaer Valley Woods</del> supports areas of Ancient Woodland and has been designated a Sites of Importance for Nature Conservation (SINCS). In addition there is a wealth of industrial and cultural heritage in both the Country Park and <u>Penllergaer Valley Woods</u> that should be...”
MAC 272	<i>Policy TR 4: Clyne Valley Country Park and <u>Penllergaer Valley Woods</u>  Constraints Map</i>		<i>NB: See amendment to constraints map to show boundary and setting of Penllergaer Valley Woods historic park and garden</i>
MAC 273	Policy TR 5: Holiday Accommodation	ED021 <a href="#">HS 9–SWANSEA - Tourism</a> AP9.12 (in relation to criterion v.)	<b>Amend Policy TR 5 as follows:</b> “... accommodation will be permitted where; <del>it is demonstrated that a countryside location is essential, and it could not be accommodated within the development limits of an existing settlement, where:</del> <b>a. <u>it could not be accommodated within the development limit of an existing settlement, and</u></b> <b>b. <u>it is demonstrated that a countryside location is essential, and where:</u></b> ”  “...v. <b><u>NEW In relation to new build developments within the AONB which are not covered by criteria i-iii, landscape capacity has been demonstrated in accordance with the Landscape Sensitivity and Capacity Study; and...</u></b> ”

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>v. “ ..... part of the application, <del>and within the AONB landscape capacity has been demonstrated through the Landscape Sensitivity and Capacity Study.</del>”</p>
<p><b>MAC 274</b></p>	<p>Policy TR 5: Holiday Accommodation Para 2.11.30</p>	<p><b>ED040</b> <a href="#">Council Statement arising from HS 9 - Tourism</a> <b>AP9.11</b></p>	<p><b>Amend paragraph 2.11.30 as follows:</b> 2.11.30 New development must of a high quality design and sensitively integrate into the landscape. <u>The Policy seeks to limit the development of new holiday accommodation units within the AONB to areas where there is identified landscape capacity, in order to balance the growth of the tourism economy and potential detrimental landscape impact. A primary consideration when determining planning applications within the AONB must be to take into account the full extent of the developments likely effects on the designated landscape. The Gower Landscape Sensitivity and Character Study (LSCS) identifies areas of the AONB which have some degree of landscape capacity for caravan and campsites without detriment to landscape character. The LSCS assumes that significant adverse landscape and visual effects result from larger caravan sites, including cabin and lodge type developments which fall under the definition of a caravan but are placed permanently on site. Given that these types of developments have much in common in appearance and impacts on the landscape to permanent built development (such as chalet holiday accommodation), it is appropriate to use the LSCS as a baseline to assess such applications.</u> Development within the AONB must <u>also</u> have regard to the design objectives set out within the AONB Design Guide.</p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 275	Policy TR 6: New Static Caravan, Touring Caravan and/or Camping Sites Within the AONB	ED021 <a href="#">HS 9–SWANSEA - Tourism</a>	<b>Amend title of Policy TR 6 TR 6: NEW STATIC CARAVAN, TOURING CARAVAN AND/OR CAMPING SITES WITHIN THE AONB</b>
MAC 276	Policy TR 6: New Static Caravan, Touring Caravan and/or Camping Sites Within the AONB	ED040 <a href="#">Council Statement arising from HS 9 - Tourism</a> ED021 <a href="#">HS 9–SWANSEA - Tourism</a> AP9.12	<b>Amend criteria i of Policy TR 6 as follows:</b> i. <del>The site has been identified within</del> <b><u>Landscape capacity has been demonstrated through in accordance with the Gower Landscape Sensitivity and Capacity Study; as having the potential for accommodating touring units.</u></b>
MAC 277	Policy TR 6: New Static Caravan, Touring Caravan and/or Camping Sites Within the AONB  Para 2.11.35,	ED021 <a href="#">HS 9–SWANSEA - Tourism</a>	<b>Amend paragraph 2.11.35:</b> 2.11.35 <del>“...against criteria outline within the forthcoming Caravan and Campsite Design Guide relevant SPG.”</del> <b>Amend text in Paragraph 2.11.37 as follows:</b> 2.11.37 <del>“Camping or ‘glamping’ Pods (as defined within the glossary) are a relatively...” “...Control Act 1960. Notwithstanding this, Any application for camping Pods or similar structures will therefore be considered against this Policy. TR5: Holiday Accommodation.”</del> <b>Amend the final sentence of Paragraph 2.11.39 as follows:</b> 2.11.39 <del>“...Notwithstanding this, Any application for Yurts or Tepees (as</del>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
	37 and 39		<u>defined in the glossary</u> ) will be considered under <u>this</u> Policy. <del>TR-5: Holiday Accommodation.</del> ”
MAC 278	Policy TR 7: New Static Caravan, Touring Caravan <u>and/or</u> Camping Sites Outside the AONB	ED021 <a href="#">HS 9–SWANSEA - Tourism</a>	<b>Amend Title of Policy as follows: TR 7: NEW STATIC CARAVAN, TOURING CARAVAN <u>AND/OR</u> CAMPING SITES OUTSIDE THE AONB</b>
MAC 279	Policy TR 7: New Static Caravan, Touring Caravan <u>and/or</u> Camping Sites Outside the AONB	ED040 <a href="#">Council Statement arising from HS 9 - Tourism</a> <b>AP9.13</b>	<b>Amend 2<sup>nd</sup> paragraph of Policy TR 7 as follows: “...by the community, <u>where appropriate</u>. New facilities...”</b>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 280	Policy TR 7: New Static Caravan, Touring Caravan and/or Camping Sites Outside the AONB Para 2.11.46	ED021 <a href="#">HS 9–SWANSEA - Tourism</a>	<b>Amend text in Paragraph 2.11.46 as follows:</b> 2.11.46 “ <del>Camping or ‘Glamping’ Pods, Yurts,...</del> ” “...Development Control Act (1960). <u>Notwithstanding this, any, application for such structures will be considered under against this Policy. TR5: Holiday Accommodation’.</u> ”
MAC 281	Policy TR 8: Existing Static Caravan, Touring Caravan and/or Camping Sites	ED021 <a href="#">HS 9–SWANSEA - Tourism</a>	<b>Amend Title of Policy TR 8 as follows:</b> <b>TR8: EXISTING STATIC CARAVAN, TOURING CARAVAN <u>AND/OR</u> CAMPING SITES</b>
MAC 282	Policy TR 8: Existing Static Caravan, Touring Caravan and/or Camping Sites Para 2.11.52	ED040 <a href="#">Council Statement arising from HS 9 - Tourism</a> ED021 <a href="#">HS 9–SWANSEA - Tourism</a> AP9.14	<b>Amend Criteria ii of Policy TR 8 as follows:</b> ii. <b>The development will <u>increase the sustainability provide sustainable development opportunities and enhance the environmental quality of the site’.</u></b>  <b>Amend paragraph 2.11.52 as follows:</b> 2.11.52 “...touring sites. Therefore <u>within the AONB</u> the loss of touring pitches to static pitches ( <u>including Pods</u> ) or seasonal touring pitches (pitches that at...” “...pitches within the AONB <u>and for consistency with Policy TR 6.</u> ”

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 283	Policy TR 8: Existing Static Caravan, Touring Caravan and/or Camping Sites Para 2.11.50 & 53-54	ED021 <a href="#">HS 9 – SWANSEA - Tourism</a>	<p><b>Amend 2<sup>nd</sup> sentence of paragraph 2.11.50 as follows:</b>  2.11.50 “...Any increase in numbers or amendments to layout will also need to satisfy Licensing Regulations. <u>Pods, Yurts and Tepees (which are not covered by the Caravans and Development Control Act 1960) will be considered under this Policy.</u>”</p> <p><b>Amend paragraph 2.11.53 as follows:</b>  2.11.53 “...pitches with static caravans <u>or Pods</u> will not be supported...”</p> <p><b>Amend paragraph 2.11.54:</b>  2.11.54 <del>Proposals to replace change tents and/or touring caravan pitches with to-camping or ‘Glamping’ Pods, Yurts or Tepees pitches (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 as part of scheme of site improvement may be supported as they are seasonal in nature, are available for short-term let and increase the range and choice of accommodation on a site. The removal of bases during the winter months would be required.</del></p>
MAC 284	Policy TR 8: Existing Static Caravan, Touring Caravan and/or Camping Sites Para 2.11.56	ED040 <a href="#">Council Statement arising from HS 9 - Tourism</a> AP9.14	<p><b>Amend paragraph 2.11.56 as follows:</b>  2.11.56 “...and should aim to reduce the overall environmental impact of the site, for example through landscaping or increasing biodiversity. <u>A sites sustainability could also be improved through development, for example schemes that include grey water harvesting to minimise the use of water resources, or schemes that reduce the impact of lighting in order to ensure tranquillity, in accordance with the Gower Lighting Scheme SPG and other relevant guidance. Proposals must not have a significant adverse effect on landscape or seascape.</u>”</p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 285	Policy TR 9: Extensions to, and overflow areas of, Touring Caravan and/or Camping Sites	ED021 <a href="#">HS 9–SWANSEA - Tourism</a>	<b>Amend Title of Policy as follows: TR 9: EXTENSIONS TO, AND OVERFLOW AREAS OF, TOURING CARAVAN AND/OR <u>CAMPING</u> SITES</b>
MAC 286	Policy TR 9: Extensions to, and overflow areas of, Touring Caravan and/or Camping Sites	ED040 <a href="#">Council Statement arising from HS 9 - Tourism</a> AP9.15 AP9.12	<b>Delete criteria vii of Policy. vii <del>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</del></b>  <b>Amend criteria viii as follows: viii. <del>Within the AONB, the site has been identified within</del> <u>landscape capacity has been demonstrated through in accordance with the Gower Landscape Sensitivity and Capacity Study. as having the potential for accommodating touring units.</u></b>
MAC 287	Policy TR 10: Short-term 'Festival' Camping Events	ED040 <a href="#">Council Statement arising from HS 9 - Tourism</a> AP9.12	<b>Amend criteria ii as follows: ii. <del>Within the AONB, the site has been identified within</del> <u>landscape capacity has been demonstrated in accordance with the Gower Landscape Sensitivity and Capacity Study; as having landscape capacity;</u></b>
MAC 288	Policy TR 11: Caravan Rallies	ED040 <a href="#">Council Statement arising from HS 9 - Tourism</a> AP9.12	<b>Amend criteria i as follows: i. <del>Within the AONB, the site has been identified within</del> <u>landscape capacity has been demonstrated in accordance with the Gower Landscape Sensitivity and Capacity Study; as having landscape capacity;</u></b>



## 2.12 Transport, Movement and Connectivity

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 289	Policy T 1: Transport Measures and Infrastructure	ED060 <a href="#">Council Statement arising from HS 11 - Transport</a> AP11.2 SA Report	Amend criteria i of Policy T 1: i. <b><u>“Strategic Development Areas and relevant H 1 sites must Pprioritise the delivery...”</u></b>
MAC 290	Policy T 1: Transport Measures and Infrastructure  Para 2.12.4	ED060 <a href="#">Council Statement arising from HS 11 - Transport</a> AP11.3 Officer Change	Amend paragraph 2.12.4: 2.12.4 “...20 minute or better frequency. <u>Urban Developments are those within an established settlement, namely the principle urban area (being the Urban Settlement Boundary or major physically detached settlements (namely Pontarddulais, Gorseinon/Penllergaer, Penclawdd/Crofty, Blue Anchor, Llanmorlais, Bishopston and Kittle) as shown on the LDP Proposals Map, and not within the countryside or identified rural areas. In more rural environments,...</u> ”
N/A	<i>Policy T 1: Transport Measures and Infrastructure  Para 2.12.4  Glossary</i>	ED027 <a href="#">HS 11-SWANSEA-Transport</a> ED060 <a href="#">Council Statement arising from HS 11 - Transport</a>	<i>NB: See MACs to add new definition of ‘Urban Developments’ to Glossary</i>
MAC 291	Policy T 2: Active Travel	ED060 <a href="#">Council Statement arising from HS 11 - Transport</a> AP11.4	Amend Policy T 2: “... must <b><u>take opportunities to enhance walking and...</u></b> ”
MAC 292	Policy T 3: Strategic Bus	ED027 <a href="#">HS 11-SWANSEA-Transport</a>	Amend final paragraph of Policy T 3: “ <b><u>Further improvements, to link to, or expand upon the above bus</u></b> ”

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
	Based Rapid Transit Para 2.12.18		<p><del>priority infrastructure measures will be...</del> <del>...the impacts of any new development, inclusive of bus priority infrastructure.</del></p> <p><b>Amend paragraph 2.12.18:</b></p> <p>2.12.18 It is hoped to produce further guidance. A forthcoming SPG on <u>Forthcoming guidance relating to Swansea’s Strategic Bus Based Rapid Transit Corridors</u> which will further detail the transport infrastructure aspirations and requirements of the Council.</p>
<b>MAC 293</b>	Policy T 5: Design Principles For Transport Measures And Infrastructure	<b>ED027</b> <a href="#">HS 11-SWANSEA-Transport</a>	<b>Amend criteria ix of Policy T 5:</b> <b>ix. Complies with the principles of accessibility Access f<u>For a</u>All;</b>
<b>MAC 294</b>	Policy T 5: Design Principles For Transport Measures And Infrastructure  Para 2.12.24 & 27  Footnote 126	<b>ED060</b> <a href="#">Council Statement arising from HS 11 - Transport</a>  <b>AP6.2</b>	<b>Amend Paragraph 2.12.24:</b> 2.12.24 <u>“...character to the landscape. The Spine Streets will provide place and movement functions. They will provide safe, legible and attractive ‘movement corridors’ for all travel modes at the heart of the new walkable neighbourhoods, which adds character and contributes to good standards of amenity. Spine Streets will be lined by active frontages of residential uses and community infrastructure throughout the developed area. They should have a design speed of 30mph within the developed area and 20mph in sensitive areas with crossing points on desire lines as well as traffic calming measures at appropriate locations. They should provide focal points within the public realm and points of access to various character areas of the development. Whilst Spine Streets will not have the character of a typical ‘A road’ bypass, they can deliver benefits across the transport network in terms of providing an alternative diversionary route for</u>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>journeys that do not begin or end at a location near the Spine Street.</u></p> <p><b>Amend paragraph 2.12.27:</b></p> <p>2.12.27 "...consistent with <u>adopted</u> the Parking SPG guidelines..."</p> <p><b>Delete footnote:</b></p> <p>Remove footnote 126 relating to paragraph 2.12.27.</p>
<b>MAC 295</b>	<p>Policy T 6: Parking</p> <p>Para 2.12.32</p>	<p><b>ED027</b> <a href="#">HS 11-SWANSEA-Transport</a></p> <p><b>ED060</b> <a href="#">Council Statement arising from HS 11 - Transport</a></p>	<p><b>Amend 1<sup>st</sup> and 2<sup>nd</sup> paragraphs of Policy T 6 to Include text currently at 2.12.33 and make reference to "sufficient" parking:</b></p> <p>"...instances where <u>sufficient</u> parking cannot be..."</p> <p><b><u>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.</u></b></p> <p><b>Amend paragraph 2.12.32:</b></p> <p>2.12.32 "...provision of off-site parking. <u>These financial contributions will be sought for developments within the sustainable City Centre location, in addition to highly accessible areas that are unable to provide appropriate levels of parking provision.</u>"</p>
<b>N/A</b>	<p>Policy T 8: The Canal Network</p> <p>Policy Index</p>	<p><b>ED027</b> <a href="#">HS 11-SWANSEA-Transport</a></p> <p><b>NSA 113</b></p> <p><b>LDP20</b> <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a></p>	<p><i>NB: See schedule of minor amendments to amend the Policy Index to accurately reflect the title of Policy T 8 as "T 8:The Canal Network"</i></p>
<b>N/A</b>	<p><i>Policy T 8: The Canal Network</i></p> <p><i>Constraints</i></p>	<p><b>ED027</b> <a href="#">HS 11-SWANSEA-Transport</a></p> <p><b>NSA 112</b></p>	<p><i>NB: See schedule on Constraints and Issues Map for MACs re amendments to show the route of the canal:</i></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
	<i>Map</i>	<a href="#">LDP20 Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	
<b>MAC 296</b>	Policy T 9: Ports and Docks  Para 2.12.47 & 49	<b>ED027</b> <a href="#">HS 11-SWANSEA - Transport</a>  <b>AP11.1</b>	<p><b>Amend Policy T 9: T 9: PORTS AND DOCKS</b>  <b>“...such proposals are compatible <u>and/or complementary</u> with surrounding uses...”</b></p> <p><del>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.</del></p> <p><b>Amend paragraph 2.12.47:</b>  2.12.47 “...regeneration priority and surrounds the <u>established</u> port. <u>Development P</u>roposals <u>in within</u> the SDA <u>and should be complementary with within</u> the <u>established</u> port/docks <u>should complement and not conflict with each other and development must therefore consider the principles and proposals set out in the forthcoming development framework for the Fabian Way Corridor SPG.</u>”</p> <p><b>Amend paragraph 2.12.49:</b>  2.12.49 “...is economically feasible. <u>This is in order to promote the integration and coordination of transport and land use planning, inclusive of the provision of adequate storage and processing facilities for minerals at the docks, having regard to national planning guidance.</u> <del>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.</del>”</p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
N/A	<i>Policy T 9: Ports and Docks</i> <i>Proposals Map and Policy Index</i>	<b>ED027</b> <a href="#">HS 11-SWANSEA - Transport</a> <b>LDP20</b> <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a> <b>NSA 114</b>	<i>NB: See Schedule on Proposals Maps amendments and Minor Amendments Schedule which propose amendments to Policy Index and Proposals Map to correct typing error in title.</i> <i>T 9: Ports and Docks</i>

## 2.13 Energy and Utilities

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 297	Policy EU 1: Renewable and Low Carbon Energy Developments Para 2.13.1 - 2.13.11	ED027 <u>HS 14-SWANSEA - Energy</u> ED084 <u>HS 19-SC RE SSA SLA</u>	<p><b>Amend Policy EU 1 as follows:</b></p> <p><b><u>“i. Strategic Search Areas</u></b></p> <p><del>i. Large scale wind farm developments (&gt;25MW to 50MW) and their associated infrastructure will be expected to be located within the boundaries of the Strategic Search Area;</del></p> <p><del>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</del></p> <p><b><u>Within or adjacent to the SSA proposals for wind energy greater than 25MW will be permitted subject to criteria 3 to 5; all other proposals for renewable and low carbon energy will only be permitted where they can demonstrate they would not prejudice the purpose of the SSA.</u></b></p> <p><b><u>ii. Local Search Areas (LSAs)</u></b></p> <p><b><u>Solar PV: Within the LSAs, proposals for solar PV between 5 – 50MW will be permitted subject to criteria 3 to 5. All other proposals for renewable and low carbon energy will only be permitted where they can demonstrate they would not prejudice the purpose of the LSA.</u></b></p> <p><del>iii. All renewable energy or low carbon energy development proposals will be required to demonstrate that:</del></p> <p><b><u>iii. Proposals for all types of renewable and low carbon energy development and associated infrastructure, either on their own, cumulatively or in combination with existing, approved or proposed development, shall comply with all other relevant policies in the LDP and shall not have an significant adverse</u></b></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><b><u>effect on:</u></b></p> <p>a. <del>the characteristics and features of the proposed location as a result of 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;</del></p> <p>b. <del>The development would not result in unacceptable loss of public amenity or public accessibility to the area;</del></p> <p>c. <del>The development would not result in significant adverse effects on natural heritage or historic environment, or visual amenity either individually or cumulatively;</del></p> <p>d. <del>There would be no significant adverse effects the Gower AONB;</del></p> <p>e. <del>There would be no significant adverse impact on water quality and quantity;</del></p> <p>f. <del>The development would not result in the permanent sterilisation of minerals resources;</del></p> <p>g. <del>The development would not compromise the transport network;</del></p> <p>h. <del>The development would not interfere with Radar, Aircraft Operations or Telecommunications;</del></p> <p>i. <del>There would be no loss of carbon sinks, or it can be demonstrated that on-site loss can be adequately mitigated; and</del></p> <p>j-iv. <del>The satisfactory removal of infrastructure and remediation and/or restoration of the natural environment, would be undertaken in accordance with an aftercare scheme to</del>  <b><u>Satisfactory mitigation shall be in place to reduce the impact of the proposal and its associated infrastructure; and in the case of solar proposals must mitigate against any impacts of glint and glare. Proposals shall make provision for the restoration and after-care of the land for its beneficial re-use. This will be</u></b></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change															
			<p>agreed with the Council prior to the development being carried out.</p> <p>v. <b><u>Where necessary, additional compensatory benefits will be sought by agreement with the applicants in accordance with Policy IO 1 Supporting Infrastructure.</u></b></p> <p>2.13.1 "...those relating to large (&gt;25MW), medium (5-25MW) and small scale (&lt;5MW) on-shore..." "...and Solar technology, <u>at the scales shown in the table below:</u> All onshore energy projects over 50MW are determined by UK Government based on the National Policy Statements<sup>14</sup> and some micro scale projects are permitted development under the General Permitted Development Order. See 2.12.14 for further details."</p> <table border="1" data-bbox="846 722 1933 914"> <thead> <tr> <th data-bbox="846 722 1391 762">Scale of development/Threshold</th> <th data-bbox="1391 722 1675 762">Wind (on shore)</th> <th data-bbox="1675 722 1933 762">Other</th> </tr> </thead> <tbody> <tr> <td data-bbox="846 762 1391 802">Strategic</td> <td data-bbox="1391 762 1675 802">+ 25MW</td> <td data-bbox="1675 762 1933 802">+ 50MW</td> </tr> <tr> <td data-bbox="846 802 1391 842">Local Authority</td> <td data-bbox="1391 802 1675 842">5 – 25MW</td> <td data-bbox="1675 802 1933 842">5 – 50MW</td> </tr> <tr> <td data-bbox="846 842 1391 882">Sub Local Authority</td> <td colspan="2" data-bbox="1391 842 1933 882">50Kw – 5MW</td> </tr> <tr> <td data-bbox="846 882 1391 914">Micro</td> <td colspan="2" data-bbox="1391 882 1933 914">Below 50kW</td> </tr> </tbody> </table> <p>2.13.2 "...located within the County. <u>For the SSA, National Planning Policy and Guidance</u> <sup>15</sup> states that "<u>within (and immediately adjacent to) the SSAs, the implicit objective is to accept landscape change i.e. a significant change in landscape character from wind turbine development</u>", and this will need to be considered when determining applications in the SSA. This objective equally applies to the part of the SSA that overlaps with a Special Landscape Area (SLA). In this location, the acceptance of landscape change together with the</p>	Scale of development/Threshold	Wind (on shore)	Other	Strategic	+ 25MW	+ 50MW	Local Authority	5 – 25MW	5 – 50MW	Sub Local Authority	50Kw – 5MW		Micro	Below 50kW	
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<sup>14</sup> Planning Policy Wales Edition 8 <http://gov.wales/topics/planning/policy/ppw/?lang=en>

<sup>15</sup> TAN 8: Planning for Renewable Energy para 8.4

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>requirement to meet national targets for renewable energy provision<sup>16</sup> outweighs the importance of protecting landscape of local significance. In such situations the SLA designation will serve to ensure that any wind turbines as well as their related infrastructure are positioned with minimum intrusion to the locally important landscape. In addition, the long-term considerations of the SLA designation will also serve to protect the landscape from potentially damaging permanent development. This overlapping designation will enable the full reinstatement of the special landscape quality following the decommissioning of any wind energy generation development within the SLA.”</u></p> <p><u>2.13.3 NEW (Moved from 2.13.12) The Council undertook a Renewable Energy Assessment (REA) in 2018 which evaluates the potential energy capacity of renewable and low carbon technologies in the County. The 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 potential of each technology in terms of Electricity and Heat is detailed in the tables below. The REA has also highlighted that there are no specific LSAs for wind technology having regard to relevant guidance, inclusive of the Practice Guidance: Planning for renewable and low carbon energy – a toolkit for planners<sup>17</sup>. Notwithstanding this, all applications submitted for wind within the County will be assessed against Policy EU1 and any additional relevant LDP policies. The REA does highlight Solar Local Search Areas which are spatially expressed. These area are located</u></p>

<sup>16</sup> Referenced in Technical Advice Note 8: Planning for Renewable Energy, Planning Policy Wales and Energy Wales: A Low Carbon Transition

<sup>17</sup> Welsh Government Practice guidance: Planning for renewable and low carbon energy – a toolkit for planners  
<http://gov.wales/topics/planning/policy/guidanceandleaflets/toolkit-for-planners/?lang=en>

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			<p><u>predominantly to the north of the M4. These Local Search Areas (LSAs) do not mean an automatic presumption in favour of renewable energy development, but identify the least constrained areas within Swansea following the methodology utilised by the REA. Proposals within the Solar LSAs will still be assessed by the Council against Policy EU1 and additional relevant LDP Policies, having regard to any specific landscape, biodiversity, amenity issues they might raise. The REA will be kept under review throughout the Plan Period.</u></p> <p><b>[FIGURE – NEW - Solar LSA Table</b></p> <table border="1" data-bbox="846 646 1933 1220"> <thead> <tr> <th><u>LSA Ref</u></th> <th><u>Size KM<sup>2</sup></u></th> <th><u>Potential Capacity MW</u></th> <th><u>Potential Energy (GWh/yr)</u></th> </tr> </thead> <tbody> <tr><td><u>1</u></td><td><u>1.08</u></td><td><u>45</u></td><td><u>39.4</u></td></tr> <tr><td><u>2</u></td><td><u>1.03</u></td><td><u>42.9</u></td><td><u>37.6</u></td></tr> <tr><td><u>3</u></td><td><u>0.96</u></td><td><u>40</u></td><td><u>35.0</u></td></tr> <tr><td><u>4</u></td><td><u>0.69</u></td><td><u>28.8</u></td><td><u>25.2</u></td></tr> <tr><td><u>5</u></td><td><u>0.57</u></td><td><u>23.8</u></td><td><u>20.8</u></td></tr> <tr><td><u>6</u></td><td><u>0.36</u></td><td><u>15</u></td><td><u>13.1</u></td></tr> <tr><td><u>7</u></td><td><u>0.19</u></td><td><u>7.9</u></td><td><u>6.9</u></td></tr> <tr><td><u>8</u></td><td><u>0.15</u></td><td><u>6.3</u></td><td><u>5.5</u></td></tr> <tr><td><u>9</u></td><td><u>0.07</u></td><td><u>2.9</u></td><td><u>2.6</u></td></tr> <tr><td><u>10</u></td><td><u>0.06</u></td><td><u>2.5</u></td><td><u>2.2</u></td></tr> <tr><td><u>11</u></td><td><u>0.06</u></td><td><u>2.5</u></td><td><u>2.2</u></td></tr> <tr><td><b><u>SLA Total</u></b></td><td><b><u>5.22</u></b></td><td><b><u>217.5</u></b></td><td><b><u>190.6</u></b></td></tr> </tbody> </table> <p><b>Renewable Electricity Potential Table</b></p> <table border="1" data-bbox="846 1289 1933 1366"> <thead> <tr> <th><u>Energy technology</u></th> <th><u>Capacity</u></th> <th><u>Accessible resource</u></th> <th><u>Current installed</u></th> <th><u>Target scenarios for 2025</u></th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	<u>LSA Ref</u>	<u>Size KM<sup>2</sup></u>	<u>Potential Capacity MW</u>	<u>Potential Energy (GWh/yr)</u>	<u>1</u>	<u>1.08</u>	<u>45</u>	<u>39.4</u>	<u>2</u>	<u>1.03</u>	<u>42.9</u>	<u>37.6</u>	<u>3</u>	<u>0.96</u>	<u>40</u>	<u>35.0</u>	<u>4</u>	<u>0.69</u>	<u>28.8</u>	<u>25.2</u>	<u>5</u>	<u>0.57</u>	<u>23.8</u>	<u>20.8</u>	<u>6</u>	<u>0.36</u>	<u>15</u>	<u>13.1</u>	<u>7</u>	<u>0.19</u>	<u>7.9</u>	<u>6.9</u>	<u>8</u>	<u>0.15</u>	<u>6.3</u>	<u>5.5</u>	<u>9</u>	<u>0.07</u>	<u>2.9</u>	<u>2.6</u>	<u>10</u>	<u>0.06</u>	<u>2.5</u>	<u>2.2</u>	<u>11</u>	<u>0.06</u>	<u>2.5</u>	<u>2.2</u>	<b><u>SLA Total</u></b>	<b><u>5.22</u></b>	<b><u>217.5</u></b>	<b><u>190.6</u></b>	<u>Energy technology</u>	<u>Capacity</u>	<u>Accessible resource</u>	<u>Current installed</u>	<u>Target scenarios for 2025</u>					
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			<u>y</u>	<u>factor</u>			<u>capacity</u>		<u>Low 15%</u>		<u>High 50%</u>		
			<u>MW</u>	<u>GW</u>	<u>MW</u>	<u>GW</u>	<u>MW</u>	<u>GW</u>	<u>MW</u>	<u>GW</u>	<u>MW</u>	<u>GWh</u>	
			<u>e</u>	<u>h/ y</u>	<u>e</u>	<u>h/ yr</u>	<u>e</u>	<u>h/ yr</u>	<u>e</u>	<u>h/ yr</u>	<u>e</u>	<u>/ yr</u>	
			<u>Onshore wind</u>	<u>0.27</u>	<u>40.6</u>	<u>96.0</u>	=	=	<u>6.1</u>		<u>20.3</u>	<u>48</u>	
			<u>Energy crops</u>	<u>0.9</u>	<u>34.7</u>	<u>273.</u>	=	=	<u>5.2</u>	<u>35.6</u>	<u>17.3</u>	<u>118.9</u>	
			<u>EfW</u>	<u>0.9</u>	<u>4.19</u>	<u>33</u>	=	=	<u>0.6</u>	<u>4.95</u>	<u>2.10</u>	<u>16.5</u>	
			<u>Landfill gas</u>	<u>0.6</u>	=	=	=	=	=	=	=	=	
			<u>AD (animal)</u>	<u>0.9</u>	<u>0.1</u>	<u>0.75</u>	=	=	<u>0.0</u>	<u>0.11</u>	<u>0.05</u>	<u>0.38</u>	
			<u>AD (food)</u>	<u>0.9</u>	=	=	=	=	=	=	=	=	
			<u>Sewage</u>	<u>0.42</u>	<u>0.89</u>	<u>3.3</u>	=	=	<u>0.1</u>	<u>0.49</u>	<u>0.45</u>	<u>1.65</u>	
			<u>Hydropower</u>	<u>0.37</u>	=	=	=	=	=	=	=	=	
			<u>Building integrated</u>	<u>0.1</u>	<u>46.9</u>	<u>41</u>	=	=	<u>7.0</u>	<u>6.15</u>	<u>23.4</u>	<u>20.5</u>	
			<u>PV</u>	<u>0.1</u>	<u>217.</u>	<u>190.</u>	<u>30</u>	<u>262.</u>	<u>32.</u>	<u>28.6</u>	<u>108.</u>	<u>95.3</u>	
			<u>Currently Installed</u>						<u>30</u>	<u>262.</u>	<u>30</u>	<u>262.8</u>	
			<u>Total</u>	<u>N/A</u>	<u>344.</u>	<u>638.</u>	<u>30</u>	<u>262.</u>	<u>81.</u>	<u>353.</u>	<u>202.</u>	<u>564.1</u>	
			<u>Local authority projected electricity demand in 2020</u>							<u>937.5 GWh</u>			

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change							
			<u>Percentage electricity demand in 2020 potentially made by renewable energy resources</u>					<u>37.7</u> %		<u>60.2%</u>
<b><u>Renewable Heat Potential Table</u></b>										
<u>Energy technology</u>	<u>Capacity factor</u>	<u>Accessible resource</u>		<u>Current installed capacity</u>		<u>Target scenarios for 2025</u>				
										<u>Low 15%</u>
		<u>MWt</u>	<u>GW h/yr</u>	<u>MW</u>	<u>GWh / yr</u>	<u>MW</u>	<u>GWh / yr</u>	<u>MWt</u>	<u>GW h/yr</u>	
<u>Biomass CHP or large scale heat (energy crops)</u>	<u>0.5</u>	<u>69.48</u>	<u>304.3</u>	-	-	<u>10.4</u>	<u>45.6</u>	<u>34.74</u>	<u>152.15</u>	
<u>Biomass CHP or large scale heat (AD)</u>	<u>0.5</u>	<u>0.14</u>	<u>0.6</u>	-	-	<u>0.02</u>	<u>0.9</u>	<u>0.07</u>	<u>0.3</u>	
<u>Biomass CHP or large scale heat (wood fuel)</u>	<u>0.5</u>	<u>48</u>	<u>20</u>	-	-	<u>7.2</u>	<u>3</u>	<u>24</u>	<u>10</u>	
<u>Heat</u>	<u>0.5</u>	<u>8.37</u>	<u>37</u>	-	-	<u>1.3</u>	<u>5.6</u>	<u>4.185</u>	<u>18.5</u>	

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change																				
			from EfW (CHP or Heat only)																				
			BIR (solar water heating, biomass boilers, heat pumps)	0.2	23.4	41	:	:	3.5	6.1	11.7	20.5											
			Total	N/A	149.39	402.9	:	:	22.42	61.2	74.695	201.45											
			<u>Local authority projected electricity demand in 2020</u>									1956.3GWh											
			<u>Percentage electricity demand in 2020 potentially met by renewable energy resources</u>									:	3.1%	:	10.3%								
			<p>2.13.2 Development management considerations for renewable energy proposals are set out in National Planning Policy and Guidance.<sup>18</sup> <del>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.</del> <u>Additional specific local criteria are set out in Policy EU1 which must be considered relating to: siting; public amenity, proposals for restoration and carbon sinks, interference with radar, aircraft</u></p>																				

<sup>18</sup> 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>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>operations and telecommunications. The Plan should be read as a whole and other relevant detailed policies in the Plan will support consideration of renewable energy proposals (for example in relation to impacts on the transport network).</u></p> <p>2.13.4 <u>“NEW a.... have been addressed, especially with regard to local features and characteristics. This may...” “...environment a Heritage Report Impact Statement.”<sup>19</sup></u></p> <p>2.13.4 NEW b <u>The impacts of Glint and Glare, specifically for Solar PV developments must be considered. Glint is produced as a consequence of the direct reflection of the sun on the surface of a solar PV pane and/or the frame. Glare is a continuous source of brightness. This is not a direct reflection of the sun like Glint, but rather a reflection of the bright sky around the sun. Glare is less intense than glint. The potential impacts upon surrounding uses, should be thoroughly assessed by the applicant at the pre-planning stage.”</u></p> <p>2.13.5 <u>“The Policy includes criteria to ensure that the cumulative landscape character and visual impacts of proposals are to be considered. The...” “...character and quality of the landscape local features and characteristics and the degree...” “...characteristic of the landscape locality.”</u></p> <p>2.13.7 <u>“..., contours and existing landscape features.”</u></p> <p>2.13.10 <u>“...approach. Where an unacceptable loss of carbon stores is risks are identified, the...”</u></p>
N/A	Policy EU 1: Renewable	ED027 <a href="#">HS 14-SWANSEA - Energy</a>	NB: See “Chapter 3 Proposals Map” of this Schedule which proposes MACs

<sup>19</sup> Further guidance on micro generation in historic buildings can be found in the Cadw publication ‘Renewable energy and your historic building’ [http://cadw.gov.wales/docs/cadw/publications/Micro\\_gen\\_booklet\\_EN.pdf](http://cadw.gov.wales/docs/cadw/publications/Micro_gen_booklet_EN.pdf)

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
	<i>and Low Carbon Energy Developments Proposals Map</i>		<i>to show the Solar LSAs on the Proposals Map.</i>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 298	Policy EU 4: Public Utilities and New Development Para 2.13.19 – 2.13.23	ED011 <a href="#">SoCG between Swansea Council and Welsh Water</a> ED034a <a href="#">Joint Statement on Water Quality and Burry Inlet and Loughor; Estuary</a>	<p><b>Amend paragraphs 2.13.19 to 2.13.23:</b></p> <p>2.13.19 “...existing infrastructure provision. <u>The Infrastructure Delivery Plan sets out necessary infrastructure for the delivery of the Plan.</u>”</p> <p>2.13.20 <del>Dwr Cymru Welsh Water (DCWW) is the statutory undertaker for the provision of water and sewerage infrastructure in the County. DCWW has confirmed that following completion of improvement schemes as part of their ongoing asset management programme, sufficient capacity is available at Swansea Bay WwTW and Gowerton WwTW to accommodate the scale of growth proposed in LDP allocations over the Plan period. In order to accommodate all proposed development within the Llannant and Southgate catchment areas, reinforcement work may be required at these particular waste water treatment works. Any such requirement will be considered as part of DCWW’s long term Asset Management Plans (AMP). AMP 7 will be reviewed in 2019 and will cover the period 2020 – 2025. 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.</del></p> <p><u>2.13.20 NEW Developers can accelerate the provision of reinforcement works via the requisition provisions of the Water Industry Act (WIA) 1991 or via Planning Obligations Agreements under the TCPA 1990. It should be noted that the requisition provision of the WIA 1991 only applies to water and sewerage network reinforcement works. Funding to deliver reinforcement works at a Wastewater Treatment Works (WWTW) can be delivered via Section 106 of the Town and Country Planning Act 1990.</u></p> <p><del>2.13.21 Part of the solution to the identified issues will be to continue to</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>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. <u>In some locations insufficient hydraulic capacity exists in the wastewater network and developers may be required to undertake hydraulic modelling assessment (HMA) to establish suitable connection points and/or necessary reinforcement works to enable the site to connect. The reinforcement work may take the form of a hard engineering upgrade or the removal of surface water from combined sewers.</u></p> <p>2.13.22 <del>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. <u>Some off-site water mains/public sewers may be required to service development sites.</u></del></p> <p>2.13.23 <del>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</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>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. <u>Within the Gowerton WWTWs catchment area, there is a specific issue with combined sewer overflows and water quality. This issue is addressed in Policy RP 3 Water Pollution and the Protection of Water Quality.</u></p>
<p><b>MAC 299</b></p>	<p>Policy EU 5: Telecommunications and Digital Technology Infrastructure Para 2.13.25</p>	<p><a href="#">ED027 HS 14-SWANSEA - Waste</a></p>	<p><b>Delete criterion v of Policy EU 5 and make consequential amendments to criterion iv as follows:</b></p> <p><b>iv. "...impacts of telecommunications infrastructure.;</b> and</p> <p><b>v. <del>The benefits and impacts of alternative sites have been investigated and assessed, and the proposed location is justified in light of this assessment.</del></b>"</p> <p><b>Amend paragraph 2.13.25:</b> 2.13.25 "...urban and rural environment. <u>Clear guidance with respect to the development of telecoms infrastructure is contained within National Planning Policy and Guidance, which is not repeated in this Policy. Applications for telecoms and digital infrastructure developments will also be assessed against national planning policy and guidance. In accordance with national planning policy, the Council encourages operators to share telecoms</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<u>masts.</u> Operators will be..."

## 2.14 Resources and Public Health Protection

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
<b>MAC 300</b>	Policy RP 1: Safeguarding Public Health and Natural Resources  Para 2.14.1 & 6	<b>ED027</b> <a href="#">HS 14-SWANSEA - Human and Env Health</a>	<b>Amend paragraph 2.14.1:</b> 2.14.1 "...contaminated/unstable land, or development near hazardous installations <u>within the statutory consultation zones stipulated by HSE for hazardous installations</u> , are fully identified and assessed"  <b>Delete bullet at paragraph 2.14.6 relating to Hazardous Installations:</b> 2.14.6 "... <ul style="list-style-type: none"> <li>• Landfill Sites;</li> <li>• Hazardous Installations;</li> <li>• Air Quality Management Areas (AQMAs)</li> </ul>
<b>N/A</b>	<i>Policy RP 1 Safeguarding Public Health and Natural Resources  Para 2.14.6 Constraints Map</i>	<b>ED027</b> <a href="#">HS 14-SWANSEA - Human and Env Health</a>	<i>See schedule of Constraints Map which proposed amendments to:</i> <ul style="list-style-type: none"> <li>• Add Major Unstable Land areas to the Constraints Map, to show the area of the Graig Trewyddfa Slip area.</li> <li>• Add Landfill Sites to the Constraints Map to show the area of Tir John landfill site.</li> </ul>
<b>MAC 301</b>	Policy RP 2: Air, Noise or Light Pollution  Para 2.14.7 - 2.14.12	<b>ED065</b> <a href="#">Council Statement arising from HS 14 - Human and Environmental Health / Pollution</a>	<b>Amend Policy RP 2 and associated supporting text as follows:</b> <b>RP2: AIR, NOISE OR LIGHT POLLUTION</b>  <del>Where development could lead to exposure to a source of air, noise or light pollution it must be demonstrated that appropriate mitigation measures will be implemented, and incorporated into the design of the development to minimise the effects on future occupants.</del>  <del>Noise sensitive developments will not be permitted where exposure to existing noise generating uses could occur. Development which would</del>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><del>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.</del></p> <p>Air, Noise and Light Pollution</p> <p>2.14.7 “...historic environment. <del>This Policy</del> <u>The Plan</u> seeks to ensure...”  “...importance. <del>The Policy</del> <u>Plan</u> also seeks...” “...potential pollution. <u>Where air and noise pollution are generated from the same source they should be considered and addressed together and appropriate regard should also be had to the Plan’s transport and active travel policies and other relevant Council strategies for reducing vehicular use. The Plan’s green infrastructure policies will also ensure that appropriate provision is made in new developments for addressing the cumulative impacts of air and noise pollution.</u>”</p> <p><b>“RP 2: <u>NEW A</u> <del>AIR, NOISE AND LIGHT POLLUTION</del></b>  ... to a source of air, noise or light pollution it must be...” “...minimise the effects on <u>existing and</u> future occupants.”</p> <p><b>“...not be permitted <u>unless effective/appropriate mitigation is carried out to prevent exposure where exposure to existing noise generating uses could occur. Development...</u>” “...an identified Quiet Area <u>Noise Action Planning Priority Area</u>, or would...” “...unacceptable impacts <u>on an identified Quiet Area or the characteristics...</u>”</b></p> <p>Noise Pollution</p> <p>2.14.10 “...noise on the surrounding buildings. <u>In accordance with the agent of change principle the business or person responsible for introducing a change is responsible for managing that change. Consideration of proposals should therefore take into account the nature of the soundscape which exists in an area and the characteristics of the place, or specific activities which have shaped</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>it. Where there are potential...”</p> <p><b>“RP 2 <u>NEW B</u> AIR, NOISE AND LIGHT POLLUTION ... to a source of air, noise or light pollution...” “...minimise the effects on <u>existing and</u> future occupants.</b></p> <p><b><del>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.</del></b></p> <p>Air Pollution</p> <p>2.14.11 <del>“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...” “...exceedances, outside the AQMA, within Mumbles and the City Centre. and these are identified in the Council’s latest Air Quality Progress Report. Developers are advised to engage in early consultation with the Council’s Pollution Control team to confirm where an AQA is required to support an application. This will be considered on a case by case basis having regard to the scale and type of the development. For example, residential development is likely to trigger the need for an AQA, as the issue of primary interest in relation to air quality in the AQMA’s relates to residential exposure along the roadside. Mitigation may therefore be required to be demonstrated through an AQA to ensure</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>that the design avoids kerbside development. The scale of development which will trigger the need for an AQA will also be considered on a case by case basis having regard to the location of the development and how it interacts with its neighbouring environments. Where the need for mitigation is identified, the AQA is to demonstrate that appropriate mitigation measures will be implemented to ensure that the development does not cause significant risk to air quality by virtue to emissions from the development itself of the additional new traffic movements it would generate. The AQA will provide further information on the extent to which the development proposed would increase the number of exposed individuals in an area likely to fail UK air quality objectives (proposed or in regulations), either within an Air Quality Management Area (AQMA), or an area that might become an AQMA if the application were to be granted.</u></p> <p>Light Pollution</p> <p>2.14.12 “...satisfactory and/or to prevent light pollution. <u>This may include measures to prevent glare, ensure amenity of neighbouring land use uses, protection of the natural and historic environment and the reduction of carbon emissions associated with lighting.</u> Development within the AONB...Lighting SPG <u>and other relevant guidance for development within Gower.</u>”</p>
MAC 302	Policy RP 3: Water Pollution and the Protection of Water	<p><a href="#">ED011 SoCG between Swansea Council and Welsh Water</a></p> <p><a href="#">ED013 SoCG between Swansea Council and NRW</a></p> <p><a href="#">ED027 HS 14-SWANSEA -</a></p>	<p><b>Amend the reasoned justification for Policy RP 3:</b></p> <p>2.14.13 “...requirements in relation to the water environment <u>and requires good water quality status for all water bodies and the Urban Waste Water Treatment Regulation<sup>20</sup> that protects the environment from the adverse effects of urban waste discharges.</u>”</p>

<sup>20</sup> EC Directive 1991/271/EEC on Urban waste Water Treatment (as amended by EC Directive 1998/15/EEC)

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
	Resources Para 2.14.13 – 2.14.32	<a href="#">Water Quality</a> <b>ED059</b> <a href="#">Action-Point-Statement-HS 12, 14 - natural-environment rural-areas</a> <b>ED34a</b> <a href="#">Joint Statement on Water Quality and Burry Inlet and Loughor; Estuary</a> <b>ED014</b> <a href="#">SoCG between Swansea Council and UWTSD</a> <b>ED017</b> <a href="#">Swansea Deposit Plan UPDATED HRA Final Version</a> <b>ED027</b> <a href="#">HS 17-SC HRA CJEU ruling</a> <b>NSA 108</b> <b>LDP20</b> <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<p>2.14.14 “...can be achieved in the area. <u>Where development proposals relate to a main river or ordinary watercourse, opportunities should be taken to incorporate in the development a riparian buffer of up to 7 metres adjoining both banks. This will allow for necessary maintenance by NRW and will protect and encourage local biodiversity. Development proposals...</u>”</p> <p>2.14.14 NEW <u>A groundwater source protection zone exists on Gower (Gower SPZ1) and is identified on the Constraints and Issues Map. This aquifer supplies water for domestic or food production purposes and must be safeguarded from development activities that could result in its contamination, such as leaching or the discharge of water into the ground. All development proposals within the Gower SPZ1 must be able to demonstrate, to the satisfaction of NRW, that the proposal complies with sustainable water resource management and that no contamination of the water supply will result from the development.</u></p> <p>2.14.17 <u>“Surface water does not need to be treated and no surface water drainage should connect to a foul drain. Part H of Building Regulations 2010 provides for a hierarchical approach to surface water drainage in the order of soakaway/SuDS, then watercourse, and then if neither are reasonably practical the use of a sewer. Development will only be allowed where provision is made for the necessary waste water infrastructure to protect water quality, in accordance with Policy EU 4 Public Utilities and New Development. 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.”</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>2.14.17 NEW <u>For Gowerton WwTW catchment, the connection of foul flows generated by new development currently introduces the risk of deterioration in water quality of the Burry Inlet and Loughor Estuary. Any increase in the flows to combined sewers may increase the load to the WwTW, as well as the frequency of discharges from storm sewerage overflows during significant rainfall. Consequently, new development will only be allowed to connect foul flows to the sewerage system for disposal once any risk has been reduced through mitigation measures. Mitigation in respect of connection of new foul drainage will normally be in the form of surface water removal away from the combined sewer. For some development in the Llannant WwTW catchment similar mitigation measures may be required, and will be considered on a case by case basis in consultation DCWW.</u></p> <p>2.14.18 <u>“Minor and change of use applications will not normally be required to provide compensatory surface water removal. Where mitigation measures are required, the level of compensatory surface water removal will depend on the size and location of the development and will be negotiated as part of the planning application process, in consultation with DCWW. 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.....”</u></p> <p>2.14.23<del>“The water quality of the Burry Inlet and Loughor Estuary has been a matter of ongoing concern. The issues principally centre on</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>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. <u>The Council, NRW, DCWW and Carmarthenshire County Council all have a role to play in protecting the water quality of the Burry Inlet and Loughor Estuary. These agencies will continue to work collaboratively to achieve this objective. This will include producing and updating over the Plan period a joint agreement or 'Memorandum of Understanding' that will set out the roles and responsibilities of each organisation in the provision of foul water infrastructure to safeguard against any unacceptable detrimental impacts on the Estuary arising from additional foul flows from new development. Full consideration will be given by all relevant parties as to whether or not the mechanisms that apply to proposals in the Gowerton WwTW should also apply to those within the Llannant WwTW catchment.</u></p> <p>2.14.24 <del>The requirement to meet obligations under the WFD and Urban Waste Water Treatment Directive,<sup>21</sup> 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.</del></p> <p>2.14.25 A new MoU is currently being drafted relating to the long term</p>

<sup>21</sup> [Urban Waste Water Directive](#)

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><del>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."</del></p> <p><u>2.14.26 NEW</u> A Nutrient Management Plan for the Bury inlet may be required. Such a management plan will aim to enable the desired growth whilst maintaining a favourable status for the Burry inlet. It will outline the actions necessary outside the planning regime to allow development in the catchment.</p>
MAC 303	RP 4: Avoidance of Flood Risk Para 2.14.37	ED010 <a href="#">HS 2-SWANSEA</a>	<p><b>Add new final criterion to Policy RP 4:</b> <b>vi <u>Where the proposal does not incorporate environmentally sympathetic flood risk mitigation measures, such as Sustainable Drainage Systems (SuDS), unless it can be demonstrated that such measures are not feasible.</u></b></p> <p><b>Add a new paragraph to the reasoned justification:</b> <u>2.14.37NEW</u> Information relating to the implementation of flood risk mitigation measures is contained in Appendix 3.</p>
N/A	RP 4: Avoidance of Flood Risk  Constraints Map	ED027 <a href="#">HS14-SWANSEA - Flood Risk</a>	NB: See Schedule re MACs to Constraints and Issues Map which proposes amendments to include surface water flood risk areas.
MAC 304	Policy RP 7: Sustainable Waste	ED027 <a href="#">HS 14-SWANSEA - Waste</a>	<p><b>Delete the 1<sup>st</sup> sentence of paragraph 2.14.48 as follows:</b> 2.14.48 "The Economic Growth and Employment Land Assessment Study 2012<sup>135</sup>, identifies that there is sufficient land available on existing</p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
	Management Para 2.14.48 & 49		<p>employment sites to accommodate any proposed new waste management facilities...”</p> <p><b>Amend paragraph 2.14.49 as follows:</b>  2.14.49 “The site at Felindre is identified <del>specifically for the</del> <u>for a waste management facility</u>. The site has potential to accommodate...”</p>
MAC 305	Policy RP 8: Landfill Sites	ED027 <a href="#">HS 14-SWANSEA - Waste</a> ED011 <a href="#">SoCG between Swansea Council and Welsh Water</a>	<p><b>Amend Policy RP 8 as follows:</b>  <del>Tir John will continue to be used as a municipal waste landfill site for residual waste until alternative facilities are available.</del> The development of new, or the extension of existing, landfill sites will only be permitted <u>in exceptional circumstances</u>, where it can be clearly demonstrated that:</p> <ul style="list-style-type: none"> <li>i. <b>Additional capacity is required;</b></li> <li>ii. <b><u>The proposal conforms with the waste hierarchy, the concept of the nearest appropriate installation and self sufficiency</u>, <del>Other options for the re-use and recovery of materials have been considered and are not economically or environmentally feasible;</del></b></li> <li>iii. <b>The site is not within an area <u>of floodrisk as defined by TAN 15 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;</u> and...”</b></li> <li>“...f. <b>Public safety, <u>health and well-being</u>;</b></li> <li>g. <b>The visual amenity of the site;</b> and</li> <li>h. <b>The proposal will not result in the permanent loss of Grades 1, 2 or 3a agricultural land;</b> <u>and</u></li> <li>i. <b><u>Public utilities infrastructure and services.</u></b>”</li> </ul> <p><b>“...part of the landfill proposal <u>and be completed within the lifetime of any permission granted.</u>”</b></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>2.14.53 "...accept waste until <del>2020-2022</del> <u>(with a possible extension of two years) with a subsequent period of restoration.</u> In the meantime..."  "...County's residual waste after 2020<u>2</u>."</p> <p>2.14.54 <u>Any application must be supported by evidence justifying why the proposal departs from the waste hierarchy. Without exceptional justification planning applications for the disposal of inert waste will be refused.</u> Proposals for new landfill sites will be evaluated in the context of other waste management options, <u>the updated position contained in the annual waste monitoring reports, and in relation to the criteria set out in Policy RP 7 relating to Sustainable Waste Management and with regard to detailed planning considerations set out within TAN 21 Annex C. Proposals will be carefully assessed to ensure landfill sites do not pose a serious risk to the environment, neighbouring uses or the public.</u></p> <p>2.14.55 "...secured via a S106 Agreement. <u>The final landscaping must be completed by the end date of the planning permission.</u>"</p>
MAC 306	Policy RP 10: Agricultural Land – Disposal of Inert Waste Para 2.14.61	ED027 <a href="#">HS 14-SWANSEA - Waste</a>	<p><b>Add following text to end of Policy RP 10:</b>  <u>All planning applications for the deposit of imported inert waste materials on agricultural land must be accompanied by an agricultural land classification survey.</u></p> <p><b>Amend paragraph 2.14.61 as follows:</b>  2.14.61 "...agricultural land classification survey <u>in order to demonstrate that the land is not classed as the Best and Most Versatile (i.e. grades 1-3a) and the Council will have...</u>"</p>
MAC 307	Policy RP 11: Sustainable Development	ED063 <a href="#">Council Statement arising from HS 14 - Minerals</a>	<p><b>Delete the following text from Policy RP 11:</b>  <del>....The Council will not support the development of land based unconventional oil or gas operations, including the exploration,</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
	of Mineral Resources Para 2.14.63	AP14.7	<p><del>appraisal and extraction of oil and gas by unconventional methods (including the making of exploratory boreholes.....</del></p> <p><b>Delete the following text from paragraph 2.14.63:</b>  2.14.63...Notwithstanding the Direction, the Council passed a Notice of Motion on the 28<sup>th</sup> 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.</p>
<b>MAC 308</b>	Policy RP 12: Safeguarding Minerals Para 2.14.76 & 78	<b>ED063</b> <a href="#">Council Statement arising from HS 14 - Minerals</a>	<p><b>Insert an additional sentence to end of paragraph 2.14.76 as follows:</b>  2.14.76 “...Further details on the implementation of the Policy will be <u>addressed through forthcoming SPG.</u>”</p> <p><b>Delete paragraph 2.14.78:</b>  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.</p>
MAC 309	Policy RP 13: Surface Coal Operations	<b>Original NSA 110</b>	Amend criteria (i) of Policy RP 13 as follows (inserted text <u>underlined</u> ): “i. Within 500 metres of a settlement; <u>(unless there are exceptional circumstances)...</u> ”
<b>MAC 310</b>	Policy RP 14: Mineral Buffer Zones	<b>ED084</b> <a href="#">HS 17- SWANSEA Mineral Buffer Zone</a>	<p><b>Amend Policy RP 14 as follows:</b></p> <p><del>i. Within the identified mineral buffer zone:</del></p> <p><b>i. Mineral extraction will not be permitted;</b></p> <p><b>ii. New sensitive non-mineral development will not be permitted; <u>unless it can be demonstrated that there will be no adverse impacts or conflicts between the new development and the mineral operation; and</u></b></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>iii. <b>Any other development proposals, including ancillary mineral operations will be carefully assessed to ensure that <u>there they would not result in any</u> <del>be no significant adverse effects; on natural heritage, the amenity and well-being of neighbouring properties, or the quality and quantity of controlled waters.</del></b></p> <p>2.14.84 <del>The aim of the buffer zone is to establish a separation distance between potentially conflicting land uses. <u>The purpose of the buffer zone is two-fold:</u></del></p> <p><u>(i) to protect sensitive development from the impacts of mineral operations by ensuring mineral operations do not encroach too close to sensitive development; and</u></p> <p><u>(ii) to protect mineral operations from new sensitive development locating too close and potentially impacting on the operator's capacity to carry out permitted mineral operations without causing nuisance. Due to the close proximity of a number of sensitive developments to the existing mineral operation, any proposed development must ensure that there is no conflict between the new proposed uses and the mineral operation and must accord with Policy RP2 and carry out effective/appropriate mitigation to prevent exposure to existing sources of environmental impact where necessary.</u></p> <p>2.14.85 <del>The <u>distances</u> extent of buffer zones are set out in MTAN 1:</del> 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). Due to the location of the buffer zone identified on the Proposals Map, any planning applications 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.</p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
N/A	Appendix 3	<p><b>ED027</b> <a href="#">H S14-SWANSEA - Minerals</a></p> <p><b>ED056</b> <a href="#">Council Statement arising from HS 1 2 5 8 &amp; 11 Appendix 3 &amp; IDP</a></p>	<p><i>NB: See Schedules re MACs to Appendices which propose amendment to Appendix 3 to remove the column 'mineral safeguarding' and references to mineral surveys in the column 'other from SDA Policy'.</i></p>
N/A	<p>Policy RP 13: Surface Coal Operations  Proposals Map</p>	<p><b>ED063</b> <a href="#">Council Statement arising from HS 14 - Minerals</a></p>	<p><i>Amend the Proposals Map to ensure that coal safeguarded areas extend to settlement boundaries and overlap Settlement Protection Areas. See schedule of MACs re Proposals Map amendments.</i></p>

## 2.15 Glossary

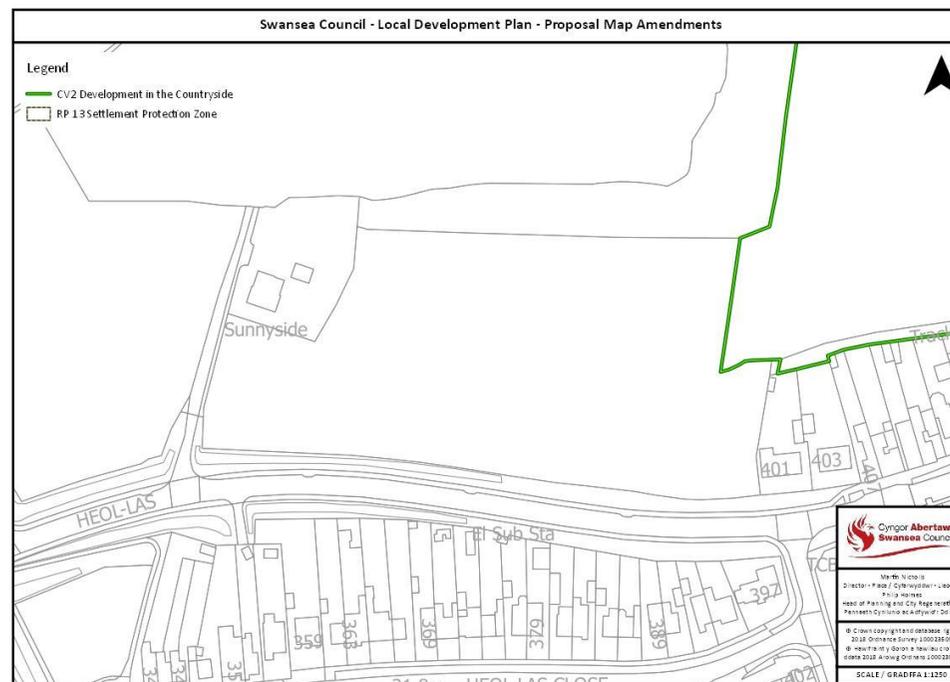
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 311	Glossary Ancient Woodland	ED027 <a href="#">HS 12-SWANSEA - Natural Environment</a>	<b>Amend the glossary definition of ‘Ancient Woodland:’</b> “...woodland cover since <u>accurate maps were first produced</u> , at least 1600 AD. It may be ancient semi...”
MAC 312	Glossary Urban Developments referenced in 2.12.4 (re Policy T 1: Transport Measures and Infrastructure	ED027 <a href="#">HS 11-SWANSEA-Transport</a>	<b>Insert new definition ‘Urban Developments’:</b> “ <u>Developments that are within an established settlement, namely the principle urban area (being the Urban Settlement Boundary or major physically detached settlements (namely Pontarddulais, Gorseinon/Penllergaer, Penclawdd/Crofty, Blue Anchor, Llanmorlais, Bishopston and Kittle) as shown on the LDP Proposals Map, and not within the countryside or identified rural areas.</u>  <u>Urban Developments are those within an established settlement,...</u> ”
MAC 313	Glossary Plantation on Ancient Woodland Sites (PAWS)	ED027 <a href="#">HS 12-SWANSEA - Natural Environment</a>	<b>Add a glossary definition for ‘Plantation on Ancient Woodland Sites (PAWS):’</b> <b><u>Plantation on Ancient Woodland Sites (PAWS)</u></b> Are sites which are believed to have been continuously wooded for over 400 years and currently have a canopy cover of more than 50 percent non-native conifer tree species.
MAC 314	Glossary Community Facilities	ED027 <a href="#">HS 11-SWANSEA - Social Infrastructure</a>	<b>Amend definition of ‘Community Facilities’:</b> “ <b><u>Community Facilities and Locally Important Uses</u></b> The term encompasses...” “..., place of worship, <u>arts and performance venues</u> leisure facility or health facility.”
MAC 315	Glossary Local Needs	ED074 <a href="#">Council AP Statement arising from HS 15 Affordable Housing</a>	<b>Add definition of ‘Local Needs Market Housing’ to Glossary:</b> <b><u>Local Needs Market Housing:</u></b> Market housing which provides an appropriate range of types, sizes and designs to meet identified social and

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
	Market Housing	<a href="#">Policies H 4 &amp; H 5</a> <b>AP15.3</b>	<u>economic needs within the “Locality”, where the occupancy is restricted by legal agreement or condition to “persons with a local connection”. See Appendix 6A for definitions of “Locality” and “persons with a local connection”.</u>
<b>MAC 316</b>	Policy HC 2: Preservation or Enhancement of Buildings and Features Para 2.6.21	<a href="#">ED027 HS 12–SWANSEA – Built Environment</a> <a href="#">ED061 HS 12 – SWANSEA - Built Environment / Design</a> <b>AP12.24</b>	<b>Amend Glossary re Locally Important Historic Assets:</b> <b><u>“List of Locally Important Buildings- Locally Important Historic Assets</u></b> A list of <del>buildings</del> <u>historic assets</u> which have a heritage...”
MAC 317	Glossary LAP		<b>Add definition of LAP to glossary:</b> <b><u>LAP - Local Area for Play (and informal recreation)</u></b>
MAC 318	Glossary LEAP		<b>Add definition of LEAP to glossary:</b> <b><u>LEAP - Local Equipped Area for Play (and informal recreation)</u></b>
MAC 319	Glossary NEAP		<b>Add definition of NEAP to glossary:</b> <b><u>NEAP - Neighbourhood Equipped Area for Play (and informal recreation, and provision for children and young people)</u></b>

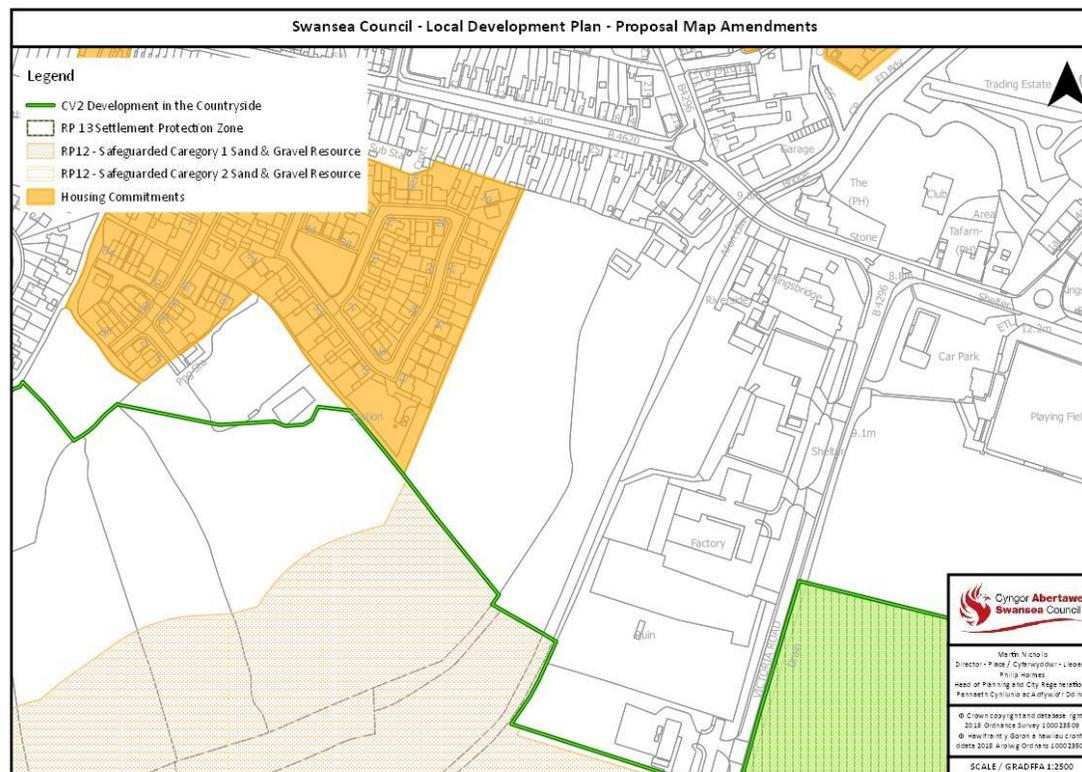
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 320	Glossary Ecotone Ecosystem Resilience	Officer Change	<p><b>Add definition of Ecotone to glossary:</b>  <u>Ecotone, a transitional area of vegetation between two different plant communities, such as forest and grassland.</u></p> <p><b>Add definition of Ecosystem Resilience to glossary:</b>  <u>Ecosystem Resilience, The ability of ecosystems to cope with pressures, disturbances and change – either by resisting them, recovering from them or adapting to them. Achieving ecosystem resilience is about working at larger scales, promoting functional connections between natural places, ensuring they have high natural diversity, are in good condition and increasing their extent. Biodiversity is an essential underpinning element of all resilient ecosystems. All functioning and resilient ecosystems have a characteristic healthy and often rich biodiversity.</u></p>



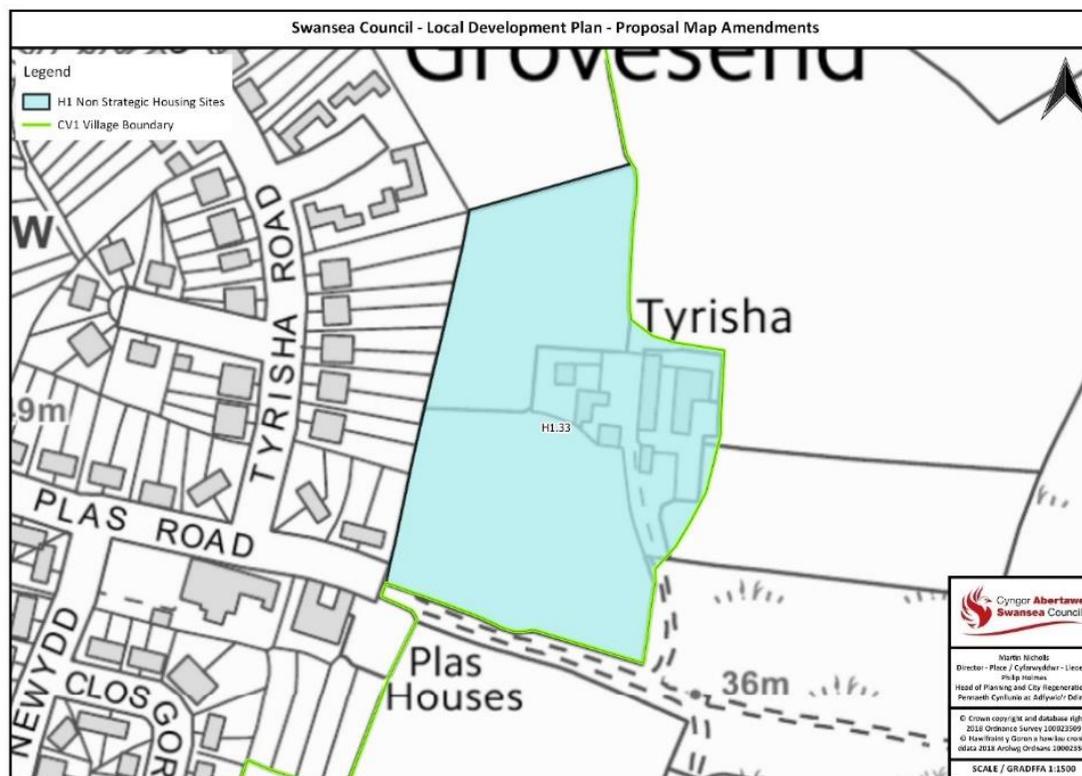
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 322	Proposals Map H 1.14	<b>ED081</b> <a href="#">Statement arising from various Hearing Sessions Amendments to Maps and Plans</a>  <b>AP8.2</b>	<b>Delete housing allocation H 1.14 Land adjacent to Heol Las, Birchgrove whilst retaining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



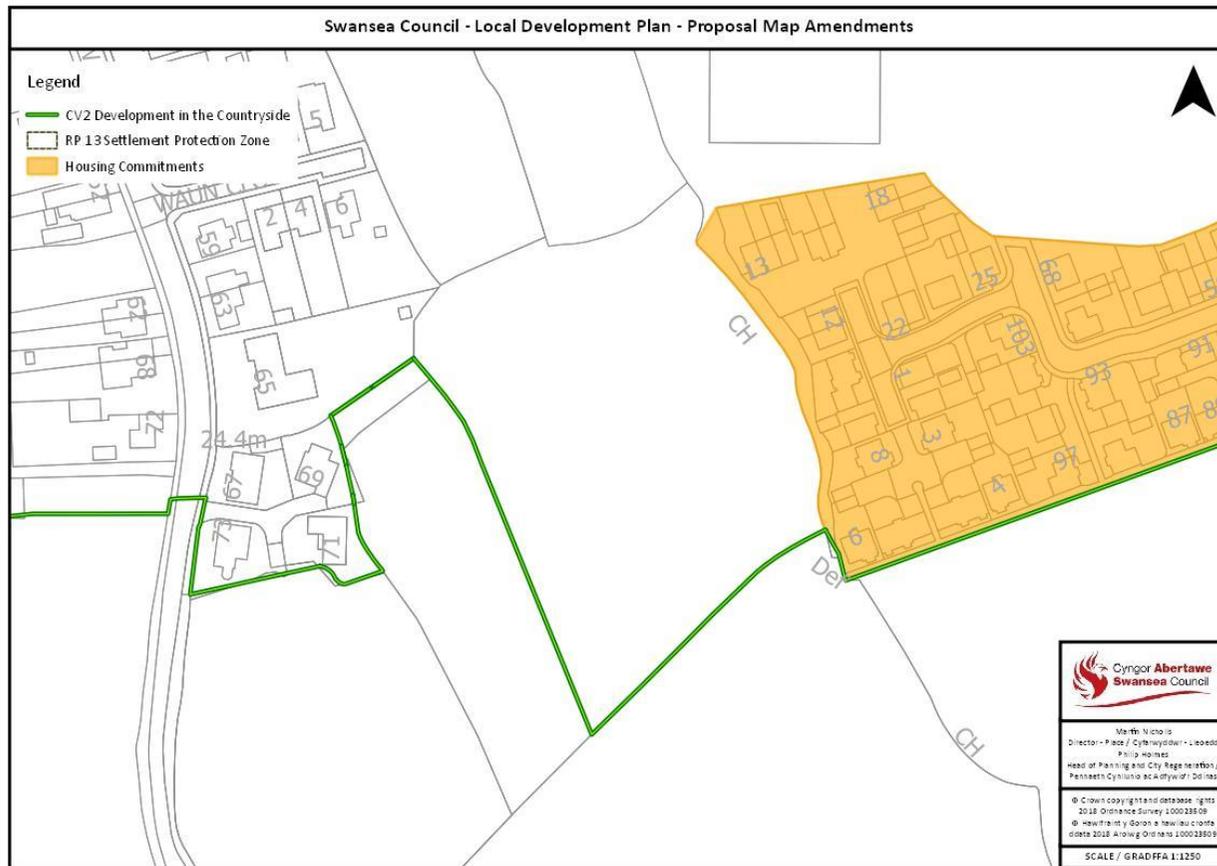
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 323	Proposals Map H 1.25	<p>ED081 <a href="#">Statement arising from various Hearing Sessions Amendments to Maps and Plans</a></p> <p>AP8.3</p>	<p>Delete housing allocation H 1.25 Land to the south of Highfield, Loughor Road, Kingsbridge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



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

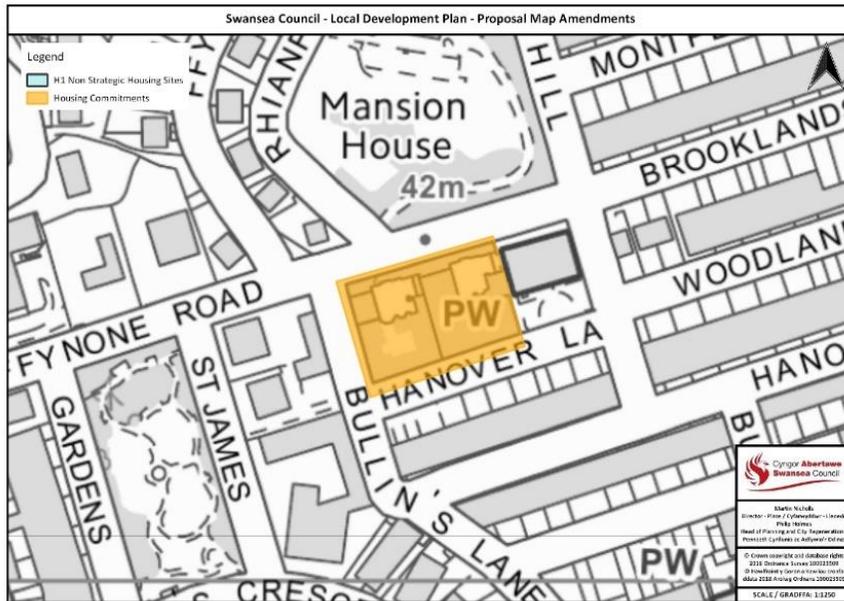


MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 325	Proposals Map H 1.35	ED037 <a href="#">Replacement Council Statement Trajectory and Land Supply</a> AP8.4	Delete housing allocation H 1.35 Land south of former Cae Duke Colliery, Loughor whilst retaining site within the settlement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

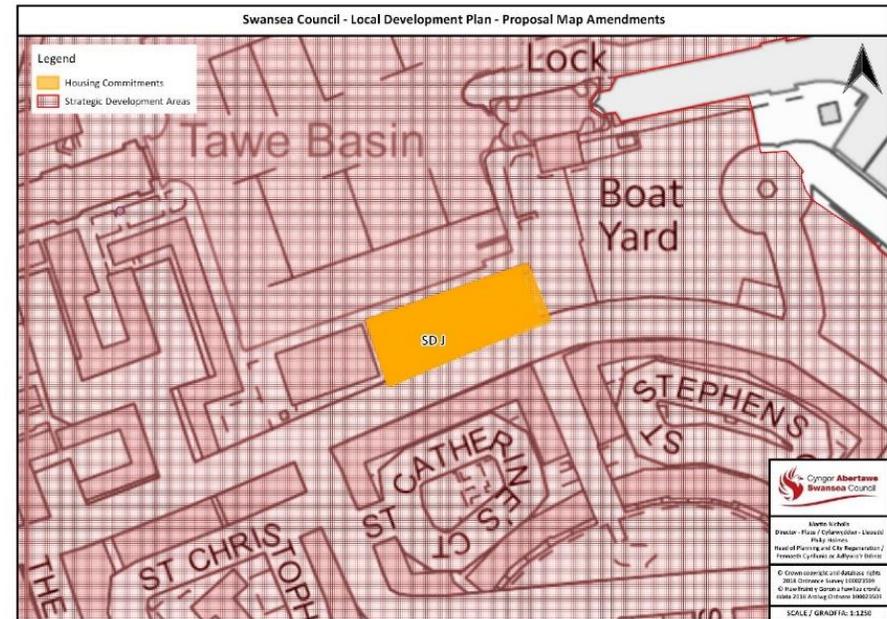


MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 326	Proposals Map PS 3 Table 1	ED081 <a href="#">Statement arising from various Hearing Sessions Amendments to Maps and Plans</a>  AP3.2	Amend proposals map to show new housing sites of 10 or more units with planning permission as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

Former Ffynone Nursing Home and RAFA Club, 2015/1938

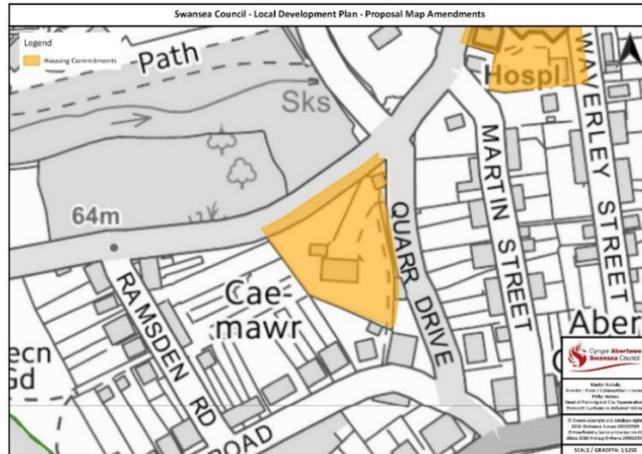


The Boat Yard, Adjacent to Fishmarket Quay, Trawler Road, 2016/1416



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

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



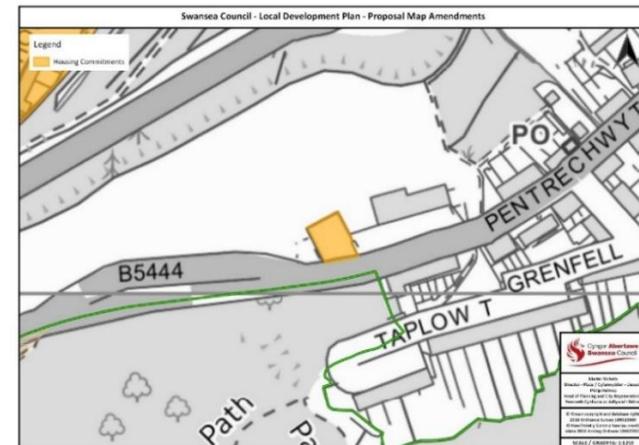
Land at Ffynnon Wen, Clydach, 2016/3122/FUL



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



1 Pentrechwyth Road, Bonymaen, 2015/0423

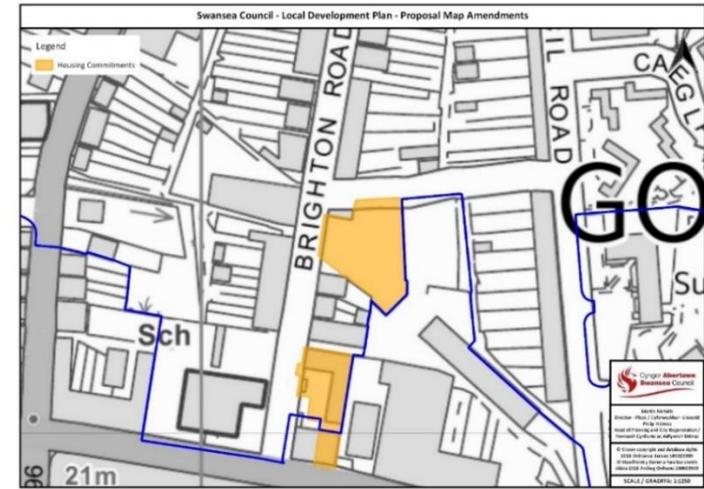


MAC no 326 continued: Amend proposals map to show new housing sites of 10 or more units with planning permission as of 01 April 2017 as commitments

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



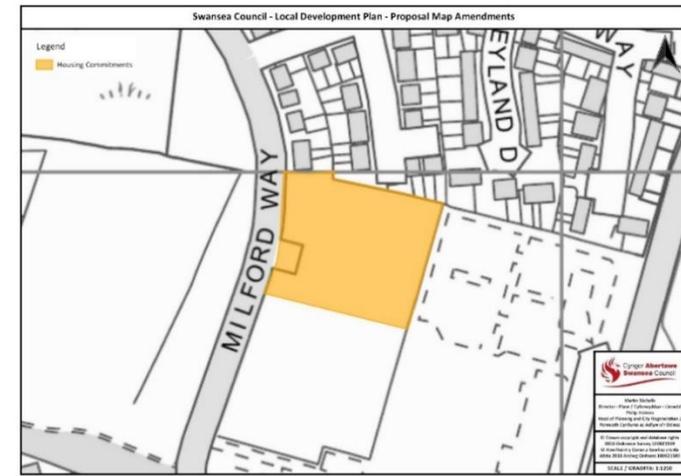
Land Adjacent to 76 Brighton Road, Gorseinon, 2016/1022



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

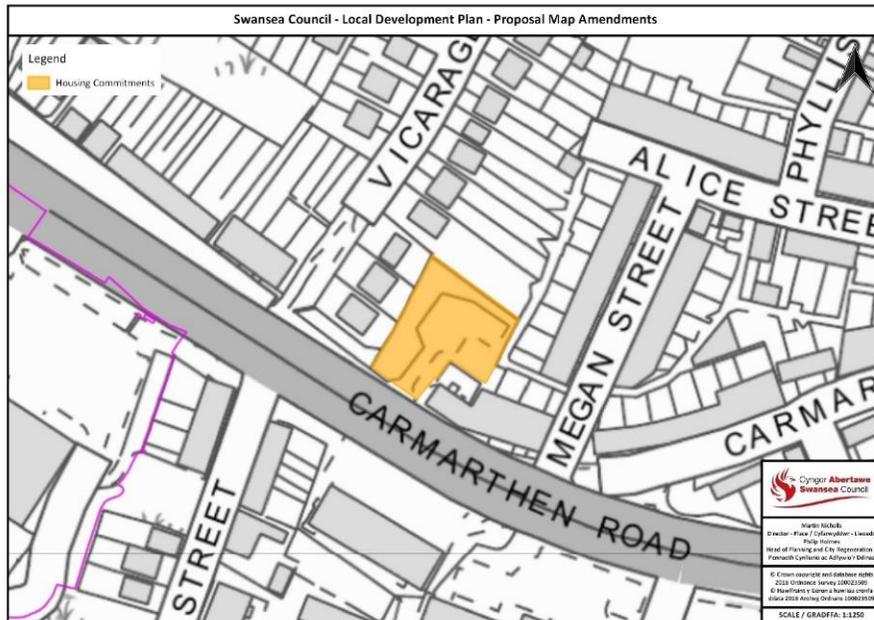


Land at Milford Way, Penlan, 2016/1008



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

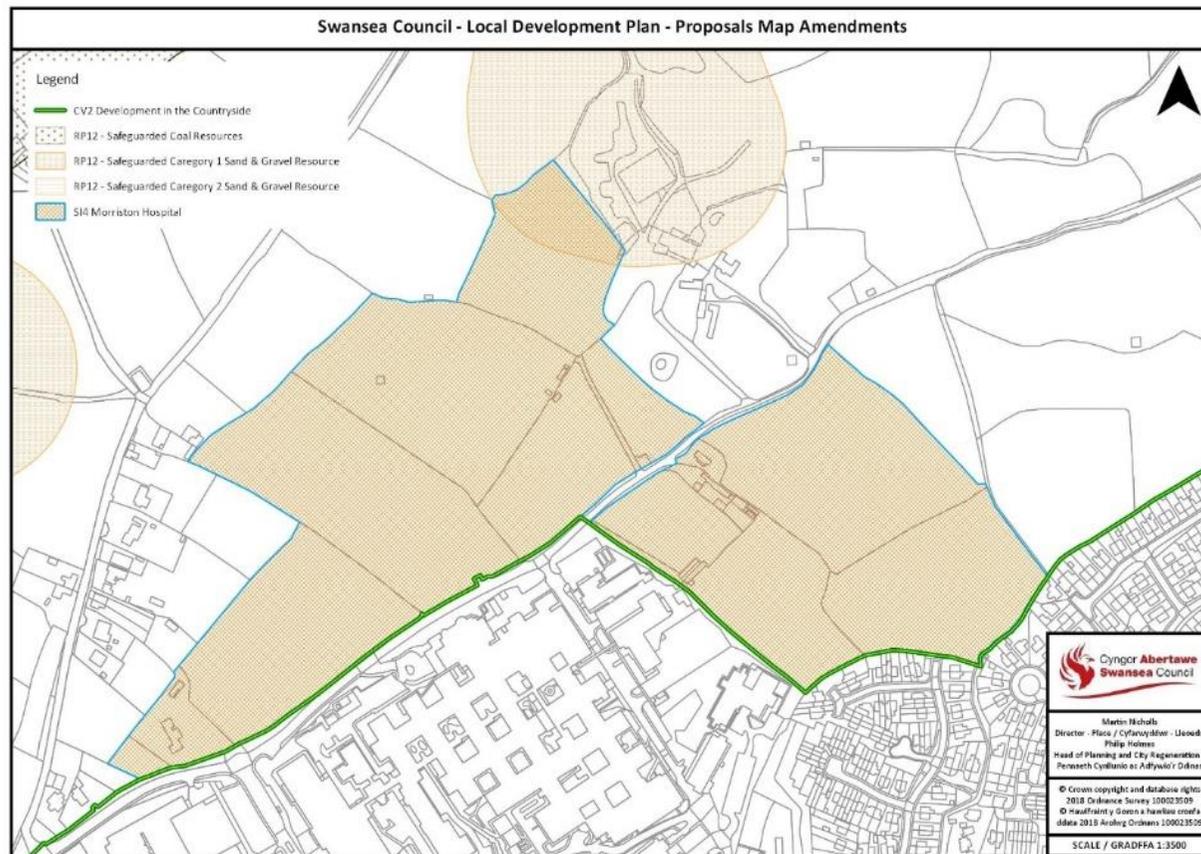
Land North of Travellers Well Public House, Carmarthen Road, 2016/3284



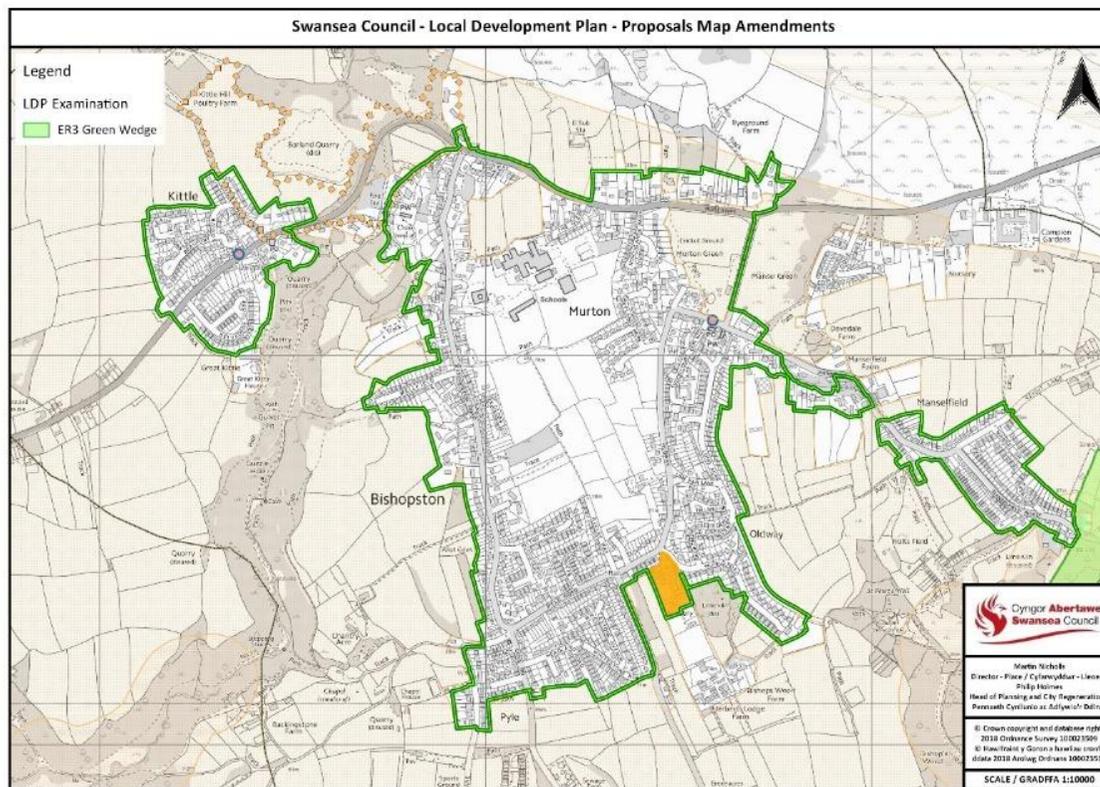
Moriah Chapel, Ynystawe, 2016/0386



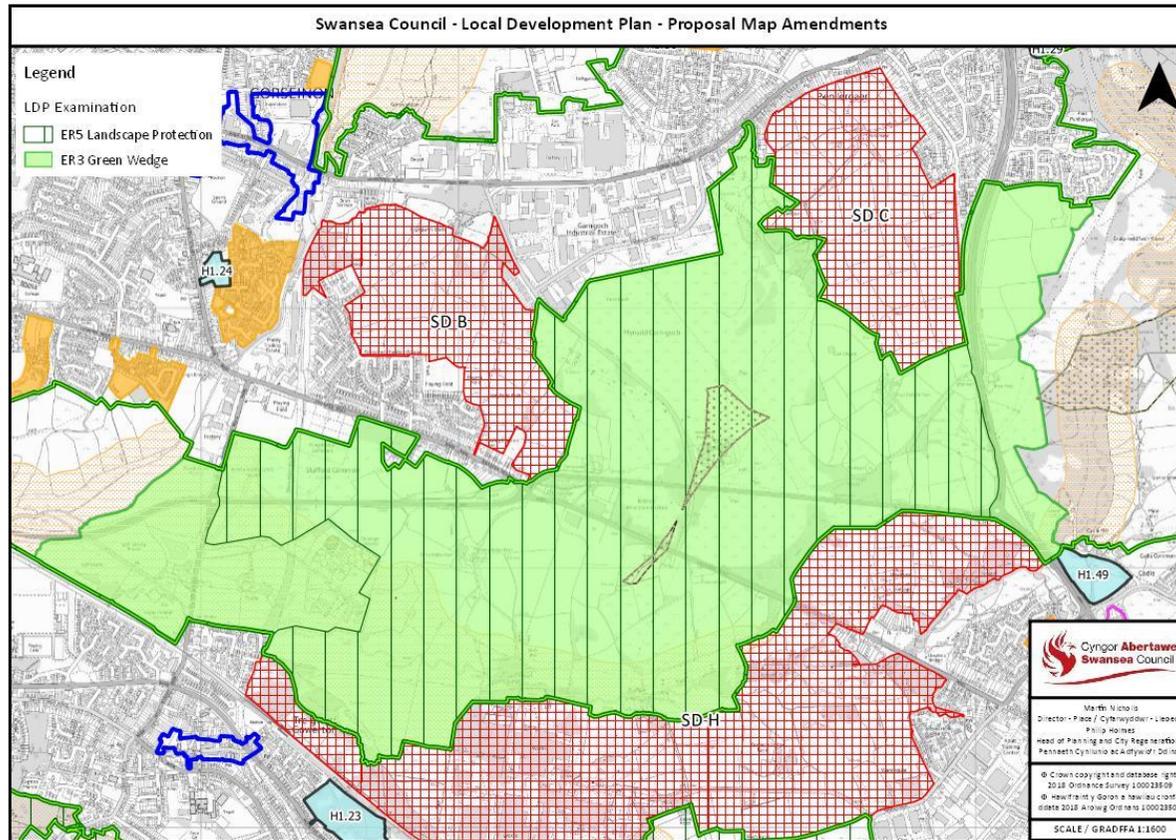
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 327	Proposals Map SI 4	AP11.5 <b>ED057</b> <a href="#">Council Statement arising from HS 2 and 5 - Morriston Hospital (27.3.18)</a>	<b>Amend SI 4 site boundary to include additional land</b>



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 328	Proposals Map ER 2	<p>ED069 <a href="#">Council AP Statement arising from HS10 Green Belt Wedge</a></p> <p>AP10.1</p>	Delete Bishopston Green Wedge.

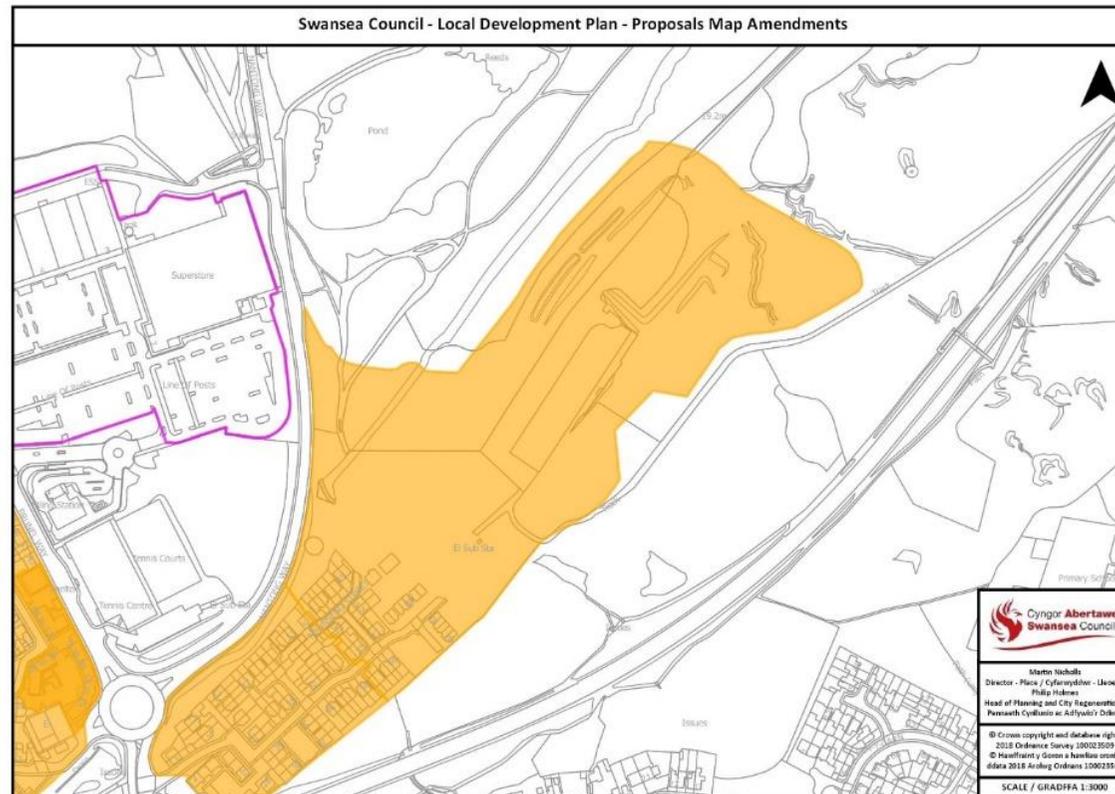


MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 329	Proposals Map ER 3	<b>ED069 Council AP Statement arising from HS10 Green Belt Wedge</b>  <b>AP10.2</b>	<b>Amend Green Belt to Green Wedge and add SLA boundary</b>



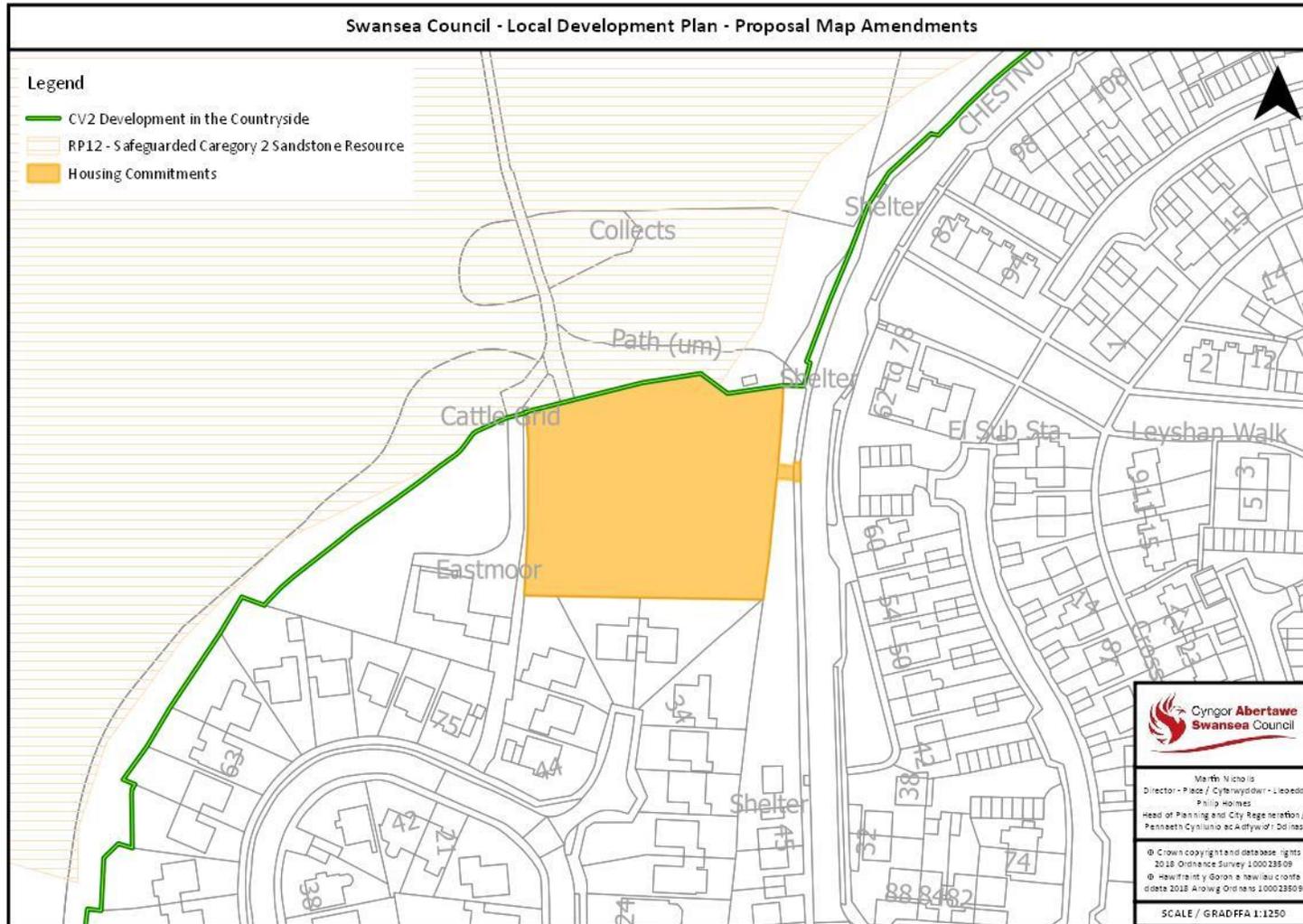
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 330	Proposals Map H 1	<a href="#">ED021_HS8a-Swansea_H1 and H5 sites</a>	<b>Amend status of site H 1.5, H 1.12, H 1.36, H 1.45 and H 1 51 to show as commitment site</b>

**H 1.5 Land at Upper Bank, Nantong Way, Landore**



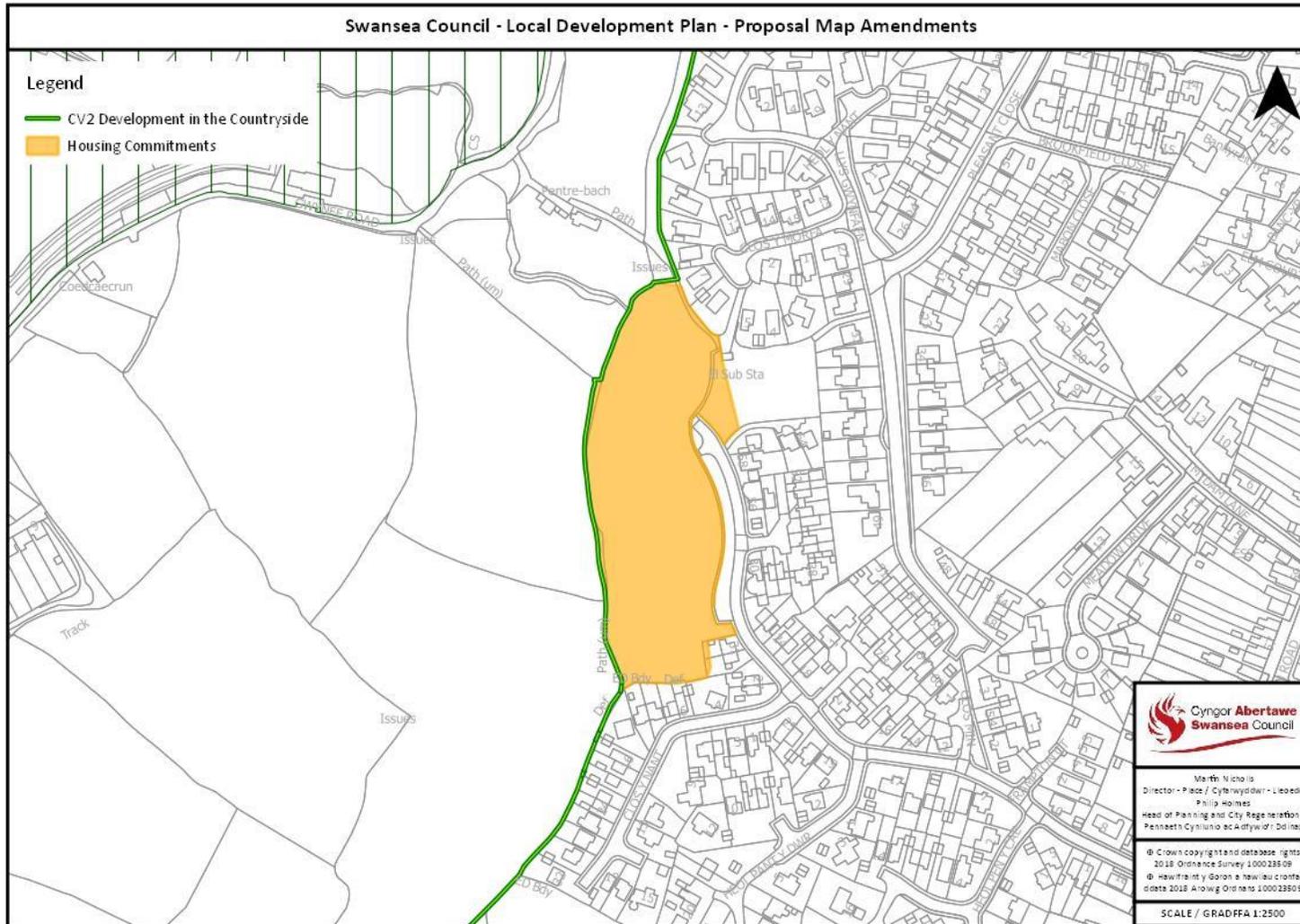
MAC No 330 continued: Amend status of site H 1.5, H 1.12, H 1.36, H 1.45 and H 1 51 to show as commitment site

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



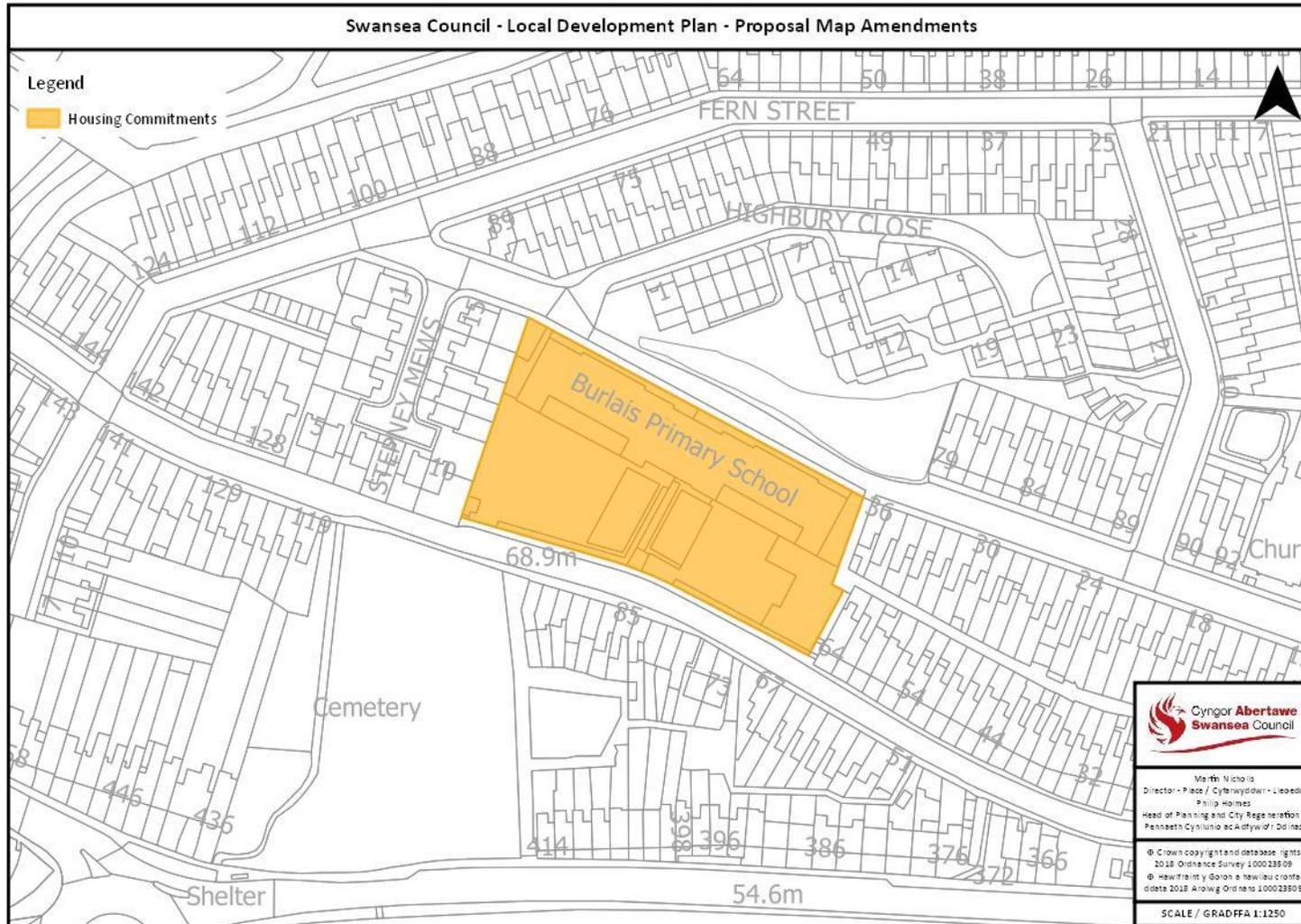
MAC No 330 continued: Amend status of site H 1.5, H 1.12, H 1.36, H 1.45 and H 1 51 to show as commitment site

### H 1.36 Land at Heol Pentrebach, Penyrheol



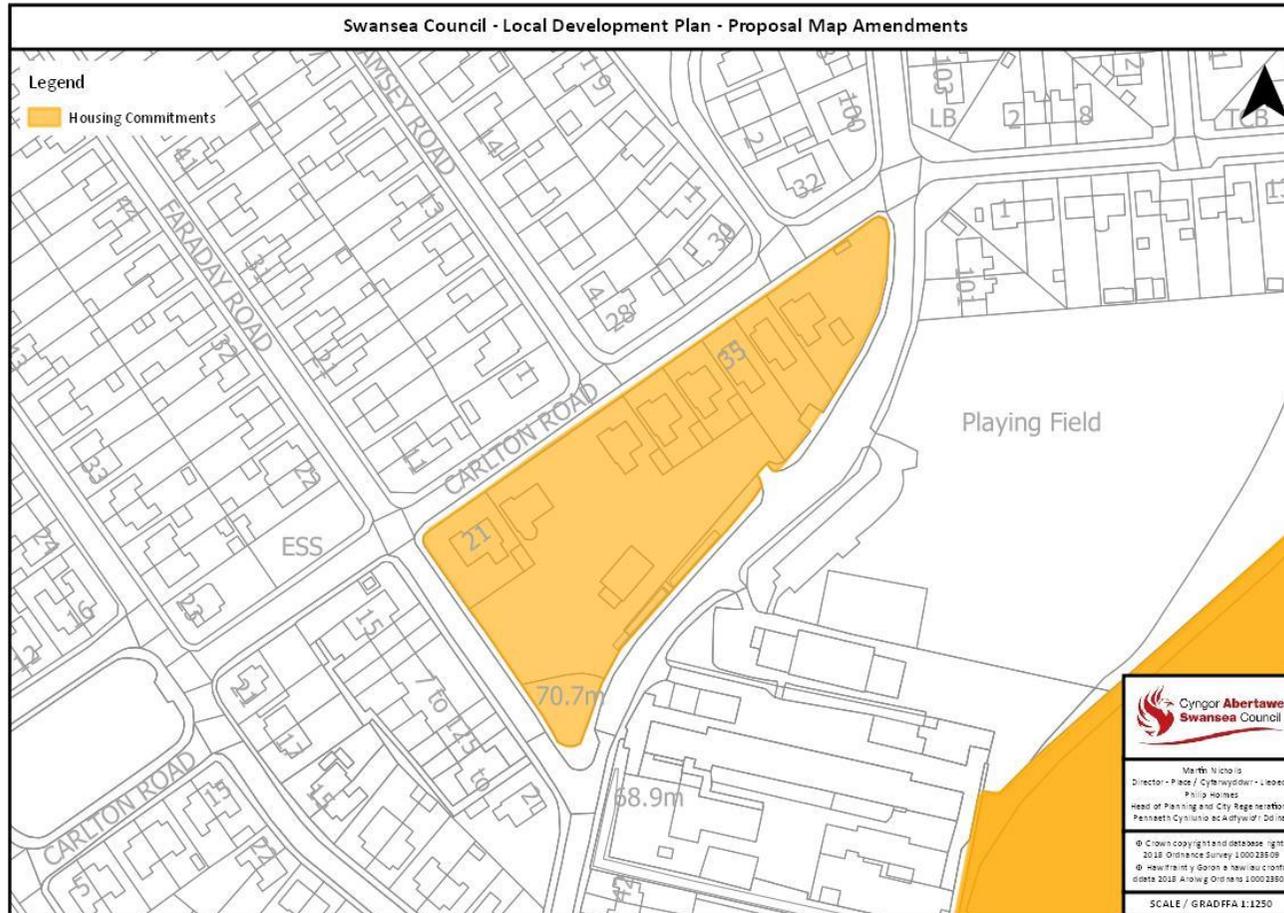
MAC No 330 continued: Amend status of site H 1.5, H 1.12, H 1.36, H 1.45 and H 1 51 to show as commitment site

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



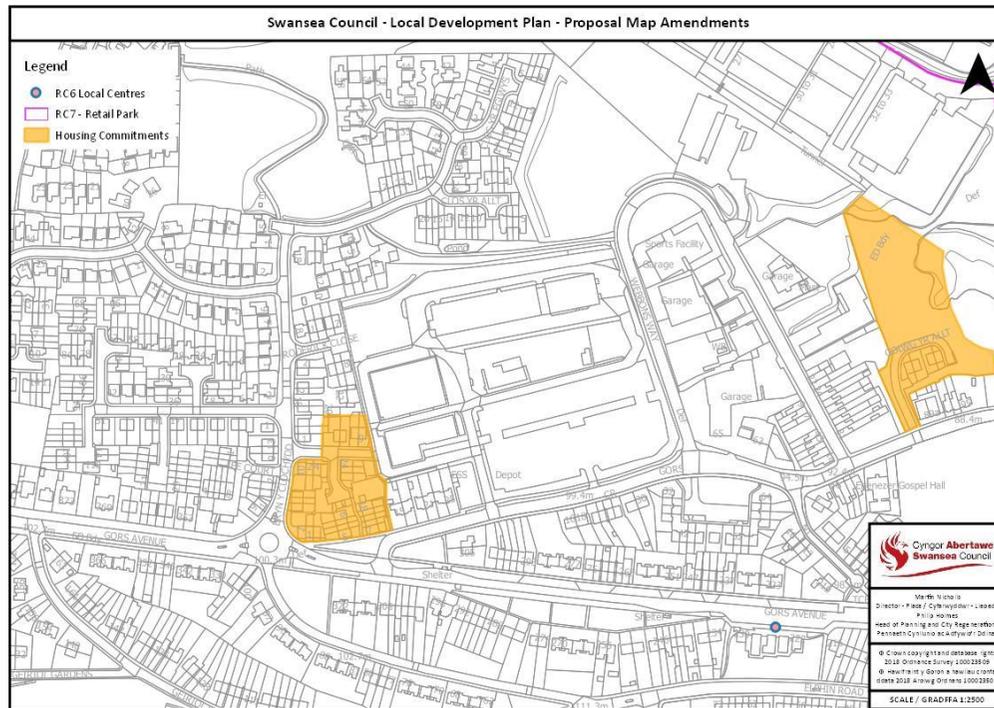
MAC No 330 continued: Amend status of site H 1.5, H 1.12, H 1.36, H 1.45 and H 1 51 to show as commitment site

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



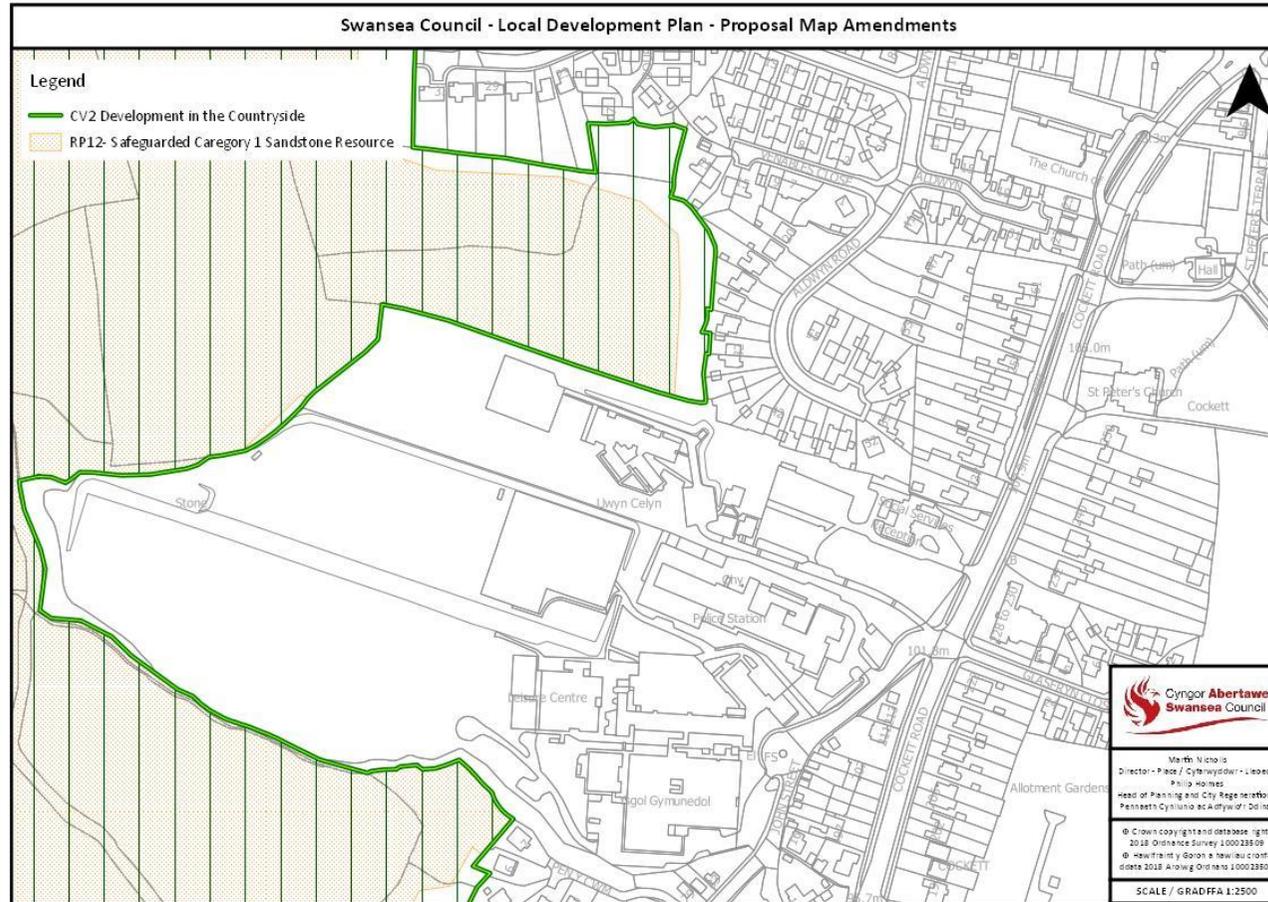
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 331	Proposals Map H 1: Non-Strategic Site Allocations	ED037 <a href="#">Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a>	Delete sites H 1.42 and H 1.43 from Proposals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

**H 1.42 BT Depot, Gors Avenue, Townhill**



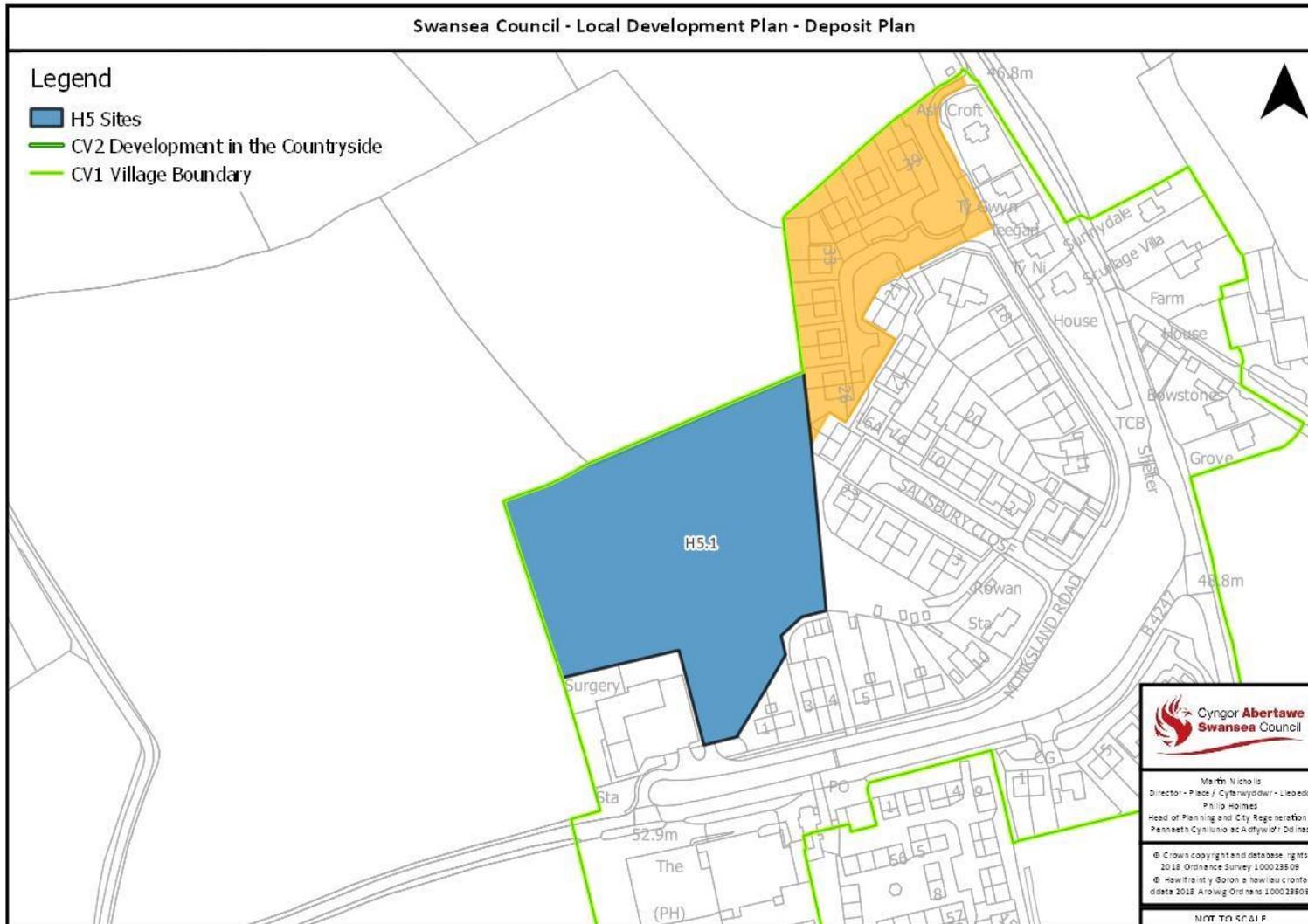
MAC No 331 continued: Delete sites H 1.42 and H 1.43 from Proposals Map

### H 1.43 Land at Cockett House, Cockett



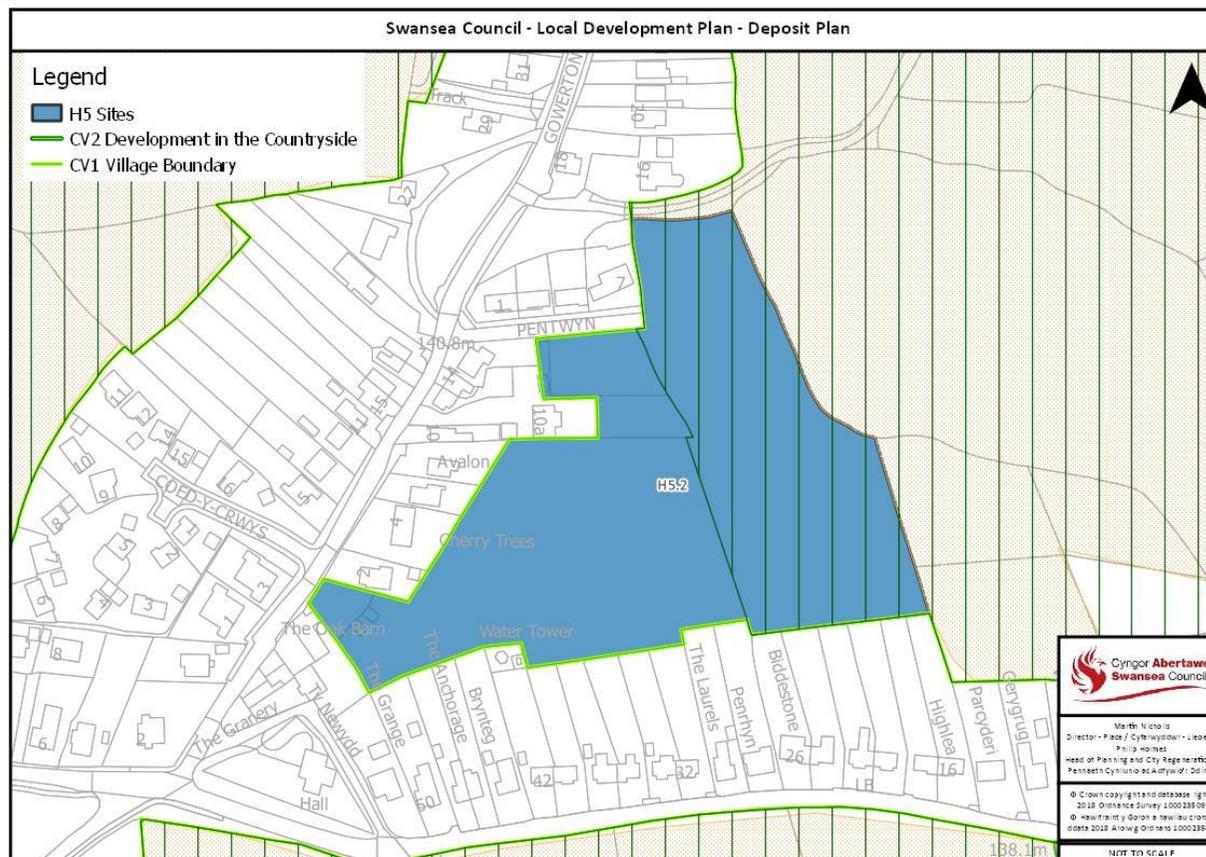


After

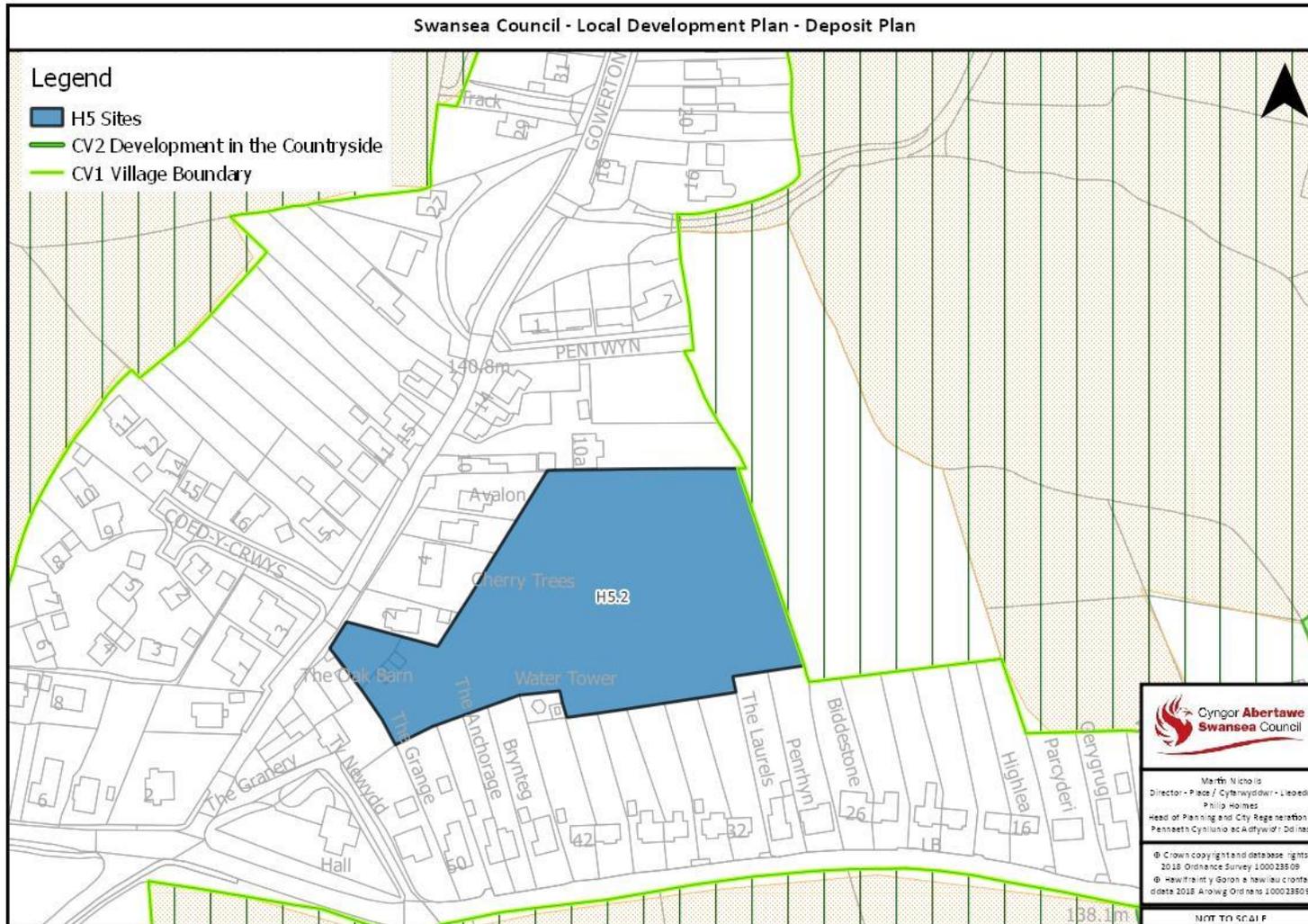


MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 333	Proposals Map Inset Map 18 H 5.2	ED021 <a href="#">HS8a-Swansea H1 and H5 sites</a>	Amend boundary of site H 5.2 Land to the east of Gowerton Road, Three Crosses.

Before

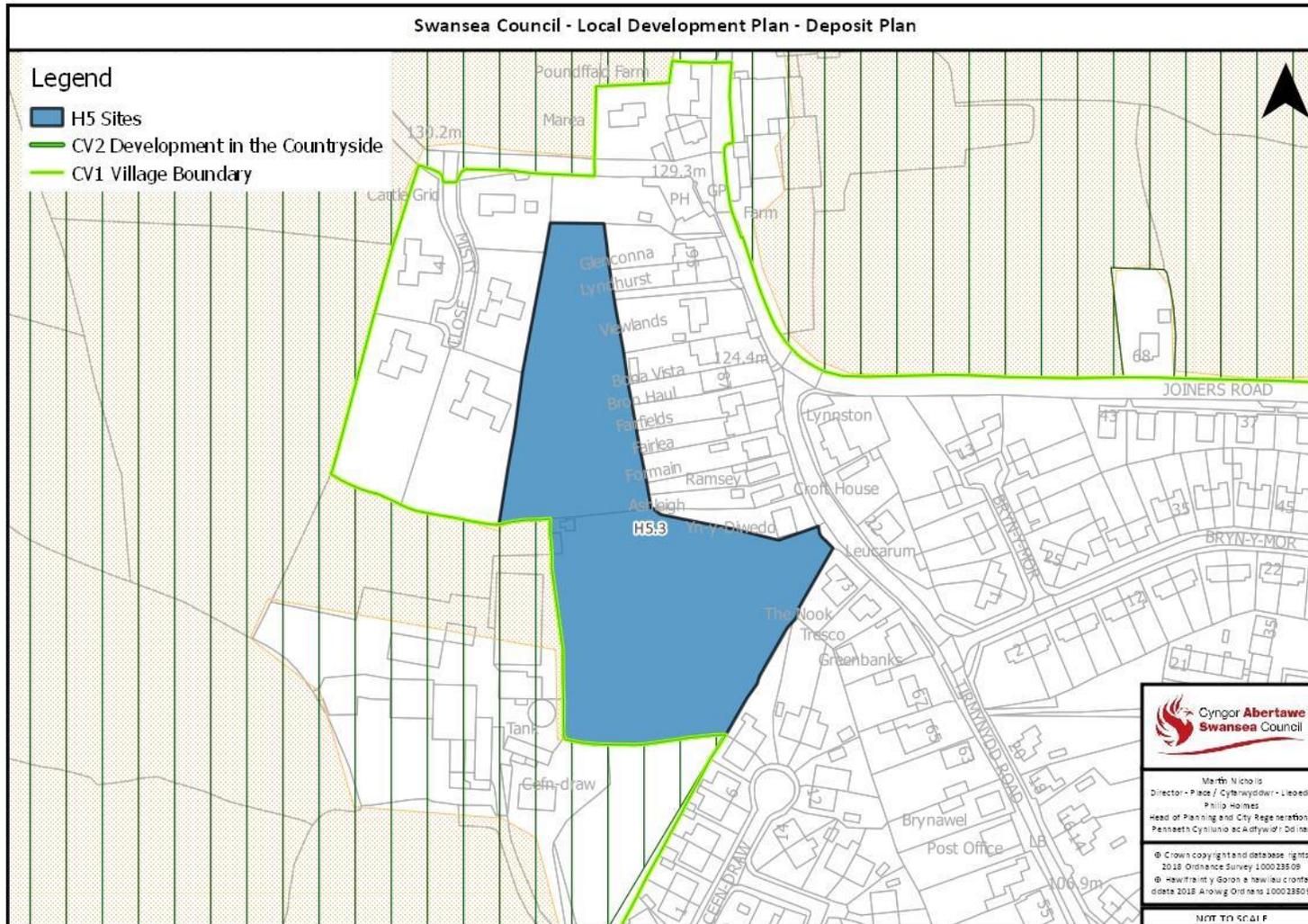


After



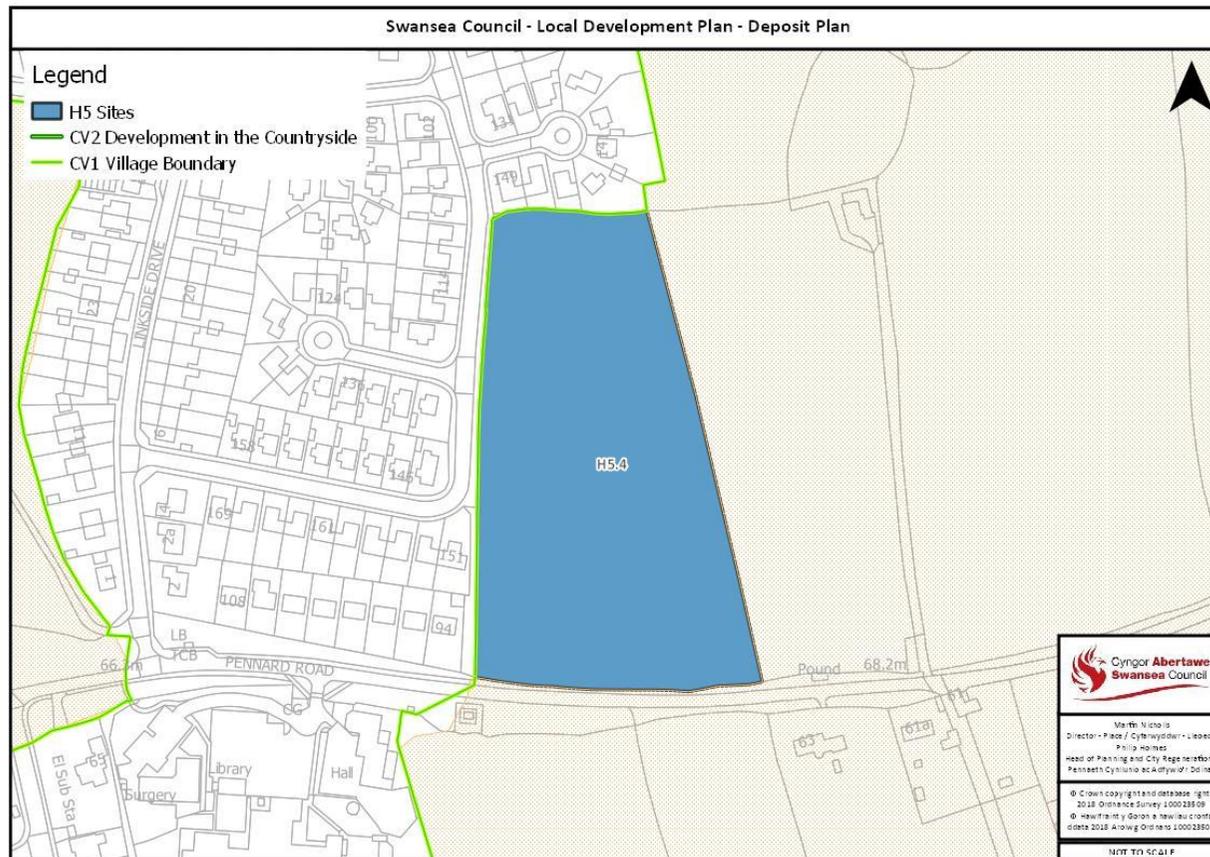


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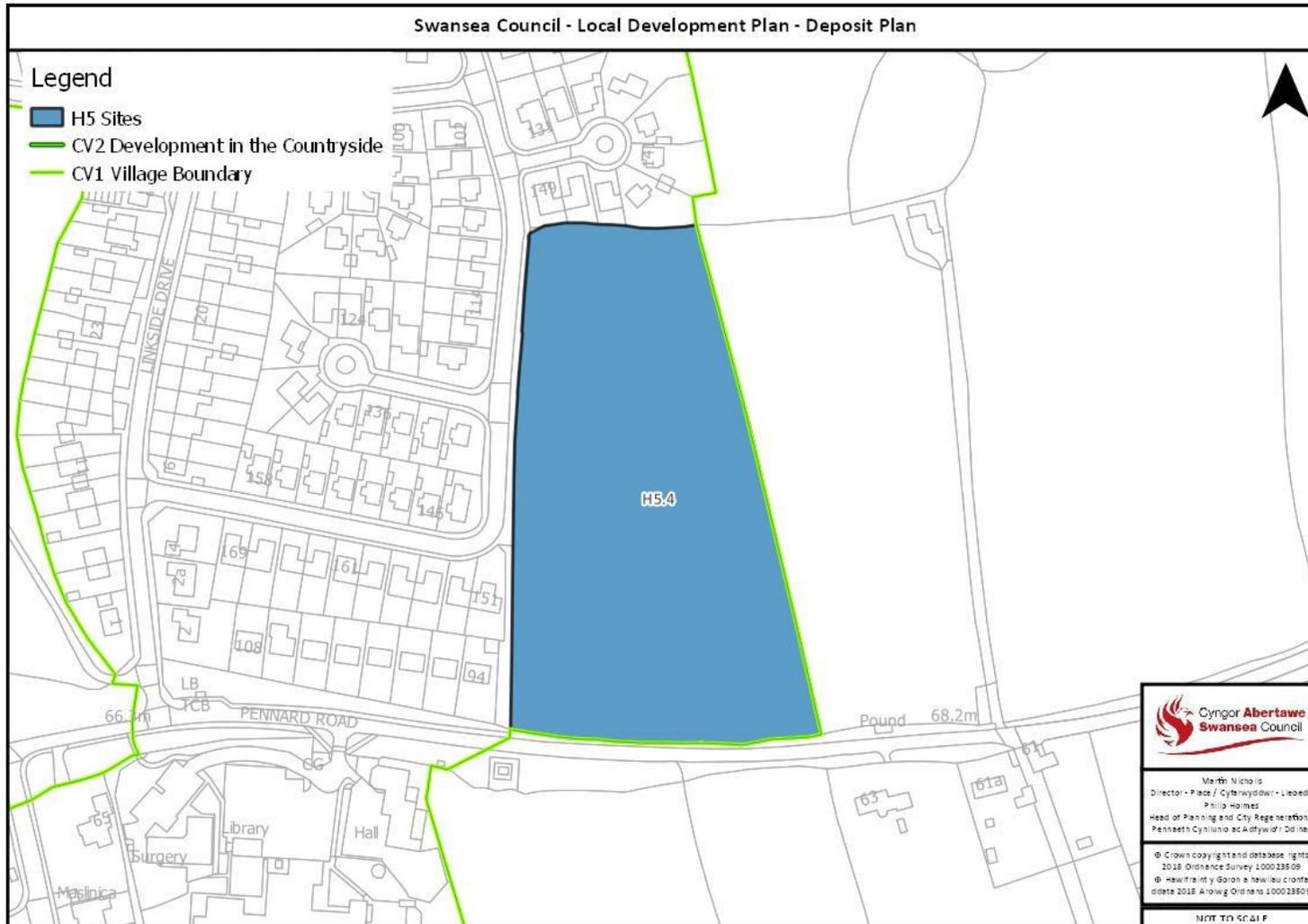


MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 335	Proposals Map Inset Map 11 H 5.4	ED021 <a href="#">HS8a-Swansea H1 and H5 sites</a>	Amend boundary of site H 5.4 Land adjoining Pennard Drive, Pennard

Before

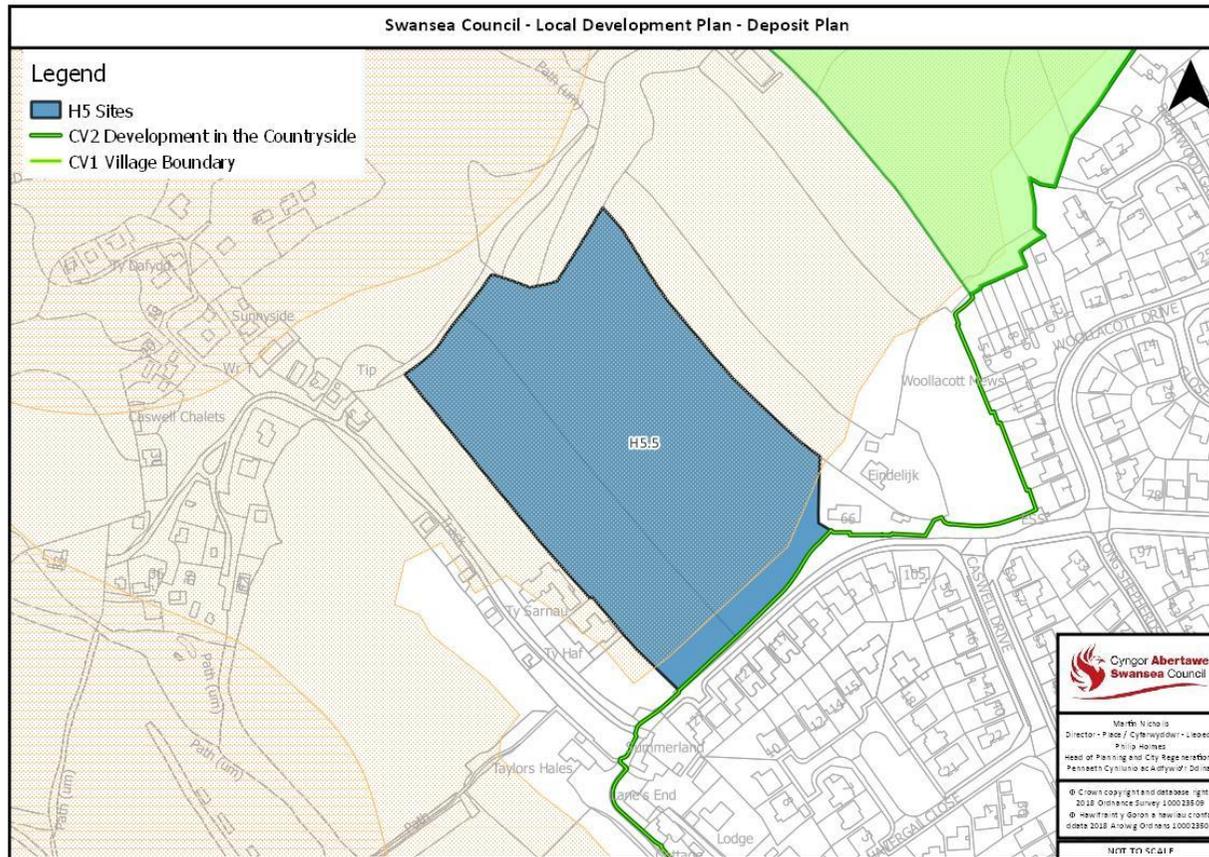


After

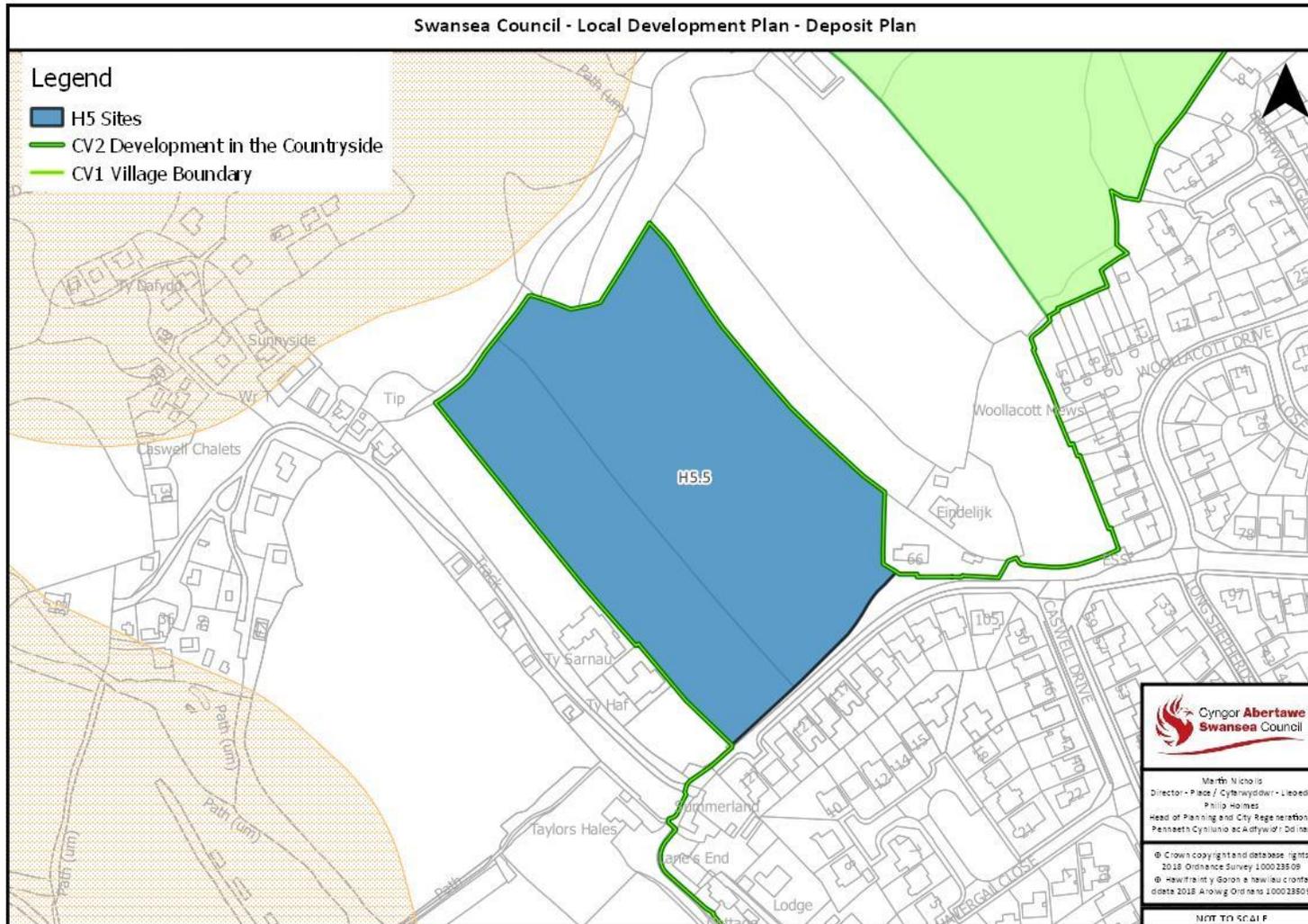


MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 336	Proposals Map H 5.5	ED021 <a href="#">HS8a-Swansea H1 and H5 sites</a>	Amend boundary of site H 5.5 Land at Summerland Lane, Newton

Before

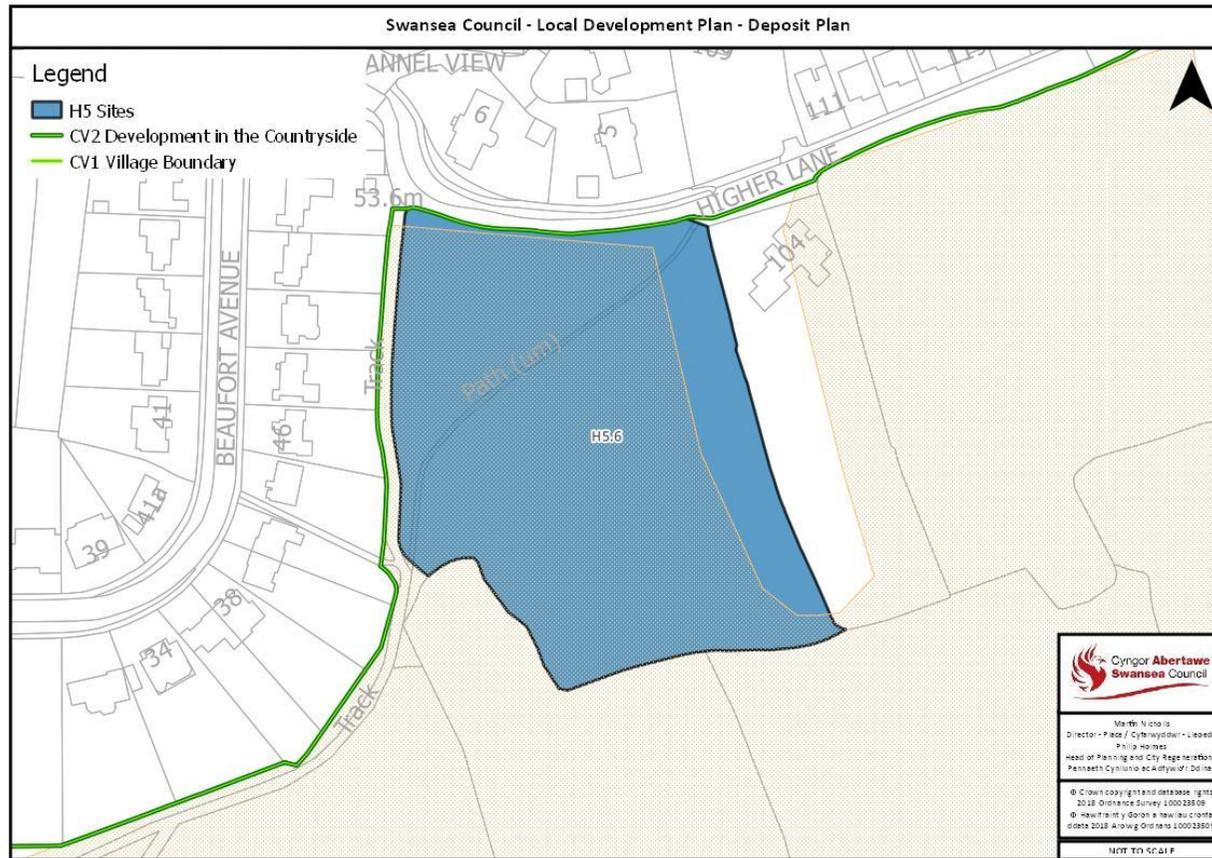


After

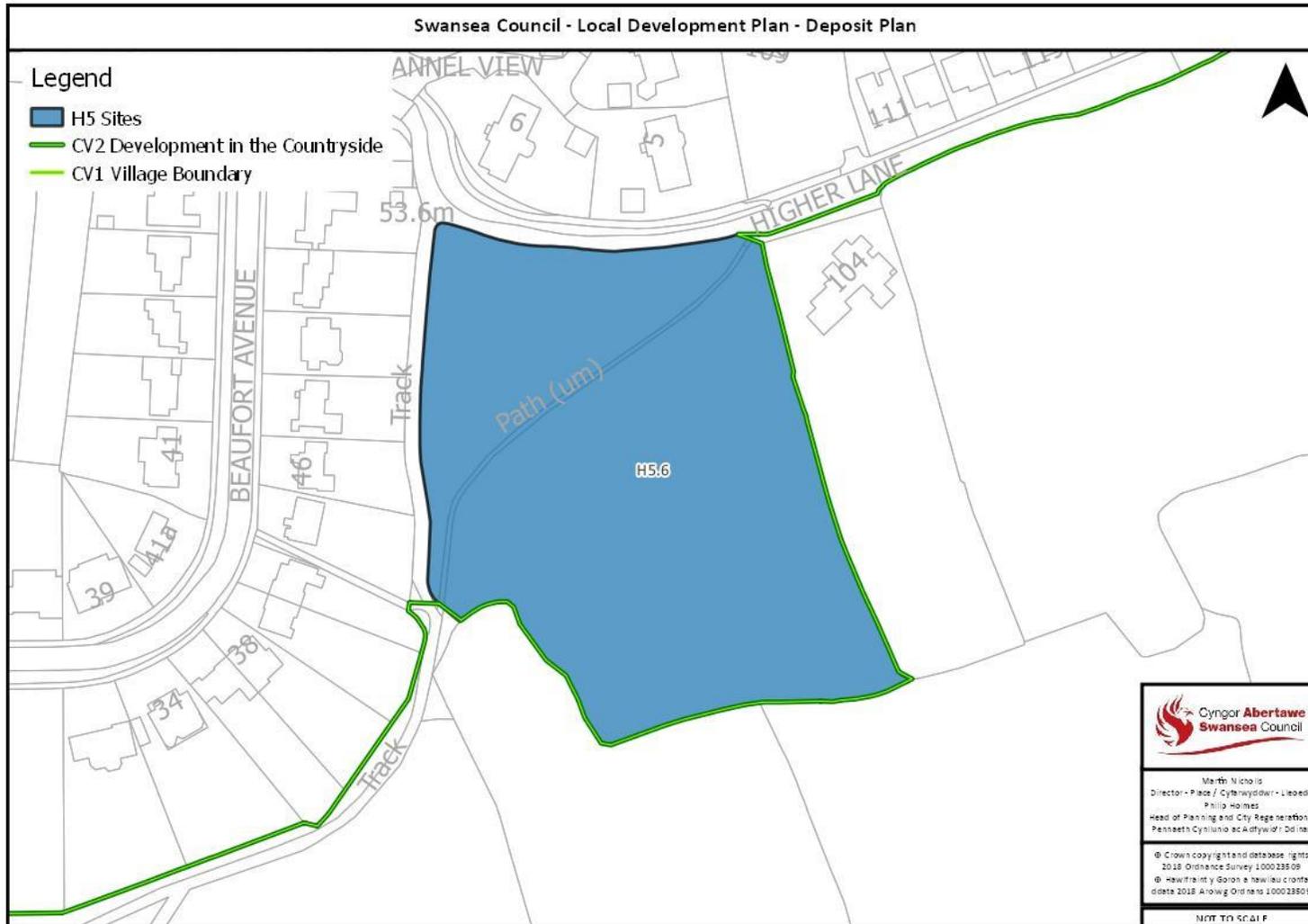


MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 337	Proposals Map H 5.6	ED021 <a href="#">HS8a-Swansea H1 and H5 sites</a>	Amend boundary of site H 5.6 Land at Higher Lane, Langland

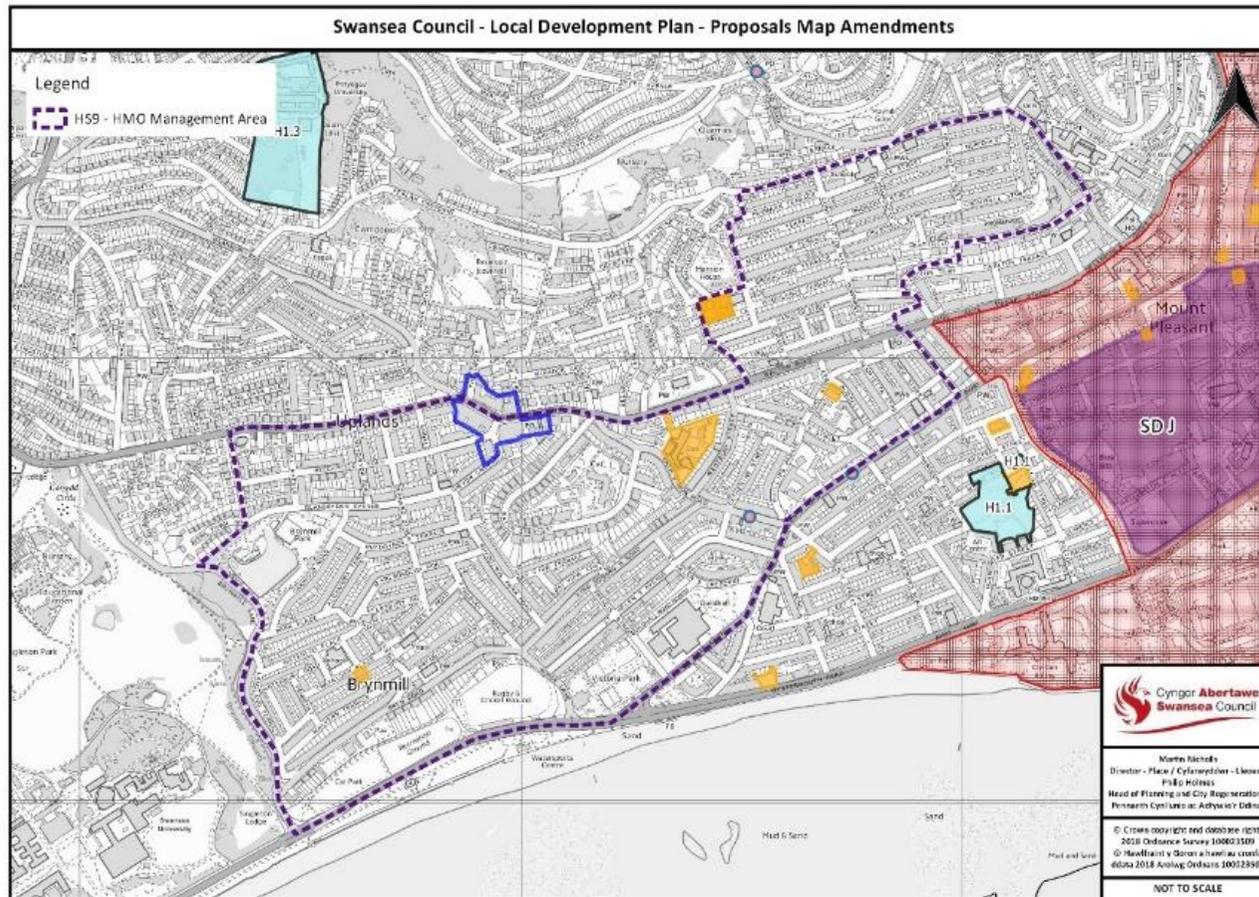
Before



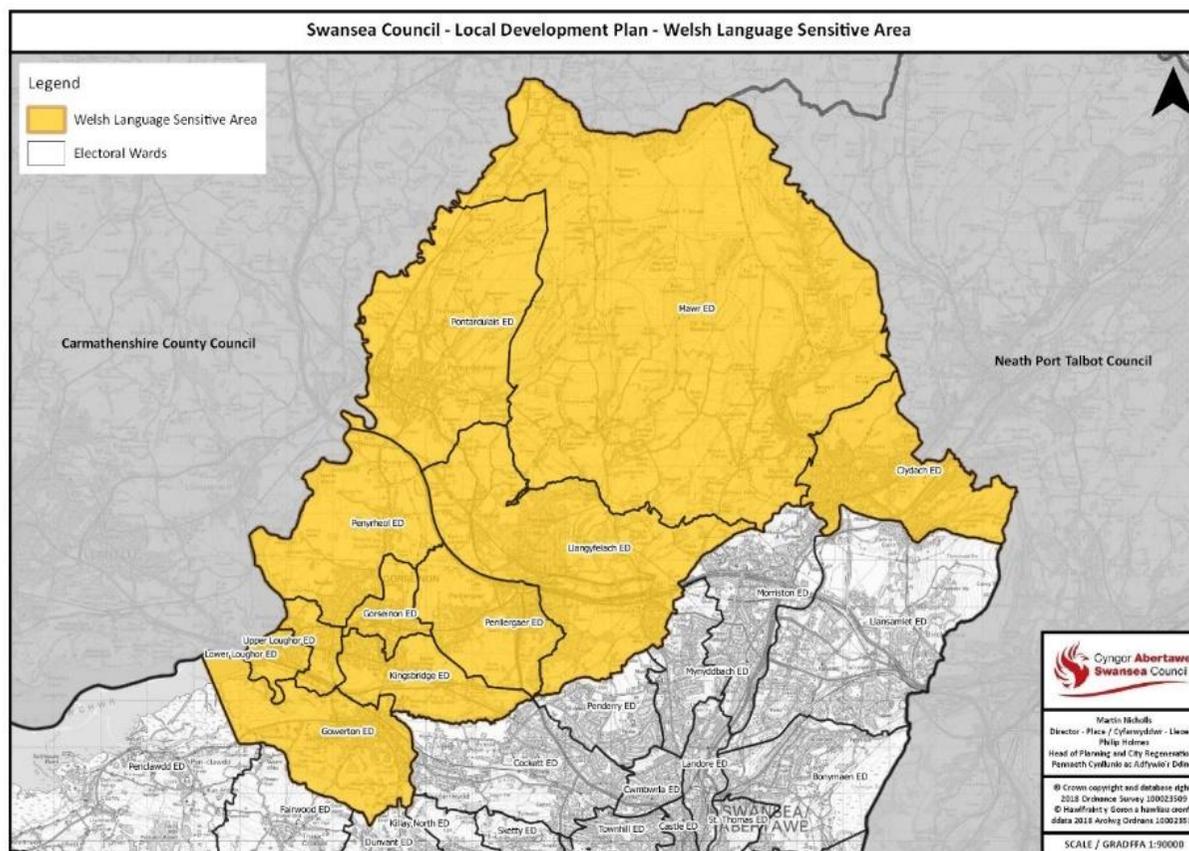
After



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 338	Proposals Map H 9	ED070 <a href="#">Council AP Statement arising from HS13 HMOs and Conversions</a>	Amend Proposals Map to show HMO Management Area



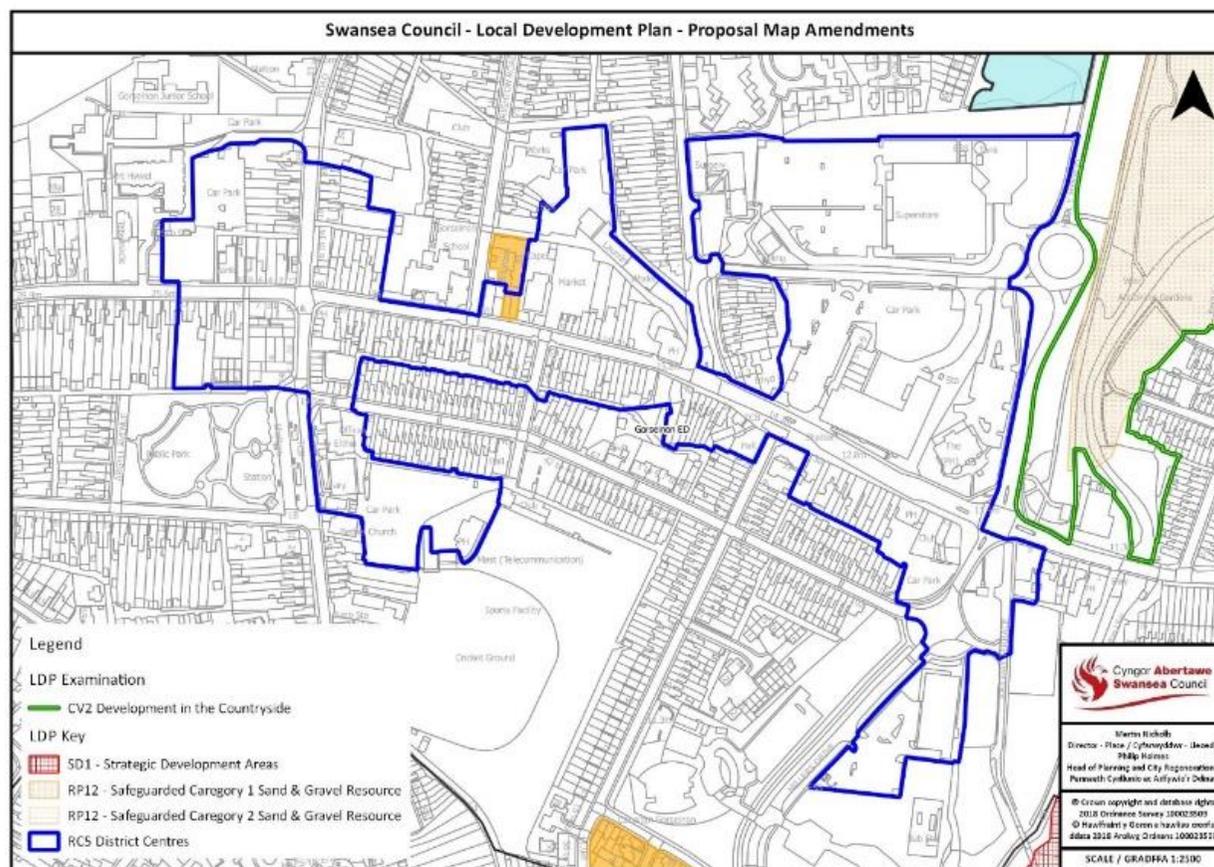
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 339	Proposals Map HC 3	ED027 <a href="#">HS 12-SWANSEA - Welsh Language</a>	<b>Add Welsh Language Sensitive Area boundary to Proposals Map Amend boundary of Welsh Language Sensitive Area to include Clydach Ward</b>





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

### Gorseinon District Centre



MAC 341 continued...

### Uplands District Centre

