

## APPENDIX A: COUNCIL'S MATTERS ARISING CHANGES RECOMMENDED BY THE INSPECTORS

### 1.1 Introduction

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC01	1.1 Introduction Para 1.1.14	ED010 <a href="#">HS1-SWANSEA - Plan preparation</a> ED012 <a href="#">SoCG between Council and HBF</a>	<b>Amend paragraph 1.1.14</b> “...and issues. <u>This approach has ensured that certain cross-boundary issues and evidence has informed the adopted Plans of neighbouring Authorities, as well as the Swansea LDP. Key elements...</u> ”
MAC02	1.1 Introduction Para 1.1.15	<b>Officer Update</b>	1.1.15 The overarching local level strategic framework for the Plan is <u>was</u> provided by the <b>Single Integrated Plan (SIP)</b> <sup>1</sup> . Its purpose is <u>was</u> to improve the well-being ... <u>worked</u> together..” “The SIP and the Plan have <u>had</u> a consistent shared Vision ...”. “The SIP sets out to achieve this Vision through the <del>following</del> community well-being outcome objectives <u>below</u> ....”  “ <u>The SIP has now been replaced by the Swansea Local Well Being Plan which has similar objectives reflected in its four well being objectives and one cross cutting action.</u> ”
MAC03	1.1 Introduction Para 1.1.21	ED021 <a href="#">HS9-SWANSEA - Employment</a> ED014 <a href="#">SoCG between Swansea Council and UWTSD</a> ED027 <a href="#">HS11-SWANSEA - Social Infrastructure</a>	<b>Update the 1<sup>st</sup> bullet point under paragraph 1.1.21:</b> Evidence suggests there is potential for <u>13,600</u> <del>44,000</del> additional jobs to be created in the Plan period.  <b>Add economic bullet to paragraph 1.1.21:</b> <u>Swansea’s Higher Education institutions have an important role in facilitating economic growth, for example providing support and networking opportunities for small and medium sized start-up companies, and more broadly enhancing the culture of entrepreneurship and innovation</u>

<sup>1</sup> One Swansea Single Integrated Plan 2015: Place, People, Challenges and Change. Swansea Local Service Board

<b>MAC04</b>	1.1 Introduction Para 1.1.23	<b>ED010</b> <a href="#">HS1-SWANSEA Plan preparation</a> <b>ED011</b> <a href="#">SoCG between Swansea Council and DCWW</a>	<b>Amend 12<sup>th</sup> environmental bullet point:</b> <del>The existing sewerage treatment infrastructure is under considerable pressure and requires improvements in some areas if development is to occur.</del>  <u>The capacity of the existing sewerage treatment infrastructure will need to be carefully considered in the context of the anticipated level of growth. In some instances reinforcement works may be required in order to accommodate new development without detriment to the existing system and / or the environment.</u>
--------------	---------------------------------	---	--

## 1.2 Vision and Strategic Objectives

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
<b>MAC05</b>	Para 1.2.3	<b>ED011</b> <a href="#">SoCG between Swansea Council and DCWW</a> <b>ED023 AP1.1</b> <a href="#">Session 1 (6 Feb) Action Points</a>	<b>Amend Strategic Objective 5:</b> Facilitate the provision <u>and safeguarding</u> of appropriate utility and transport infrastructure to support communities and businesses.

## 1.3 Growth Strategy

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
<b>MAC06</b>	Paras 1.3.3 – 1.3.11	<b>ED010</b> <a href="#">HS1-SWANSEA - Plan preparation</a> <b>ED012</b> <a href="#">SoCG between Swansea Council and Home Builders Federation</a> <b>ED037</b> <a href="#">Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp;</a>	<b>Amend paragraphs 1.3.3 to 1.3.11 as follows:</b> 1.3.3 “Three main options summarised in Figure 5 <del>were</del> <u>have been</u> analysed prior to publication of the Deposit Plan...”. “...Secondly, the number of homes required to accommodate the latest <del>WG</del> <u>WG</u> <del>previously published</del> <u>highest published</u> variant projection of household growth (2011 based). <u>A third option was generated by supplementing the 2011 based</u> <del>These</del> <u>WG</u> household projections <del>have been supplemented by up to date research and data that is</del> ”

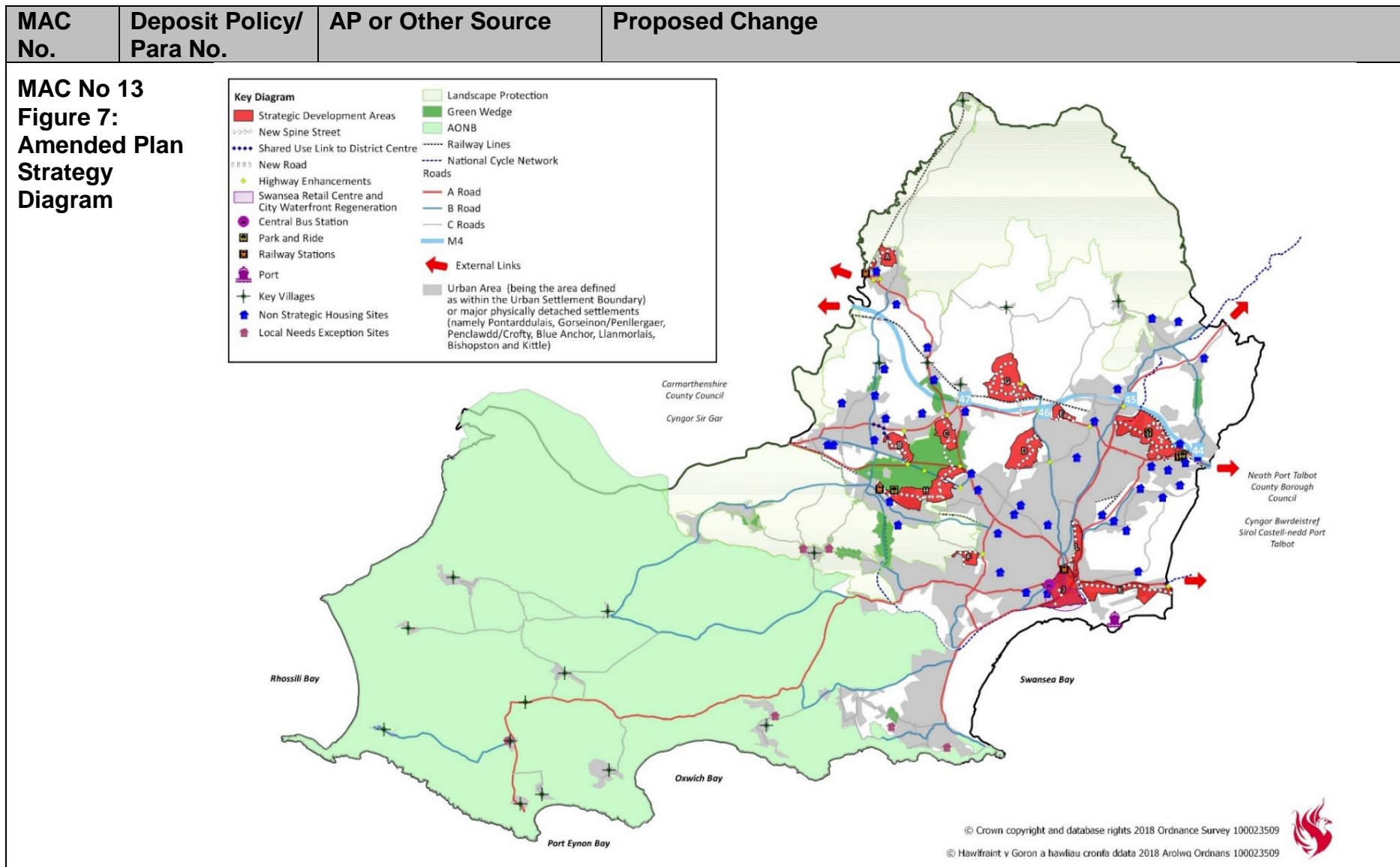
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
		<p><a href="#">5</a>  <b>ED048</b> <a href="#">Council Statement arising from HS 2, 3 and 9 Employment (20.3.18)</a>  <b>Officer Change</b></p>	<p><u>with locally and regionally specific data</u>, in particular regarding future economic growth...". "...This analysis has yielded a third option which is a policy based forecast..."</p> <p>1.3.4 <del>The this</del> analysis of demographic trends and economic Swansea Local Development Plan growth scenarios <u>undertaken to evidence the Deposit Plan Growth Strategy confirmed has concluded that the requirement for 2010-2025 was 15,600 that between 16,100 and 17,100 new dwellings. If a 'standard' (including a 10% flexibility allowance is applied to this figure to allow for where some sites may not come forward as planned or to respond to unforeseen needs), this would suggest the Plan should provide 17,100 homes) are required over the Plan period. to accommodate the projected population and the labour supply necessary to fulfil the Council's economic growth aspirations. A comprehensive further assessment and update of the evidence base relating to the projected level of economic and housing growth that underpins the Deposit was undertaken in 2017<sup>23</sup>. This provided an updated evidence-based position and review of all relevant factors influencing the provision of housing and employment land in the County over the Plan period. It was carried out in the context of 2017 published Welsh Government population and household projections and an up-to-date assessment of the economic growth potential of the area. The outcome of this review confirmed that the housing requirement figure set out within the Deposit LDP of 15,600 homes is appropriate and aligned with the latest evidence.</u></p> <p><sup>23</sup> <u>2017 Review of Swansea Local Development Plan Growth Strategy and Evidence Base</u></p> <p>1.3.5 The Plan takes forward the <u>evidenced 15,600 housing requirement figure, and in so doing higher end of this identified range. In doing so it makes provision for the maximum level of potential economic</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>growth likely over the Plan period <u>associated with the City Deal</u> and projects forward <u>long term</u> <del>10-year</del> demographic trends which included periods of economic growth as well as the more recent economic downturn.</p> <p>1.3.6 "...build rate of around <del>4,140</del> <u>1,040</u> dwellings...". "...past ten years has been around <del>680-710</del> dwellings, falling to <del>565</del> <u>590</u> over the past five...". "... the Plan period. <u>Those selected provide an appropriate spread and range of sites to allow for unforeseen issues that may delay completions of new homes on certain sites.</u>"</p> <p>1.3.7 "<del>From Since</del> the 2010 Plan base date <u>to</u> <del>of</del> publication of the Deposit Plan, <del>2,638</del> dwellings <u>were</u> <del>have already been built</del>, including a contribution from windfall sites. <u>An update to the evidence base as of April 2017<sup>23</sup> confirmed that the latest completions figure is 3630 dwellings. The Review identified that there is also capacity for a further <u>2,203</u> <del>2,668</del> dwellings...</u>". "...These <u>5,833</u> <del>5,306</del> dwellings in total..."</p> <p>1.3.8 "...identified <u>15,600</u> <del>17,400</del> housing requirement...". "...provides a basis for <u>an</u> <del>10-15%</del> allowance..." "...approximately <u>858</u> <del>2,100</del> dwellings. These...". "...A contribution <del>of around 90 dwellings per annum</del> from smaller (&lt;10 units) unallocated sites (based on the past 5 year average) is projected to provide in the region of <u>1024</u> <del>900</del> dwellings over..."</p> <p><sup>25</sup> Housing Landbank and Previously Developed Land Capacity Study (<u>Revised 2017</u>)</p> <p>1.3.9 "...provision for the creation of <del>14,700</del> <u>13,600</u> new jobs over the Plan period. <u>This is the 'upper end' forecast for employment growth identified by the Plans evidence base<sup>25</sup></u>In doing so the Plan seeks ..."</p> <p><sup>25</sup> <del>Economic Assessment and Employment Land review undertaken for the Council by independent consultants Peter Brett Associates 2017 Review of Swansea Local</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>Development Plan Growth Strategy and Evidence Base. Turley and Associates</u></p> <p>1.3.11 "...demand for industrial space, <u>including but mostly</u> for the re-use of land..." "...new modern space, <u>but there is no identified need to add additional space to existing industrial stock. Sites...</u>"</p>
MAC07	Para 1.3.17 - 18	<p><b>Officer Change</b></p> <p>Consequential change re: agreed amendment to SDA to ensure figure used relates to size of smaller size in table.</p>	<p><b>Amend paragraph 1.3.17 as follows:</b></p> <p>1.3.17 "Option 3 involves non-strategic medium scale (defined as &lt;500 <u>400</u> units) primarily residential led...."</p> <p><b>Amend paragraph 1.3.18 as follows:</b></p> <p>1.3.18"....mixed use and residential development (defined as <u>400</u> 500+ units) to create sustainable...."</p>
MAC08	Para 1.3.24	<p><b>ED010</b> <a href="#">HS3-SWANSEA - Housing Provision</a></p> <p><b>ED037</b> <a href="#">Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a></p>	<p><b>Amend paragraph 1.3.24 as follows:</b></p> <p>1.3.24 The <u>Growth Strategy is therefore formulated on a sustainable settlement strategy approach that will ensure sets out how development should delivers sustainable places and that how the spatial growth of the County will be strategically managed in-line with the identified growth forecasts. <u>Importantly, this approach will allow for new to deliver the homes, jobs, infrastructure and community facilities to come forward required in a sustainable and appropriately phased manner. The Strategy of a balanced distribution between large strategic allocations (SDAs), together with a proportion of smaller scale sites represents the most viable means of delivering the Plan's Vision and Objectives. The Plan's policies will require necessary contributions to be secured through individual agreements on future applications, but significantly, requires specific facilities and infrastructure, such as schools and roads, to be delivered as integral parts of Strategic Development Areas. In this respect, each privately promoted residential led SDA has been subject of an independent financial viability assessment<sup>27</sup> that has considered the developer margin and community interests and the</u></u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>principles of good planning practice. This analysis provides a high degree of confidence that the costs of the Development Requirements and Placemaking Principles set out in the SDA site specific policies have been properly taken into account in the master planning process and that the Council's aspirations for delivering quality new communities at these strategic sites are realistic and deliverable within the Plan period.</u> (Figure <del>7</del> <del>6</del> <del>at section 4.5</del> below provides a diagram of the Plan's strategy, <u>which illustrates the spatial distribution of key development areas.</u></p> <p><sup>27</sup> <u>2017 Review and Update of Viability Evidence for the Swansea LDP</u></p>
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC09	Para 1.3.26	ED012 <a href="#">SoCG between Swansea Council and Home Builders Federation</a>	<p><b>Amend 1.3.26 to read:</b>  1.3.26 "... constraints upon, development, <u>including viability and market demand</u>, and the potential..."</p>
MAC10	Para 1.3.30, 33, 36, 39, 44	ED037 <a href="#">Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a>	<p><b>Amend paragraph 1.3.30 as follows:</b>  1.3.30 "...<del>4,210</del> <u>4,979</u> new homes..."</p> <p><b>Amend paragraph 1.3.33 as follows:</b>  1.3.33 "...<del>3,175</del> <u>3,230</u> new homes..."</p> <p><b>Amend paragraph 1.3.36 as follows:</b>  1.3.36 "...<del>2,135</del> <u>3,179</u> new homes..."</p> <p><b>Amend paragraph 1.3.39 as follows:</b>  1.3.39 "...<del>1,760</del> <u>2,832</u> new homes ..."</p> <p><b>Amend paragraph 1.3.44 as follows:</b>  1.3.44 "...<del>520</del> <u>1,460</u> new homes ..."</p>
MAC11	Para 1.3.43	Officer Change	<p><b>Amend paragraph 1.3.43 as follows:</b></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			1.3.43“...The Plan therefore provides opportunities for settlement extension into <u>at locations</u> adjoining Gower Fringe locations as an exception <u>sites</u> to meet identified affordable/local needs.”
MAC12	Para 1.3.46	ED037 <a href="#">Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a> <b>Officer Change</b>	<b>Amend paragraph 1.3.46 as follows:</b> 1.3.46 “...‘exception’ sites have been allocated <del>outside the designated boundaries</del> within these...” “...open market homes <u>also for Local Needs.</u> ”
MAC13	1.3 Growth Strategy Plan Strategy Diagram Figure 6 and para 1.3.24	ED010 <a href="#">HS1-SWANSEA - Plan Preparation</a>	<b>Update the Plan Strategy Diagram to reflect MACs.</b> <b>Amend title of Plan strategy diagram (shown after para 1.4.44) and reference to figure at para 1.3.24</b> <b>Figure 6 <u>7</u>– Plan Strategy Diagram</b> <b>Insert Figure 7 Amended Plan Strategy Diagram at the end of section 1.3.</b>



## 1.4 Key Themes



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC14	Para 1.4.9	<p>AP2.6</p> <p><a href="#">ED034a Joint Statement on Water Quality and Burry Inlet and Loughor Estuary</a></p>	<p><b>Amend paragraph 1.4.9:</b></p> <p>1.4.9 There are significant issues relating to providing sufficient capacity in combined sewer systems in parts of the County, particularly those draining into the Carmarthen Bay and Estuaries European Marine Site (CBEEMs) in the Loughor Estuary. The lack of capacity at Gowerton Waste Water Treatment Works to physically accommodate additional quantities of foul water and for the proper treatment of waste water is a potential constraint on development. To date, capacity issues associated with planning applications have been addressed through a Memorandum of Understanding (MOU) agreed between the Council, Carmarthenshire County Council, Natural Resources Wales (NRW) and Welsh Water (WW). The agreed approach centres on removing surface water from the waste water treatment infrastructure to increase capacity for the treatment of foul water. There is a firm commitment by all signatories to implement the provisions of the MOU and its requirements. To ensure there is sufficient capacity to accommodate LDP allocations, there will be a continuation of these requirements for the removal of surface water from the waste water treatment infrastructure alongside the necessary improvements to the infrastructure. The capacity of this infrastructure is the responsibility of DCWW as the statutory sewage undertakers, and the requirements of the sites allocated in the Plan will need to be addressed <u>through legislative and regulatory mechanisms, and supply/demand investment as set out in their long term Asset Management Plans.</u> To support this approach, the Plan <u>may require the compensatory removal of surface water from the combined sewers systems; will promote Sustainable Drainage Systems (SuDS) to control and manage surface water discharge from new developments and prevent new connections of surface</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			water drainage to the sewerage network.
MAC15	Para 1.4.13	ED012 <a href="#">SoCG between Swansea Council and Home Builders Federation</a>	<b>Amend Paragraph 1.4.13 to read:</b> 1.4.13 "...facilitate the delivery of a major mixed use development incorporating significant new retail and leisure uses, <u>with complementary residential development</u> , within the heart of the central area at the site of the former St David's centre."

## 2.1 Introduction

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
N/A	Chapter 2 <i>List of Policies</i>	N/A	<i>NB: See schedule of minor amendments which sets out update of "List of Policies" to reflect MACs</i>
MAC 169	Para 2.1.3	Officer Update	<b>Amend paragraph 2.1.3:</b> Add <u>Policy PS 2: Placemaking and Place Management</u> in "List of Policies". Add Policy H5A in "List of Policies" <u>H5 A: 100% Affordable Housing Exception Sites</u>
MAC 170	Para 2.1.6	Officer Update	<b>Amend paragraph 2.1.6 bullet point 4 as follows:</b> <ul style="list-style-type: none"> <li><u>Out of Centre Retail Parks</u></li> </ul> <b>Delete bullet point 6</b> <ul style="list-style-type: none"> <li><del>Green Belt</del></li> </ul>

## 2.2 Placemaking and Sustainable Development

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC16	Policy PS 1: Sustainable Places	Officer Update	<b>Amend point iii of Policy PS 1 as follows: iii. The safeguarding and protection of the character and openness of the Green Belt and Green Wedges; and</b>
MAC17	Policy PS 1: Sustainable Places	ED010 <a href="#">HS1-SWANSEA - Plan Preparation</a>	<b>Delete criteria (iv) of PS 1 and replace with the following criteria: <del>iv. Development in the countryside to be limited to exceptional circumstances</del> iv. <u>Inappropriate development in the countryside to be resisted</u></b>
MAC18	Policy PS 1: Sustainable Places  Para 2.2.1	ED010 <a href="#">HS1-SWANSEA - Plan Preparation</a>	<b>Amend paragraph 2.2.1 and add new paragraphs of supporting text.</b> 2.2.1 NEW a. <u>The distribution of future sustainable growth across the County follows a simple settlement hierarchy consisting of the urban area, key villages and the countryside. As the most sustainable location for major development and reinforcing its position as the main centre for the Swansea Bay City Region the primary focus for growth is in Swansea’s urban area.</u> 2.2.1 NEW b <u>Away from the urban area, small-scale growth is focussed on a number of defined key villages. A Rural Village Appraisal process identified key villages as the most sustainable settlements, within the rural area, to accommodate appropriate small scale housing, community facilities and sustainable rural enterprise development.</u> 2.2.1 NEW c. <u>The County’s countryside is extensive, within which are numerous hamlets, isolated dwellings, farms and rural enterprises that reflect the nature of the County’s rural economy. The countryside is a finite resource and is protected from inappropriate development. Generally only development requiring a countryside location is permitted and there is an emphasis on safeguarding the openness of the countryside and protecting, conserving and enhancing the County’s high quality natural and historic environment.</u> 2.2.1 “The Strategic Policy <u>PS1...</u> ”

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			2.2.1. "...strictly controlled, and will generally only be supported in exceptional circumstances, in accordance with Plan policies,..." "...previously developed land and along with Policies PS 3 and PS 4 to bring forward residential..."
MAC19	Policy PS 2: Placemaking and Place Management	ED10 <a href="#">HS 5-SWANSEA - Masterplanning and SDAs</a> ED10 <a href="#">HS 6-SWANSEA &amp; PERSIMMON SD B</a> ED010 <a href="#">HS 5-SWANSEA &amp; LLANMOOR SD D</a> ED070 <a href="#">HS 13-SWANSEA - HMOs and Conversions</a> Officer change	<b>Amend first, second and third paragraphs of Policy PS 2:</b> <b>"Development <del>must</del> <u>should</u> enhance the quality..."</b> <b>"... them, <del>must</del> <u>should</u> provide for an attractive, legible, <u>healthy, accessible and safe environment</u>, and <u>All proposals should ensure that no significant...</u>"</b> <b>"...siting of the proposal, development <del>must</del> <u>should</u> also:..."</b> Amend paragraph 2.2.2 as follows: <b>"<del>Green Belt</del> and <del>Green Wedges</del>..."</b> <b>"...The settlement boundaries, <del>Green Belt</del> and <del>Green Wedges</del>..."</b>
MAC20	Policy PS 2: Placemaking and Place Management	ED011 <a href="#">SoCG between Swansea Council and DCWW</a>	<b>Add a new criterion to Policy PS 2:</b> <b><u>xi Have regard to the implications for infrastructure and services.</u></b>
MAC21	Policy PS 2: Placemaking and Place Management Para 2.2.3 NEW	ED061 <a href="#">HS 12-SWANSEA - Built Environment / Design</a> AP 12.1	<b>Insert new paragraph after paragraph 2.2.3</b> <b><u>2.2.3 NEW An integral part of placemaking and holistic planning is to create and manage places that seek to ensure social inclusion, equality of opportunity and access for all. This includes all aspects of development including the physical environment, land uses and transportation. The principle of access for all encompasses all elements of society and is applicable to all developments in all locations.</u></b>
MAC22	Policy PS 2: Placemaking and Place Management	ED070 <a href="#">HS 13-SWANSEA - HMOs and Conversions</a>	<b>Amend paragraph 2.2.7 to add the following:</b> <b><u>2.2.7 "...standards and providing for healthy and attractive environments. This applies to both new buildings and conversions. For example, the conversion of existing buildings for residential use must not result in an over-intensive use of</u></b>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
	Para 2.2.7		<u>that building, such as giving rise to cramped living conditions and/or rooms with insufficient windows.”</u>
<b>MAC23</b>	Policy PS 3: Sustainable Housing Strategy  Para 2.2.12, 2.2.13, 2.2.21 and 2.2.24  Table 1: Component of Housing Requirement and Supply	<b>ED037</b> <a href="#">Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a>  <b>AP4.2</b>  <b>Officer change</b>	<b>Amend first line of Policy PS 3 as follows:</b> “... <u>The Plan provides Land is identified for the development of up to 17,645</u> <del>17,106</del> homes to...” “...housing requirement of <u>15,600 dwellings</u> for the Plan period.” <b>Amend paragraph 2.2.12 as follows#;</b> 2.2.12 The Policy is expanded upon by SPG <sup>2</sup> , that addresses <u>a range of the following development types and areas, which are covered in other relevant Plan policies of the Plan. These include guidance relating to:</u> <ul style="list-style-type: none"><li>• Residential Development;</li><li>• Infill and <u>B</u>ackland developments;</li><li>• <u>H</u>ouseholder Extensions;</li><li>• <u>T</u>all Buildings</li><li>• Shopfronts and Commercial Frontages;</li><li>• Design Guide for the Gower AONB; and</li><li>• <u>Area specific guidance as set out in Conservation Areas; and</u></li><li>• <u>Various area specific development frameworks</u></li><li>• <del>Appraisals</del></li></ul> <b>Amend paragraph 2.2.13 as follows:</b> 2.2.13 “...WG Local Authority level <del>2011 based</del> Household Projections...”. “...requirement is based on the <del>maximum level of potential</del> economic growth

<sup>2</sup> See Appendices for list of SPG available at <http://www.swansea.gov.uk/spg>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>that...”. “...It includes a 40% flexibility allowance to allow for where some sites may not come forward as planned or to respond to unforeseen needs, as set out in Table 1 ‘Components of Housing Requirement and Supply’.”</p> <p><sup>44</sup> Planning Policy Wales (Version 9 7, 20164) paragraph 9.2.1 to 9.2.2</p> <p><sup>45</sup> <del>Economic Growth and Employment Land Assessment (PBA, 2014) and 2017 Review of Swansea Local Development Plan Growth Strategy and Evidence Base (Turley et al, 2017)-2017 Review of Swansea Local Development Plan Growth Strategy and Evidence Base, Turley and Associates</del></p> <p><sup>46</sup> WG advice is set out in Policy Clarification letter 10th April 2014</p> <p><b>Amend paragraph 2.2.21 as follows:</b></p> <p>2.2.21 “...incorporates a <del>further</del> flexibility allowance of approximately <del>2045</del> 3,000 additional homes, over and above the <del>15,600</del>17,100 new homes requirement. <u>This total provision within the Plan of 17645 therefore incorporates a total flexibility allowance of 13% in excess of the base level, evidenced requirement. The total provision within the plan includes allocations, commitments, and, to be delivered by means of windfall sites. The windfall component 3,000 figure is based...</u> “...deliverable provision for a supply of around 20,000 new homes, incorporating and provides sufficient flexibility...<sup>48</sup> “...The approach also ensures the Plan has potential to meets the Welsh Government’s...” “...in Swansea<sup>49</sup> <u>The overall provision in the Plan reflects the importance of achieving an uplift in the development of new homes, which will be partly dependent upon there being a good range and distribution in the supply of deliverable housing land across the authority. This is particularly important given the fundamental Placemaking strategy and role of SDAs in the Plan, which by virtue of their nature and scale can reasonably be expected to give rise to unforeseen issues that may delay completions of new homes at certain sites. The Plan therefore ensures that the supply of land provides sufficient flexibility to support the viable delivery of the housing requirement, by means of both an appropriate flexibility allowance and the spatial distribution and range of sites allocated. for a 14% rise in the</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change										
			<p>household population over the Plan period. Assessments have indicated this equates to a very high level growth scenario that is in excess of that forecasted by the local and regional evidence.”</p> <p><b>Amend paragraph 2.2.22 as follows</b>  “...proposed for Green Wedge and Green Belt designation.”</p> <p><sup>48</sup> Housing Landbank and Previously Developed Land Capacity Study (<u>Revised 2017</u>)</p> <p><b>Add new paragraph after 2.2.23 to respond to Action Point 4.2.</b>  <u>2.2.23 NEW The Plan’s affordable housing strategy is set out in Policy H 2. The Plan makes provision to deliver a minimum of 3,518 affordable housing units over the plan period. The supporting text to Policy H2 sets out the components of Affordable Housing supply.</u></p> <p><b>Amend paragraph 2.2.24 as follows:</b>  2.2.24 A summary of the components of the Housing Requirement and Supply how the Plan will provide for the required 17,100 new homes over the Plan period, as well as the additional flexibility allowance, is shown in Table 1, below.</p> <p><b>Replace Table 1 as follows</b></p> <p><b>Table 1: Components of Housing Requirement and Supply</b></p> <table border="1" data-bbox="994 986 1749 1374"> <thead> <tr> <th data-bbox="994 986 1601 1094">Component</th> <th data-bbox="1601 986 1749 1094">Number of units</th> </tr> </thead> <tbody> <tr> <td data-bbox="994 1094 1601 1163">Housing need and demand</td> <td data-bbox="1601 1094 1749 1163">15,600</td> </tr> <tr> <td data-bbox="994 1163 1601 1232">10% flexibility allowance</td> <td data-bbox="1601 1163 1749 1232">1,600</td> </tr> <tr> <td data-bbox="994 1232 1601 1300"><b>Total housing requirement</b></td> <td data-bbox="1601 1232 1749 1300"><b>17,100</b></td> </tr> <tr> <td data-bbox="994 1300 1601 1374">Commitments*</td> <td data-bbox="1601 1300 1749 1374">5,306</td> </tr> </tbody> </table>	Component	Number of units	Housing need and demand	15,600	10% flexibility allowance	1,600	<b>Total housing requirement</b>	<b>17,100</b>	Commitments*	5,306
Component	Number of units												
Housing need and demand	15,600												
10% flexibility allowance	1,600												
<b>Total housing requirement</b>	<b>17,100</b>												
Commitments*	5,306												

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change	
			Allocations	11,800
			Total capacity of land identified for housing under Policy PS3	17,106
			Projected Windfall site supply	3,000
			<b>Total housing supply over Plan period</b>	<b>20,106</b>
<p>*Sites granted planning permission or built out since the Plan base date (2010)            NB: Figures may not sum due to rounding</p>				
<p><b><u>Table 1: Components of Housing Requirement and Supply</u></b></p>				
			<b><u>Component</u></b>	<b><u>Number of units</u></b>
			<u>Commitments</u>	<u>Housing built = 3,630</u> <u>Extant planning permissions = 2,203</u>
			<u>Allocations</u>	<u>H1 sites = 2,611</u> <u>H5 sites = 210</u> <u>SD sites = 7,109</u>
			<u>Windfall</u>	<u>Large sites = 858</u> <u>Small sites = 1,024</u>
			<b><u>Total Provision</u></b>	<b><u>17,645</u></b>



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change																																																	
			<u>Requirement</u>	<u>15,600</u>																																																
			<u>Flexibility</u>	<u>2,045 (13.1%)</u>																																																
			<b><u>Total provision</u></b>	<b><u>17,645</u></b>																																																
		<p><i>Notes:</i>  <u>Base date of the information is 1<sup>st</sup> April 2017</u>  <u>End date of the Plan 31<sup>st</sup> December 2025</u></p> <p><b>Add the following additional paragraphs and table:</b>  2.2.25 NEW a _____ A breakdown of the housing supply and requirement by SHPZ is shown below in Table 2.</p> <p><b>Table 2: Components of the Housing Requirement and Supply by SHPZ</b></p> <table border="1" data-bbox="981 818 2047 1335"> <thead> <tr> <th data-bbox="987 823 1151 1058"><u>SHPZ</u></th> <th data-bbox="1162 823 1279 1058"><u>Total comm itment s</u></th> <th data-bbox="1290 823 1406 1058"><u>Total Alloca tions</u></th> <th data-bbox="1417 823 1534 1058"><u>Fore casted Windf all</u></th> <th data-bbox="1545 823 1662 1058"><u>Total Provis ion</u></th> <th data-bbox="1673 823 1789 1058"><u>% of provis ion</u></th> <th data-bbox="1800 823 1917 1058"><u>Housi ng Requi remen t*</u></th> <th data-bbox="1928 823 2045 1058"><u>% of Housi ng Requi remen t</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="987 1066 1151 1114"><u>Central</u></td> <td data-bbox="1162 1066 1279 1114"><u>917</u></td> <td data-bbox="1290 1066 1406 1114"><u>1504</u></td> <td data-bbox="1417 1066 1534 1114"><u>411</u></td> <td data-bbox="1545 1066 1662 1114"><u>2832</u></td> <td data-bbox="1673 1066 1789 1114"><u>16%</u></td> <td data-bbox="1800 1066 1917 1114"><u>2100</u></td> <td data-bbox="1928 1066 2045 1114"><u>12%</u></td> </tr> <tr> <td data-bbox="987 1121 1151 1169"><u>East</u></td> <td data-bbox="1162 1121 1279 1169"><u>1397</u></td> <td data-bbox="1290 1121 1406 1169"><u>1686</u></td> <td data-bbox="1417 1121 1534 1169"><u>96</u></td> <td data-bbox="1545 1121 1662 1169"><u>3179</u></td> <td data-bbox="1673 1121 1789 1169"><u>18%</u></td> <td data-bbox="1800 1121 1917 1169"><u>4200</u></td> <td data-bbox="1928 1121 2045 1169"><u>25%</u></td> </tr> <tr> <td data-bbox="987 1177 1151 1225"><u>GNW</u></td> <td data-bbox="1162 1177 1279 1225"><u>1478</u></td> <td data-bbox="1290 1177 1406 1225"><u>3405</u></td> <td data-bbox="1417 1177 1534 1225"><u>96</u></td> <td data-bbox="1545 1177 1662 1225"><u>4979</u></td> <td data-bbox="1673 1177 1789 1225"><u>28%</u></td> <td data-bbox="1800 1177 1917 1225"><u>5800</u></td> <td data-bbox="1928 1177 2045 1225"><u>34%</u></td> </tr> <tr> <td data-bbox="987 1233 1151 1281"><u>North</u></td> <td data-bbox="1162 1233 1279 1281"><u>432</u></td> <td data-bbox="1290 1233 1406 1281"><u>2754</u></td> <td data-bbox="1417 1233 1534 1281"><u>44</u></td> <td data-bbox="1545 1233 1662 1281"><u>3230</u></td> <td data-bbox="1673 1233 1789 1281"><u>18%</u></td> <td data-bbox="1800 1233 1917 1281"><u>2900</u></td> <td data-bbox="1928 1233 2045 1281"><u>17%</u></td> </tr> <tr> <td data-bbox="987 1289 1151 1337"><u>West</u></td> <td data-bbox="1162 1289 1279 1337"><u>789</u></td> <td data-bbox="1290 1289 1406 1337"><u>461</u></td> <td data-bbox="1417 1289 1534 1337"><u>210</u></td> <td data-bbox="1545 1289 1662 1337"><u>1460</u></td> <td data-bbox="1673 1289 1789 1337"><u>8%</u></td> <td data-bbox="1800 1289 1917 1337"><u>1500</u></td> <td data-bbox="1928 1289 2045 1337"><u>9%</u></td> </tr> </tbody> </table>			<u>SHPZ</u>	<u>Total comm itment s</u>	<u>Total Alloca tions</u>	<u>Fore casted Windf all</u>	<u>Total Provis ion</u>	<u>% of provis ion</u>	<u>Housi ng Requi remen t*</u>	<u>% of Housi ng Requi remen t</u>	<u>Central</u>	<u>917</u>	<u>1504</u>	<u>411</u>	<u>2832</u>	<u>16%</u>	<u>2100</u>	<u>12%</u>	<u>East</u>	<u>1397</u>	<u>1686</u>	<u>96</u>	<u>3179</u>	<u>18%</u>	<u>4200</u>	<u>25%</u>	<u>GNW</u>	<u>1478</u>	<u>3405</u>	<u>96</u>	<u>4979</u>	<u>28%</u>	<u>5800</u>	<u>34%</u>	<u>North</u>	<u>432</u>	<u>2754</u>	<u>44</u>	<u>3230</u>	<u>18%</u>	<u>2900</u>	<u>17%</u>	<u>West</u>	<u>789</u>	<u>461</u>	<u>210</u>	<u>1460</u>	<u>8%</u>	<u>1500</u>	<u>9%</u>
<u>SHPZ</u>	<u>Total comm itment s</u>	<u>Total Alloca tions</u>	<u>Fore casted Windf all</u>	<u>Total Provis ion</u>	<u>% of provis ion</u>	<u>Housi ng Requi remen t*</u>	<u>% of Housi ng Requi remen t</u>																																													
<u>Central</u>	<u>917</u>	<u>1504</u>	<u>411</u>	<u>2832</u>	<u>16%</u>	<u>2100</u>	<u>12%</u>																																													
<u>East</u>	<u>1397</u>	<u>1686</u>	<u>96</u>	<u>3179</u>	<u>18%</u>	<u>4200</u>	<u>25%</u>																																													
<u>GNW</u>	<u>1478</u>	<u>3405</u>	<u>96</u>	<u>4979</u>	<u>28%</u>	<u>5800</u>	<u>34%</u>																																													
<u>North</u>	<u>432</u>	<u>2754</u>	<u>44</u>	<u>3230</u>	<u>18%</u>	<u>2900</u>	<u>17%</u>																																													
<u>West</u>	<u>789</u>	<u>461</u>	<u>210</u>	<u>1460</u>	<u>8%</u>	<u>1500</u>	<u>9%</u>																																													

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change								
			<u>Small sites in above areas</u>	<u>665</u>	<u>0</u>	<u>829</u>	<u>1494</u>	<u>8%</u>	<u>NA</u>	<u>NA</u>	
			<u>Gower Fringe</u>	<u>66</u>	<u>95</u>	<u>194</u>	<u>355</u>	<u>2%</u>	<u>300</u>	<u>2%</u>	
			<u>Gower</u>	<u>89</u>	<u>25</u>	-	<u>114</u>	<u>1%</u>	<u>200</u>	<u>1%</u>	
			<u>Total</u>	<u>5833</u>	<u>9930</u>	<u>1882</u>	<u>17645</u>	<u>100%</u>	<u>17100</u>	<u>100%</u>	
			<p>* Source: Local Housing Market Assessment (Update) 2015</p> <p>2.2.25 NEW b The vast majority of the housing supply will be provided within the principal urban area (72%). Just over a quarter (26%) will be provided in the major physically detached settlements, with a small amount of development in the Key Villages (2%).</p>								
MAC24	Policy PS 3: Sustainable Housing Strategy Para 2.2.18	ED010 <a href="#">HS 3-SWANSEA - Housing Provision</a> Officer Change	<p><b>Amend the final paragraph of Policy PS 3 as follows:</b>  <b>“...against <u>inappropriate</u> housing development, <del>unless the proposal is considered an appropriate exceptional case.</del>”</b></p> <p><b>In paragraph 2.2.18 amend the final sentence, as follows:</b>  2.2.18 The consideration of <del>exceptional cases</del> <u>potentially appropriate housing beyond settlement boundaries</u> will be made having regard to Plan Policy <u>CV 2: Development in the Countryside</u> and National Planning Policy and Guidance</p>								
MAC25	Policy PS 4: Sustainable Employment Strategy	ED048 <a href="#">Council Statement arising from HS 2, 3 and 9 Employment (20.3.18)</a>	<p><b>PS 4: SUSTAINABLE EMPLOYMENT STRATEGY</b></p> <p><b>“...potential for the creation of <del>up to 14,700</del> <u>13,600</u> additional jobs over the Plan period <u>result in a requirement for a minimum 19 hectares of employment land. This will be ...</u>”</b></p> <p><b>“...i. Areas that incorporate <u>substantive large-scale</u> areas for new, or retained,</b></p>								

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>employment uses <u>of varying scale at the following locations:</u></p> <ol style="list-style-type: none"> <li>1. <b><u>SD G: Land north of M4 Junction 46 (14 Ha);</u></b></li> <li>2. <b><u>SD H: Land north of Waunarlwydd/Fforestfach (26 Ha);</u></b></li> <li>3. <b><u>SD I: Swansea Vale (4 Ha);</u></b></li> <li>4. <b><u>SD J: Central Area and City Waterfront (4 Ha);</u></b></li> <li>5. <b><u>SD K: Fabian Way Corridor (12 Ha).</u></b></li> </ol> <p>ii. <b>Retaining land for employment <u>that is in active viable employment use</u> <del>uses at established sustainable, viable sites that forms part of the employment land bank,...</del></b>"</p>
MAC26	Policy PS 4: Sustainable Employment Strategy  Para 2.2.25	ED040 <a href="#">HS9-SWANSEA – Tourism</a>	<p><b>Amend Paragraph 2.2.25:</b>  <del>2.2.25 "...Strategic Policy is founded on the Economic Assessment and Employment Land Provision Study (2012) carried out for the Swansea and Neath Port Talbot Local Authority areas by independent consultants Plan's evidence base<sup>51</sup>. The assessment..."</del></p> <p><sup>51</sup> <del>The Economic Assessment and Employment Land Provision Study (2012) <a href="http://www.swansea.gov.uk/media/1521/Economic-Growth-andEmployment-Land-Assessment-October-2012-Part-1-Report-withAppendices/pdf/Economic_Growth_and_Employment_Land_Assessment_October_2012-Part_1_Report_with_Appendices.pdf">http://www.swansea.gov.uk/media/1521/Economic-Growth-andEmployment-Land-Assessment-October-2012-Part-1-Report-withAppendices/pdf/Economic_Growth_and_Employment_Land_Assessment_October_2012-Part_1_Report_with_Appendices.pdf</a>, Peter Brett Associates LLP 2017 Review of Swansea Local Development Plan Growth Strategy and Evidence Base, Turley and Associates available at <a href="http://www.swansea.gov.uk/ldpbackgroundpapers">www.swansea.gov.uk/ldpbackgroundpapers</a></del></p>
MAC27	Policy PS 4: Sustainable Employment Strategy  Para 2.2.26 - 2.2.33	ED048 <a href="#">Council Statement arising from HS 2, 3 and 9 Employment</a>	<p><b>Amend paragraphs 2.2.26 - 2.2.33 as follows:</b>  <del>2.2.26 'Top-down' sector eEmployment forecasts have been undertaken for the County to underpin the Plan's job target.. An upper end-gGrowth forecasts have been produced has been adopted that targets specific sectors identified through stakeholder discussions and employment strategies as having local growth drivers and being reflective of the City Region growth ambitions reflect the potential impact of key major interventions, including projects that form</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>part of the Swansea Bay City Deal proposals.</u></p> <p>2.2.27 <del>This forecast is for</del> <u>The preferred growth forecast suggests that an additional 14,700 13,600 jobs will be created</u> in the County over the Plan period primarily driven by proposed future growth in key sectors including:</p> <ul style="list-style-type: none"> <li>• Professional Services</li> <li>• <del>Administrative &amp; Supportive Services</del></li> <li>• <del>Education</del></li> <li>• Health (<u>Residential Care &amp; Social Work</u>)</li> <li>• Tourism in the form of <u>Accommodation &amp; Food Services and Recreation</u></li> </ul> <p>2.2.28 “...services, legal and accounting, <del>media</del>, IT, business services...”</p> <p>2.2.29 The Plan aims to ensure that sufficient land is available to support economic growth i.e. a sufficient employment landbank. <u>The evidence base underpinning the LDP employment growth strategy<sup>53</sup> upper-end-growth figures have been used to identify</u> the amount of business space that would be required to support the <u>preferred employment growth forecast.</u> <del>maximum projected future growth in jobs.</del> Overall, based on 14,700 <u>13,600</u> net new jobs over the Plan period, there is a <del>need</del> <u>requirement</u> across the County for <u>19 16</u>-ha of employment land (Use Class B1-B8 space) plus ‘Areas of Search’ for a waste facility. <u>It should be noted that this level of growth should not be viewed as a ceiling or maximum level. The Plan evidence base<sup>53</sup> has determined that a higher level of growth could occur if other investment beyond that which it has been possible to quantify comes forward. The Plan reflects this by providing an appropriate level of flexibility and ‘over provision’ in the amount of land identified with the potential for employment use which the Council considers is justified having regard to:</u></p> <ul style="list-style-type: none"> <li>• <u>the clear differentiation between the nature of the sites and their relative locations, reflecting the need to provide different options for a range of sectors and investors and to be flexible to changes in market demand</u></li> </ul>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change												
			<p><u>with particular regard to the current uncertainty about future national and international economic growth projections</u></p> <ul style="list-style-type: none"> <li>• <u>the need to ensure developments come forward in a sustainable manner, incorporating a range of uses at the SDAs, in particular to ensure employment uses are delivered alongside residential development</u></li> <li>• <u>the need to ensure economic growth is not constrained and to recognise that the scale of growth envisaged could be realised more quickly than forecast and/or exceeded.</u></li> </ul> <p><u>The minimum 19 ha of employment land required over the Plan period comprises as follows:</u></p> <p><b>Table 2: B-space land requirements 2010-25 for the County</b></p> <table border="1" data-bbox="1144 699 2013 1107"> <thead> <tr> <th data-bbox="1144 699 1592 794">Sector</th> <th data-bbox="1592 699 2013 794">B-space land requirements 2010-25</th> </tr> </thead> <tbody> <tr> <td data-bbox="1144 794 1592 847">Industrial</td> <td data-bbox="1592 794 2013 847"><u>+8-15</u> Ha</td> </tr> <tr> <td data-bbox="1144 847 1592 900">Warehousing</td> <td data-bbox="1592 847 2013 900"><u>+8-10</u> Ha</td> </tr> <tr> <td data-bbox="1144 900 1592 952">Offices</td> <td data-bbox="1592 900 2013 952"><u>+3-21</u> Ha</td> </tr> <tr> <td data-bbox="1144 952 1592 1050">Regional Waste Plan requirement for land</td> <td data-bbox="1592 952 2013 1050">LDP to identify 'Areas of Search'</td> </tr> <tr> <td data-bbox="1144 1050 1592 1107">Total</td> <td data-bbox="1592 1050 2013 1107"><u>+19-46</u> Ha</td> </tr> </tbody> </table> <p>Source: <u>2017 Review of Swansea Local Development Plan Growth Strategy and Evidence Base PBA (2012)</u> – rounded figures</p> <p>2.2.30 There is a lack of available, high quality office accommodation but an oversupply of sub- standard offices. <u>The evidence has identified Overall there is a net need for 21 ha (84,000 sq m) high investment in higher quality office space commercial premises<sup>53</sup>.</u> <u>The principle of accommodating the</u></p>	Sector	B-space land requirements 2010-25	Industrial	<u>+8-15</u> Ha	Warehousing	<u>+8-10</u> Ha	Offices	<u>+3-21</u> Ha	Regional Waste Plan requirement for land	LDP to identify 'Areas of Search'	Total	<u>+19-46</u> Ha
Sector	B-space land requirements 2010-25														
Industrial	<u>+8-15</u> Ha														
Warehousing	<u>+8-10</u> Ha														
Offices	<u>+3-21</u> Ha														
Regional Waste Plan requirement for land	LDP to identify 'Areas of Search'														
Total	<u>+19-46</u> Ha														

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>majority of this need within the Swansea Central Area was considered to be appropriate in the context of forecast growth sectors, market intelligence and the location of planned investment. majority of this provision should be located in the Swansea Central Area (83%, 70,000 sq m)<sup>53</sup> to support its regeneration by improving vibrancy and footfall. The evidence indicates that the land requirements equate and would be equivalent to only around 3.4-3 ha of land because of the higher densities of floorspace to land possible in the Central Area. After discounting 83% of the 21 ha of net additional land allocations for office uses, the remaining allocation for office uses elsewhere in the County would only need to be for some 3.5 ha, which equates to around 14,000 sq m.</u></p> <p>2.2.31 <u>Whilst there is an over-adequate supply of low quality industrial space in the County (approximately 15 ha), the evidence shows there is an with any identified demand for new industrial premises and land to meet modern standards and investor requirements, up to an area of 8 ha being mostly from existing operators looking to replace old stock. There is also however a small demand for additional warehousing space (+8 10.0 ha).</u></p> <p><sup>53</sup> 2017 Review of Swansea Local Development Plan Growth Strategy and Evidence Base</p> <p><b>Amend paragraph 2.2.33 as follows:</b></p> <p>2.2.33 <u>“...through strategic allocations. To ensure sufficient sites are available with appropriate infrastructure and servicing, land is allocated at the Mixed Use SDAs for employment generating uses. Policy PS 4 confirms the scale of potential development areas that could accommodate a range of B Class employment uses, which is reflective of the concept plans and policy requirements for each site. The evidence base highlights that the employment areas within the Mixed Use SDAs are located at established business destinations and/or close to the M4, as favoured by occupiers, and each presents a slightly different offer in terms of the occupiers they are likely to attract. For example the retention of employment land at SD H provides for</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>appropriate industrial operations, and the strategic business park at SD G provides an opportunity to attract strategic regional investment for higher end or emerging industries/occupiers. Collectively, therefore, it is considered that these sites can effectively contribute towards meeting the identified need for industrial land, with the size and characteristics of the sites capable of facilitating delivery of the wide range of sizes of premises/ floorplates required by the market, providing for a level of flexibility and choice. The sites identified in the policy provide for a broad range of B-class uses, the nature of which are further defined in site specific policy SDG-K. Proposals for B1 office uses of greater than 200 sq m gross floor area will only be permitted within SDAs outside the Swansea Central Area if appropriate evidence is submitted to demonstrate that there is no site or premises available within the Central Area to accommodate the proposed development. The evidence underpinning the Plan demonstrates that the allocated SDA sites can effectively contribute towards meeting the identified requirement for industrial, warehousing and office premises and land, with the size and characteristics of the sites likely to facilitate delivery of the range of sizes of premises/floorplates as required by the market over the Plan period<sup>55</sup>. Other non B- space...”</u></p>

### 2.3 Strategic Development and Masterplanning

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change									
MAC28	Policy SD 1: Strategic Development Areas	<p><a href="#">ED037 Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a></p> <p><a href="#">ED058 Council Statement arising from HS 6 and 7 -</a></p>	<p><b>Amend table in Policy SD 1 to confirm number of homes to be delivered at each SDA.</b></p> <table border="1"> <thead> <tr> <th>Proposals Map Site</th> <th>Strategic Housing Policy</th> <th>Site Name</th> <th>Estimated Units during</th> <th>Estimated Residual Capacity</th> </tr> </thead> </table>					Proposals Map Site	Strategic Housing Policy	Site Name	Estimated Units during	Estimated Residual Capacity
Proposals Map Site	Strategic Housing Policy	Site Name	Estimated Units during	Estimated Residual Capacity								

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change				
		<a href="#">Strategic Development Areas</a>	Reference	Zone		Plan Period	<u>after Plan period ends</u>
			<b>Residential led SDAs</b>				
			A	Greater.N. West	South of Glanffrwd Road, Pontarddulais	<del>720</del> <u>486</u>	<u>234</u>
			B	Greater.N. West	North of Garden Village	<del>750</del> <u>700</u>	<u>50</u>
			C	Greater.N. West	South of A4240, Penllergaer	<del>750*</del> <u>644</u>	<u>206</u>
			D	North	West of Llangyfelach Road, Penderry	<del>1,160*</del> <u>1088</u>	<u>862</u>
			E	North	North of Clasemont Road, Morryston	<del>675</del> <u>490</u>	<u>110</u>
			F	West	Cefn Coed Hospital, Cockett	<del>500</del> <u>371</u>	<u>56</u>
			<b>Total no of homes for residential led SDAs</b>			<del>4,555</del> <u>3,779</u>	<u>1,518</u>
			<b>Mixed Use SDAs</b>				



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change				
			G	Greater.N. West	Northwest of M4 J46, Llangyfelach	850* <u>565</u>	<u>235</u>
			H	North	North of Waunarlwydd/ Fforestfach	800* <u>716</u>	<u>603</u>
			I	East	Swansea Vale	750* <u>410</u>	<u>40</u>
			J	Central	Central Area and City Waterfront	1,000* <u>856</u>	<u>50</u>
			K	East	Fabian Way Corridor	525	<u>0</u>
			L	Central	Tawe Riverside Corridor and Hafod Morfa Copper Works	370- <u>258</u>	<u>112</u>
			Total number of homes for Mixed Use SDAs			4,295 <u>3330</u>	<u>1040</u>
			Total number of homes across all SDAs			8,850 <u>7,109</u>	<u>2558</u>
* <u>All sites are considered potentially capable of delivering a greater number of homes beyond the Plan period</u>							
MAC29	Policy SD 1: Strategic Development Areas	Factual update to align with latest trajectories.	Amend 2 <sup>nd</sup> paragraph of Policy SD 1 as follows: "...accommodating a minimum of 500 <u>400</u> homes, in accordance..."				

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC30	Policy SD 1: Strategic Development Areas Para 2.3.1	ED056 <a href="#">Council Statement arising from HS1 2 5 8 &amp; 11 Appendix 3 &amp; IDP</a>	<b>Add new paragraph to the end of paragraph 2.3.1:</b> 2.3.1 “...specific policies (Policies SD-1 A-L), which define...” “...attributes at each site. <u>Appendix 3 of the Plan provides further detail of key infrastructure requirements identified for each allocated site, together with site informatives to highlight where further assessments will be required to establish the impact of development in relation to identified issues, constraints and designations. Where impacts of development have already been established the Appendix sets out the required mitigation measures or measures to retain/enhance identified natural or built heritage assets. The Plan is supported by an Infrastructure Delivery Plan which provides further detail of the phasing, funding and delivery of infrastructure required for each allocated site.</u> ”
MAC31	Policy SD 1: Strategic Development Areas Para 2.3.3	ED010 <a href="#">HS 5-SWANSEA - Masterplanning and SDAs</a> ED010 <a href="#">HS 6-SWANSEA &amp; BELLWAY SD C.</a> ED010 <a href="#">HS 5-SWANSEA &amp; LLANMOOR SD D</a> ED037 <a href="#">Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a>	<b>Amend paragraph 2.3.3 as follows:</b> 2.3.3 “... around <del>75%</del> <u>70%</u> of the allocations...”. “The number of homes specified for <u>the Plan period in each residential led SDA are considered equates to what can reasonably be anticipated to be delivered ceiling figures for the period up to 2025, and having regard to current site specific evidence regarding development trajectories and the particular characteristics and constraints of the site. The precise number of homes that come forward on each SDA will ultimately be dependent on further evidence that is provided at the planning application stage, including detailed masterplanning and further site specific assessments of technical issues such as any environmental constraints. that should only be exceeded if appropriate evidence is submitted to demonstrate a rise in numbers is justified and appropriate having regard to comprehensive masterplans</u> ”

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC32	Policy SD 1: Strategic Development Areas Para 2.3.4	ED021 <a href="#">HS 9-SWANSEA Employment</a> NSA 12 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<p><b>Amend paragraph 2.3.4 to insert new second sentence as follows:</b>  2.3.4 “... residential development. <u>The evidence base confirms that the forecast need for future employment floor space can be accommodated on the SDA sites<sup>55</sup>, and there is adequate flexibility built in for variations to the concept plans illustrated to ensure the sites come forward with a sustainable mix of uses and meet economic growth aspirations. In combination...</u>”</p> <p><sup>55</sup> 2017 Review of Swansea Local Development Plan Growth Strategy and Evidence Base (Turley et al)</p>
MAC33	Policy SD 2: Masterplanning Principles	SA Report	<p><b>Amend criteria vi as follows:</b>  “vi. <b><u>Provides for multi-functional and connected green spaces infrastructure that links to the wider...</u></b>”</p>
MAC34	Policy SD 2: Masterplanning Principles	ED010 <a href="#">HS 5-SWANSEA Masterplanning and SDAs</a> ED010 <a href="#">HS 5-SWANSEA Masterplanning and SDAs</a> ED016 <a href="#">Joint statement (water quality) With NRW, DCWW and the Council.</a>	<p><b>Replace criterion x of Policy SD 2 as follows:</b>  <del>x. Achieves sustainable building standards and exhibits design that exceeds the minimum requirements of Building Regulations where possible. Maximises sustainable development opportunities where possible in accordance with the Welsh Government Planning for Sustainable Buildings Guidance.</del></p> <p><b>Amend criterion ‘o’ of Policy SD 2:</b>  o. <b><u>Provide for offsite compensatory surface water compensatory removal where required to enable foul connections to be made as part of an agreed scheme to be submitted as part of the planning application offset the connection of additional foul flow to the combined sewerage network, in accordance with the requirements of Policy RP 3 Water Pollution and the Protection of Water Resources. the Burry Inlet Memorandum of Understanding relating to the treatment of waste and foul water; and</u></b></p> <p><b>Add additional criterion q. to Policy SD 2 as follows:</b></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>q. <u>Provide a comprehensive and integrated drainage strategy demonstrating how foul, surface water, highway and land drainage shall be dealt with in a sustainable manner.</u></p> <p>Replace final paragraph of Policy SD 2 as follows:  <del>The Masterplanning Principles must be communicated by means of a Design and Access Statement and overarching masterplan for the site, and as appropriate Design Codes and Sub Area Masterplans, to ensure a sufficiently robust planning mechanism to deliver a holistic Placemaking approach throughout the Plan period</del></p> <p><u>The Strategic Placemaking approach must be communicated by means of a Design and Access Statement. Where an outline planning application is submitted this must set a comprehensive and robust placemaking framework for the Reserved Matters applications through parameters plans and development principles. In light of the scale of the SDA sites it may be necessary to build in ‘time for design’ after the outline planning application and prior to the submission of reserved matters applications through conditions requiring approval of Design Codes and Sub Area Masterplans, to ensure a sufficiently robust planning mechanism to deliver a holistic Placemaking approach throughout the Plan period.</u></p>
MAC35	Policy SD 2: Masterplanning Principles Para 2.3.11	ED010 <a href="#">HS 5-SWANSEA Masterplanning and SDAs:</a>	<p><b>Amend paragraph 2.3.11 of the supporting text to Policy SD 2:</b>  2.3.11 <del>The SDA sites will be built out over the entire course of the Plan period and a robust planning mechanism and framework for decision making is therefore required to ensure that the Placemaking approach is consistently delivered through the Planning Application process, particularly where there are potentially different interests involved over time. Outline planning applications for 100+ homes and the SDA sites will create new neighbourhoods and will be built out on a phased basis, potentially by different interests. Therefore a robust placemaking framework is</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>required to ensure that comprehensively planned, sustainable neighbourhoods with a distinct sense of place’ are delivered through the Outline Planning Application process. A controlling strategic masterplan framework and Design Code with associated Parameter Plans for the entire site will need to be agreed at the outline planning application stage, to which all future reserved matters applications would be required to be in accordance accord with. Additionally, with regard to the larger SDA sites, Alternatively, to supplement the controlling masterplan framework submitted at outline application stage, the Council may require Sub Area Masterplans and/or Design Codes to be submitted prior to the submission of Reserved Matters Planning Applications, which will guide the detail to be agreed within discreet development areas.</u></p> <p><b>Insert at end of paragraph 2.3.11:</b>  2.3.11 “...within discreet development areas. <u>This will ensure a sufficiently robust planning mechanism is in place to ensure effective delivery of a holistic Placemaking approach over the Plan period.</u>”</p> <p><b>Amend paragraph 2.3.12:</b>  2.3.12 “Council’s Places to Live Residential Design Guide’ <u>and other relevant SPG... The application of criterion x will vary from site to site and this should be evidenced in the Design and Access Statement to explain what sustainable development opportunities can be achieved. Conversely the Design and Access statement should also explain what cannot be achieved.</u>”</p>
MAC36	Policy SD A: South of Glanffrwd Road, Pontarddulais	<a href="#">ED037 Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a> <a href="#">ED058 Council Statement</a>	<p><b>Amend Policy SD A as follows:</b>  <b>SD A: SOUTH OF GLANFFRWD ROAD, PONTARDDULAIS</b>  “...development of up to <u>circa 720 486</u> homes during...”</p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
		<a href="#">arising from HS 6 and 7 - Strategic Development Areas</a>	
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC37	Policy SD A: South of Glanffrwd Road, Pontarddulais	ED010 <a href="#">HS 6-SWANSEA &amp; Belway SD C</a> ED010 <a href="#">HS 5-SWANSEA &amp; LLANMOOR SD D</a>	Amend 2 <sup>nd</sup> paragraph of Policy SD A as follows: “Development proposals <del>must</del> <u>should</u> accord ...” “...Development Requirements, which <del>must</del> <u>should</u> be delivered in ...”
MAC38	Policy SD A: South of Glanffrwd Road, Pontarddulais	ED027 <a href="#">HS 11-SWANSEA-Transport</a> AP6.2	Amend 8 <sup>th</sup> bullet point of Policy SD A Development Requirements to change reference from Spine ‘Road’ to Spine ‘Street’: <ul style="list-style-type: none"> <li>“...of the new access spine <del>road</del> <u>street</u> through the site.”</li> </ul>
MAC39	Policy SD A: South of Glanffrwd Road, Pontarddulais	NSA 18 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a> Officer Change	Amend 2 <sup>nd</sup> bullet of SD A Placemaking Principles <ul style="list-style-type: none"> <li>“Create a <del>connected</del> multi-functional green infrastructure network within the site that facilitates Active Travel, <u>taking account of the need to create healthy communities, with particular emphasis...</u>” “...with skyline trees; and incorporating appropriate landscaping; <u>protecting biodiversity; habitat creation and supporting a range of opportunities for formal and informal play and community led food growing.</u>”</li> </ul> Delete duplicated Placemaking Principle: <ul style="list-style-type: none"> <li><del>Incorporate the high point of the site with its skyline trees and a new linear park as key features, which integrate the landscape, protect biodiversity, include appropriate landscaping, habitat creation and native provenance tree planting, and support a range of Green Infrastructure and opportunities for play, recreation and Active Travel.</del></li> </ul> Add new Development Requirement as follows:

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<ul style="list-style-type: none"> <li>• <b><u>Provide for vehicular and active travel routes to the proposed school from high and medium density residential areas</u></b></li> </ul>
MAC40	Policy SD A: South of Glanffrwd Road, Pontarddulais  Development Requirements	Officer change	<p><b>Amend 1<sup>st</sup> bullet of Development Requirements</b></p> <ul style="list-style-type: none"> <li>• <b>“Deliver a <u>minimum 2 3</u> form entry Primary School during early phases of the scheme...”</b></li> </ul>
MAC41	Policy SD A: South of Glanffrwd Road, Pontarddulais  Para 2.3.18	SA Report	<p><b>Add new Development Requirement as follows:</b></p> <ul style="list-style-type: none"> <li>• <b><u>Take measures to protect, promote and enhance the Welsh Language as outlined within a Welsh Language Action Plan submitted with the planning application.</u></b></li> </ul> <p><b>Add new paragraph 2.3.18 NEW b:</b>  <u>2.3.18 NEW b A Welsh Language Plan (WLAP) sets out the measures to be taken to protect, promote and enhance the Welsh Language. Planning permission will be subject to conditions or legal agreement requiring the implementation of the recommendations of the WLAP. Policy HC 3 provides further guidance in relation to the contents of a WLAP.</u></p>
MAC42	SD A: South of Glanffrwd Road, Pontarddulais	AP 7.1 <a href="#">ED058 Council Statement arising from HS 6 and 7 - Strategic Development Areas</a>	<p><b>Insert new Development Requirement bullet point at the end of Policy SD A:</b></p> <ul style="list-style-type: none"> <li>• <b><u>Retain as open space a development exclusion zone 25m either side of the High Pressure Water Main.</u></b></li> </ul>

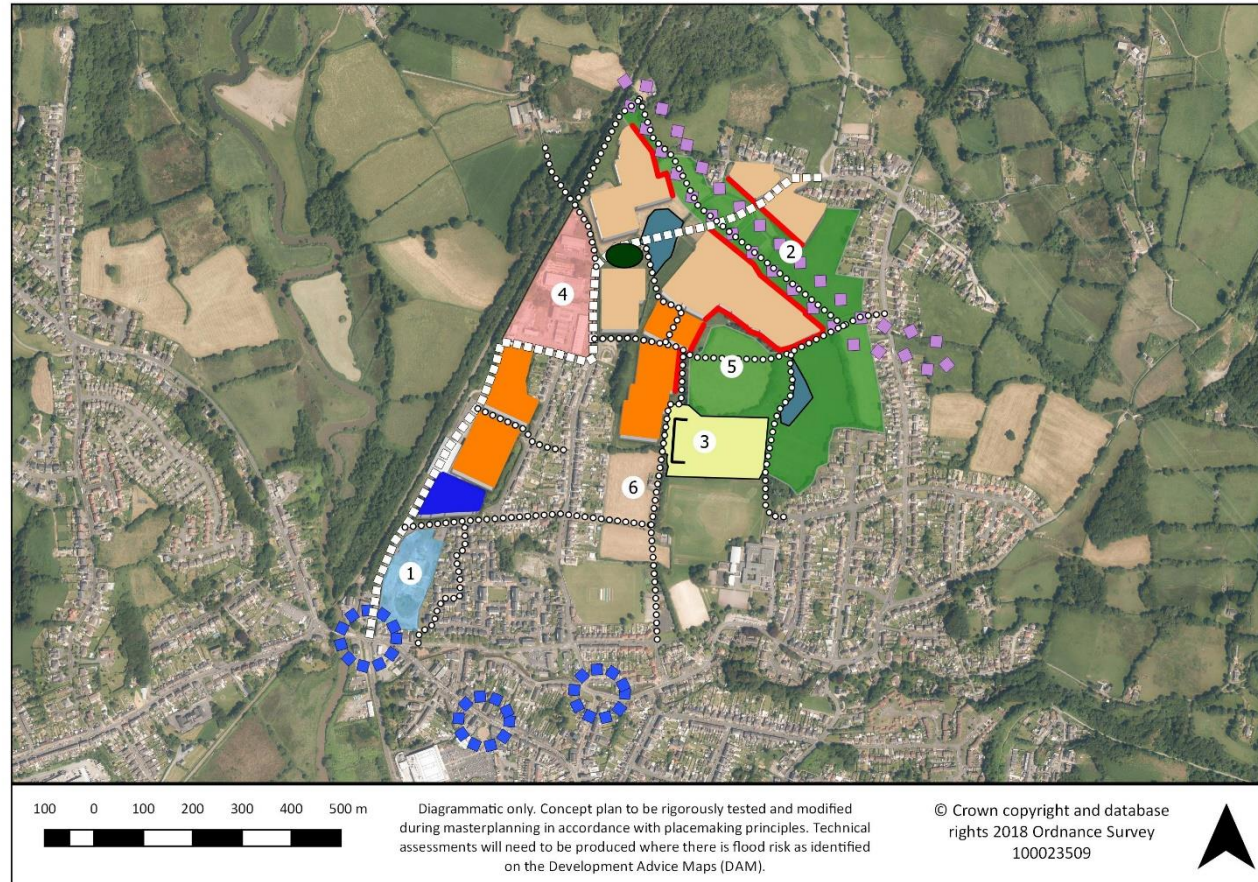
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC43	Policy SD A: South of Glanffrwd Road, Pontarddulais  Para 2.3.13	ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a>  Officer Change	<b>Amend paragraph 2.3.13 to add new final sentence:</b> 2.3.13 “...the town’s cricket field. <u>This strategic site will deliver up to 720 dwellings, however, only 486 units are considered likely to be delivered during the Plan period.</u> ”
MAC44	Policy SD A: South of Glanffrwd Road, Pontarddulais  Para 2.3.17	NSA 15  LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>Amend paragraph 2.3.17:</b> 2.3.17 “...school will provide a <u>potential</u> community facility in...”
MAC45	Policy SD A: South of Glanffrwd Road, Pontarddulais  Para 2.3.18	ED010 <a href="#">HS 7-SWANSEA &amp; PERSIMMON SD A</a>  AP7.1 AP7.2  ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a>	<b>Insert additional supporting text paragraph at the beginning of paragraph 2.3.18 to clarify the requirements in respect of development not being permitted within a certain distance of the water main:</b> 2.3.18 “ <u>A development exclusion zone will apply to a 50.25 metre wide area either side of the high pressure water main that traverses the Northern section of the site in a northwest to southeast direction. Whilst the sub-surface water main is a constraint, this presents the opportunity for the creation of a linear park following the route of the water main (shown at 2 on the Concept Plan).</u> ”  <b>Insert additional supporting text paragraph at the end of paragraph 2.3.18 as follows:</b> <u>2.3.18 No residential development will be permitted in any part of the site affected by Zone C2 flood risk. Such areas will be expected to form part of the green infrastructure network to be integrated into proposals.</u>
MAC46	Policy SD A:	ED056 <a href="#">Council Statement</a>	<b>Add new paragraph after paragraph 2.3.18:</b>



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
	South of Glanffrwd Road, Pontarddlais  Para 2.3.18 NEW	<a href="#">arising from HS 1 2 5 8 &amp; 11 Appendix 3 &amp; IDP</a>	2.3.18 NEW a <u>Further details of site infrastructure requirements and necessary assessments and mitigation measures are set out in Appendix 3.</u>
<b>MAC47</b>	Policy SD A: South of Glanffrwd Road, Pontarddlais  Concept Plan	<b>ED010</b> <a href="#">HS 7-SWANSEA &amp; PERSIMMON SD A</a>  <b>AP7.1</b> <b>ED058</b> <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a>  <b>Officer Change</b>	<b>Amend SD A Concept Plan as below and at Figure 1:</b> <b>Amend Key:</b> <ul style="list-style-type: none"> <li>• Outward facing edge onto <del>protected</del> open space</li> <li>• Primary school <del>and associated grounds</del></li> <li>• Retain existing farm buildings</li> <li>• Key areas of <del>accessible</del> <u>public access</u> green space</li> <li>• <del>Expanded employment area</del></li> </ul> <b>Amend Site specific elements:</b> <p>1 – Less vulnerable uses <u>due to flood risk</u> on Clayton works site to complement town centre</p> <p>3 – Error on concept plan should read: New school in central location to serve new and existing communities</p> <p>4 – Enhancements to <del>parts</del> of existing employment area</p> <p>5 – <del>Expanded employment area.</del> <u>Public open space on high point</u></p> <p>6 – <del>Area retained as green space to reflect flood risk.</del> <u>Outside current SDA site – future development opportunity.</u></p> <p>See amendments to map and text at Figure 1 below.</p>

**Figure 1 - Amended Concept Plan – SD A**

- Spine Street With Active Frontages
- Cyclepath / Footpath
- ■ ■ ■ ■ New Enhanced Off Site Highway Infrastructure
- ◆ ◆ ◆ ◆ ◆ High Pressure Water Main 25m Buffer
- Outward facing edge onto open space
- Higher Density Residential
- Low-Medium Density Residential
- Primary School
- Employment Community/ Facilities
- Enhance Existing Employment Area
- Retain Farm Buildings
- Less vulnerable uses
- Key Areas Of Public Access Green Space
- Key Retained Tree Group



- 1 - Less vulnerable uses due to flood risk on Clayton works site to complement town centre
- 2 - Linear park along route of high pressure water main
- 3 - New school in central location to serve new and existing communities

- 4 - Enhancement of existing employment area
- 5 - Public open space on high point
- 6 - Outside current SDA site - future development opportunity

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC48	Policy SD B: Land North of Garden Village	ED010 <a href="#">HS 6-SWANSEA &amp; PERSIMMON SD B</a>  ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a>  Officer Change	Amend 1 <sup>st</sup> paragraph of Policy SD B: “...led, development of up to <del>750</del> <u>circa 700</u> homes...” “...public open space and <del>appropriate community facilities</del> <u>flexible units for local facilities</u> and commercial uses.”  Amend 2 <sup>nd</sup> paragraph of Policy SD B: "Development proposals <del>must</del> <u>should</u> ...". “...Requirements, which <del>must</del> <u>should</u> be delivered ...”
MAC49	Policy SD B: Land North of Garden Village	NSA 18 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	Amend 2 <sup>nd</sup> bullet of SD B Placemaking Principles: “ <del>Create a connected multi-functional...</del> “...throughout the site, that <u>facilitates Active Travel taking account of the need to create healthy communities, with a particular...</u> ” “...informal play <u>and community led food growing.</u> ”
MAC50	Policy SD B: Land North of Garden Village	Officer change	Amend 3 <sup>rd</sup> bullet of SD B Placemaking Principles:  • Provide a mix of higher densities at key points in <u>the</u> layout and lower densities on the rural/sensitive edges.
MAC51	Policy SD B: Land North of Garden Village	ED010 <a href="#">HS6-SWANSEA &amp; PERSIMMON SD B</a>	Amend 6 <sup>th</sup> bullet of Development Requirements as follows:  • “ <u>Where appropriate, R</u> retain and provide ...”
MAC52	Policy SD B: Land North of Garden Village	ED011 <a href="#">SoCG between Swansea Council and DCWW</a>  NSA 18 LDP20  <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	Add new penultimate bullet to Development Requirements as follows:  • <u>On and off-site measures including any appropriate upgrades to the clean water supply or public sewerage networks.</u>

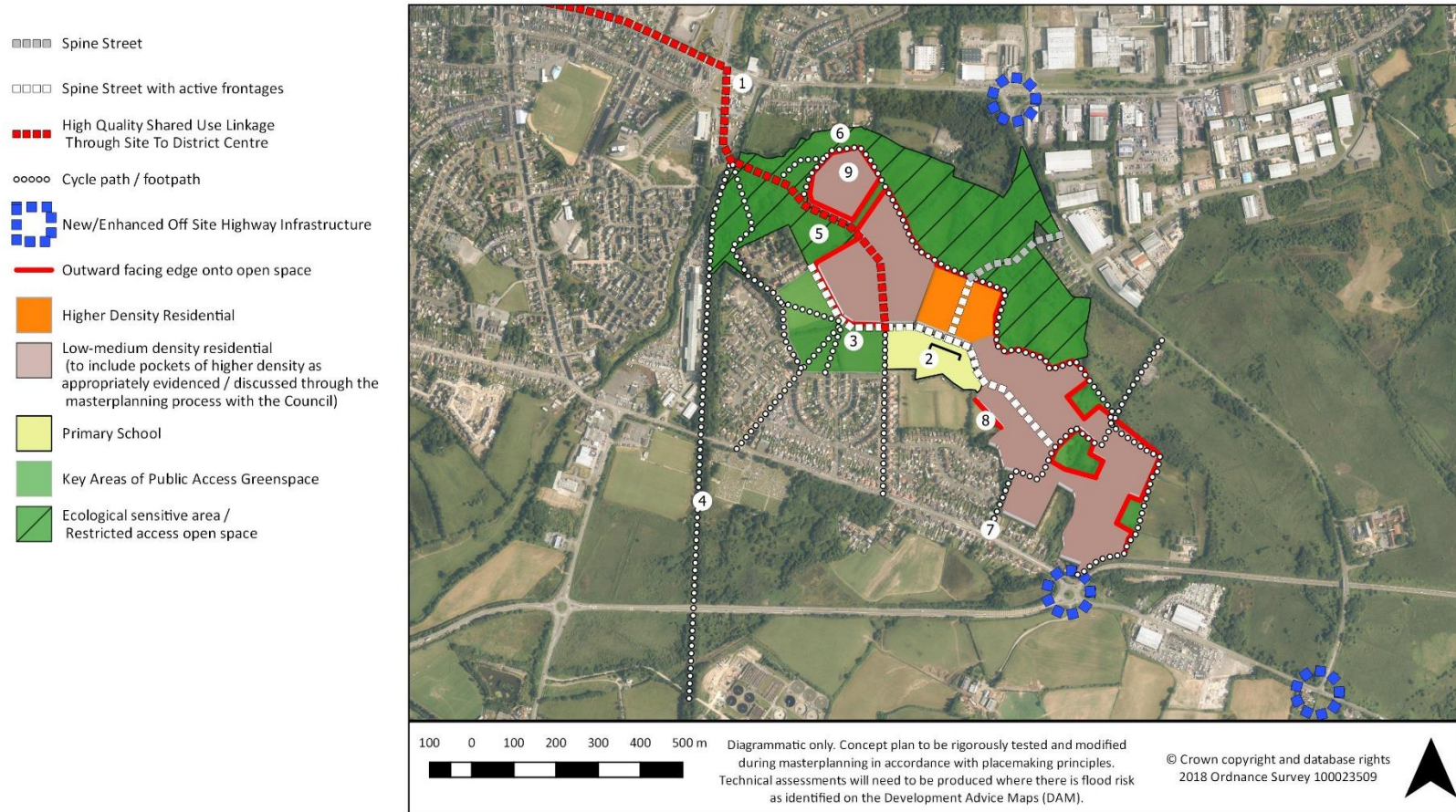
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC53	Policy SD B: Land North of Garden Village  Para 2.3.29 NEW b	SA Report	<p><b>Add new final bullet to Development Requirements as follows:</b></p> <ul style="list-style-type: none"> <li><b><u>Take measures to protect, promote and enhance the Welsh Language as outlined within a Welsh Language Action Plan submitted with the planning application.</u></b></li> </ul> <p><b>Add new paragraph 2.3.29 NEW:</b>  <u>2.3.29NEW b A Welsh Language Action Plan (WLAP) sets out the measures to be taken to protect, promote and enhance the Welsh Language. Planning permission will be subject to conditions or legal agreement requiring the implementation of the recommendations of the WLAP. Policy HC 3 provides further guidance in relation to the contents of a WLAP.</u></p>
MAC54	Policy SD B: Land North of Garden Village  Para 2.3.21	ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a>	<p><b>Amend paragraph 2.3.21:</b>  2.3.21 "... common land to the east. <u>This strategic site will deliver up to a maximum of 750 dwellings, however only 700 units are considered likely to be delivered during the Plan period.</u>"</p>
MAC55	Policy SD B: Land North of Garden Village  Para 2.3.25	NSA 15 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<p><b>Amend paragraph 2.3.25:</b>  2.3.25 "...provide a <i>potential</i> community facility in a central location..."</p>
MAC56	Policy SD B: Land North of Garden Village  Para 2.3.28	ED010 <a href="#">HS 6-SWANSEA &amp; PERSIMMON SD B</a>	<p><b>Amend paragraph 2.3.28 as follows:</b>  2.3.28 "... semi -improved grasslands, <u>where appropriate these must be retained...</u>".</p>
MAC57	Policy SD B: Land North of	ED056 <a href="#">Council Statement arising from HS1 2 5 8 &amp; 11 Appendix 3 &amp; IDP</a>	<p><b>Add new paragraph after paragraph 2.3.29:</b>  <u>2.3.29 NEW a Further details of site infrastructure requirements and necessary assessments and mitigation measures are set out in</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
	Garden Village Para 2.3.29 NEW a		<u>Appendix 3.</u>
<b>MAC58</b>	Policy SD B: Land North of Garden Village Concept Plan	<b>ED010</b> <a href="#">HS 6-SWANSEA &amp; PERSIMMON SD B</a> <b>Officer Change</b>	<p><b>Amend SD B Concept Plan as below and at Figure 2:</b></p> <p><b>Amend Key as below:</b></p> <ul style="list-style-type: none"> <li>• <del>Low-medium density residential (note retained vegetation, smaller areas of open space and local streets not shown to include pockets of higher density as appropriately evidenced / discussed through the masterplanning process with the Council)</del></li> <li>• <del>Outward facing edge onto protected open space</del></li> <li>• <del>Primary school and associated grounds</del></li> <li>• <del>Commercial floor space with residential above</del></li> <li>• <del>Focal area of public realm</del></li> <li>• <u>Spine Street</u></li> <li>• <del>Key areas of accessible public access green space</del></li> <li>• <del>Key retained tree groups</del></li> <li>• <del>Ecological sensitive area (nature reserve)-/ Restricted access open space</del></li> </ul> <p><b>Amend Site specific elements as below:</b></p> <p><del>4 - School drop off area to south</del></p> <p><u>4 - New walking and cycling route to Gowerton rail station</u></p> <p><del>5 - New walking and cycling route to Gowerton rail station</del></p> <p><u>5 - Wider area to be generally kept free of development and managed as nature reserve/public open space, with some low-medium density housing on areas not affected by ecological interests or constraints, to be identified through detailed technical assessments as required.</u></p> <p><del>6 - Mitigate impact on ecology and ancient woodland Green corridor</del></p> <p><del>7 - Wider area to be generally kept free of development and managed as nature reserve/public open space - consideration to be given to low density</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><del>housing on areas not affected by ecological interest or constraints subject to detailed investigation.</del></p> <p><u>7 - Potential secondary access point for limited vehicular access</u></p> <p><u>8 - School drop off</u></p> <p><u>9 - Lower density housing area</u></p> <p>See amendments to map and text at Figure 2 below.</p>



**Figure 2 - Amended Concept Plan SD B**



- 1 - Enhance existing walking and cycling route to Gorseinon town centre
- 2 - New school and pitches in central location to serve new and existing communities
- 3 - New park and recreational facilities to serve new and existing communities

- 4 - New walking and cycling route to Gowerton rail station
- 5 - Wider area to be generally kept free of development and managed as nature reserve/public open space, with some low-medium density housing on areas not affected by ecological interests or constraints, to be identified through detailed technical assessments as required.

- 6 - Green corridor
- 7 - Potential secondary access point for limited vehicular access
- 8 - School drop off
- 9 - Lower density housing area

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC59	Policy SD C: Land South of A4240 Parc Mawr, Penllergaer	<p>ED037 <a href="#">Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a></p> <p>ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a></p>	<p>Amend Policy SD C as follows:  <b>SD C: LAND SOUTH OF A4240 PARC MAWR PENLLERGAER</b>  <b>“...<del>up to 750</del> circa <u>644</u> homes during...”</b></p>
MAC60	Policy SD C: Land South of A4240 Parc Mawr, Penllergaer	ED010 <a href="#">HS 6-SWANSEA &amp; BELLWAY SD C</a>	<p>Amend 2<sup>nd</sup> paragraph of Policy SD C as follows:  <b>“...proposals <del>must</del> <u>should</u> accord with...” “..., which <del>must</del> <u>should</u> be delivered...”</b></p>
MAC61	Policy SD C: Land South of A4240 Parc Mawr, Penllergaer	<p>NSA 18</p> <p>LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a></p>	<p>Amend 2<sup>nd</sup> bullet of SD C Placemaking Principles:</p> <ul style="list-style-type: none"> <li>• <b>“...<del>Create a connected</del> multi-functional Green Infrastructure network throughout the site, that <del>facilitates Active Travel</del> <u>taking account of the need to create healthy communities, with a particular...</u>” “...formal and informal play, and <u>community led food growing...</u>”</b></li> </ul>
MAC62	SD C: Land South of A4240 Parc Mawr, Penllergaer	Officer Change	<p>Amend Development Requirements 1<sup>st</sup> bullet point as follows:</p> <ul style="list-style-type: none"> <li>• <b>“Deliver 3 form entry Primary School ...The school must provide <u>an adequate drop off area and incorporate changing facilities that must be on the basis that these could be available for use...</u>”</b></li> </ul>
MAC63	Policy SD C: Land South of A4240 Parc Mawr, Penllergaer	<p>ED011 <a href="#">SoCG between Swansea Council and DCWW</a></p> <p>NSA 18</p> <p>LDP20 <a href="#">Schedule of Non-</a></p>	<p>Add new penultimate bullet to Development Requirements as follows:</p> <ul style="list-style-type: none"> <li>• <b><u>On and off-site measures including any appropriate upgrades to the clean water supply or public sewerage networks.</u></b></li> </ul>



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
		<a href="#">Substantive Amendments to LDP (July 2017)</a>	
<b>MAC64</b>	SD C South of A4240, Penllergaer  Para 2.3.36 NEW b	<b>SA Report</b>	<p><b>Insert new final bullet point in Policy under Development Requirements as follows:</b></p> <ul style="list-style-type: none"> <li>• <b><u>Take measures to protect, promote and enhance the Welsh Language as outlined within a Welsh Language Action Plan submitted with the planning application.</u></b></li> </ul> <p><b>Add a new paragraph to the reasoned justification as follows:</b>  2.3.36 NEW b <u>A Welsh Language Action Plan (WLAP) sets out the measures to be taken to protect, promote and enhance the Welsh Language. Planning permission will be subject to conditions or legal agreement requiring the implementation of the recommendations of the WLAP. Policy HC 3 provides further guidance in relation to the contents of a WLAP.</u></p>
<b>MAC65</b>	Policy SD C: Land South of A4240 Parc Mawr, Penllergaer  Para 2.3.31	<b>ED010</b> <a href="#">HS6-SWANSEA &amp; BELLWAY SD C</a> <b>AP6.1</b> <b>ED058</b> <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a> <b>Officer Change</b>	<p><b>Amend paragraph 2.3.31 as follows:</b>  2.3.31 “...deliver up to a maximum of 850 dwellings, however only 750 644 units are...” “...within the area. <u>The precise quantum of community facilities and commercial uses to be delivered will be explored through the masterplanning, however these will be limited to small scale provision oriented towards serving the day-to-day needs of future residents. The mix of uses are anticipated to incorporate Class A1 – A3 uses, as well as the opportunity to provide a primary care facility in association with any proposals from the ABMU Health Board. Residential uses on the upper floors of commercial premises can create density in this area that is distinct from other residential parts of the site. At the heart...</u>”</p>
<b>MAC66</b>	Policy SD C: Land South of A4240 Parc	<b>NSA 15</b> <b>LDP20</b> <a href="#">Schedule of Non-Substantive Amendments to</a>	<p><b>Amend paragraph 2.3.32</b>  2.3.32 “...will provide a <u>potential</u> community facility...”</p>

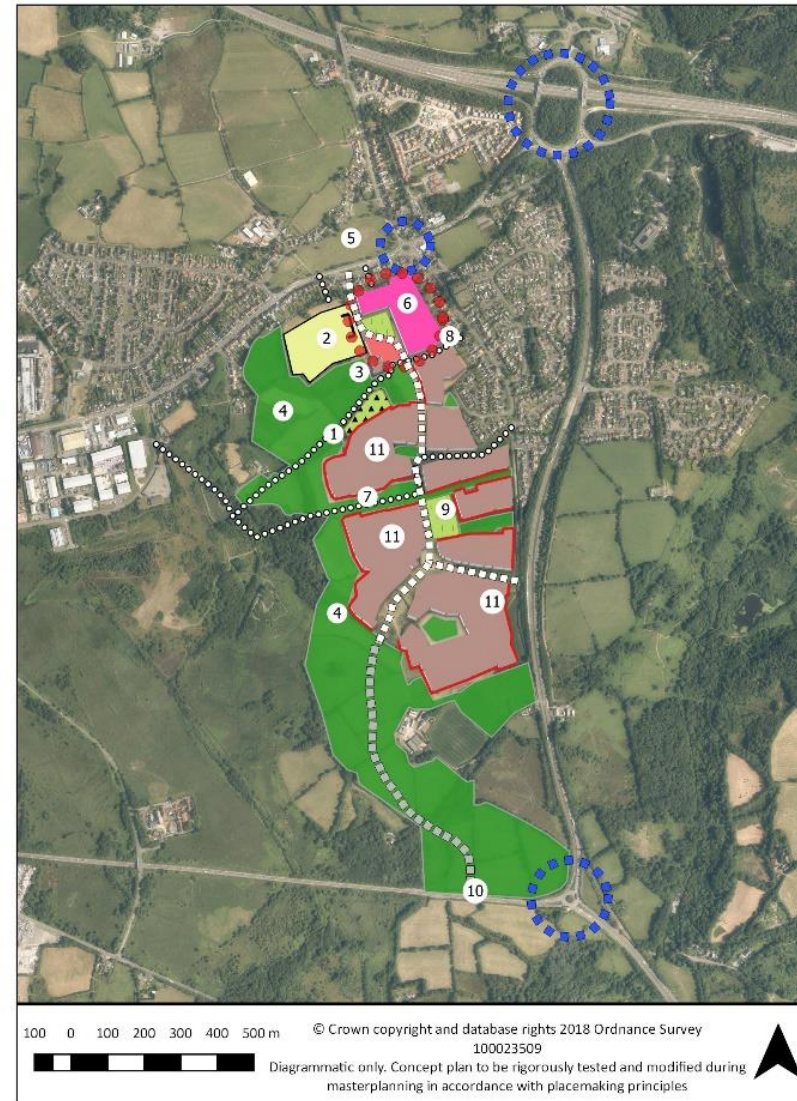
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
	Mawr, Penllergaer Para 2.3.32	<a href="#">LDP (July 2017)</a>	
MAC67	Policy SD C: Land South of A4240 Parc Mawr, Penllergaer Para 2.3.34	<b>Officer Change</b>	<p><b>Amend paragraph 2.3.34 as follows:</b> 2.3.34 "...set out in <u>the</u> Transport Measures Priorities Schedule- (See Appendix 5)."</p> <p><b>Amend Development Requirements:</b> "...including linkages identified in the Transport <del>Proposals</del> <b>Measures</b> Priority Schedule..."</p>
MAC68	Policy SD C: Land South of A4240 Parc Mawr, Penllergaer Para 2.3.36 NEW	<b>ED056</b> <a href="#">Council Statement arising from HS 1 2 5 8 &amp; 11 Appendix 3 &amp; IDP</a>	<p><b>Add new paragraph after paragraph 2.3.36:</b> 2.3.36 NEW a <u>Further details of site infrastructure requirements and necessary assessments and mitigation measures are set out in Appendix 3.</u></p>
MAC69	Policy SD C: Land South of A4240 Parc Mawr, Penllergaer Concept Plan	<p><b>ED010</b> <a href="#">HS6-SWANSEA &amp; BELLWAY SD C</a></p> <p><b>AP6.1</b></p> <p><b>ED058</b> <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a></p> <p><b>Officer Change</b></p>	<p><b>Amend SD C Concept Plan as below and at Figure 3</b></p> <p><b>Amend Key</b></p> <ul style="list-style-type: none"> <li>• <del>Higher density residential</del></li> <li>• Outward facing edge onto protected open space</li> <li>• <del>Commercial floor space with residential above</del></li> <li>• <del>Focal areas of public realm</del></li> <li>• <del>Retain and integrate existing farm buildings</del></li> <li>• Spine street with active frontages through development</li> <li>• Key areas of accessible <b>public access</b> green space</li> <li>• <del>Key retained tree groups</del></li> </ul>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<ul style="list-style-type: none"> <li>• <del>Ecological area (nature reserve)</del></li> <li>• <u>Spine Street</u></li> <li>• <u>Gateway centre with higher residential above</u></li> <li>• <u>Village Green</u></li> <li>• <u>Allotments</u></li> </ul> <p><b>Amend Site specific elements</b></p> <p><u>8 – Retain farm lane as active travel route</u></p> <p><u>9 – Retain sky line trees</u></p> <p><u>10 – Southern access point to be confirmed</u></p> <p><u>11 – New park and pitches to serve new communities and to help address local deficiencies</u></p> <p>See amendments to map and text at Figure 3 below</p>

**Figure 3 - Amended Concept Plan SD C**



- 1 - Enhance existing walking and cycling routes
- 2 - New school in central location to serve new and existing communities
- 3 - Existing farm buildings retained and reused
- 4 - Accessible green space and ecological areas along west side of site
- 5 - Improve existing pitches
- 6 - New local centre facilities and higher density development
- 7 - Area for active play provision
- 8 - Retain farm lane as active travel route
- 9 - Retain sky line trees
- 10 - Southern access point to be confirmed
- 11 - New park and pitches to serve new communities and to help address local deficiencies



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC70	Policy SD D:West of Llangyfelach Road, Penderry	<p><b>ED037</b> <a href="#">Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a></p> <p><b>ED058</b> <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a></p>	<p><b>Amend Policy SD D as follows:</b>  <b>SD D: WEST OF LLANGYFELACH ROAD, PENDERRY</b>  <b>“...development of up to 1,160 <u>circa 1088</u> homes ...”</b></p>
MAC71	Policy SD D:West of Llangyfelach Road, Penderry Para 2.3.44	<p><b>ED010</b> <a href="#">HS 5-SWANSEA - Masterplanning and SDAs</a></p> <p><b>ED010</b> <a href="#">HS 5-SWANSEA &amp; LLANMOOR SD D</a></p> <p><b>NSA 18</b></p> <p><b>NSA 25</b></p> <p><b>NSA 26</b></p> <p><b>NSA 27</b></p> <p><b>LDP20</b> <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a></p>	<p><b>Amend 2<sup>nd</sup> paragraph of Policy SD D as follows:</b>  <b>“...Development proposals <del>must</del> <u>should</u> accord with...”</b>  <b>“...Development Requirements, which <del>must</del> <u>should</u> be delivered ...”</b></p> <p><b>Amend 2<sup>nd</sup> bullet of SD D Placemaking Principles:</b></p> <ul style="list-style-type: none"> <li>• <b>“Create a <del>connected</del> multi-functional Green Infrastructure network throughout the site, that facilitates <del>Active Travel</del> <u>taking account of the need to create healthy communities</u>, with a particular emphasis...”</b> <b>“...formal and informal play, and <u>community led food growing</u>.”</b></li> </ul> <p><b>Delete 5<sup>th</sup> bullet of SD D Placemaking Principles:</b></p> <ul style="list-style-type: none"> <li>• <b><del>Retain the existing farm lane as an Active Travel route</del></b></li> </ul> <p><b>Amend 6<sup>th</sup> Placemaking Principles:</b></p> <ul style="list-style-type: none"> <li>• <b>“...with any <del>existing</del> <u>retained</u> buildings on site,...”</b></li> </ul> <p><b>Amend 6<sup>th</sup> Development Requirement:</b>  <b>“Incorporate existing PROW within the development by appropriate diversion and enhancement to form legible and safe routes. <del>Retain existing maintained track as a bridleway or footpath.</del> <u>Utilise the existing farm lane – Penplas Road – as an Active Travel (bridleway footpath) route.</u></b></p> <p><b>Amend 7<sup>th</sup> Development Requirement – remove second sub-bullet</b></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>and create a single main bullet:</p> <ul style="list-style-type: none"> <li>• <del>New local centre uses to include: C</del>commercial uses within residential above</li> <li>• <del>Flexible commercial space at other key nodes within the site</del></li> </ul> <p>Amend 8<sup>th</sup> Development Requirement:</p> <ul style="list-style-type: none"> <li>• “...and changing rooms to the North of the site in an accessible location to both the existing and proposed communities as a focal point...”</li> </ul> <p>Amend 9<sup>th</sup> Development Requirement:</p> <ul style="list-style-type: none"> <li>• “..., hedgerows and SINC. <del>The SINC should be excluded from the development and, Aa suitable...</del> “...bordering the off-site <u>SSSI</u>.”</li> </ul> <p>Amend paragraph 2.3.44:</p> <p>2.3.44 These neighbourhoods should be founded upon the historic environment through the retention-retain and reuse of any quality the existing buildings <u>worthy of retention</u> such as the farm houses and barns/out buildings.</p> <p>Amend 11<sup>th</sup> Development Requirement</p> <ul style="list-style-type: none"> <li>• <del>Retain and integrate</del> <u>any retained</u> existing farm buildings for sustainable use.</li> </ul>
MAC72	SD D West of Llangyfelach Road, Penderry Para 2.3.44 NEW b	SA Report	<p>Insert new final bullet point in Policy under Development Requirements as follows:</p> <ul style="list-style-type: none"> <li>• <u>Take measures to protect, promote and enhance the Welsh Language as outlined within a Welsh Language Action Plan submitted with the planning application.</u></li> </ul> <p>Add a new paragraph to the reasoned justification as follows:</p> <p>2.3.44 NEW b _____ A Welsh Language Action Plan (WLAP) sets out the <u>measures to be taken to protect, promote and enhance the Welsh Language. Planning permission will be subject to conditions or legal</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>agreement requiring the implementation of the recommendations of the WLAP. Policy HC 3 provides further guidance in relation to the contents of a WLAP.</u></p>
<p><b>MAC73</b></p>	<p>Policy SD D:West of Llangyfelach Road, Penderry  Para 2.3.37 &amp; 39</p>	<p><b>ED058</b> <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a>  <b>Officer Change</b></p>	<p><b>Amend paragraph 2.3.37:</b> 2.3.37 "...northern and western boundaries. <u>This strategic site will deliver up to 1,950 dwellings, however approximately 1088 units are considered likely to be delivered during the Plan period.</u>"</p> <p><b>Amend paragraph 2.3.39:</b> 2.3.39 "<del>The site has the potential to deliver 1160 homes during the Plan period and a significant number more homes into the following Plan period up to a likely limit of 1800. Therefore t</del><u>The scale...</u>" "...as a supermarket, <del>unit shop</del> <u>retail units</u>, café/pub..."</p>
<p><b>MAC74</b></p>	<p>Policy SD D:West of Llangyfelach Road, Penderry  Para 2.3.40</p>	<p><b>NSA 15</b>  <b>LDP20</b> <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a></p>	<p><b>Amend paragraph 2.3.40:</b> 2.3.40 "...will provide a <u>potential</u> community facility..."</p>



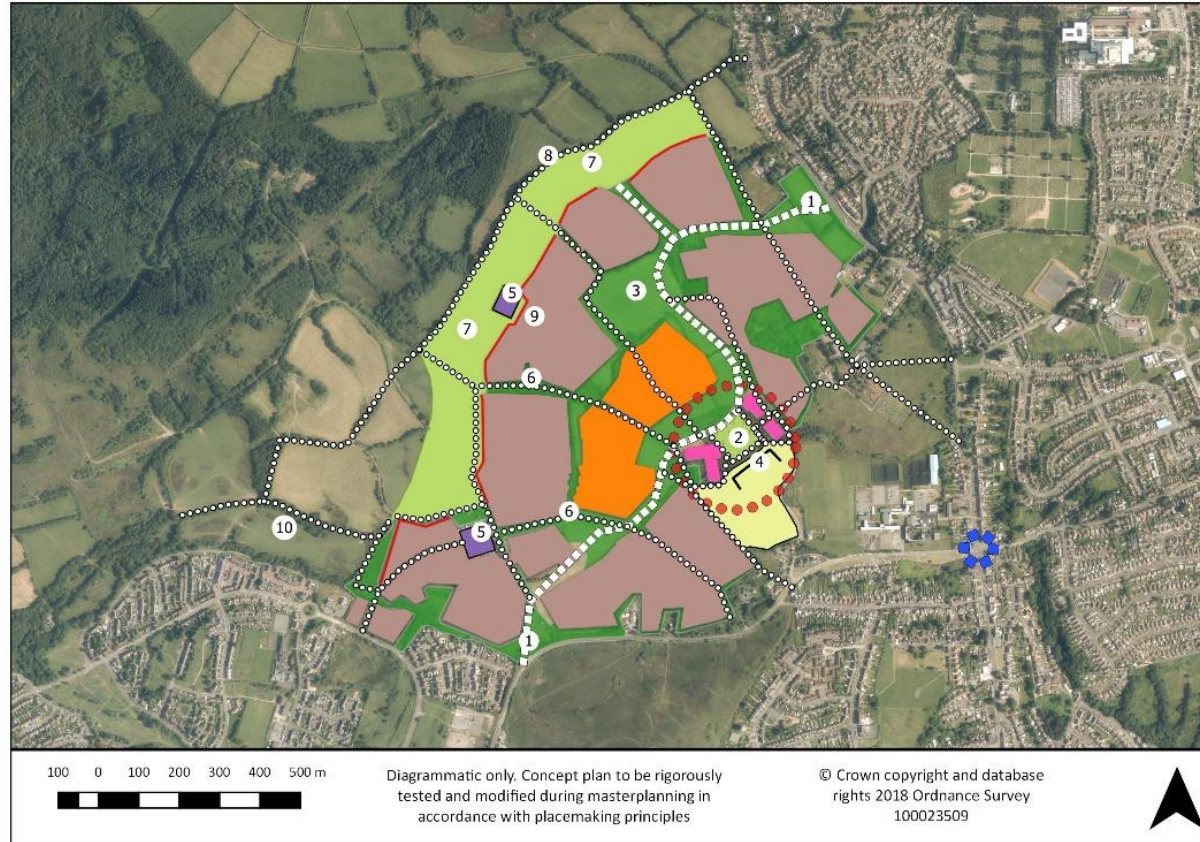
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC75	Policy SD D:West of Llangyfelach Road, Penderry Para 2.3.43 - 44	ED010 <a href="#">HS 5-SWANSEA &amp; LLANMOOR SD D</a> <b>Officer Change</b>	<p><b>Amend paragraph 2.3.43:</b> 2.3.43 "...set out in <u>the</u> Transport Measures Priorities Schedule- (See Appendix 5)."</p> <p><b>Amend paragraph 2.3.44:</b> 2.3.44 "Furthermore, <u>quality</u> the landscape features such as hedges, field trees and tree groups <del>must</del> <u>should</u> be retained and augmented integrated..."</p>
MAC76	Policy SD D: West of Llangyfelach Road, Penderry Para 2.3.44 NEW	ED056 <a href="#">Council Statement arising from HS1 2 5 8 &amp; 11 Appendix 3 &amp; IDP</a>	<p><b>Add new paragraph after paragraph 2.3.44:</b> <u>2.3.44 NEW Further details of site infrastructure requirements and necessary assessments and mitigation measures are set out in Appendix 3.</u></p>
MAC77	Policy SD D: West of Llangyfelach Road, Penderry Concept Plan	ED010 <a href="#">HS 5-SWANSEA &amp; LLANMOOR SD D</a> <b>Officer Change</b>	<p><b>Amend SD D Concept Plan as below and at Figure 4:</b> <b>Amendments to Key:</b></p> <ul style="list-style-type: none"> <li>• Outward facing edge onto <del>protected</del> open space</li> <li>• District <u>Local</u> Centre</li> <li>• Key areas of <u>public access</u> green space</li> <li>• <del>Commercial floor space with residential above</del></li> <li>• <del>Focal areas of public realm</del></li> <li>• Retain <del>e</del><u>Existing farm buildings to be retained</u></li> <li>• <del>Key retained tree groups</del></li> <li>• <del>Ecological area (nature reserve)</del></li> <li>• <u>Mixed Use</u></li> <li>• <u>Village Green</u></li> <li>• <u>Linear Park and Green Corridor</u></li> </ul> <p><b>Amend Site specific elements:</b></p>



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>1 – New spine street (approx.. 1.5km long)</p> <p>2 – New <u>district local</u> centre at key point on spine street, comprising supermarket, unit shops, café/pub, doctors surgery etc <u>uses to include commercial uses with residential above</u></p> <p>3 – New <u>park</u>, sports pitches and associated facilities in central locations</p> <p>5 – <del>Strong structure of green corridors following historic field boundaries</del> Positive elements of historic farm buildings retained as focal points</p> <p>6 - <u>Strong structure of green corridors following historic field boundaries</u></p> <p>7 – <del>Future street link to A48</del> <u>Linear park / multi functioning open space</u></p> <p>8 – <del>Area to be kept free of development and managed as nature reserve / linear park / multi-functioning open space</del> <u>Penplas Lane retained and enhanced as pedestrian / cycle</u></p> <p>9 – <del>Green lane retained and enhanced as pedestrian / cycle route</del> <u>Low density and greening on edges to respond to key view from Penllergaer Historic Park &amp; Garden</u></p> <p>10 – <del>Significant improvements to J46</del> <u>Ecological mitigation area</u></p> <p>See amendments to map and text at Figure 4 below.</p>

**Figure 4 - Amended Concept Plan SD D**

- Spine Street with active frontages
- Cyclepath / \_footpath
- Local Centre
- Outward facing edge
- Higher Density Residential
- Low / Medium Density Residential
- Mixed Use
- Primary School
- Existing Farm Buildings to be retained
- Key Areas of Public Access Greenspace
- Village Green
- Linear Park and Green Corridor



1 - New spine street

2 - New local centre uses to include commercial uses with residential above

3 - New sports pitches and associated facilities in central locations

4 - New primary school close to district centre to create 'heart' to the new place

5 - Positive elements of historic farm buildings retained as focal points

6 - Strong structure of green corridors following historic field boundaries

7 - Linear park / multi-functioning open space

8 - Penplas Lane retained and enhanced as pedestrian / cycle

9 - Low density and greening on edges to respond to key view from Penllergaer Historic Park & Garden

10 - Ecological mitigation area

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC78	Policy SD E: North of Clasemont Road, Morriston	<b>ED037</b> <a href="#">Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a>  <b>ED058</b> <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a>  <a href="#">Officer change</a>	<b>Amend Policy SD E: SD E: NORTH OF CLASEMONT ROAD, MORRISTON</b> “...development of up to <del>675</del> <u>circa 490</u> homes during the Plan...”
MAC79	Policy SD E: North of Clasemont Road, Morriston	<b>ED010</b> <a href="#">HS5-SWANSEA &amp; MORRIS ESTATE SD E</a>	<b>Amend 2<sup>nd</sup> paragraph of Policy SD E as follows:</b> “...proposals <del>must</del> <u>should</u> accord...” “..., which <del>must</del> <u>should</u> be delivered...”
MAC80	Policy SD E: North of Clasemont Road, Morriston	<b>NSA 18</b>  <b>LDP20</b> <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>Amend 5<sup>th</sup> bullet of SD E Placemaking Principles:</b> <ul style="list-style-type: none"> <li>• “Create a <del>connected</del> multi-functional...” “...service easements, <u>taking account of the need to create healthy communities, with a...</u>” “...the public realm <del>with</del> <u>and introducing appropriate landscaping, community led food growing and habitat creation.</u>”</li> </ul>
MAC81	Policy SD E: North of Clasemont Road, Morriston	<b>NSA 30</b>  <b>ED010</b> <a href="#">HS5-SWANSEA &amp; MORRIS ESTATE SD E</a>	<b>Amend final Placemaking Principles bullet point:</b> <ul style="list-style-type: none"> <li>• “...which enables <del>provides</del> easy access...”</li> </ul>
MAC82	Policy SD E: North of Clasemont Road, Morriston	<b>Officer Change</b>	<b>Amend 1<sup>st</sup> Development Requirement bullet:</b> <ul style="list-style-type: none"> <li>• “Deliver <u>a 2</u> form entry...” “... playing pitches <del>and</del> located in an accessible location to the north of <del>Garden Village</del> <u>Morriston</u> during...” “...School to provide <u>an</u> adequate drop off...”</li> </ul>
MAC83	Policy SD E:	<b>NSA 17</b>	<b>Amend 2<sup>nd</sup> Development Requirement bullet:</b>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
	North of Clasemont Road, Morriston	LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<ul style="list-style-type: none"> <li>“...set out in the Transport Proposals <u>Measures</u> Priority Schedule.”</li> </ul>
MAC84	Policy SD E: North of Clasemont Road, Morriston	Officer Change	<p>Amend 3<sup>rd</sup> Development Requirement bullet:</p> <ul style="list-style-type: none"> <li>“...set out in in The Transport Proposals <u>Measures</u> Priority Schedule., including Ref AT26-SE to NW...” a number of to other subsidiary routes...”</li> </ul> <p>Amend 6<sup>th</sup> Development Requirement bullet:</p> <ul style="list-style-type: none"> <li>“...pitches as <u>an</u> accessible focal...”</li> </ul>
MAC85	Policy SD E: North of Clasemont Road, Morriston	ED011 <a href="#">SoCG between Swansea Council and DCWW</a> NSA 18 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<p>Add new penultimate bullet to Development Requirements as follows:</p> <ul style="list-style-type: none"> <li><u>On and off-site measures including any appropriate upgrades to the clean water supply or public sewerage networks.</u></li> </ul>
MAC86	SD E North of Clasemont Rd, Morriston Para 2.3.53 New b	SA Report	<p>Insert new final bullet point in Policy under ‘Development Requirements’ as follows:</p> <ul style="list-style-type: none"> <li><u>Take measures to protect, promote and enhance the Welsh Language as outlined within a Welsh Language Action Plan submitted with the planning application.</u></li> </ul> <p>Add a new paragraph to the reasoned justification as follows:  <u>2.3.53 NEW b A Welsh Language Action Plan (WLAP) sets out the measures to be taken to protect, promote and enhance the Welsh Language. Planning permission will be subject to conditions or legal agreement requiring the implementation of the recommendations of the WLAP. Policy HC 3 provides further</u></p>

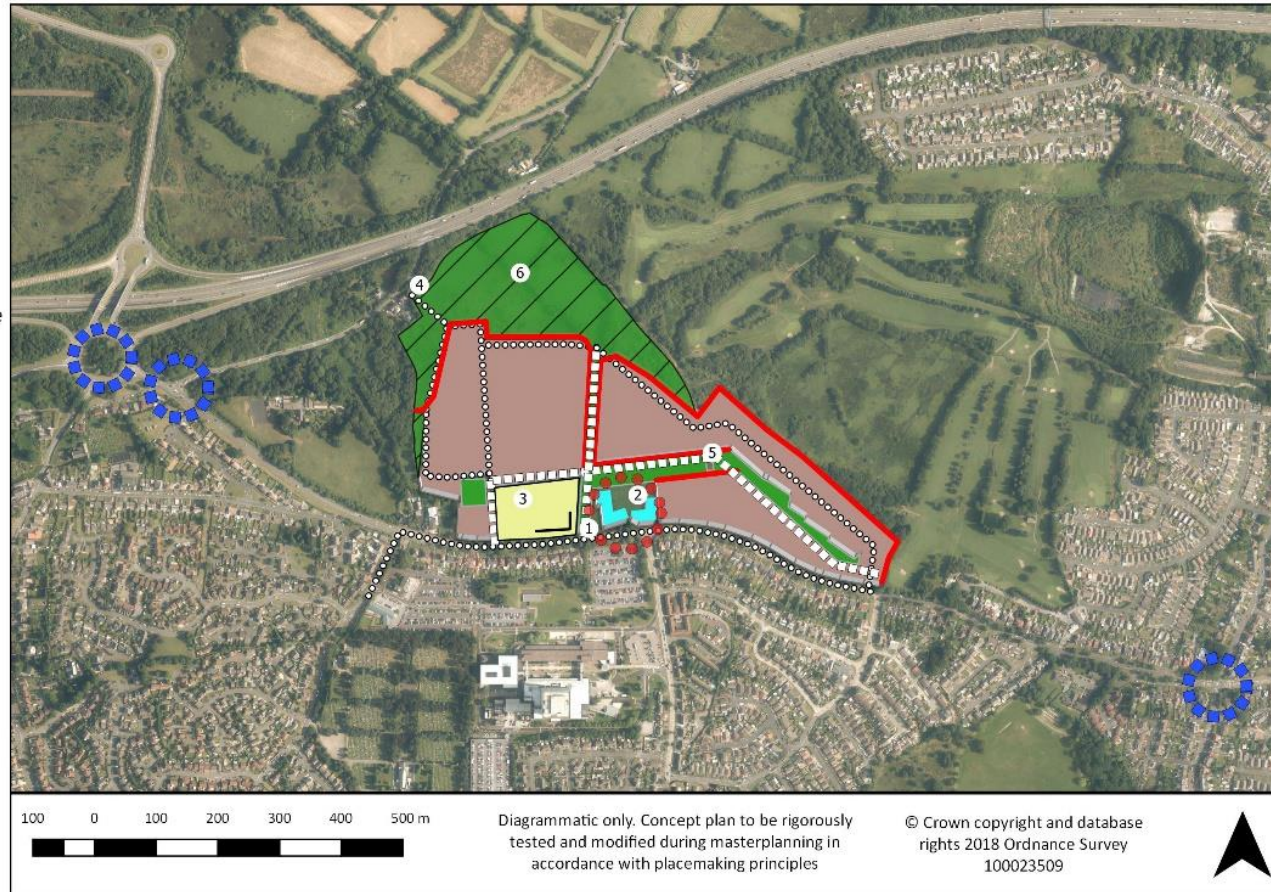
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<u>guidance in relation to the contents of a WLAP.</u>
<b>MAC87</b>	Policy SD E: North of Clasemont Road, Morriston  Para 2.3.46	<b>ED037</b> <a href="#">Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a>  <b>ED058</b> <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a>	<b>Amend paragraph 2.3.46 as follows:</b> 2.3.46 “...proposed for up to <del>675</del> <u>600</u> dwellings, <u>490</u> of which are likely to be delivered during the plan period, plus a new...”
<b>MAC88</b>	Policy SD E: North of Clasemont Road, Morriston  Para 2.3.47	<b>NSA 15</b>  <b>LDP20</b> <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>Amend paragraph 2.3.47:</b> 2.3.47 “...will provide a <u>potential</u> community facility in a central...”
<b>MAC89</b>	Policy SD E: North of Clasemont Road, Morriston  Para 2.3.48 & 50	<b>Officer Change</b>	<b>Amend paragraph 2.3.48:</b> 2.3.48 “...potentially higher than <u>for</u> the other SDAs <u>as</u> described in the general masterplan...” “...Morris Estate, <del>which.</del> <u>d</u> During the 1780’s, <u>Sir John Morris</u> was responsible for laying out Morriston to a higher density grid pattern, <del>thus</del> creating one...”  <b>Amend paragraph 2.3.50:</b> 2.3.50 “...a new spine street from <del>the</del> Clasemont Road...” “...new developments in the vicinity of <del>the site</del> such as the larger SDA...”

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC90	Policy SD E: North of Clasemont Road, Morriston  Para 2.3.53 NEW	ED056 <a href="#">Council Statement arising from HS 1 2 5 8 &amp; 11 Appendix 3 &amp; IDP</a>	<b>Add new paragraph after paragraph 2.3.53:</b> 2.3.53 NEW a <u>Further details of site infrastructure requirements and necessary assessments and mitigation measures are set out in Appendix 3.</u>
MAC91	Policy SD E: North of Clasemont Road, Morriston  Concept Plan	Officer Change	<b>Amend SD E Concept Plan as below and at Figure 5:</b> <b>Amendments to Key:</b> <ul style="list-style-type: none"> <li>• Outward facing edge onto protected open space</li> <li>• <del>High density residential</del></li> <li>• Key areas of <u>public access</u> green space</li> <li>• <del>Commercial floor space with residential above</del></li> <li>• <del>Focal areas of public realm</del></li> <li>• <del>Retain existing farm buildings</del></li> <li>• <u>Commercial floorspace with high density residential above</u></li> <li>• <u>Restricted Access Greenspace</u></li> </ul> <b>Amendments to Site specific elements:</b> <del>7— Potential public transport link to Pantlassau Road from Northwest of M4 J46, Llanyfelach SDA</del> See amendments to map and text at Figure 5 below.



**Figure 5 - Amended Concept Plan SD E**

- Spine street with active frontages
- Cycle Path / Footpath
- ■ ■ ■ ■ New / enhanced off site highway improvements
- ● ● ● ● Local Centre
- Outward facing edge onto protected open space
- Low - Medium Density Residential
- Commercial floorspace with high density residential above
- Primary School
- Key Areas of Public Access Greenspace
- Restricted Access Greenspace



- |   |   |  |
|---|---|--|
| 1 - New street access off Clasemont Road                | 3 - New primary school close to local centre to create 'heart' to the new place | 5 - Strong structure of green corridor within the site following historic field boundaries |
| 2 - New local centre at site entrance on Clasemont Road | 4 - Pedestrian and cycle link through site to Pantlasau Road                    | 6 - Area to be kept free of development and managed as a nature reserve                    |

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC92	Policy SD F: Cefn Coed Hospital, Cockett	<p>ED037 <a href="#">Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a></p> <p>ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a></p>	<p>Amend Policy SD F: SD F: CEFN COED HOSPITAL, COCKETT: “...development of up to <del>500</del> <u>circa 371</u> homes during...”</p>
MAC93	Policy SD F: Cefn Coed Hospital, Cockett	ED010 <a href="#">HS 5-SWANSEA - Masterplanning and SDAs</a>	<p>Amend second paragraph of Policy SD F as follows: “...proposals <del>must</del> <u>should</u> accord with...” “...Requirements, which <del>must</del> <u>should</u> be delivered...”</p>
MAC94	Policy SD F: Cefn Coed Hospital, Cockett Para .3.57	<p>ED010 <a href="#">HS 7-SWANSEA &amp; ABMUHB SD F</a></p> <p>NSA 34</p> <p>LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a></p>	<p>Amend 3<sup>rd</sup> bullet of SD F Placemaking Principles:</p> <ul style="list-style-type: none"> <li>“...network throughout the site, <u>taking account of the need to create healthy communities with a particular...</u>” “...appropriate landscaping, <u>community led food growing opportunities</u> and habitat creation.”</li> </ul> <p>Amend Policy SD F, Placemaking Principles, 4<sup>th</sup> bullet:</p> <ul style="list-style-type: none"> <li>“...on the plateau area <del>and in</del>, and lower densities...”</li> </ul> <p>Amend Policy SD F, Development Requirements, 4<sup>th</sup> bullet:</p> <ul style="list-style-type: none"> <li>“<u>Create new connecting PROWs within the site within the site incorporate existing PROW within the development by appropriate diversion and enhancement to form legible and safe...</u>”</li> </ul> <p>Add a new paragraph of supporting text after paragraph 2.3.57: <u>2.3.57NEW</u> In accordance with the principles of Green Infrastructure set out in in Policy ER 2, the site will be required to create new <u>connecting PROW’s within the development.</u></p>



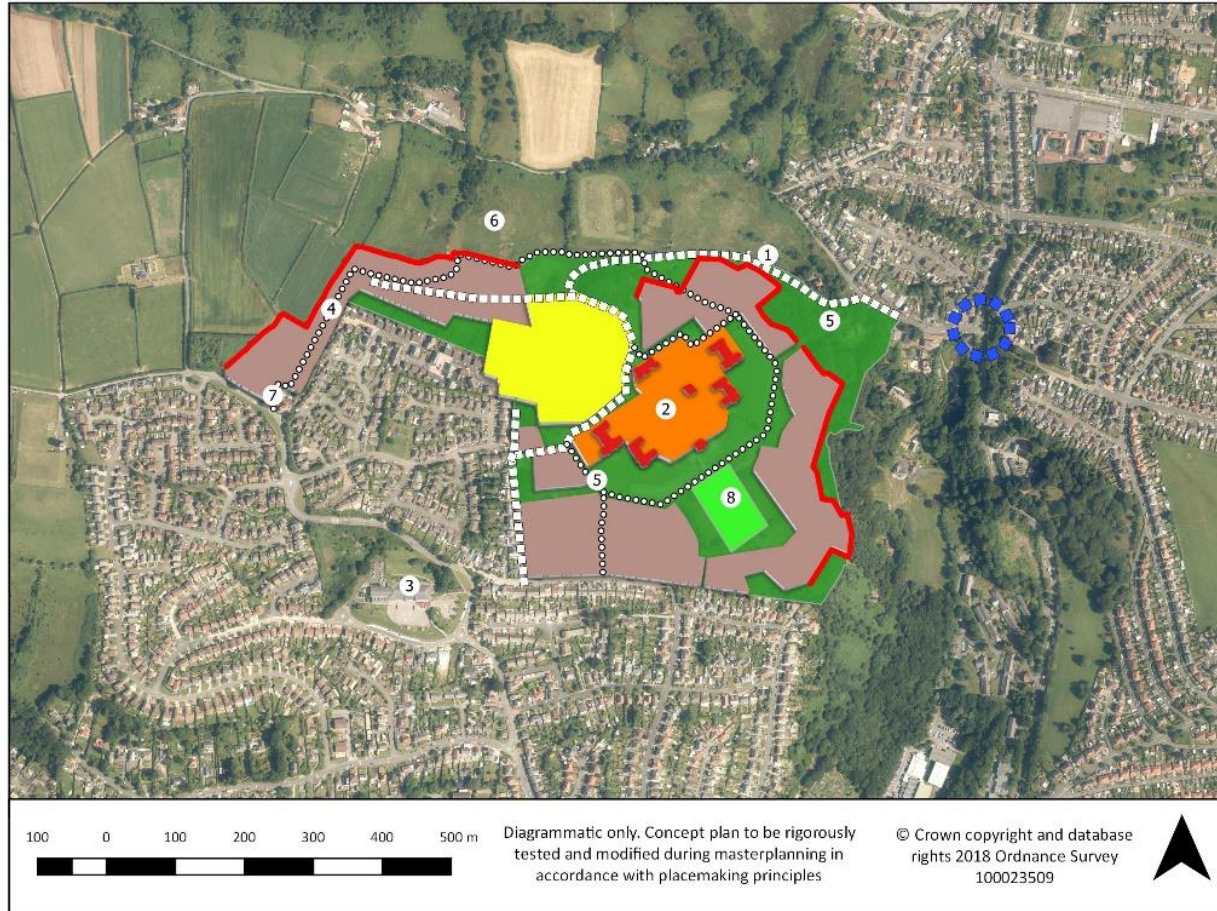
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC95	Policy SD F: Cefn Coed Hospital, Cockett	ED010 <a href="#">HS 7-SWANSEA &amp; ABMUHB SD F</a>  LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>  NSA 31	<b>Amend Policy SD F, Development Requirements, 7<sup>th</sup> bullet, to clarify the Development Requirements, by amending the reference to the position regarding trees, as set out in the supporting text at para 2.3.57:</b> <ul style="list-style-type: none"> <li>• <b><u>Retain trees lines as a buffer to development, including to the rear of properties at Pant-Yr-Odyn and Bryn Derwen; and retain and enhance wooded areas to the east of the site.</u></b></li> </ul>
MAC96	Policy SD F: Cefn Coed Hospital, Cockett	NSA 17  LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>  <b>Officer Change</b>  Minor typographical amendment to correct incorrect title of Appendix 5.	<b>Amend Development requirement bullet:</b> <ul style="list-style-type: none"> <li>• “...The Transport <u>Measures Proposals</u> Priority Schedule...”</li> </ul>
MAC97	Policy SD F: Cefn Coed Hospital, Cockett	ED011 <a href="#">SoCG between Swansea Council and DCWW</a>  NSA 18  LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>Add new bullet to Development Requirements as follows:</b> <ul style="list-style-type: none"> <li>• <b><u>On and off-site measures including any appropriate upgrades to the clean water supply or public sewerage networks.</u></b></li> </ul>
MAC 98	Policy SD F: Cefn Coed Hospital, Cockett  Para 2.3.54	ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a>  <b>Officer Change</b>	<b>Add new sentence at end of paragraph 2.3.54:</b> 2.3.54 “...the existing built up area. <u>This strategic site will deliver up to 427 dwellings, however only 371 units are considered likely to be delivered during the Plan period.</u> ”

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 99	Policy SD F: Cefn Coed Hospital, Cockett  Para 2.3.55 & 57	ED010 <a href="#">HS 7-SWANSEA &amp; ABMUHB SD F</a>	<p><b>Amend paragraph 2.3.55 as follows:</b>  2.3.55 "...listed buildings but <u>some</u> do have <u>particular</u> <del>a significant</del> historic and landmark character (<u>such as the water tower which is <del>some</del> are</u> widely visible on the skyline). <u>Some of the remaining buildings</u> <del>They</del> are certainly historic assets of special local interest and there is an opportunity to retain and re-use some of these <del>existing historic</del> hospital buildings for residential and <del>commercial</del> appropriate commercial use."</p> <p><b>Amend paragraph 2.3.57:</b>  2.3.57 "...retained as <u>a</u> buffer and wooded areas..." "...retained and enhanced. <u>The Council will seek to amend the legal agreement where required to facilitate agreed development proposals for the site, subject to open space provision being provided elsewhere within the site for recreation use.</u>"</p>
MAC 100	Policy SD F: Cefn Coed Hospital, Cockett  Para 2.3.58 NEW	ED056 <a href="#">Council Statement arising from HS 1 2 5 8 &amp; 11 Appendix 3 &amp; IDP</a>	<p><b>Add new paragraph after paragraph 2.3.58:</b>  2.3.58 NEW <u>Further details of site infrastructure requirements and necessary assessments and mitigation measures are set out in Appendix 3.</u></p>
MAC 101	Policy SD F: Cefn Coed Hospital, Cockett  Concept Plan	ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a>  AP 7.3  Officer Change	<p><b>Amend SD F Concept Plan as below and at Figure 6</b>  <b>Amendments to Key:</b></p> <ul style="list-style-type: none"> <li>• Higher density <u>new build</u> residential <del>within</del> <u>between</u> selected retained and <u>converted</u> hospital buildings</li> <li>• Key areas of <u>public access</u> green space</li> <li>• <del>Retained woodland</del></li> </ul> <p><b>Amendments to Site specific elements:</b></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>2 – Selected historic buildings of local interest retained <u>and converted</u></p> <p>3 – <del>Existing pitches enhanced for recreation to meet local deficiencies</del>  <u>Existing primary school</u></p> <p>4 – <del>Existing Ty Coch primary school</del> <u>Bus gate and pedestrian and cycle link through site to Llwyn Mawr Road</u></p> <p>5 – <del>Pedestrian and cycle link through site to Llwyn Mawr Road</del> <u>Green corridors within the site</u></p> <p>6 - <del>Green corridors within the site</del> <u>Area to be kept free of development and managed as a nature reserve</u></p> <p>7 – <del>Area to be kept free of development and managed as a nature reserve</del></p> <p>7. - <u>Limited vehicle access</u></p> <p>8 - <del>Limited vehicle access</del> <u>Existing sports pitch to be retained and upgraded</u></p> <p>See amendments to map and text at Figure 6 below</p>

**Figure 6 - Amended Concept Plan SD F**

- Cyclepath / Footpath
- ||||| Spine Street with active frontages
- ■ ■ ■ ■ New / enhanced off site highway
- Outward facing edge onto protected open space
- Unlisted buildings of local interest
- Higher density new build residential between selected retained and converted hospital buildings
- Existing health care uses retained
- Low-medium density residential
- Key Areas of Public Access Greenspace



1 - New street following original perimeter road

2 - Selected historic buildings of local interest interest retained and converted

3 - Existing primary school

4 - Bus gate and pedestrian and cycle link through site to Llwyn Mawr Road

5 - Green corridors within the site

6 - Area to be kept free of development and managed as a nature reserve

7 - Limited vehicle access

8 - Existing sports pitch to be retained and upgraded

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 102	Policy SD G: Northwest of M4 J46, Llangyfelach	<p>ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a></p> <p>ED010 <a href="#">HS 6–SWANSEA &amp; WELSH GOV SD G</a></p> <p>NSA 35</p> <p>LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a></p>	<p><b>Amend Policy SD G:</b>  <b>SD G: NORTHWEST OF M4 J46, LLANGYFELACH</b></p> <p><b><u>“...development of up to 850 circa 565 homes during...” “...a new district local centre with commercial units...” “...business park with 14 hectares of potential development areas that could accommodate appropriate B1 and B2 uses.”</u></b></p>
MAC 103	Policy SD G: Northwest of M4 J46, Llangyfelach	<p>ED010 <a href="#">HS 6–SWANSEA &amp; WELSH GOV SD G</a></p> <p>NSA 18</p> <p>LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a></p> <p>Officer Change</p>	<p><b>Amend 2<sup>nd</sup> paragraph of Policy SD G as follows:</b>  <b><u>“...proposals must should accord with...” “...Development Requirements, which must should be delivered...”</u></b></p> <p><b>Amend 1<sup>st</sup> bullet of SD G Placemaking Principles:</b></p> <ul style="list-style-type: none"> <li>• <b><u>Create a significant regional business park and new urban interlinked villages, comprising a number of linked character areas integrated into the rural landscape, which are, that is well connected by Active Travel routes and public transports facilities, and between them which provides appropriate community facilities, and open space.</u></b></li> </ul> <p><b>Amend 2<sup>nd</sup> bullet of SD G Placemaking Principles:</b></p> <ul style="list-style-type: none"> <li>• <b><u>“...throughout the site, taking account of the need to create healthy communities, with a particular...” “...hedgerows, and introducing appropriate landscaping, community led food growing opportunities, and habitat creation.”</u></b></li> </ul>



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 104	Policy SD G: Northwest of M4 J46, Llangyfelach	ED010 <a href="#">HS 6–SWANSEA &amp; WELSH GOV SD G</a>	Add new 4 <sup>th</sup> bullet to Placemaking Principles: <ul style="list-style-type: none"> <li>• <u>Deliver a spine street of rural character and design through the villages.</u></li> </ul>
MAC 105	Policy SD G: Northwest of M4 J46, Llangyfelach	ED011 <a href="#">SoCG between Swansea Council and DCWW</a> NSA 18 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	Add new penultimate bullet to Development Requirements as follows: <ul style="list-style-type: none"> <li>• <u>On and off-site measures including any appropriate upgrades to the clean water supply or public sewerage networks.</u></li> </ul>
MAC 106	Policy SD G: Northwest of M4 J46, Llangyfelach	ED011 <a href="#">SoCG between Swansea Council and DCWW</a>	Delete bullet point 8 in Placemaking Principles: <ul style="list-style-type: none"> <li>• <del>Create substantial interconnected areas of Green Infrastructure, including retention of mature trees conservation of important existing habitats and opportunities for biodiversity enhancement.</del></li> </ul>
MAC 107	Policy SD G: Northwest of M4 J46, Llangyfelach	Officer change	Amend bullet point 10 in Placemaking Principles: <ul style="list-style-type: none"> <li>• Retain <u>and enhance</u> farm lanes as Active Travel routes.</li> </ul>
MAC 108	Policy SD G: Northwest of M4 J46, Llangyfelach	ED010 <a href="#">HS 6–SWANSEA &amp; WELSH GOV SD G</a>	Amend 1 <sup>st</sup> Development Requirement bullet: <ul style="list-style-type: none"> <li>• Provide a 2.5 form entry Primary school <u>incorporating with the potential to provide</u> community facilities to be sited in a central location adjacent to the Local centre to create a heart to the <u>urban interlinked village concept</u>. <del>The need for secondary school provision will be monitored.</del></li> </ul>
MAC	Policy SD G: Northwest of M4	ED010 <a href="#">HS 6–SWANSEA &amp; WELSH GOV SD G</a>	Amend 2 <sup>nd</sup> Development Requirement bullet: <p>“New spine street to link the proposed <u>villages</u> centre and adjacent</p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
109	J46, Llangyfelach		new communities...”
MAC 110	Policy SD G: Northwest of M4 J46, Llangyfelach	ED010 <a href="#">HS 6–SWANSEA &amp; WELSH GOV SD G</a>	Amend 4 <sup>th</sup> Development Requirement bullet – “AT22 Bryntwyod link SDA to A48, AT23 SDA local facilities, AT24/25 links to Clasemont Road SDA; and – <del>“Incorporate existing Create new connecting PROWs within the site development by appropriate diversion and enhancement to form legible and safe routes to form legible and safe routes.”</del>
MAC 111	Policy SD G: Northwest of M4 J46, Llangyfelach	ED010 <a href="#">HS 6–SWANSEA &amp; WELSH GOV SD G</a>	Amend paragraph 2.3.59:  The vision for this SDA is to create a significant regional business park and new urban <u>interlinked</u> villages that is <u>are</u> walkable and also well connected to the existing urban area, and which provides community facilities, <u>and</u> open space for the new and existing community. It will be made distinctive through its relationships to protected historic buildings and landscape features, integration of green infrastructure and high quality sustainable design.
MAC 112	Policy SD G: Northwest of M4 J46, Llangyfelach	NSA 17 <a href="#">LDP20 Schedule of Non-Substantive Amendments to LDP (July 2017)</a>  Officer Change  Minor typographical amendment to correct incorrect title of Appendix 5.	Amend 3 <sup>rd</sup> Development Requirement bullet:  • “...linkages identified in the Transport <u>Measures Proposals</u> Priority Schedule”
MAC	Policy SD G:	ED010 <a href="#">HS 6–SWANSEA &amp;</a>	Amend 5 <sup>th</sup> Development Requirement bullet:

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
113	Northwest of M4 J46, Llangyfelach	<a href="#">WELSH GOV SD G</a>	<ul style="list-style-type: none"> <li>Areas to the North West of the Village will be retained enhanced and managed as a nature reserve <u>habitat management area</u>.</li> </ul>
MAC 114	SD G Northwest of M4 J46, Llangyfelach Para 2.3.64 New b	SA Report	<p><b>Insert new final bullet point in Policy under ‘Development Requirements’ as follows:</b></p> <ul style="list-style-type: none"> <li><b><u>Take measures to protect, promote and enhance the Welsh Language as outlined within a Welsh Language Action Plan submitted with the planning application.</u></b></li> </ul> <p><b>Add a new paragraph to the reasoned justification as follows:</b>  <u>2.3.64 NEW b A Welsh Language Action Plan (WLAP) sets out the measures to be taken to protect, promote and enhance the Welsh Language. Planning permission will be subject to conditions or legal agreement requiring the implementation of the recommendations of the WLAP. Policy HC 3 provides further guidance in relation to the contents of a WLAP.</u></p>
MAC 115	Policy SD G: Northwest of M4 J46, Llangyfelach Para 2.3.59 & 61	Officer Change	<p><b>Amend paragraph 2.3.59:</b> 2.3.59 “...provides community facilities; <u>and</u> open space for...”</p> <p><b>Amend paragraph 2.3.61:</b> 2.3.61 “...investment has been made in <u>the</u> acquisition of land,...”</p>
MAC 116	Policy SD G: Northwest of M4 J46, Llangyfelach Para 2.3.60	<a href="#">ED058 Council Statement arising from HS 6 and 7 - Strategic Development Areas</a>	<p><b>Amend paragraph 2.3.60:</b> 2.3.60 “...economic growth of Swansea. <u>This strategic site will deliver up to a maximum of 800 dwellings, however only 565 units are considered likely to be delivered during the Plan period.</u>”</p>

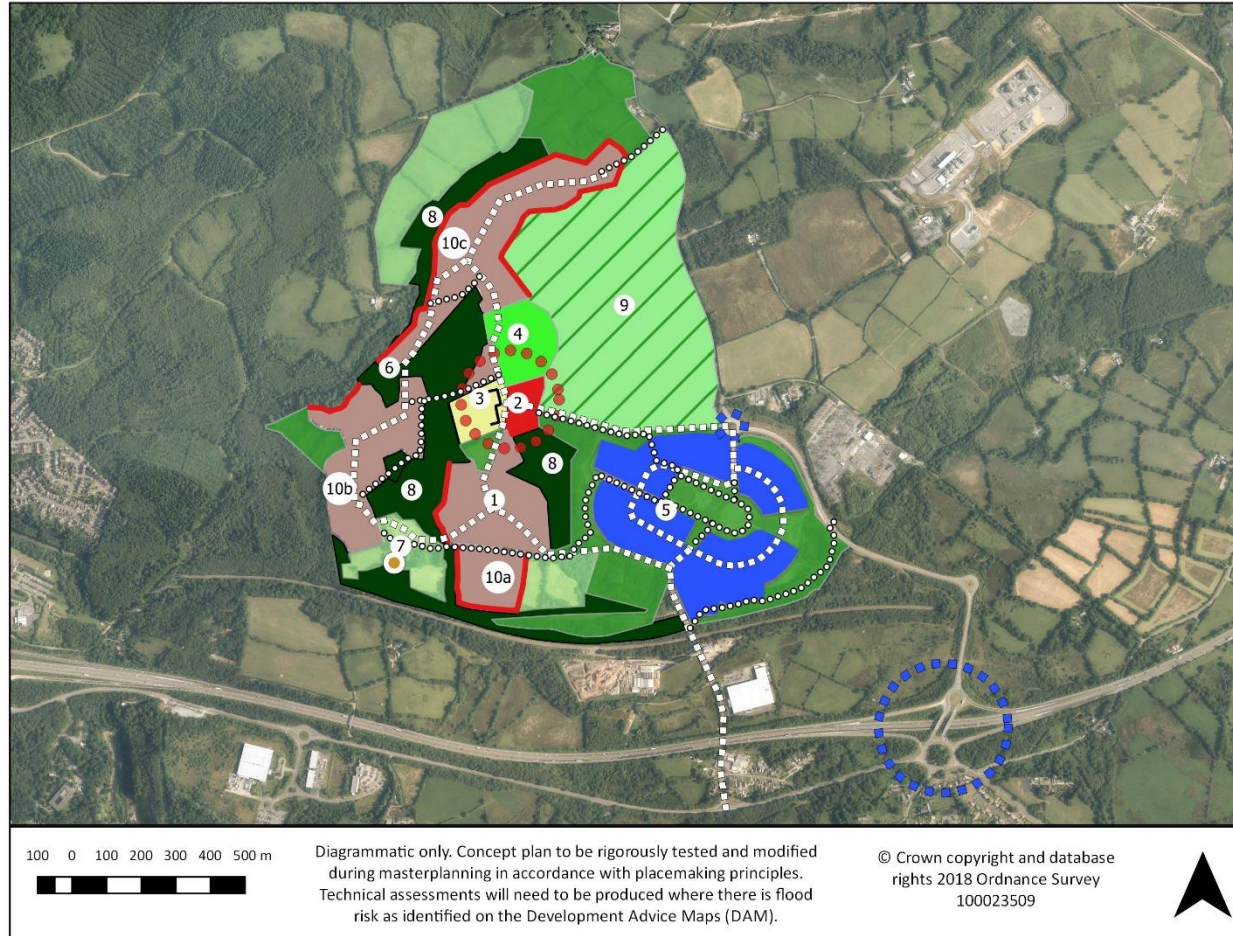


MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
<p><b>MAC 117</b></p>	<p>Policy SD G: Northwest of M4 J46, Llangyfelach</p> <p>Para 2.3.63 – Para 2.3.64 NEW</p>	<p>AP 5.2</p> <p><a href="#">ED056 Council Statement arising from HS1 2 5 8 &amp; 11 Appendix 3 &amp; IDP</a></p> <p><a href="#">ED057 Council Statement arising from HS 2 and 5 - Morriston Hospital</a></p> <p><b>Officer change</b></p>	<p><b>Amend LDP paragraph 2.3.63 (relating to policy SD G, public transport and the Morriston Hospital Link Road):</b></p> <p>2.3.63 “... Bryntywod and over the existing bridge. <del>Measures are also required at Junction 46 of the M4 and potentially a connection from the A48 near Bryntywod to the new development area at SDA site D. In order to deliver a sustainable public transport connection to the site a.</del> <u>A new link is proposed from the spur at Junction 46 to Pantlassau Road, to be delivered in conjunction with the expansion and redevelopment proposals for Morriston Hospital being advanced by the AMBU Health Board redevelopment proposals. Whilst the delivery of this link is not a requirement for site SD G to come forward, this link does provide an opportunity to extend a high frequency public transport connection that currently serves the hospital thereby enhancing the sustainability credentials of the site.</u>”</p> <p>2.3.64 “...new sustainable urban villages with the potential to continue to grow beyond the Plan period. A Masterplan for the urban villages will be produced by the Welsh Government...”</p> <p><b>Add new paragraph after paragraph 2.3.64:</b></p> <p>2.3.64 NEW a <u>In accordance with the principles of Green Infrastructure set out in in Policy ER 2, the site will be required to create new connecting PROW’s within the development. Further details of site infrastructure requirements and necessary assessments and mitigation measures are set out in Appendix 3.</u></p>
<p><b>MAC 118</b></p>	<p>Policy SD G: Northwest of M4 J46, Llangyfelach</p>	<p><a href="#">ED010 HS 6–SWANSEA &amp; WELSH GOV SD G</a></p> <p>AP14.6</p> <p><b>Officer Change</b></p>	<p><b>Amend SD G Concept Plan as below and at Figure 7: Amendments to Key:</b></p> <ul style="list-style-type: none"> <li>• <u>Mixed use /Higher density residential above</u></li> <li>• Key areas of <u>public access green space</u></li> <li>• <del>Commercial floor space with residential above</del></li> </ul>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
	Concept Plan		<ul style="list-style-type: none"> <li>● <del>Focal areas of public real</del></li> <li>● Retained <u>historic</u> listed buildings /sites</li> <li>● <u>Habitat management area</u></li> </ul> <p><b>Amendments to Site specific elements:</b></p> <p>5 – <u>Parc Felindre</u> <del>strategic employment site</del> <u>Business Park</u></p> <p>7 – <del>Listed country gentry house and outbuildings with buffer zone</del> <u>listed lofted pigsty</u></p> <p>9 – <del>Potential public transport and cycle route link to Pantlassau Road</del> <u>Area to be kept free of development and managed for habitat mitigation and enhancement</u></p> <p>10a, 10b, 10c - <del>Area to be kept free of development and managed for habitat mitigation and enhancement</del> <u>Development to be based on three village concept, separate by retained woodland / landscape</u></p> <p>11 – <del>Area to be investigated for future residential development</del></p> <p>12 – <del>Opportunity for future energy centre development</del></p> <p>See amendments to map and text at Figure 7 below.</p>

**Figure 7 - Amended Concept Plan SD G**

- Spine Street
- Cycle path / footpath
- ■ ■ ■ ■ New / enhanced off site highway
- ● ● ● ● Local Centre
- Outward facing edge onto protected open space
- Retained listed buildings
- Low-medium density residential
- Mixed Use / Higher density residential above
- Primary School
- Retained farmland
- Key Areas of Public Access Greenspace
- Key retained woodland areas
- Habitat management area



1 - New spine streets

2 - New local centre at key point on spine street

3 - New primary school adjacent to local centre

4 - New sports pitches in central locations

5 - Parc Felindre Business Park

6 - Green corridors following historic field boundaries

7 - Listed gentry house and listed lofted pigsty

8 - Retention of mature woodland areas with public access

9 - Area to be kept free of development and managed for habitat mitigation and enhancement

10a, 10b, 10c - Development to be based on interlinked village concept, separated by retained woodland / landscape

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 119	Policy SD H: North of Waunarwydd /Fforestfach	<p>ED010 <a href="#">HS 6–SWANSEA &amp; Various SD H</a></p> <p>ED037 <a href="#">Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a></p> <p>ED048 <a href="#">Council Statement arising from HS 2, 3 and 9 Employment (20.3.18)</a></p> <p>Officer Change</p>	<p>Amend 1<sup>st</sup> paragraph of Policy SD H to read:  <del>“...mixed use development of up to circa 800 716 homes during the Plan period, incorporating residential, public realm,...”</del>  <b>“...community buildings and a <u>Regional Employment Site with 26 hectares of potential development areas that could accommodate appropriate B1, B2 and B8 uses.</u>”</b></p> <p>Amend 2<sup>nd</sup> paragraph of Policy SD H as follows:  <del>“...proposals must <u>should</u> accord...” “...Requirements, which <u>must should</u> be delivered...”</del></p>
MAC 120	Policy SD H: North of Waunarwydd /Fforestfach	<p>ED010 <a href="#">HS 6–SWANSEA &amp; Various SD H</a></p> <p>NSA 18</p> <p>LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a></p>	<p>Amend 2<sup>nd</sup> bullet of SD H Placemaking Principles:</p> <ul style="list-style-type: none"> <li>• <del>“Create a <u>connected</u> multi-functional...”</del> <b>“...throughout the site, <u>taking account of the need to create healthy communities</u>, with a particular emphasis...”</b> <del>“...formal and informal play, recreation, Active Travel and <u>community led food growing.</u>”</del></li> </ul> <p>Amend 1<sup>st</sup> bullet point of Development Requirements to read:</p> <ul style="list-style-type: none"> <li>• <del>Locate the new primary school immediately adjacent to Bridge Road where it is <u>centrally to serve the area, where it is readily accessible by all travel modes for the new community and existing Waunarwydd communities.</u></del></li> </ul> <p>Amend 3<sup>rd</sup> bullet point of Development Requirements:</p> <ul style="list-style-type: none"> <li>• <del>“...set out in the Transport Proposals <u>Measures</u> Priority Schedule.”</del></li> </ul> <p>Amend 5<sup>th</sup> bullet point of Development Requirements:</p> <ul style="list-style-type: none"> <li>• <del>“...set out in the Transport Proposals <u>Measures</u> Priority Schedule.”</del></li> </ul>
MAC	Policy SD H:	ED011 <a href="#">SoCG between Swansea Council and</a>	Add new bullet to Development Requirements as follows:

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
121	North of Waunarlwydd/ Fforestfach	<a href="#">DCWW</a> s18 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<ul style="list-style-type: none"> <li><b><u>On and off-site measures including any necessary upgrades to the clean water supply or public sewerage networks.</u></b></li> </ul>
MAC 122	Policy SD H: North of Waunarlwydd/ Fforestfach	<b>Officer Change</b> Consequential on amendment to Para 2.3.68	<b>Amend SD H Development Requirement bullet:</b> <ul style="list-style-type: none"> <li><b><del>“Provide a 300-space Park and Ride facility...” “...Gowerton Railway Station accessed off Fairwood Terrace.”</del></b></li> </ul>
MAC 123	SD H North of Waunarlwydd/ Fforestfach Para 2.3.71 NEW	<b>SA Report</b>	<b>Insert new bullet point in Policy under ‘Development Requirements’ as follows:</b> <ul style="list-style-type: none"> <li><b><u>Take measures to protect, promote and enhance the Welsh Language as outlined within a Welsh Language Action Plan submitted with the planning application.</u></b></li> </ul> <b>Add a new paragraph to the reasoned justification as follows:</b> <u>2.3.71 NEW A Welsh Language Action Plan (WLAP) sets out the measures to be taken to protect, promote and enhance the Welsh Language. Planning permission will be subject to conditions or legal agreement requiring the implementation of the recommendations of the WLAP. Policy HC 3 provides further guidance in relation to the contents of a WLAP.</u>
MAC 124	Policy SD H: North of Waunarlwydd/ Fforestfach Para 2.3.65	<b>ED058</b> <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a> <b>Officer change</b>	<b>Add new sentence to the end of paragraph 2.3.65:</b> 2.3.65 <del>“...The site lies either side of Pontarddulais Swansea/Carmarthen Road and the River Llan, which runs towards the Bury Estuary to the west. The area to the North of Pontarddulais Road slopes gently south, and the area south of the River Llan slopes gently North towards the River. This strategic site is capable of delivering circa 1,320 dwellings, however only circa 720 units are considered</del>



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<u>likely to be delivered during the Plan period.</u>
MAC 125	Policy SD H: North of Waunarwydd/ Fforestfach  Para 2.3.66, 66 NEW & 68	ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a>  AP 6.4	<p><b>Amend paragraph 2.3.66 as follows:</b>  2.3.66 “...supported during the Plan period. <u>Whilst an area of around 26 Ha is proposed to come forward for employment development over the Plan period, the total area of the site for potential B Class employment generating development is in excess of this. The area shown as the Employment/Regeneration Area on the Concept Plan has significant potential to provide additional strategic scale investment, should such an opportunity come forward over and above demand forecasts. The inter-relationship between residential uses and employment operations will need to be managed through the masterplanning planning process to provide adequate buffers between such uses, and appropriate amenity safeguards in accordance with relevant Plan polices. B1 Office uses should be ancillary to associated B Class industrial uses, unless a sequential assessment has demonstrated that no appropriate site is available within the Swansea Central Area, in accordance with the requirements of Policy RC12.</u>”</p> <p><b>At the second sentence, divide paragraph 2.3.66 and create a new paragraph following 2.3.66, amended as follows:</b>  2.3.66 NEW “<u>However, in order for this area to fully achieve...</u>”</p> <p><b>Add sentence at end of paragraph 2.3.68 as follows:</b>  2.3.68 “...close proximity to the rail station. <u>The primary means of access to the rail park and ride will be via the new spine street from the east. Fairwood Terrace may provide a secondary access to the park and ride to serve a limited number of spaces and an element of residential development, the scale of which will be determined through a detailed Transport Assessment. A through-route from Fairwood Terrace to the wider development areas within site SD H will not be permitted due to highway infrastructure constraints.</u>”</p>

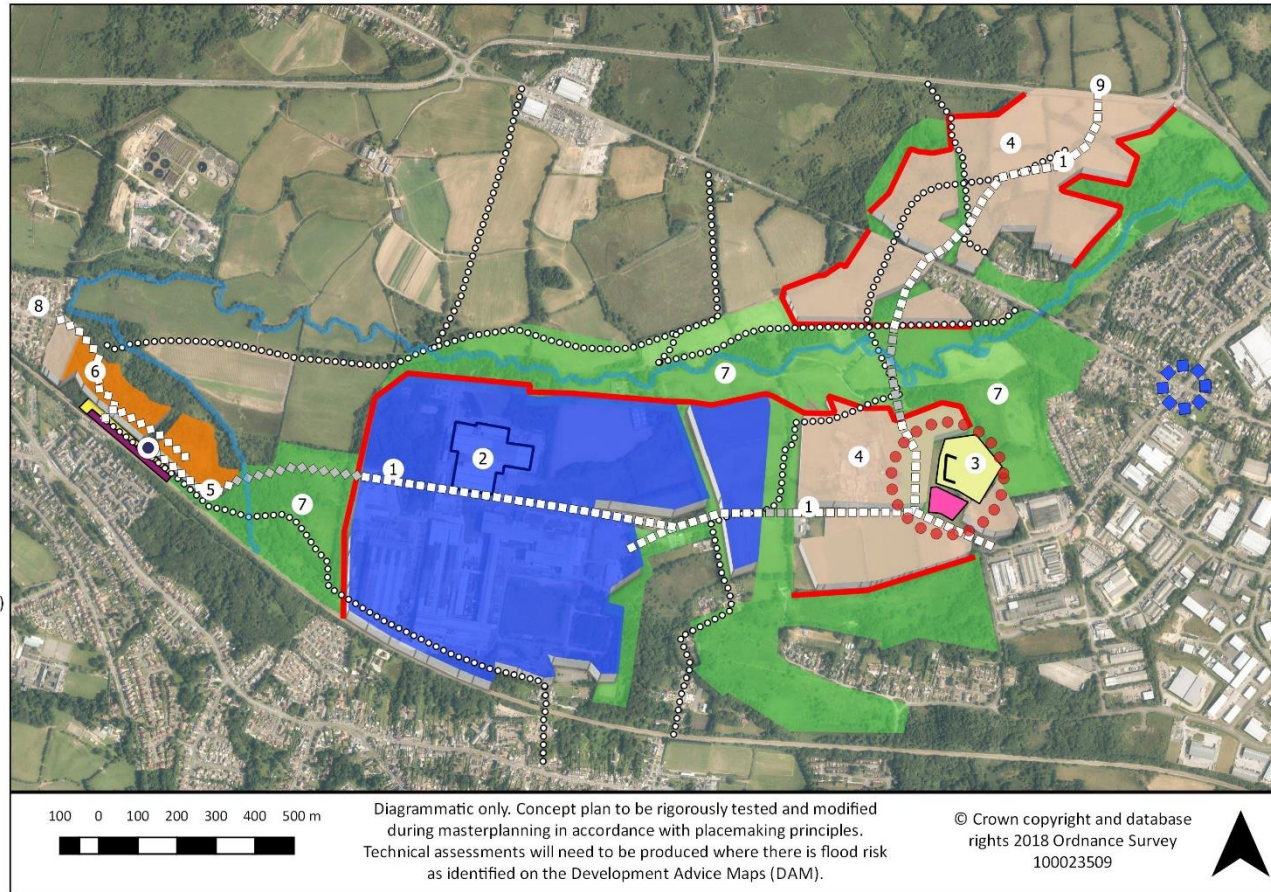
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<u>Detailed design and appropriate traffic management measures will be required to prevent any opportunity for vehicle movements of this nature.</u>
<b>MAC 126</b>	Policy SD H: North of Waunarlwydd/ Fforestfach Para 2.3.71	<b>Officer change</b>	<b>Add sentence at end of paragraph 2.3.71 as follows:</b> 2.3.71 "...No residential development will be permitted in any part of the site affected by Zone C2 flood risk. Such areas will be expected to form part of the green infrastructure network to be integrated into proposals.
MAC 127	Policy SD H: North of Waunarlwydd/ Fforestfach Para 2.3.69	<b>Officer Change</b>	<b>Amend paragraph 2.3.69:</b> 2.3.69 "...East West new linear park..."
<b>MAC 128</b>	Policy SD H: North of Waunarlwydd/ Fforestfach Para 2.3.71 NEW a	<b>ED056</b> <a href="#">Council Statement arising from HS1 2 5 8 &amp; 11 Appendix 3 &amp; IDP</a> <b>SA Report</b>	<b>Add new paragraphs after paragraph 2.3.71:</b> 2.3.71 NEW a <u>Further details of site infrastructure requirements and necessary assessments and mitigation measures are set out in Appendix 3.</u>
<b>MAC 129</b>	Policy SD H: North of Waunarlwydd/ Fforestfach Concept Plan	<b>AP 6.4</b> <b>ED058</b> <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a> <b>Officer Change</b>	<b>Amend SD H Concept Plan as below and at Figure 8:</b> <b>Amendments to Key:</b> Employment-land / <u>Regeneration area</u> (including retained existing businesses) <ul style="list-style-type: none"> <li>● <del>Buffer between existing employment and any potential residential</del></li> <li>● <del>Potential for residential or employment use subject to further masterplanning</del></li> </ul>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<ul style="list-style-type: none"> <li>• Higher density residential</li> <li>• <del>300-space p</del><u>Park and r</u><del>Ride at Gowerton rail station</del></li> <li>• <u>Park and Ride (Fairwood Terrace)</u></li> <li>• Key areas of accessible <u>public access</u> green space</li> <li>• <del>Commercial floor space with residential above</del></li> <li>• <u>Spine Street</u></li> <li>• <u>New road with active frontages</u></li> <li>• <u>New road</u></li> <li>• <u>Bus Gate</u></li> <li>• <u>Neighbourhood Centre</u></li> <li>• <u>Afon Llan River</u></li> </ul> <p><b>Amendments to Site specific elements:</b></p> <p>3 – <del>Buffer uses against potential residential</del> <u>New school to serve existing and new communities</u></p> <p>4 - <del>New school to serve existing and new communities</del> <u>New park and pitches to serve new communities and to help address local deficiencies within development area at location TBA</u></p> <p>5 - <del>New park and pitches to serve new communities and to help address local deficiencies</del> <u>Main access for new park and ride at Gowerton Rail Station plus new walking and cycling routes to station</u></p> <p>See amendments to map and text at Figure 8 below</p>



**Figure 8 - Amended Concept Plan SD H**

- Spine Street with active frontages
- ▣▣▣▣ Spine Street
- ◇◇◇◇ New road with active frontages
- ◆◆◆◆ New road
- Cycle path / footpath
- ■ ■ ■ Potential new / enhanced off site highway
- ● ● ● Local Centre
- Outward facing edge
- Bus Gate
- Higher Density Residential
- Low-medium density residential
- Employment/Regeneration area (including retained existing businesses)
- Neighbourhood Centre
- Park and Ride
- Park and Ride (Fairwood Terrace)
- Primary School Grounds
- Key areas of accessible open space
- Afon Llan River



1 - Spine Streets

2 - Retained existing businesses

3 - New school to serve existing and new communities

4 - New park and pitches to serve new communities and to help address local deficiencies within development area at location TBA

5 - Main access for new park and ride at Gowerton Rail Station plus new walking and cycling routes to station

6 - Limited access to new park and ride site and no through route to wider site.

7 - Key areas of accessible open space

8 - Junction improvements at Fairwood terrace / Victoria Road

9 - Northern access point to be confirmed

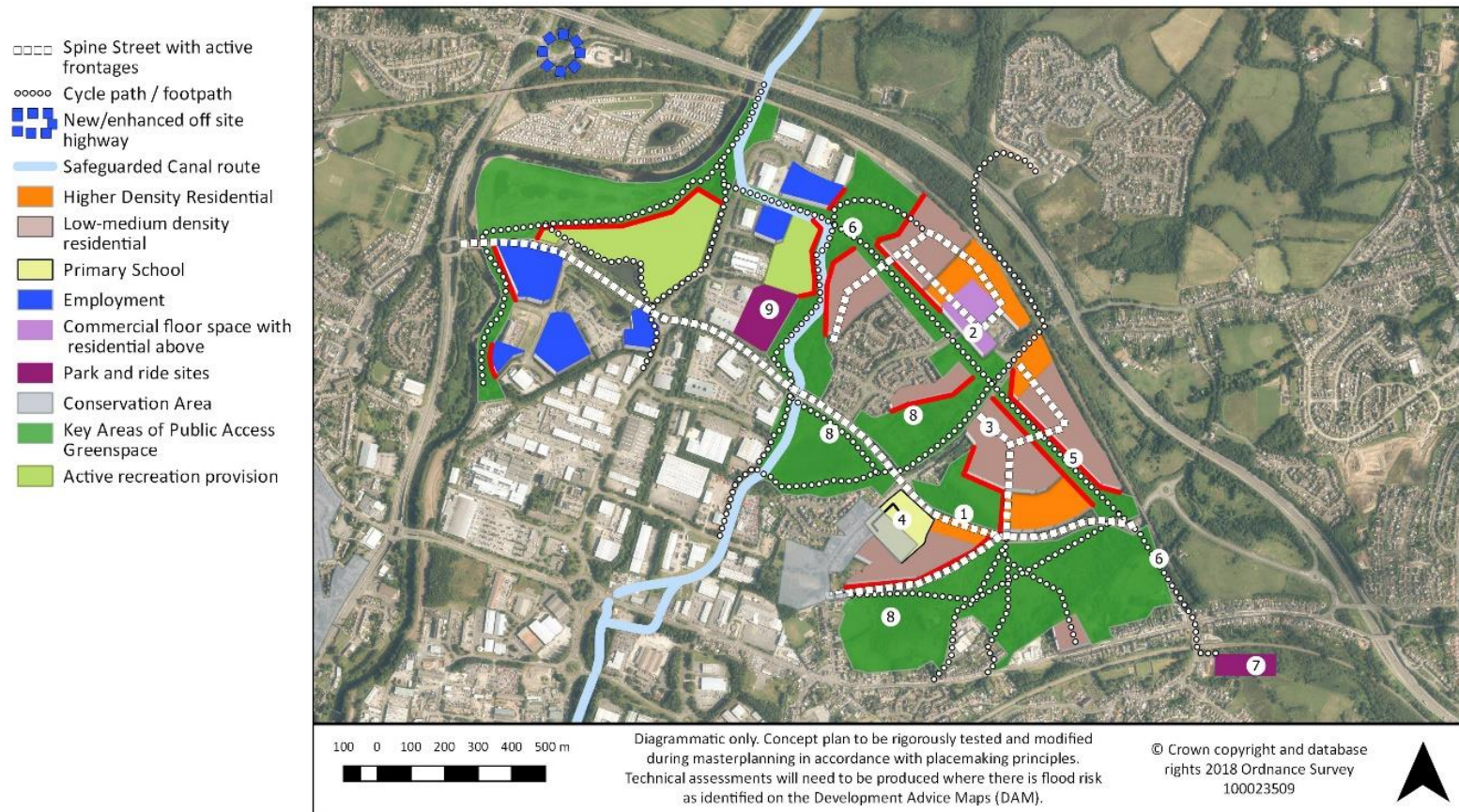
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 130	Policy SD I: Swansea Vale	<p>ED037 <a href="#">Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a></p> <p>ED048 <a href="#">Council Statement arising from HS 2, 3 and 9 Employment (20.3.18)</a></p> <p>AP2.5 AP7.4</p> <p>ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a></p> <p>Officer change</p>	<p>Amend 1<sup>st</sup> paragraph of the site policy as follows:  <b>SD I: SWANSEA VALE:</b>  “...development of up to <del>750</del> <b>circa 410</b> homes during...”  “...commercial and employment use <u>with 4 hectares of potential development areas that could accommodate appropriate B1 and B2 uses, with appropriate...</u>”</p>
MAC 131	Policy SD I: Swansea Vale Para 2.3.72	<p>ED027 <a href="#">HS7-SWANSEA SD I</a></p> <p>ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a></p>	<p>Amend the 2<sup>nd</sup> paragraph of Policy SD I as follows:  “...proposals <del>must</del> <b>should</b> accord with...” “...<del>Concept Plan and which set out in further detail in Swansea Vale Development Strategy (2012) and which must</del> <b>should</b> be delivered...”</p> <p>Amend paragraph 2.3.72:  2.3.72 “...Junctions 44 and 45 of the M4. <u>This strategic site will deliver up to a maximum of 450 dwellings, however only 410 units are considered likely to be delivered during the Plan period. The original...</u> “...Welsh Government. <u>The Strategy was updated in 2012 and it is intended to adopt a version of the Strategy as SPG to the LDP,...</u>”</p>
MAC 132	Policy SD I: Swansea Vale	<p>AP7.5</p> <p>ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a></p>	<p>Amend 5<sup>th</sup> bullet point of Development Requirements:</p> <ul style="list-style-type: none"> <li>• <b>Provision of a new 300-space Park and Ride facility at Llansamlet.</b></li> </ul>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 133	Policy SD I: Swansea Vale	NSA 18 <a href="#">LDP20 Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>Amend 5<sup>th</sup> bullet of SD I Placemaking Principles:</b> <ul style="list-style-type: none"> <li>“...throughout the site, <u>taking account of the need to create healthy communities, with a particular...</u>” “...including appropriate landscaping, and habitat creation <u>and community led food growing opportunities.</u>”</li> </ul>
MAC 134	Policy SD I: Swansea Vale	NSA 38 <a href="#">LDP20 Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>Delete final point under Development Requirements for SD I:</b> <ul style="list-style-type: none"> <li><del>• Foul sewerage infrastructure designed to accommodate planned levels of development.</del></li> </ul>
MAC 135	Policy SD I: Swansea Vale	ED011 <a href="#">SoCG between Swansea Council and DCWW</a> NSA 18 <a href="#">LDP20 Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>Add new bullet to Development Requirements as follows:</b> <ul style="list-style-type: none"> <li><u>On and off-site measures including any appropriate upgrades to the clean water supply or public sewerage networks.</u></li> </ul>
MAC 136	Policy SD I: Swansea Vale Para 2.3.74	AP7.5 ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a> <b>Officer change</b>	<b>Add additional text at the end of paragraph 2.3.74:</b> 2.3.74 “...Swansea City Centre and further afield. <u>Delivery of the Park and Ride will be in conjunction with the Council, who will bid for funding through the traditional transport capital infrastructure grants system during the Plan period. Although currently not featured within the Local Transport Plan, this measure will be included within the next update to ensure that it suitably consolidated as a project for delivery in the coming years. The Council will also be undertaking a review of its rail strategy in 2018/19, which will present a good opportunity to provide a more detailed study for the park &amp; rail proposals</u>  <b>Amend paragraph 2.3.76:</b>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			2.3.76 "...flood risk affecting the area, changing market conditions, and infrastructure affecting the area, a...comprehensive review of the area was undertaken... Strategy and <u>it is intended to adopt a version of the strategy as SPG to supplement the Plan this will be adopted as Supplementary Planning Guidance to the relevant Plan policies.</u>
MAC 137	Policy SD I: Swansea Vale Para 2.3.76 NEW	ED056 <a href="#">Council Statement arising from HS 1 2 5 8 &amp; 11 Appendix 3 &amp; IDP</a>	<b>Add new paragraph after paragraph 2.3.76:</b> <u>2.3.76 NEW Further details of site infrastructure requirements and necessary assessments and mitigation measures are set out in Appendix 3.</u>
MAC 138	Policy SD I: Swansea Vale Concept Plan	AP7.7 ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a> ED027 <a href="#">HS 14-SWANSEA - Flood Risk</a> Officer Change	<b>Amend SD I Concept Plan as below and at Figure 9</b> <b>Amendments to Key:</b> <ul style="list-style-type: none"> <li>• Employment-sites</li> <li>• Focal area of public realm</li> <li>• Key areas of <u>accessible public access</u> green space</li> <li>• <u>Conservation Area</u></li> </ul> <b>Amendments to Site Specific Elements:</b> 9 – Park and <del>ride</del> to <u>Bus</u> serve <del>DVLA</del> /Liberty Stadium See amendments to map and text at Figure 9 below



**Figure 9 - Amended Concept Plan SD I**



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

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 139	Policy SD J: Swansea Central Area	AP2.5 AP7.8 AP7.10 ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a> Officer change	<p>Amend 1<sup>st</sup> paragraph of the site policy as follows:  <b>SD J: SWANSEA CENTRAL AREA:</b>  <del>“...It includes proposals for a high quality retail and lesiure led scheme, mixed use waterfront developments, up to circa 856 homes, 4 hectares of potential development areas that could accommodate B1 uses, and area initiatives and...”</del></p> <p>Amend 2<sup>nd</sup> paragraph as follows:  <del>“...proposals must <u>should</u> accord with...” “...Requirements, which are set out in further detail in the Swansea Central Area Regeneration Framework (2016) and which must <u>should</u> be delivered...”</del></p>
MAC 140	Policy SD J: Swansea Central Area	AP7.9 AP7.11 ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a> Officer Change	<p>Amend sub part of Policy as follows:  <b>Parc Tawe <u>Urban Gateway</u></b></p> <ul style="list-style-type: none"> <li>- <del>“...of the area, including as part of proposals to in-association with an enhance the retail park for bulky goods and/or other goods that would not typically be sold from premises within the Retail Centre.”</del></li> <li>- <del>“<u>Take opportunities to deliver the l</u>onger term aspiration <u>for is to create a new...</u>”</del></li> <li>- <del>“<u>Enhance l</u>inkages between Parc Tawe <u>retail park and surrounding areas, including to and the Retail Centre and, the riverfront as part of creating and surrounding environment will need to be fundamentally improved if Parc Tawe is to become a distinct urban...</u>”</del></li> </ul>

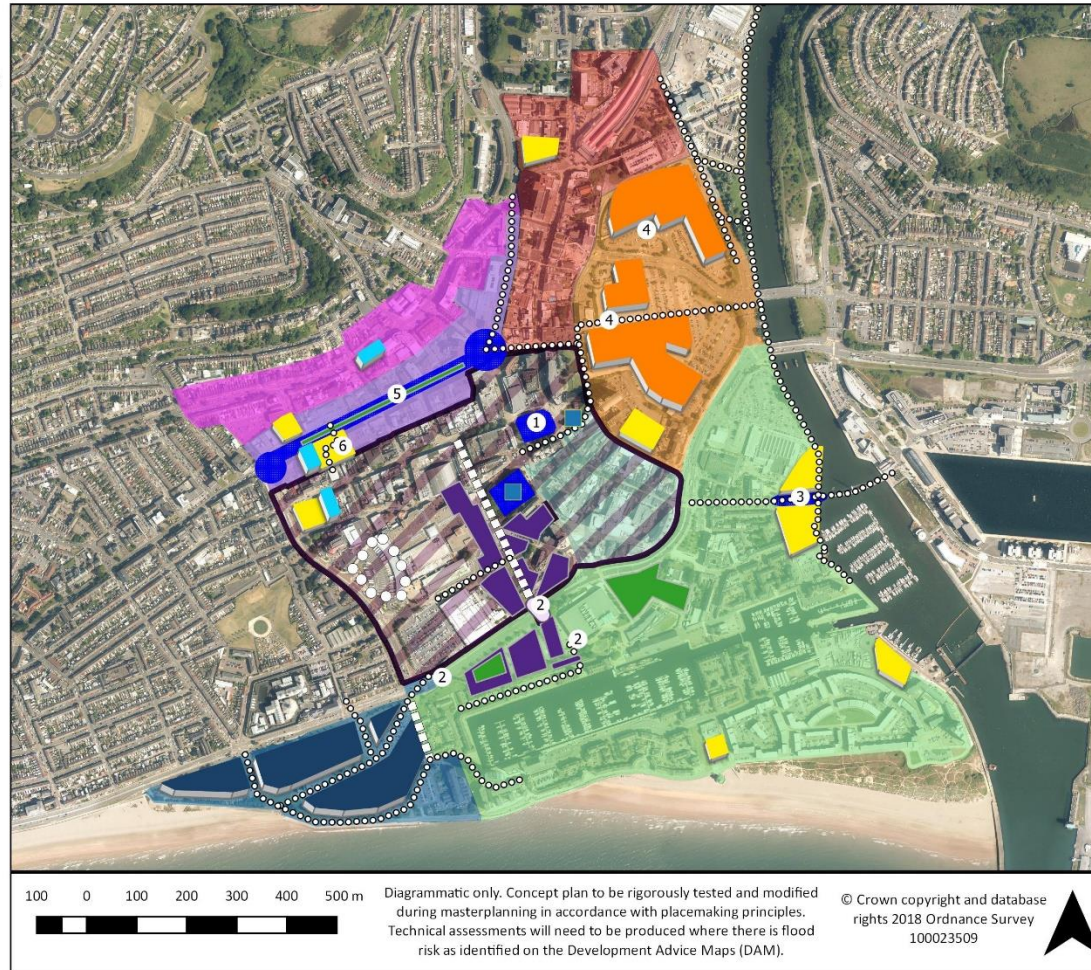
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 141	Policy SD J: Swansea Central Area	ED011 <a href="#">SoCG between Swansea Council and DCWW</a> NSA 18 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>Add new bullet to Development Requirements as follows:</b> <ul style="list-style-type: none"> <li><b><u>On and off-site measures including any appropriate upgrades to the clean water supply or public sewerage networks.</u></b></li> </ul>
MAC 142	Policy SD J: Swansea Central Area Para 2.3.77	AP7.10 ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a>	<b>Amend paragraph 2.3.77 as follows:</b> 2.3.77 "...differentiate it from other cities. Further details, including <u>development principles and objectives for the Swansea Central Area</u> . <del>This approach is</del> <u>are</u> set out in the Swansea Central Area Regeneration Framework (2015) <sup>57</sup> which <del>will be adopted as</del> <u>provides</u> SPG to the Plan."
MAC 143	Policy SD J: Swansea Central Area Para 2.3.80 NEW	ED056 <a href="#">Council Statement arising from HS 1 2 5 8 &amp; 11 Appendix 3 &amp; IDP</a>	<b>Add new paragraph after paragraph 2.3.80:</b> 2.3.80 NEW <u>Further details of site infrastructure requirements and necessary assessments and mitigation measures are set out in Appendix 3.</u>
MAC 144	Policy SD J: Swansea Central Area Para 2.3.81 NEW	ED037 <a href="#">Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a> ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a> Officer Change	<b>Insert a new paragraph in the supporting text after 2.3.81:</b> 2.3.81 NEW <u>This strategic site is expected to deliver up to 900 dwellings, however only 856 units are considered likely to be delivered during the Plan period.</u>
MAC	Policy SD J:	AP7.9	<b>Amend SD J Concept Plan as below and at Figure 10</b>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
145	Swansea Central Area Concept Plan	<p>AP7.12</p> <p><a href="#">ED058 Council Statement arising from HS 6 and 7 - Strategic Development Areas</a></p> <p><b>Officer Change</b></p>	<p><b>Amendments to Key:</b></p> <ul style="list-style-type: none"> <li>• <del>Retail led mixed regeneration in central core area</del> <u>Swansea Central Priority Regeneration Project</u></li> <li>• <del>Waterfront destination</del> <u>Regeneration, including and new residential district development</u></li> <li>• <del>Longer term mixed use redevelopment of Parc Tawe</del> <u>retail park area</u></li> <li>• <del>Key areas of improved public realm</del> <u>regeneration</u></li> <li>• <del>Key areas of Public Access</del> <u>accessible green space</u></li> </ul> <p><b>Amendments to Site specific elements:</b></p> <p>1 – <del>Retail led mixed use regeneration scheme with St Mary’s and St David’s Churches as focal points</del> <u>Mixed use development and new public realm at Castle Square</u></p> <p>2 – <del>Waterfront destination area</del> <u>Improved walking route linking city core to waterfront area</u></p> <p>3 – <del>Improved walking route linking city core to waterfront area</del> <u>Mixed use development and public space adjacent to the Sailbridge</u></p> <p>4 - <del>Mixed use development and public space adjacent to the Sailbridge</del> <u>Redevelopment opportunities at Parc Tawe</u></p> <p>5 – <del>Longer term development of the Parc Tawe as a new mixed use city district</del> <u>Kingsway improved public realm and linear park</u></p> <p>6 - <del>Kingsway improved public realm and linear park</del> <u>New office hub</u></p> <p>See amendments to map and text at figure 10 below</p>



**Figure 10 - Amended Concept Plan SD J**

-  Swansea Central Area retail centre
-  Swansea Central Priority Regeneration Project
- Complementary Areas**
-  Kingsway and Orchard Street
-  High Street
-  City Waterfront
-  Mansel Street and Alexandra Road
-  Parc Tawe urban gateway
-  Maritime Quarter
-  Catalyst buildings and projects
-  Mixed use developments in key areas
-  Waterfront Destination Regeneration, including residential development
-  Parc Tawe retail park
-  Public realm regeneration
-  Key Areas of Public Access Greenspace
-  Swansea Central pedestrian bridge
-  New Spine Street with active frontages
-  New cycle paths/footpaths
-  Central Bus Interchange
-  Key Heritage Assets



Site specific elements:

1 - Mixed use development and new public realm at Castle Square

3 - Mixed use development and public space adjacent to the Sailbridge

5 - Kingsway improved public realm and linear park

2 - Improved walking route linking city core to waterfront area

4 - Redevelopment opportunities at Parc Tawe

6 - New office hub

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 146	Policy SD K: Fabian Way Corridor	AP2.5 AP7.14 AP7.15 AP7.16 <a href="#">ED037 Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a> <a href="#">ED048 Council Statement arising from HS 2, 3 and 9 Employment (20.3.18)</a> <a href="#">ED058 Council Statement arising from HS 6 and 7 - Strategic Development Areas</a>	<p>Amend 1<sup>st</sup> paragraph of the site policy as follows:  <b>SD K: FABIAN WAY CORRIDOR</b>  <b><u>“...employment development with 12 hectares of potential development areas that could accommodate appropriate B1, B2 and B8 uses to complement the...”</u></b></p> <p>Amend 3<sup>rd</sup> paragraph as follows:  <b><u>“Development proposals must <u>should</u> accord...” “...Requirements, which are depicted on the Concept Plan and are set out in further detail in the Fabian Way Masterplan Framework (2016).”</u></b></p>
MAC 147	Policy SD K: Fabian Way Corridor  Para 2.3.82 NEW	<a href="#">ED010 HS 7–SWANSEA &amp; VARIOUS SD K</a>	<p>Amend Policy SD K by inserting the following new paragraph after the existing 1<sup>st</sup> paragraph of the policy:  <b><u>The site includes a range of existing mixed commercial, residential, and employment areas. The SA1 Swansea Waterfront area has a masterplan linked to an existing planning consent that sets out uses for specific plots and capacities for various land uses.</u></b></p> <p><u>2.3.82 NEW Certain sites within SA1 have been built out during the Plan period or have extant planning permission and these residential sites are listed as commitments in the Plan at Appendix 8. The proposed 525 dwellings for the site represents what can potentially be delivered across the allocation, in addition to any commitments, alongside the proposed commercial, and employment development. Subject to the suitable removal of site constraints there may exist potential for further residential</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<u>uses on other land currently allocated for employment uses in the area east of SA1.</u>
MAC 148	Policy SD K: Fabian Way Corridor	ED010 <a href="#">HS7-SWANSEA &amp; VARIOUS SD K</a> ED027 <a href="#">HS11-SWANSEA - Social Infrastructure</a>	2 <sup>nd</sup> bullet point of Policy SD K Placemaking Principles to read: <ul style="list-style-type: none"> <li>• “..., residential <b><u>(C2 and C3)</u></b> neighbourhoods...”</li> </ul>
MAC 149	Policy SD K: Fabian Way Corridor	ED010 <a href="#">HS7-SWANSEA &amp; VARIOUS SD K</a> NSA 40 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a> Officer Change	Amend Policy SD K, Placemaking Principles, 3 <sup>rd</sup> bullet: <ul style="list-style-type: none"> <li>• “...University of Wales Trinity St Davids...”</li> </ul> Amend 7 <sup>th</sup> bullet of Development Requirements: <ul style="list-style-type: none"> <li>• <b><u>Create a local centre at the rear of Bevans Row to the north west of the protected canal corridor to serve the proposed new residential neighbourhood east of SA1, to comprise of small scale local commercial and convenience units.</u></b></li> </ul> Amend Policy SD K, Development Requirements to add new bullet: <ul style="list-style-type: none"> <li>• <b><u>Ensure that potential effects on the adjacent Crymlyn Bog European Site are subject to Habitats Regulations Assessment (HRA). Only development which demonstrates compliance with the Habitats Regulations will be permitted.</u></b></li> </ul>
MAC 150	Policy SD K: Fabian Way Corridor	SA Report	Amend 4 <sup>th</sup> bullet of Development Requirements <ul style="list-style-type: none"> <li>• “Improving <b><u>transport</u></b> connectivity though the Corridor....”</li> </ul>
MAC 151	Policy SD K: Fabian Way Corridor	ED011 <a href="#">SoCG between Swansea Council and DCWW</a> NSA 18 LDP20 <a href="#">Schedule of Non-Substantive Amendments to</a>	Add new bullet to Development Requirements: <ul style="list-style-type: none"> <li>• <b><u>On and off-site measures including any appropriate upgrades to the clean water supply or public sewerage networks.</u></b></li> </ul>

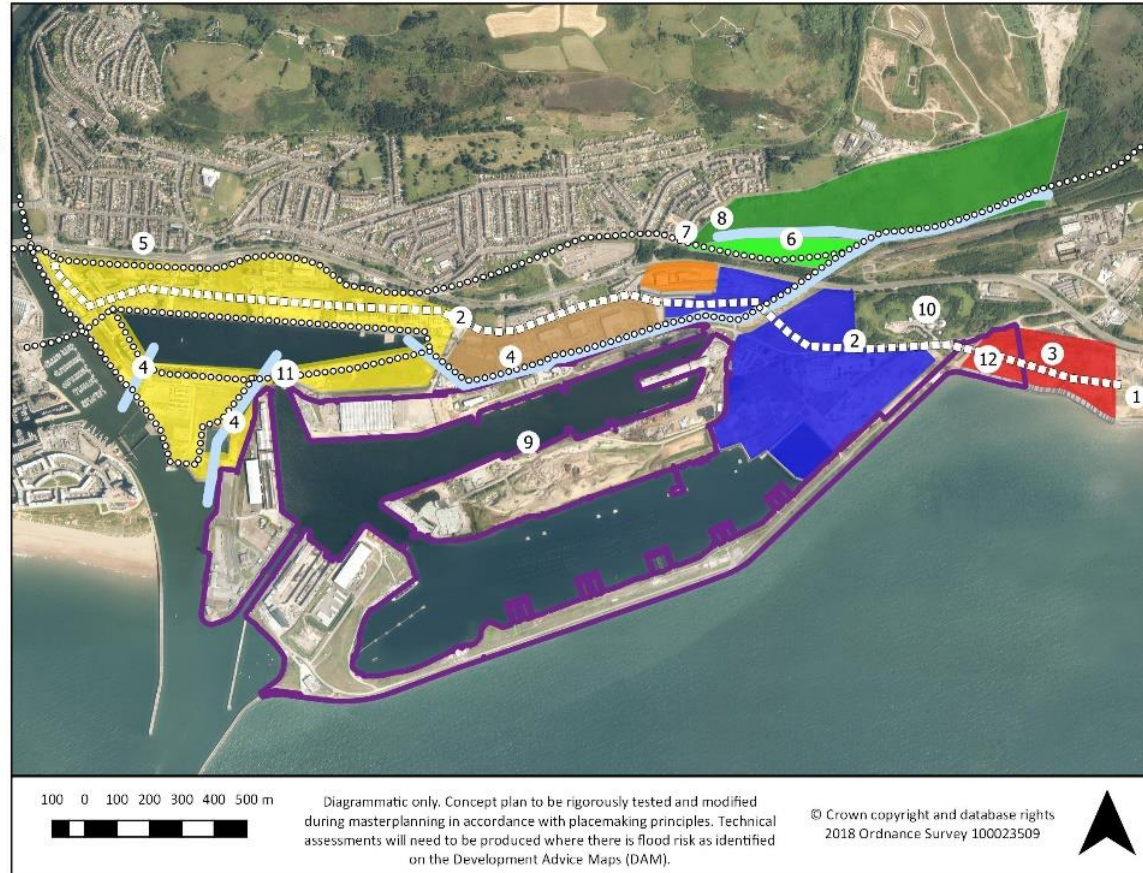
MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
		<a href="#">LDP (July 2017)</a>	
<b>MAC 152</b>	Policy SD K: Fabian Way Corridor Para 2.3.81-82	<p><b>LDP14</b> <a href="#">Habitats Regulations Assessment of LDP Deposit Plan</a></p> <p><b>ED014</b> <a href="#">SoCG between Swansea Council and UWTSD</a></p> <p><b>ED017</b> <a href="#">Swansea Deposit Plan UPDATED HRA Final Version</a></p> <p><b>ED027</b> <a href="#">HS 17-SC HRA CJEU ruling</a></p> <p><b>AP7.16 ED058</b> <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a></p> <p><b>Officer Change</b></p>	<p><b>Amend supporting paragraph 2.3.81, 3<sup>rd</sup> sentence:</b> 2.3.81 “...The eastern extent is limited by the Crymlyn Burrows SSSI European Site.”</p> <p><b>At the end of paragraph 2.3.82 add new sentence:</b> 2.3.82 “...<u>The site is situated adjacent to the highly protected Crymlyn Bog, which is designated a Ramsar Site, Special Area of Conservation (SAC), National Nature Reserve (NNR) and a Site of Special Scientific Interest (SSSI). Development in this location will need to demonstrate compliance with Policy ER 6 Designated Sites of Ecological Importance. A Habitat Regulations Assessment (HRA) will be required to fully assess the potential impact of the development on the European Site. Only development which demonstrates compliance with the Habitats Regulations will be permitted. Further details relating to the development principles and objectives for the site will be set out in a development framework for Fabian Way, which provides SPG to the Plan.</u>”</p>
<b>MAC 153</b>	Policy SD K: Fabian Way Corridor Para 2.3.84	<p><b>AP7.15</b></p> <p><b>ED058</b> <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a></p>	<p><b>Amend paragraph 2.3.84:</b> 2.3.84</p> <ul style="list-style-type: none"> <li>• “...a general urban scale (<del>3-4 storeys</del>) and enhanced...”</li> <li>• “...general urban scale (<del>2-4 storeys</del>).”</li> <li>• “...general urban scale of <del>2-4 storeys</del>, continuity of...”</li> </ul>



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 154	Policy SD K: Fabian Way Corridor Para 2.3.84 NEW	ED056 <a href="#">Council Statement arising from HS 1 2 5 8 &amp; 11 Appendix 3 &amp; IDP</a>	<b>Add new paragraph after paragraph 2.3.84:</b> 2.3.84 NEW a <u>Further details of site infrastructure requirements and necessary assessments and mitigation measures are set out in Appendix 3.</u>
MAC 155	Policy SD K: Fabian Way Corridor Concept Plan	ED010 <a href="#">HS 7 – SWANSEA &amp; VARIOUS SD K</a> ED027 <a href="#">HS 11-SWANSEA - Social Infrastructure</a> NSA 40 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a> Officer Change	<b>Amend SD K Concept Plan as below and at Figure 11:</b> <b>Amendments to plan:</b> Pull back green space annotation that extends into the neighbouring County. <b>Amendments to Key:</b> <ul style="list-style-type: none"> <li>• <del>Mixed u</del>Uses in (SA1 <del>m</del>Masterplan aArea)</li> <li>• Employment uses Land / Flexible review area</li> <li>• Existing <del>businesses</del> Employment</li> <li>• <del>Fabian Way Park and Ride</del></li> <li>• Key areas of <del>accessible</del> <u>public access</u> green space</li> <li>• <u>Part of Operational Port and Docks</u></li> </ul> <b>Amendments to Site specific elements:</b> <ol style="list-style-type: none"> <li>1. Swansea University Bay Campus</li> <li>5. <del>Improved appearance on to Fabian Way corridor</del></li> <li>11. <u>Potential vehicular traffic link over the entrance to Prince of Wales dock</u></li> <li>12. <u>Area subject to review depending on changes to flood risk and University expansion proposals</u></li> </ol> See amendments to map and text at Figure 11 below

**Figure 11 - Amended Concept Plan SD K**

- Spine Street with active frontages
- Cyclepath / footpath
- ■ ■ ■ ■ New / enhanced off site highway improvements
- Protected waterway corridors
- Higher Density Residential
- Employment Land / Flexible review area
- Existing Employment
- Mixed Uses (SA1 Waterfront Masterplan Area)
- University Campus Expansion
- Key Areas of Public Access Greenspace
- Part of Operational Port and Docks



1 - Swansea University Bay Campus

2 - Spine street links Langdon Road to Bay Campus in Neath Port Talbot

3 - Land for expansion of Bay Campus

4 - Port Tennant Canal and links between Prince of Wales Dock / River tawe safeguarded

5 - Improved north south crossings on Fabian Way

6 - Sports and pitch improvement at Ashlands

7 - New pedestrian and cycle routes

8 - Potential canal basin

9 - Existing operational docks

10 - Existing waste water treatment works

11 - Potential vehicular traffic link over the entrance to Prince of Wales dock

12 - Area subject to review depending on changes to flood risk and University expansion proposals

Diagrammatic only. Concept plan to be rigorously tested and modified during masterplanning in accordance with placemaking principles. Technical assessments will need to be produced where there is flood risk as identified on the Development Advice Maps (DAM).

© Crown copyright and database rights  
2018 Ordnance Survey 100023509

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 156	Policy SD L: Tawe Riverside and Hafod Morfa Copperworks	ED037 <a href="#">Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a> AP7.17 ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a>	Amend Policy SD L: SD L: Tawe Riverside and Hafod Morfa Copperworks: “...allocated within Site L for a mixed use...” “...consisting of up to <b>370 258</b> dwellings, employment...” “...proposals <del>must</del> <u>should</u> accord with...” “...Requirements, which <del>must</del> <u>should</u> be delivered...”
MAC 157	Policy SD L: Tawe Riverside and Hafod Morfa Copperworks	ED011 <a href="#">SoCG between Swansea Council and DCWW</a> NSA 18 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	Add new bullet to Development Requirements as follows: <ul style="list-style-type: none"> <li>• <b><u>On and off-site measures including any appropriate upgrades to the clean water supply or public sewerage networks.</u></b></li> </ul>
MAC 158	Policy SD L: Tawe Riverside and Hafod Morfa Copperworks	ED010 <a href="#">HS 7 - SWANSEA SD L</a> SA Report	Amend bullet point 5 of the Placemaking Principles of Policy as follows: <ul style="list-style-type: none"> <li>• “<b><u>...green infrastructure with appropriate environmental enhancements including the provision of a riparian corridor and maximised accessibility to it.</u></b>”</li> </ul> <p>Insert new sentence in paragraph 2.3.89 as follows:  2.3.89 “...important wildlife corridor. <u>In accordance with Policy RP 3 any development in the riverside corridor should incorporate a riparian corridor with a buffer of up to 7 metres adjoining both banks. This will allow for necessary maintenance by NRW and will protect and encourage local biodiversity.</u>”</p>
MAC	Policy SD L: Tawe Riverside	ED010 <a href="#">HS 7 - SWANSEA SD L</a>	Insert additional bullet to Placemaking Principles <ul style="list-style-type: none"> <li>• <b><u>Create a multi-functional Green Infrastructure network</u></b></li> </ul>



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
159	and Hafod Morfa Copperworks	NSA 21 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b><u>throughout the site, taking account of the need to create healthy communities, with a particular emphasis on facilitating active travel, and including appropriate landscaping, habitat creation and community led food growing opportunities</u></b>
MAC 160	Policy SD L: Tawe Riverside and Hafod Morfa Copperworks Para 2.3.85	AP7.17 ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a>	<p><b>Remove reference to Cadw characterisation report in second bullet point of the Placemaking Principles Policy as follows:</b></p> <ul style="list-style-type: none"> <li>• “... industrial riverside character as identified in the Cadw characterisation report.”</li> </ul> <p><b>Amend paragraph 2.3.85:</b></p> <p>2.3.85 “...regeneration opportunity. <u>Any development proposals must positively reflect the historic riverside character, as identified in the The Cadw characterisation report is an informal document which sets out an evaluation of character, leading to suggestions for building forms and details and should inform architectural proposals as part of the Placemaking approach set out within the Plan. Proposals for...</u>”</p>
MAC 161	Policy SD L: Tawe Riverside and Hafod Morfa Copperworks Para 2.3.86	ED010 <a href="#">HS7 - SWANSEA SD L</a> AP7.17 ED037 <a href="#">Replacement Council Statement Trajectory &amp; Land Supply - Sessions 2, 3 and 8 UPDATE TO APPENDIX 2 &amp; 5</a> ED058 <a href="#">Council Statement arising from HS 6 and 7 - Strategic Development Areas</a> <b>Officer Change</b>	<p><b>Amend paragraph 2.3.86 as follows:</b></p> <p>2.3.86 “...is set out in <u>a development strategy for the Tawe Riverside, Strategy Hafod Morfa Copperworks Heritage Masterplan which will be adopted as provide SPG to the Plan. This strategic site will deliver up to 370 dwellings, however only 258 units are considered likely to be delivered during the Plan period. These dwelling numbers relate to C3 Use Class only.</u>”</p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 162	Policy SD L: Tawe Riverside and Hafod Morfa Copperworks Para 2.3.88	ED010 <a href="#">HS7 - SWANSEA SD</a> <a href="#">L</a>	<b>Insert the following text as a final sentence to paragraph 2.3.88:</b> 2.3.88 "...and along the waterfront. <u>Due to the constrained nature of the sites in addition to on-site open space provision, the Council will require off-site contributions to enhance existing accessible sports pitches where necessary.</u> "
MAC 163	Policy SD L: Tawe Riverside and Hafod Morfa Copperworks Para 2.3.89 NEW	ED056 <a href="#">Council Statement arising from HS1 2 5 8 &amp; 11 Appendix 3 &amp; IDP</a>	<b>Add new paragraph after paragraph 2.3.89:</b> <u>2.3.89 NEW Further details of site infrastructure requirements and necessary assessments and mitigation measures are set out in Appendix 3.</u>
MAC 164	Policy SD L: Tawe Riverside and Hafod Morfa Copperworks Concept Plan	ED010 <a href="#">HS7 - SWANSEA SD</a> <a href="#">L</a> NSA 41 LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a> Officer Change	<b>Amend SD L Concept Plan as below and at Figure 12</b> <b>Amend Concept Plan title:</b> <u>Tawe Riverside Corridor and Hafod Morfa Copperworks</u> <b>Amendments to Key:</b> <ul style="list-style-type: none"> <li>• <del>Focal area of public realm</del></li> <li>• Key areas of <u>accessible public access</u> green space amendments</li> </ul> See amendments to plan and text at Figure 12 below.

**Figure 12 - Amended Concept Plan SD L**

- Spine Street with active frontages
- Cycle path / footpath
- Outward facing edge onto protected open space
- ◆ Listed buildings and unlisted buildings of local interest
- Potential for residential or employment use subject to further masterplanning
- Low-Medium Density Residential
- Mixed uses on copperworks site
- Key Areas of Public Access Greenspace
- River Pontoon

Site specific elements:

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



**2.4 Infrastructure Requirements and Obligations**

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 165	Policy IO 1: Supporting Infrastructure	ED011 <a href="#">SoCG between Swansea Council and Welsh Water</a> AP2.9 AP2.10 ED047 <a href="#">Council Statement arising from HS 2 Policies IO1 and IO2</a>	<p><b>Amend Policy IO 1:</b></p> <p><b>“...Proposals will be required to satisfactorily demonstrate that:</b></p> <ol style="list-style-type: none"> <li><b>i. existing provision <u>is safeguarded</u> and capacity is sufficient to support the proposed development; or</b></li> <li><b>ii. where there is a deficiency in provision or capacity <u>directly related to the proposal</u>, that arrangements are in place to support the development with new or improved infrastructure, facilities or other measures.</b></li> </ol> <p><b>“...provision or capacity <u>directly related to the proposal</u>.”</b></p> <p><b>“The following, <u>A range of infrastructure</u> may be required, having regard to the nature, scale, location and financial viability of the proposed development:.</b></p> <ol style="list-style-type: none"> <li><b><del>a. Transportation and Highways</del></b></li> <li><b><del>b. Education</del></b></li> <li><b><del>c. Affordable Housing</del></b></li> <li><b><del>d. Health</del></b></li> <li><b><del>e. Public Open Space and Green Infrastructure</del></b></li> <li><b><del>f. Leisure and Recreation</del></b></li> <li><b><del>g. Community Facilities</del></b></li> <li><b><del>h. Environmental Management and Biodiversity</del></b></li> <li><b><del>i. Utility Services</del></b></li> <li><b><del>j. Community Safety Initiatives,</del></b></li> <li><b><del>k. Public Realm Improvements and Public Art,</del></b></li> <li><b><del>l. Other Facilities and Services necessary...</del>”</b></li> </ol>
MAC 166	Policy IO 1 Supporting Infrastructure	Officer Change	<p><b>Amend 4<sup>th</sup> paragraph of Policy IO 1 as follows:</b></p> <p><b>“...infrastructure, or other <u>appropriate</u> measures, <del>identified in the Policy,</del> must be undertaken...”</b></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 167	Policy IO 1: Supporting Infrastructure Para 2.4.3 - 2.4.6 NEW	AP2.9 AP2.10 <a href="#">ED047 Council Statement arising from HS 2 Policies IO1 and IO2</a> Officer Change SA Report	<p><b>Amend 2.4.3 to 2.4.6 of supporting text to Policy IO 1</b></p> <p>2.4.3 “...aspects listed in the policy <u>below</u> are not exhaustive but are intended to give a broad indication of the potential scope of <u>infrastructure measures</u> which may be required. <u>The measures are set out in two categories to provide examples of the types of infrastructure which may be either “essential” or “required” for a development. The following are examples that are likely to be considered as ‘essential measures’, which would make the development acceptable in planning terms, or measures without which the development would not come forward.</u> The measures include:”</p> <ul style="list-style-type: none"> <li>• <b>“Affordable Housing - including the provision of affordable housing and affordable housing for local needs.”</b></li> <li>• <b>“Transportation and Highways – including may include: movement and connectivity...”</b></li> <li>• <b>“Education and Training – including may include: nursery; primary;...”</b></li> <li>• <del><b>Health</b> may include: primary and secondary health care and social care.</del></li> <li>• <b>“Public Open Space and Green infrastructure – including may include: parks, green spaces and allotments; children’s play;...”</b></li> <li>• <del><b>Community Facilities</b> may include: libraries; sports centres and indoor recreation facilities; multi-functional community facilities; district and local centre improvements and creation of community hubs.</del></li> <li>• <b>“Environmental Protection/Management – including may include: recycling and waste management facilities; a range of protection,...”</b></li> <li>• <b>“Utility Services including water and...”</b></li> </ul>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>“...telecommunications; sustainable energy infrastructure including district heating.”</p> <p><u>The following are examples of measures that could be required to make the development acceptable:</u></p> <ul style="list-style-type: none"> <li>• <b><u>Health</u></b> – including primary and secondary health care and social care.</li> <li>• <b><u>Community Facilities</u></b> – including libraries; sports centres and indoor recreation facilities; multi-functional community facilities; district and local centre improvements and creation of community hubs; leisure and recreation facilities.</li> <li>• <b><u>Environmental Management</u></b> – including recycling and waste management facilities</li> <li>• <b><u>Public Realm</u></b> – Including improvements for Public Art</li> <li>• <b><u>Renewable and Sustainable Energy</u></b> – including district heating.</li> </ul> <p>2.4.4 <u>NEW With regard to the provision of sewerage infrastructure, the Plan seeks to ensure the protection of water quality and all development proposals must comply with the requirements of Policy RP 3 Water Pollution and the Protection of Water Resources.</u></p> <p>2.4.5 “...comprehensive masterplanning process. <del>Further detail of Additional Infrastructure and Site Informatives are set out in the appendices together with details of requirements for the provision of open space and on and off-site highway improvements.</del>”</p> <p>2.4.6 “<u>Infrastructure may also be necessary to address the impacts of development at windfall sites and allocated Non-Strategic Housing sites under Policies H1 and H5. is also provided in the table of allocations set out in Policy H1 on the capacity of existing services. Developers may...</u>”</p>



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>2.4.6 NEW <u>Further detail of infrastructure requirements and site informatives pertaining to allocated sites is set out in Appendix 3, and detail of requirements relating to on and off-site highway improvements is set out at Appendix 5. The Council also maintains an Infrastructure Delivery Plan, which is a live document that will be updated throughout the lifetime of the plan. It provides detailed information on the phasing, delivery and estimated costs of the necessary infrastructure requirements identified in the Plan to support development on allocated sites.</u></p>
MAC 168	<p>Policy IO 2: Employment and Training Opportunities</p> <p>Para 2.4.13 - 2.4.14</p>	<p>ED047 <a href="#">Council Statement arising from HS 2 Policies IO 1 and IO 2</a></p>	<p><b>Amend Policy IO 2 and paragraph 2.4.13 of supporting text: “Developers are <del>required</del> encouraged to work with the Council to maximise added...”</b></p> <p>2.4.13 “...health and well-being. The Policy <del>therefore</del> seeks to ensure that the Council’s BB&amp;M team are able <u>engage with Developers and encourage them</u> to maximize...”</p> <p><del>2.4.14 Further information on the application of the Policy is set out in the Planning Obligations SPG.</del></p>



## 2.5 Housing

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change										
MAC 171	Policy H 1: Non-Strategic Housing Sites Para 2.5.1	ED056 <a href="#">Council Statement arising from HS 1 2 5 8 &amp; 11 Appendix 3 &amp; IDP</a> <b>Officer Change</b>	<p><b>Add new paragraph to the end of paragraph 2.5.1:</b></p> <p>2.5.1 “...10 or more units. <del>The housing sites have been selected following selection of sites followed</del> a detailed appraisal process that requires <del>the proposal to...</del> “...additional social or physical infrastructure. <u>Appendix 3 of the Plan provides further detail of key infrastructure requirements identified for each allocated site, together with site informatives to highlight where further assessments will be required to establish the impact of development in relation to identified issues, constraints and designations. Where impacts of development have already been established the Appendix sets out the required mitigation measures or measures to retain/enhance identified natural or built heritage assets. The Plan is supported by an Infrastructure Delivery Plan which provides further detail of the phasing, funding and delivery of infrastructure required for each allocated site. The appendix is intended to make developers and site promoters aware of some of the key issues that proposals will need to address. Proposals will be expected to consider these principles, and integrate any development requirements that are highlighted, in the context of the particular circumstances that apply at the time of any future planning application, including financial viability.</u>”</p>										
MAC 172	Policy H 1: Non-Strategic Housing Sites Para 2.5.1	ED037 <a href="#">Replacement Council Statement Trajectory and Land Supply</a> <b>NSA 42</b> LDP20 <a href="#">Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<p><b>Update and amend the schedule of sites to remove those sites that have moved into the schedule of commitments or that have been deallocated. Also delete “Development Principles” column:</b></p> <table border="1"> <thead> <tr> <th>Site ref</th> <th>SHPZ</th> <th>Site Location</th> <th>Capacity 2010-25</th> <th>Development Principles</th> </tr> </thead> <tbody> <tr> <td>H1.1</td> <td>Central</td> <td>Former Vetch Field, Glamorgan Street, Swansea</td> <td>40</td> <td></td> </tr> </tbody> </table>	Site ref	SHPZ	Site Location	Capacity 2010-25	Development Principles	H1.1	Central	Former Vetch Field, Glamorgan Street, Swansea	40	
Site ref	SHPZ	Site Location	Capacity 2010-25	Development Principles									
H1.1	Central	Former Vetch Field, Glamorgan Street, Swansea	40										

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change				
			H1.2	Central	Llwyn y Bryn Campus, Walter Road, Swansea	200	
			H1.3	Central	Townhill Campus, Townhill Road, Townhill	150	
			H1.4	East	Land between Bog Road and Cefn Hengoed Road, Llansamlet	70	
			H1.5	East	Land at Upper Bank, Pentrechwth	<del>180</del> 131	
			H1.6	East	Land at Jersey Road opposite numbers 16-38, Pentrechwyth	20	
			H1.7	East	Land at rear of 17-93 Carmel Road, Winch Wen	65	
			H1.8	East	Land at Ty Draw Road and Llanerch Road, Bonymaen	55	
			H1.9	East	Land at Northern End of Graigola Road, Glais	25	
			H1.10	East	Land at Tanycoed Road, Clydach	20	
			H1.11	East	Land at Ramsey Road, Clydach	60	
			H1.12	East	Former Teachers' Centre, Gellionnen Road, Clydach	40	
			H1.13	East	Talycoppa Farm, Llansamlet	150	
			H1.14	East	Land adjacent to Heol Las, Birchgrove	50	-
			H1.15	East	Land at Midland Place, Llansamlet	30	
			H1.16	East	Heol Ddu Farm, Birchgrove	10	
			H1.17	East	Gwernllwynchwyth House, Llansamlet	50	
			H1.18	East	Land at Frederick Place, Llansamlet	20	
			H1.19	East	Former Four Seasons Club, Trallwn	30	
			H1.20	East	Land at David Williams	15	

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change				
					Terrace, Port Tennant		
			H1.2119	GNW	Land east of Pontarddulais Road, Gorseinon	90	
			H1.2220	GNW	Parc Melin Mynach, Gorseinon	25	
			H1.2321	GNW	Former Cefn Gorwydd Colliery, Gorwydd Road, Gowerton	90	
			H1.2422	GNW	Land at West Street, Gorseinon	20	
			H1.25	GNW	Land to the south of Highfield, Loughor Road, Kingsbridge	60	-
			H1.2623	GNW	Land at Carmel Road and Bryntirion Road, Pontlliw	100	
			H1.2724	GNW	Land at the Poplars, Pontlliw	15	
			H1.2825	GNW	Beili Glas, Glebe Road, Loughor	60	
			H1.2926	GNW	Land at Former Penllergaer Civic Offices, Penllergaer	80	
			H1.3027	GNW	Land north of Llewellyn Road, Penllergaer	50	
			H1.3128	GNW	Land at Bolgoed Road, Pontarddulais	50	
			H1.3229	GNW	Land east of Carreg Teilo, Pontarddulais	30	
			H1.3330	GNW	Land at Tyrisha Farm, Grovesend	45	
			H1.3431	GNW	Land off Brynafon Road and Gower View Road, Penyrheol	225	
			H1.35	GNW	Land south of former Cae Duke Colliery, Loughor	30	-
			H1.36	GNW	Land at Heol Pentrebach, Penyrheol	40	-
			H1.3732	GNW	South Of Glebe Road, Loughor	130	
			H1.3833	North	Former Walkers Factory, Pontarddulais Road, Cadle	100	
			H1.3934	North	Land adjacent to 114 Brithwen	15	

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change				
					Road, Waunarlwydd		
			H1.40 <u>35</u>	North	Land adjacent to Cockett Pond	50	
			H1.44 <u>36</u>	North	Penrhos Place, Gendros	60	
			H1.42	North	BT Depot, Gors Avenue, Townhill	30	-
			H1.43	North	Land at Cockett House, Cockett	30	-
			H1.44 1.37	North	Manselton Primary School, Manor Road, Manselton	30	
			H1.45	North	Former Cwmbwrla School, Stepnet Street, Cwmbwrla	20	
			H1.46 <u>38</u>	North	Land at Mynydd Garnllwyd Road, Morrision	95	
			H1.47 <u>39</u>	North	Land at rear of Glyncollen Primary School, Morrision	35	
			H1.48 <u>40</u>	North	Brayley Road, Morrision	15	
			H1.49 <u>41</u>	North	Land at Cadle, Fforestfach	50	
			H1.50 <u>42</u>	North	Land between Eppynt Road and Bettws Road, Penlan	10	
			H1.51	West	Former Eastmoor Nursery, Chestnut Avenue, West Cross	20	-
					Total Dwellings	2,611	950

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 173	Policy H 2: Affordable Housing Strategy Paras 2.5.9 - 2.5.13	ED030 <a href="#">Swansea Council Statement arising from Hearing Session 4: Affordable Housing &amp; Viability (Policies H 2 and H 3)</a> ED010 <a href="#">HS 4-SWANSEA</a> Officer Change	<p><b>Amend Policy H 2:</b></p> <p><b>H 2: AFFORDABLE HOUSING STRATEGY</b></p> <p><b>Provision will be made to deliver a minimum <del>3,5183,420</del> affordable <del>homes</del>housing units over the Plan period through the following measures:</b></p> <ul style="list-style-type: none"> <li><b>i. <u>Setting thresholds and targets for on-site provision of affordable housing (Policy H3), to be delivered as part of residential proposals where appropriate and viable; contributions across the County;</u></b></li> <li><b>ii. <u>Allocating Local Needs Housing Exception Sites rural exceptions sites (Policy H5), which will deliver for majority local needs affordable housing as a majority proportion of homes on such sites for Local Needs, supported by a minority element of market housing to meet local need; and</u></b></li> <li><b>iii. <u>Providing a policy framework for determining 100% affordable housing rural exceptions sites (Policy H6).</u></b></li> </ul> <p><b>Amend supporting text to Policy H2 paragraphs 2.5.9 to 2.5.13:</b></p> <p><del>2.5.9 The above Strategic Policy conditions an affordable housing target of 3,420, which is the number of affordable housing units that it is anticipated will be provided over the Plan period. The target takes into account the total requirement for affordable housing for the Plan period of 7,400 affordable units identified in the LHMA and applies the percentage targets set out in Policy H 3 to identify the realistic and viable contribution that will be made to affordable housing over the Plan period. This includes contributions through the planning system, but also other sources of affordable housing such as dwellings provided on sites acquired by social housing providers. This is considered to be a significant and realistic contribution to meeting the total identified need and supports the creation of sustainable balanced communities.</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change																
			<p data-bbox="853 213 1951 501"><u>2.5.9 NEW A</u> The purpose of Policy H2 is to define a realistic target for the total number of affordable homes that the Plan can deliver, and to thereby confirm the extent to which the measures set out in the policy will contribute to the overall identified County-wide affordable housing need. The LHMA identifies an affordable housing requirement of 7,400 dwellings across the County, and indicates an average tenure split of 2,100 intermediate and 5,300 social rented properties. Each SHPZ has a different level of need, including variations in the tenure split.</p> <p data-bbox="853 523 1951 932"><u>2.5.9 NEW B</u> The target number of 3,518 affordable homes defined in the policy is derived by applying the percentage targets for each SHPZ set out in Policy H3 to the individual components of housing supply. In the case of SDAs, some of these are found to straddle more than one SHPZ. In such cases the relevant percentage affordable housing provision found to be potentially viable for the site is defined in supporting evidence<sup>27</sup>, and it is the proportions in this evidence that have been applied in order to derive the target number of affordable homes. Table 1 clarifies the components of the target number of affordable housing, which includes the contribution from commitments and completions as well as projections for windfall sites.</p> <p data-bbox="958 954 1845 986"><b><u>Table 1: Affordable Housing Supply Components 2010-25</u></b></p> <table border="1" data-bbox="853 1007 1890 1386"> <thead> <tr> <th data-bbox="853 1007 1711 1118">Components</th> <th data-bbox="1711 1007 1890 1118">Number of AH Units</th> </tr> </thead> <tbody> <tr> <td data-bbox="853 1118 1711 1155"><b>Commitments</b></td> <td data-bbox="1711 1118 1890 1155">Housing built 690</td> </tr> <tr> <td data-bbox="853 1155 1711 1192"></td> <td data-bbox="1711 1155 1890 1192">Extant planning permissions 533</td> </tr> <tr> <td data-bbox="853 1192 1711 1228"></td> <td data-bbox="1711 1192 1890 1228">Total commitments 1,223</td> </tr> <tr> <td data-bbox="853 1228 1711 1265"><b>Allocations</b></td> <td data-bbox="1711 1228 1890 1265">H 1 sites 462</td> </tr> <tr> <td data-bbox="853 1265 1711 1302"></td> <td data-bbox="1711 1265 1890 1302">H 5 sites 107</td> </tr> <tr> <td data-bbox="853 1302 1711 1339"></td> <td data-bbox="1711 1302 1890 1339">SD sites 1,370</td> </tr> <tr> <td data-bbox="853 1339 1711 1386"></td> <td data-bbox="1711 1339 1890 1386">Total allocations 1,939</td> </tr> </tbody> </table>	Components	Number of AH Units	<b>Commitments</b>	Housing built 690		Extant planning permissions 533		Total commitments 1,223	<b>Allocations</b>	H 1 sites 462		H 5 sites 107		SD sites 1,370		Total allocations 1,939
Components	Number of AH Units																		
<b>Commitments</b>	Housing built 690																		
	Extant planning permissions 533																		
	Total commitments 1,223																		
<b>Allocations</b>	H 1 sites 462																		
	H 5 sites 107																		
	SD sites 1,370																		
	Total allocations 1,939																		

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change										
			<table border="1"> <tr> <td rowspan="3"><b>Windfall</b></td> <td>Large sites</td> <td><b>195</b></td> </tr> <tr> <td>Small sites</td> <td><b>161</b></td> </tr> <tr> <td>Total Windfall</td> <td><b>356</b></td> </tr> <tr> <td colspan="2"><b>Total supply</b></td> <td><b><u>3,518</u></b></td> </tr> </table>	<b>Windfall</b>	Large sites	<b>195</b>	Small sites	<b>161</b>	Total Windfall	<b>356</b>	<b>Total supply</b>		<b><u>3,518</u></b>
<b>Windfall</b>	Large sites	<b>195</b>											
	Small sites	<b>161</b>											
	Total Windfall	<b>356</b>											
<b>Total supply</b>		<b><u>3,518</u></b>											
			<p>2.5.9 <u>NEW C</u> It is evident that the majority of the County wide need will need be delivered through mechanisms outside of the measures set out in the policy, such as through the Council’s own ‘More Homes’ social housing programme. Given this, the delivery of both social rented and intermediate tenures on residential sites will represent valuable contributions towards addressing the overall County wide level of need. Residential proposals will need to have regard to the housing need in the LHMA and the latest available evidence that applies to the local area such as social housing waiting lists, which should be considered within the context of the Council’s key objective to maximise the delivery of affordable housing and ensure the creation of sustainable balanced communities in accordance with the Well Being Act.</p> <p>2.5.10 Providing housing within rural and semi-rural areas presents particular challenges, which the Plan must seek to address if it is to be successful in creating sustainable and balanced communities. Policy H 2 <del>seeks to set</del> provides a framework which to responds to the evidence in the LHMA in regard to such areas, recognising that the level of affordable housing need there is no need for market housing in the Gower and Gower Fringe SHPZs is higher than the planned housing delivery for these areas. The LHMA identifies # does however identify a need to provide 200 affordable homes...”</p> <p>2.5.11 <u>“Within these areas t</u>There are historic issues...”</p> <p>2.5.12 <del>Policy H2 therefore seeks to</del> In order to maximise opportunities to deliver affordable housing in rural and semi-rural areas <u>Policy H2</u></p>										



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>confirms that, in addition to allowing for</u> <del>by allocating rural</del> <u>exception sites at appropriate locations adjoining settlement boundaries (Policy H5A refers), this will also be achieved by means of specific allocations (in Policy H5) for Local Needs Housing Exception Sites. Development on such sites</u> <del>which will</del> <u>deliver a majority element of Affordable Housing for Local Needs, whilst recognising the need to allow and a minority element of local need-market housing, to address the meet the local housing issues identified in the County's rural and semi-rural areas. This includes addressing the range of housing needs for different population groups, and having regard to the limitations to the existing housing stock.</u></p> <p>2.5.13 <del>The Policy sets out the framework for ensuring that the opportunities for delivering Affordable Housing for Local Needs are maximised in appropriate locations outside the defined settlement boundaries by setting the criteria by which non-allocated rural exception sites will be considered.</del></p>

*Full text of Proposed MAC to Policy H3 [MAC 173]*

**H 2: AFFORDABLE HOUSING STRATEGY**

Provision will be made to deliver a minimum ~~3,5183,420~~ **affordable homes housing units** over the Plan period through the following measures:

- i. **Setting ~~thresholds and targets for~~ on-site provision of affordable housing (Policy H3), to be delivered as part of residential proposals where appropriate and viable; contributions across the County;**
- ii. **Allocating Local Needs Housing Exception Sites ~~rural exceptions sites (Policy H5), which will deliver for majority local needs~~ affordable housing as a majority proportion of homes on such sites for Local Needs, supported by a minority element of market housing to meet local need; and**
- iii. **Providing a policy framework for determining 100% affordable housing ~~rural exceptions sites (Policy H6).~~**

- 2.5.6 A key function of the Plan is to cater for the County's housing requirement through an appropriate supply and mix of housing types, in order to provide an affordable and acceptable standard of housing for all groups in society in accordance with Welsh Government Policy.
- 2.5.7 The location of affordable housing should be related to identified need and be in accordance with the Plan's Spatial Strategy. Proposals should address locational considerations including safe and convenient accessibility to open space, education, employment and other services.
- 2.5.8 Affordable housing is defined by National Planning Policy and Guidance<sup>3</sup> as 'housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers'. There are two main types of affordable housing defined in National Planning Policy and Guidance:
- **Social Rented Housing:** provided by local authorities and registered social landlords where rent levels have regard to the Welsh Government guideline rents and benchmark rents; and
  - **Intermediate Housing:** where prices or rents are above those of social rented housing but below market housing prices or rents. This can include equity sharing schemes. Intermediate housing differs from low cost market housing. Low cost market housing is private housing for open market sale or rent and the Local Authority does not control occupation. The Welsh Government does not consider low cost market housing to be affordable housing for the purpose of the land use planning system.
- ~~2.5.9 The above Strategic Policy conditions an affordable housing target of 3,420, which is the number of affordable housing units that it is anticipated will be provided over the Plan period. The target takes into account the total requirement for affordable housing for the Plan period of 7,400 affordable units identified in the LHMA<sup>4</sup> and applies the percentage targets set out in Policy H 3 to identify the realistic and viable contribution that will be made to affordable housing over the Plan period. This includes contributions through the planning system, but also other sources of affordable housing such as dwellings provided on sites acquired by social housing providers. This is considered to be a significant and realistic contribution to meeting the total identified need and supports the creation of sustainable balanced communities.~~
- 2.5.9 NEW A The purpose of Policy H2 is to define a realistic target for the total number of affordable homes that the Plan can deliver, and to thereby confirm the extent to which the measures set out in the policy will contribute to the overall identified County-wide affordable housing need. The LHMA identifies an affordable housing requirement of 7,400 dwellings across the County, and indicates an average

---

<sup>3</sup> Technical Advice Note (TAN) 2: Planning and Affordable Housing (2006)

<sup>27</sup> 2017 Review and Update of Viability Evidence for the Swansea LDP, Appendix D

tenure split of 2,100 intermediate and 5,300 social rented properties. Each SHPZ has a different level of need, including variations in the tenure split.

2.5.9 NEW B The target number of 3,518 affordable homes defined in the policy is derived by applying the percentage targets for each SHPZ set out in Policy H3 to the individual components of housing supply. In the case of SDAs, some of these are found to straddle more than one SHPZ. In such cases the relevant percentage affordable housing provision found to be potentially viable for the site is defined in supporting evidence<sup>27</sup>, and it is the proportions in this evidence that have been applied in order to derive the target number of affordable homes. Table 1 clarifies the components of the target number of affordable housing, which includes the contribution from commitments and completions as well as projections for windfall sites.

**Table 1: Affordable Housing Supply Components 2010-25**

<b>Components</b>		<b>Number of AH Units</b>
<b>Commitments</b>	Housing built	<b>690</b>
	Extant planning permissions	<b>533</b>
	Total commitments	<b>1,223</b>
<b>Allocations</b>	H 1 sites	<b>462</b>
	H 5 sites	<b>107</b>
	SD sites	<b>1,370</b>
	Total allocations	<b>1,939</b>
<b>Windfall</b>	Large sites	<b>195</b>
	Small sites	<b>161</b>
	Total Windfall	<b>356</b>
<b>Total supply</b>		<b><u>3,518</u></b>

- 2.5.9 NEW C It is evident that the majority of the County wide need will need be delivered through mechanisms outside of the measures set out in the policy, such as through the Council's own 'More Homes' social housing programme. Given this, the delivery of both social rented and intermediate tenures on residential sites will represent valuable contributions towards addressing the overall County wide level of need. Residential proposals will need to have regard to the housing need in the LHMA and the latest available evidence that applies to the local area such as social housing waiting lists, which should be considered within the context of the Council's key objective to maximise the delivery of affordable housing and ensure the creation of sustainable balanced communities in accordance with the Well Being Act.
- 2.5.10 Providing housing within rural and semi-rural areas presents particular challenges, which the Plan must seek to address if it is to be successful in creating sustainable and balanced communities. Policy H 2 ~~seeks to set~~ provides a framework ~~which to~~ responds to the evidence in the LHMA in regard to such areas, recognising that the level of affordable housing need there is no need for market housing in the Gower and Gower Fringe SHPZs is higher than the planned housing delivery for these areas. The LHMA identifies ~~It does however identify~~ a need to provide 200 affordable homes within the Gower AONB SHPZ and 300 affordable homes within Gower Fringe SHPZ over the Plan period. The LHMA also identifies that demand for rural homes in Gower SHPZ is high and house prices reflect this. The Gower and Gower Fringe Zones are both relatively prosperous with high levels of owner occupation and have both seen significant price rises in recent times. The natural operation of the market allows households who can afford to move to these areas to do so. However, housing need is a constant issue in these higher value rural communities. High house prices result in out-migration as younger, less affluent households leave to meet their housing requirements elsewhere, giving rise to issues of long term sustainability.
- 2.5.11 Within these areas ~~There~~ are historic issues of loss of market housing units to holiday home ownership and an ageing population under occupying properties, but with no alternative accommodation available to facilitate downsizing in order to release larger family housing into the local housing market supply.
- 2.5.12 ~~Policy H2 therefore seeks to~~ In order to maximise opportunities to deliver affordable housing in rural and semi-rural areas Policy H2 confirms that, in addition to allowing for ~~by allocating rural exception sites at appropriate locations adjoining settlement boundaries (Policy H5A refers), this will also be achieved by means of specific allocations (in Policy H5) for Local Needs Housing Exception Sites. Development on such sites which will deliver a majority element of Affordable Housing for Local Needs, whilst recognising the need to~~ allow and a minority element of local need-market housing, to address the ~~meet the~~ local housing issues identified in the County's rural and semi-rural areas. This includes addressing the range of housing needs for different population groups, and having regard to the limitations to the existing housing stock.
- 2.5.13 ~~The Policy sets out the framework for ensuring that the opportunities for delivering Affordable Housing for Local Needs are maximised in appropriate locations outside the defined settlement boundaries by setting the criteria by which non-allocated rural exception sites will be considered.~~



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change								
MAC 174	Policy H 3: Affordable Housing	<p>ED073 <a href="#">REVISED Statement - Matters Agreed &amp; Not Agreed Council &amp; HBF - Policy H3</a></p> <p>ED030 <a href="#">Swansea Council Statement arising from Hearing Session 4: Affordable Housing &amp; Viability (Policies H 2 and H 3)</a></p> <p>ED010 <a href="#">HS 4-SWANSEA</a></p>	<p><b>Amend Policy H 3:</b>  <b>H 3: AFFORDABLE HOUSING</b>  <b>On residential sites that include residential development with capacity of 5 or more dwellings, located within the settlement limits of the following Strategic Housing Policy Zones, on-site contributions on-site provision of affordable housing will be sought at the rate of following target percentages, subject to consideration of the financial viability of the proposal:</b></p> <table border="1" data-bbox="887 536 1910 890"> <thead> <tr> <th data-bbox="887 536 1400 635">Strategic Housing Policy Zone</th> <th data-bbox="1400 536 1910 635">% contribution <u>Target Percentage</u></th> </tr> </thead> <tbody> <tr> <td data-bbox="887 635 1400 691">Swansea West</td> <td data-bbox="1400 635 1910 691">35%</td> </tr> <tr> <td data-bbox="887 691 1400 791">Greater North West Central</td> <td data-bbox="1400 691 1910 791">20%</td> </tr> <tr> <td data-bbox="887 791 1400 890">East North</td> <td data-bbox="1400 791 1910 890">15%</td> </tr> </tbody> </table> <p><b>On residential sites with capacity for 2 or more dwellings within the Gower and Gower Fringe Strategic Housing Policy Zones, <u>on-site provision of affordable housing will be required to be for Affordable Housing for Local Needs will be sought at the rate target percentage of 50%.</u></b></p> <p><b><u>On-site affordable housing provision requirements for proposals on allocated 'Local Needs Housing Exceptions Sites' will be assessed against Policy H 5.</u></b></p> <p><b><u>Affordable Housing will be sought to be delivered through on-site provision, unless there are exceptional circumstances that justify its delivery by means of off-site provision and/or commuted</u></b></p>	Strategic Housing Policy Zone	% contribution <u>Target Percentage</u>	Swansea West	35%	Greater North West Central	20%	East North	15%
Strategic Housing Policy Zone	% contribution <u>Target Percentage</u>										
Swansea West	35%										
Greater North West Central	20%										
East North	15%										



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<b><u>payments. Such proposals will be considered against Policy H 4.</u></b>
<b>MAC 175</b>	Policy H 3: Affordable Housing  Para 2.5.14 - 2.5.22	<b>ED084</b> <a href="#">HS 18-Swansea Council Affordable Housing Targets</a>  <b>ED030</b> <a href="#">Swansea Council Statement arising from Hearing Session 4: Affordable Housing &amp; Viability (Policies H 2 and H 3)</a>  <b>AP4.5</b> <b>AP4.7</b> <b>AP4.8</b> <b>ED010</b> <a href="#">HS 4-SWANSEA</a> <b>NSA 46</b>	<b>Amend Supporting Text to Policy H3:</b> 2.5.14 “...need by seeking an appropriate <u>on-site</u> affordable housing provision <del>contribution</del> from new...”  2.5.15 “The Policy sets out the <u>target</u> <del>minimum</del> percentage ....” ...“Each percentage balances .... <del>past rates and targets for of</del> delivery and the requirement for a flexible policy that respects the variation <u>between individual sites in respect of matters such as site constraints or potential requirements for financial contributions</u> <del>the availability of Social Housing Grant.</del> ” “Appendix 6B provides further information on the relationship between sub-markets identified in the AHVS and the Strategic Housing Policy Zones referred to the in the Policy.”  2.5.16 “...relevant target <u>percentage</u> levels. Proposals for the conversion, demolition or change of use <u>of from a commercial dwelling property</u> will be exempt from the Policy. The thresholds <u>have been formulated having regard to</u> <del>is based upon</del> evidence contained...”  2.5.17 “...for Local Needs <del>is in response</del> <u>also responds</u> to evidence in the LHMA which identifies <u>that</u> house prices, levels of owner occupation and house sizes <u>in these areas</u> <del>which</del> are well above ...”  2.5.18 <del>The Council will provide evidence of need based upon the latest LHMA, supplemented by Council and RSL waiting lists and other relevant information.</del>  2.5.18 <u>The mix of dwelling sizes, types and tenures required to be provided on each site will vary in order to reflect the identified level of housing need that applies at the time of application, which will also need to be considered within the context of financial viability.</u>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>The consideration of need should have regard to the latest LHMA, which should be used as a starting point for evidence of affordable housing need at a County wide level, alongside relevant local information such as the latest Council and RSL waiting lists and any recently delivered affordable housing units within the area. Applicants should contact the Council's Housing Enabling team who will provide the most up to date, locally specific evidence of need that applies. The eligibility criteria for Local Needs Affordable Housing are set out in Appendix 6.</u></p> <p>2.5.19 <u>NEW a. Understanding the financial viability of a proposal is a critical component in determining the level of affordable housing appropriate for a site. The evidence underpinning the policy confirms that affordable housing at the target percentages is in principle financially viable. This evidence includes High Level Testing based on assessing financial viability on a range of housing scenarios with a number of key assumptions applied including: an allowance for 20% profit margin for the developer; a tenure split of 80% intermediate rented homes (valued at 70% of ACG) and 20% social rented homes (valued at 42% of ACG; and an allowance of £5,000 per dwelling for infrastructure measures through S106 contributions. An exception to these broad assumptions in the High Level Testing is in the North SHPZ, where the evidence indicates the policy targets are only viable if a reduced S106 figure of £1,285 per dwelling is applied. This reflects the reduced 'headroom' available in the North Zone for additional developer costs over and above affordable housing provision. The Council will take a pragmatic and flexible approach to the requirement for affordable homes for the North Zone, and a negotiated lesser provision will be appropriate for some schemes where there are S106 costs for the developer that would otherwise threaten the viability of a</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>scheme.</u></p> <p>2.5.20 In certain developments, or pocket sites, where there are fewer constraints <u>or requirements, such as a lack of S106 obligations, a higher than minimum percentage than that stated in the Policy may be sought in exceptional circumstances.</u> Conversely, where <u>the Council is satisfied that financial viability at the target levels percentages cannot be achieved and/or S106 costs are particularly high, the affordable housing percentage agreed for a proposal may be lower than the target percentages stated in the Policy. In such circumstances the Council will work collaboratively with developers to agree a contribution in an open and transparent manner. an appropriate proportion of on-site affordable housing provision for individual schemes.</u> Full disclosure of the viability evidence relating to the site will be required and if an agreement cannot be reached, an independent assessment will be commissioned to be paid for by the developer. Further detail on the negotiation and planning obligation process is set out in the Planning Obligations SPG<sup>5</sup>.</p> <p>2.5.20 NEW a <u>The Planning Authority will take a fair and pragmatic approach to the consideration of the specific development variables that apply to each case, in order to ensure that the affordable housing provision that is sought will not make a scheme unviable. In determining the level of affordable housing appropriate for a site, all relevant development variables will need to be considered as part of any assessment, including:</u></p> <ul style="list-style-type: none"> <li>• <u>The total cost of S106 obligations that are required/agreed</u></li> <li>• <u>Any site-specific constraints and requirements that generate 'abnormal' costs</u></li> </ul>

<sup>5</sup> [www.swansea.gov.uk/spg](http://www.swansea.gov.uk/spg)

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<ul style="list-style-type: none"> <li>• <u>Any variations to typical build costs that are reasonably associated with the specific scheme proposed</u></li> <li>• <u>The proportional split between social rented and intermediate types of affordable housing</u></li> <li>• <u>Evidence about land and property values, and</u></li> <li>• <u>The need to provide both landowners and developers with competitive returns</u></li> </ul> <p>2.5.20 <u>NEW b Any required negotiations between the Council and developer should be undertaken in an open and transparent manner. Full disclosure of the viability evidence relating to the site will be required, and if an agreement cannot be reached, an independent assessment will be commissioned by the Council in a timely manner, which must be paid for by the developer. The assessment should include details and costs of the necessary infrastructure to be delivered, either wholly or in part, to support the delivery of sustainable neighbourhoods. Further detail on the negotiation and planning obligation process is set out in the Planning Obligations SPG<sup>62</sup>.</u></p> <p><sup>62</sup>: <a href="http://swansea.gov.uk/spg">http://swansea.gov.uk/spg</a></p> <p>2.5.22 <u>It is recognised that during the lifetime of the Plan there will be some exceptional circumstances, such as unusual characteristics of a site or unique circumstances of the developer, which will require the Council to consider an alternative to the obligation to provide affordable housing on-site. In such circumstances the Council will consider other mechanisms for the developer to still meet the requirement to ensure the delivery of affordable homes. Proposals that seek to justify the omission of on-site affordable housing provision due to exceptional circumstances, and which propose instead to meet the affordable housing obligation through commuted payments and/or off-site provision, will be assessed</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>against Policy H 4.</u></p> <p><del>2.5.22</del> In cases where the amount of affordable housing to be provided contains a requirement for the provision of a fraction of a unit the obligation will be satisfied by the payment of a Commuted Sum. This can arise:</p> <p>a) <del>Where the proposal is for a single unit, or</del></p> <p>b) <del>On larger sites where all whole numbers of units will be provided on-site and any fractions of units will be requested as a Commuted Sum.</del></p> <p><del>2.5.23</del> Commuted sums will be calculated on the basis of a percentage of the most recent Welsh Government Acceptable Costs Guidance (ACG) which is a recognised measure of the cost of providing affordable housing in different communities across Wales. Further detail on the formula to be applied is contained in the Planning Obligations SPG.</p>
MAC 176	Policy H 3: Affordable Housing	<p><b>ED030</b> <a href="#">Swansea Council Statement arising from Hearing Session 4: Affordable Housing &amp; Viability (Policies H2 and H3)</a></p> <p><b>AP4.4</b></p>	<p><b>Add new sentence to end of para 2.5.15</b></p> <p>2.5.15 “...<u>Appendix 6B provides further information on the relationship between sub-markets identified in the AHVS and the Strategic Housing Policy Zones referred to the in the Policy.</u>”</p> <p><i>See also MAC re Appendices which proposes creation of new Appendix 6B.</i></p>

**H 3: AFFORDABLE HOUSING**

**On residential sites that include residential development with capacity of 5 or more dwellings, located within the settlement limits of the following Strategic Housing Policy Zones, ~~on-site contributions~~ on-site provision of affordable housing will be sought at the rate of following target percentages, subject to consideration of the financial viability of the proposal:**

<b>SHPZ</b>	<b><del>% contribution</del> <u>Target Percentage</u></b>
<b>Swansea West</b>	<b>35%</b>
<b>Greater North West Central</b>	<b>20%</b>
<b>East North</b>	<b>15%</b>

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

**On-site affordable housing provision requirements for proposals on allocated ‘Local Needs Housing Exceptions Sites’ will be assessed against Policy H 5.**

**Affordable Housing will be sought to be delivered through on-site provision, unless there are exceptional circumstances that justify its delivery by means of off-site provision and/or commuted payments. Such proposals will be considered against Policy H 4**

- 2.5.14 The aim of this Policy is to assist the Council to meet the evidenced housing need by seeking an appropriate on site affordable housing provision contribution from new development. This will help to deliver the affordable housing strategy set out in Policy H 2 and make an important contribution to achieving the Plan’s objective of achieving a range and mix of affordable housing.
- 2.5.15 The Policy sets out the target minimum percentage of the total number of dwellings that will be required to be delivered as affordable housing units on-site. Each percentage balances the evidence from the AHVS<sup>61</sup> of what can viably be achieved against other factors such as the housing need identified by the LHMA, past rates and ~~targets for~~ of delivery and the requirement for a flexible policy that

respects the variation between individual sites in respect of matters such as site constraints or potential requirements for financial contributions the availability of Social Housing Grant. The targets also respond to locally specific issues such as the aspirations to regenerate the Swansea Central Area through the delivery of residential development in association with other mixed uses. Appendix 6B provides further information on the relationship between sub-markets identified in the AHVS and the Strategic Housing Policy Zones referred to in the Policy.

- 2.5.16 The Policy applies to all proposed housing developments with a capacity to deliver a net gain of 5 or more dwellings, or 2 or more dwellings in the Gower and Gower Fringe Areas. Where adjacent and related residential proposals result in combined numbers meeting or exceeding the specified thresholds, they will be treated as a single proposal and trigger the relevant target percentage levels. Proposals for the conversion, demolition or change of use of from a commercial dwelling property will be exempt from the Policy. The thresholds have been formulated having regard to is based upon evidence contained in the AHVS and seek to maximise the Plan's contribution to securing land and units for affordable housing, particularly on non-allocated sites.
- 2.5.17 The requirement for all affordable housing within Gower and Gower Fringe to be for Affordable Housing for Local Needs is in response also responds to evidence in the LHMA which identifies that house prices, levels of owner occupation and house sizes in these areas ~~which~~ are well above averages for the County. Many of those moving into the area are able to afford the significantly higher prices. The Policy therefore seeks to ensure that all new housing meets the pressing need to provide affordable housing which enables local households to remain in the area.
- ~~2.5.18 The Council will provide evidence of need based upon the latest LHMA, supplemented by Council and RSL waiting lists and other relevant information.~~
- 2.5.18 The mix of dwelling sizes, types and tenures required to be provided on each site will vary in order to reflect the identified level of housing need that applies at the time of application, which will also need to be considered within the context of financial viability. The consideration of need should have regard to the latest LHMA, which should be used as a starting point for evidence of affordable housing need at a County wide level, alongside relevant local information such as the latest Council and RSL waiting lists and any recently delivered affordable housing units within the area. Applicants should contact the Council's Housing Enabling team who will provide the most up to date, locally specific evidence of need that applies. The eligibility criteria for Local Needs Affordable Housing are set out in Appendix 6.
- 2.5.19 In the first instance, the full percentage of affordable housing would be sought on-site. The circumstances in which off-site provision is appropriate are set out in Policy H 4.
- 2.5.19 NEW a. Understanding the financial viability of a proposal is a critical component in determining the level of affordable housing appropriate for a site. The evidence underpinning the policy confirms that affordable housing at the target percentages is in principle



financially viable having regard to certain assumptions. This evidence includes High Level Testing utilising a financial viability model that considers a range of housing scenarios with the following key assumptions: an allowance for 20% profit margin for the developer; a tenure split of 80% intermediate rented homes (valued at 70% of ACG) and 20% social rented homes (valued at 42% of ACG); and an allowance of £5,000 per dwelling for infrastructure measures through S106 contributions. An exception to these broad assumptions in the High Level Testing is in the North SHPZ, where the evidence indicates that, if all other assumptions are unchanged, the affordable housing targets are only viable if the S106 figure is £1,285 per dwelling or less. This reflects the reduced 'headroom' available in the North Zone for additional developer costs over and above affordable housing provision. The Council will take a pragmatic and flexible approach to the requirement for affordable homes for the North Zone in particular, and it is recognised that a negotiated lesser provision will be appropriate for schemes where there are S106 costs for the developer that would otherwise threaten the viability of a scheme.

2.5.20 In certain developments, or pocket sites, where there are fewer constraints, a higher than minimum percentage than that stated in the Policy may be sought in exceptional circumstances. Conversely, where the Council is satisfied that financial viability at the target levels percentages cannot be achieved and/or S106 costs are particularly high, the affordable housing percentage agreed for a proposal may be lower than the target percentages stated in the Policy. In such circumstances the Council will work collaboratively with developers to agree a contribution in an open and transparent manner. an appropriate proportion of on-site affordable housing provision for individual schemes. Full disclosure of the viability evidence relating to the site will be required and if an agreement cannot be reached, an independent assessment will be commissioned to be paid for by the developer. Further detail on the negotiation and planning obligation process is set out in the Planning Obligations SPG<sup>6</sup>.

2.5.20 NEW a The Planning Authority will take a fair and pragmatic approach to the consideration of the specific development variables that apply to each case, in order to ensure that the affordable housing provision that is sought will not make a scheme unviable. In determining the level of affordable housing appropriate for a site, all relevant development variables will need to be considered as part of any assessment, including:

- The total cost of S106 obligations that are required/agreed
- Any site-specific constraints and requirements that generate 'abnormal' costs
- Any variations to typical build costs that are reasonably associated with the specific scheme proposed
- The proportional split between social rented and intermediate types of affordable housing
- Evidence about land and property values, and

---

<sup>6</sup> [www.swansea.gov.uk/spg](http://www.swansea.gov.uk/spg)

- The need to provide both landowners and developers with competitive returns
- 2.5.20 NEW b Any required negotiations between the Council and developer should be undertaken in an open and transparent manner. Full disclosure of the viability evidence relating to the site will be required, and if an agreement cannot be reached, an independent assessment will be commissioned by the Council in a timely manner, which must be paid for by the developer. The assessment should include details and costs of the necessary infrastructure to be delivered, either wholly or in part, to support the delivery of sustainable neighbourhoods. Further detail on the negotiation and planning obligation process is set out in the Planning Obligations SPG<sup>62</sup>.
- 2.5.21 Where affordable housing is provided it should be integrated into the overall development and should not be obviously segregated through location, layout or design. Applicants are required to demonstrate how proposals contribute towards the objective of creating sustainable balanced communities in accordance with Policy PS 2 Placemaking and Place Management, and Policy SD 2 Masterplanning Principles.
- 2.5.22 It is recognised that during the lifetime of the Plan there will be some exceptional circumstances, such as unusual characteristics of a site or unique circumstances of the developer, which will require the Council to consider an alternative to the obligation to provide affordable housing on-site. In such circumstances the Council will consider other mechanisms for the developer to still meet the requirement to ensure the delivery of affordable homes. Proposals that seek to justify the omission of on-site affordable housing provision due to exceptional circumstances, and which propose instead to meet the affordable housing obligation through commuted payments and/or off-site provision, will be assessed against Policy H 4.
- ~~2.5.22 In cases where the amount of affordable housing to be provided contains a requirement for the provision of a fraction of a unit the obligation will be satisfied by the payment of a Commuted Sum. This can arise:~~
- ~~a) Where the proposal is for a single unit, or~~
  - ~~b) On larger sites where all whole numbers of units will be provided on site and any fractions of units will be requested as a Commuted Sum.~~
- ~~2.5.23 Commuted sums will be calculated on the basis of a percentage of the most recent Welsh Government Acceptable Costs Guidance (ACG) which is a recognised measure of the cost of providing affordable housing in different communities across Wales. Further detail on the formula to be applied is contained in the Planning Obligations SPG.~~

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 177	Policy H 4: Off-Site Affordable Housing	AP4.9 AP15.2	<b>Amend Policy H 4:</b> <del>In exceptional circumstances the on-site contribution for Affordable Housing will be reduced to a specified amount and, as an alternative,</del>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
		<p>ED030 <a href="#">Swansea Council Statement arising from Hearing Session 4: Affordable Housing - Off-Site Provision (Policy H 4)</a></p> <p>ED074 <a href="#">Council AP Statement arising from HS15 Affordable Housing Policies H 4 &amp; H 5</a></p>	<p><del>an increased contribution for an off-site contribution will be required where:</del></p> <p><b><u>In exceptional circumstances, the provision of affordable housing off-site may be permitted where:</u></b></p> <ol style="list-style-type: none"> <li>i. <b><u>Robust financial evidence is provided to satisfactorily demonstrate that it is not viable for the target percentage for affordable housing provision (as set out in Policy H3) to be delivered on site; the provision of the level of affordable housing normally required on-site is not viable;</u></b></li> <li>ii. <b><u>The off-site provision would achieve an equal or greater amount of affordable housing than would be achieved on-site; The overall number of affordable homes that will be delivered by the development will be the same number, or greater, than would otherwise have been delivered on-site if the target percentage set out in Policy H3 had been achieved; and</u></b></li> <li>iii. <b><u>An appropriate <del>A</del> suitable and available alternative site is identified in close proximity to the main <del>within the same ward or SHPZ as the</del> development site. <del>Where this is not possible a site must be identified within the same Ward or Strategic Housing Policy Zone and this could include drawing upon a register of Council-owned land;</del> and</u></b></li> <li>iv. <b><u>The housing provided both on and off-site <u>will</u> creates sustainable and balanced communities; and</u></b></li> <li>v. <b><u>Funding for the provision of the off-site <u>affordable</u> dwellings can be demonstrated; and</u></b></li> <li>vi. <b><u>Either the off-site <u>affordable</u> dwellings are delivered first or the <u>a suitable financial</u> contribution is paid to the Council to cover the build costs of the off-site contribution, before the commencement of development of the on-site dwellings.</u></b></li> </ol> <p><del>The mix of on and off-site contributions will be considered on a Strategic Housing Policy Zone basis as set out below:</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change						
			<table border="1"> <tr> <td data-bbox="891 212 1151 320"><b>Swansea West</b></td> <td data-bbox="1151 212 1854 320"><del>19% of dwellings to be provided on the site with the remaining 16% on-site contribution doubled to an off-site contribution of 32%,</del></td> </tr> <tr> <td data-bbox="891 320 1151 472"><b>Greater North West Central</b></td> <td data-bbox="1151 320 1854 472"><del>10% of dwellings to be provided on the site with the remaining 10% on-site contribution doubled to an off-site contribution of 20%, and</del></td> </tr> <tr> <td data-bbox="891 472 1151 592"><b>East North</b></td> <td data-bbox="1151 472 1854 592"><del>8% of dwellings to be provided on the site with the remaining 7% on-site contribution doubled to an off-site contribution of 14%.</del></td> </tr> </table>	<b>Swansea West</b>	<del>19% of dwellings to be provided on the site with the remaining 16% on-site contribution doubled to an off-site contribution of 32%,</del>	<b>Greater North West Central</b>	<del>10% of dwellings to be provided on the site with the remaining 10% on-site contribution doubled to an off-site contribution of 20%, and</del>	<b>East North</b>	<del>8% of dwellings to be provided on the site with the remaining 7% on-site contribution doubled to an off-site contribution of 14%.</del>
<b>Swansea West</b>	<del>19% of dwellings to be provided on the site with the remaining 16% on-site contribution doubled to an off-site contribution of 32%,</del>								
<b>Greater North West Central</b>	<del>10% of dwellings to be provided on the site with the remaining 10% on-site contribution doubled to an off-site contribution of 20%, and</del>								
<b>East North</b>	<del>8% of dwellings to be provided on the site with the remaining 7% on-site contribution doubled to an off-site contribution of 14%.</del>								
<b>MAC 178</b>	Policy H 4: Off-Site Affordable Housing  Paras 2.5.24 - 2.5.29	<a href="#">ED074 Council AP Statement arising from HS15 Affordable Housing Policies H4 &amp; H5</a>	<p><u>2.5.24 NEW</u> Policy H3 is clear that where affordable housing is required, the Council will expect it to be provided on the development site. The provision of the affordable housing off-site, either through an alternative scheme delivered by the developer or an appropriate commuted payment to the Council, will only be considered in exceptional circumstances as defined by the Policy criteria.</p> <p><u>2.5.24</u> Off-site provision may be considered where, for example, a registered social landlord cannot be found to take the units from a developer, or the location of the site is less sustainable for the affordable housing development than a proposed alternative, suitable off-site location. For example this may arise in the case of a rural brownfield redevelopment opportunity, which meets sustainability requirements in terms of securing a future viable use of land for a residential development, but may not offer a sustainable location for affordable housing in terms of accessibility to public transport and day to day services and facilities. <del>The</del> This preferred method of delivering achieving affordable housing-i.e. is for developers to build affordable units (on-site) for transfer to a Registered Social</p>						

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>Landlord/the Council. <del>This is in line with National Planning Policy and Guidance<sup>7</sup>. <u>This approach</u> which seeks to ensure that the affordable housing secured contributes to the development of socially mixed, <u>sustainable</u> communities.</del></p> <p><del>2.5.25 However, it is recognised that there will be exceptional circumstances where it is not possible to provide the full amount of affordable housing on-site. This will, though, only be permitted where the off <u>Off-site</u> provision <u>will therefore only be permitted where it</u> can be demonstrated to deliver a sustainable mix and balance of tenures within the community. The Policy seeks to ensure that there is robust financial evidence to support the reduction in on-site provision. <del>and that the loss of on-site provision is compensated for by an increase in provision off-site in close proximity to the original development site. This will address the issue of limited land supply in the areas where the need is greatest. Due to the exceptionally high demand for affordable housing within the Gower and Gower Fringe SHPZs the Policy will not apply in these areas. The availability of land is so low that the social benefit of a single dwelling in these Zones is greater than the social benefit of providing multiple dwellings outside these Zones. <u>All parties must ensure that any required negotiations between the Council and developer is undertaken in an open and transparent manner. Full disclosure of the viability evidence relating to the site will be required. Further detail on the negotiation and planning obligation process is set out in the Planning Obligations SPG.</u></del></del></p> <p><del>2.5.26 The Policy introduces a cascade which ensures that in the first instance the off-site contribution is delivered within the same Ward or SHPZ in which the original need arose. Where it is demonstrated</del></p>

<sup>7</sup> TAN2 Affordable Housing: Para 5.4 “The strong presumption is that affordable housing will be provided on the application site so that it contributes to the development of socially mixed communities.”

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>that no suitable sites are available, the area of search will widen to the nearest adjoining Ward.</p> <p><u>2.5.26 NEW a</u> The search for suitable alternative sites for off-site provision must first consider opportunities within the same ward or SHPZ as the original development site. Where it is demonstrated that a site cannot be found in the same ward or SHPZ, a cascade will be applied and the area of search will widen to the nearest adjoining ward. This will address the issue of limited land supply in the areas where the need is greatest by ensuring that the affordable housing provided is as close as possible to the original development site. The search process for off-site provision could include drawing upon a register of Council-owned land in order to support the delivery of the Council's More Homes Programme. Where a Council owned site is identified as an available and suitable alternative, the Council will explore opportunities for the original development site to support the delivery of affordable housing on these sites.</p> <p><u>2.5.26 NEW b</u> The Council must be satisfied that there is a suitable and available site to accommodate the affordable housing. The site should be identified by the applicant during pre-application discussion and either:</p> <ol style="list-style-type: none"> <li><u>1) Already have planning permission for housing, or</u></li> <li><u>2) Be acceptable for housing in principle (subject to all other relevant plan policies). In this case, the site will need to be subject to a concurrent planning application and the two applications will be tied together by means of a legal agreement to ensure delivery of the required level of affordable housing provision.</u></li> </ol> <p><u>2.5.26 NEW c</u> Where off-site provision and/or a commuted payment is agreed, the Council will require that the percentage of affordable housing to be delivered by the proposal will be, as a minimum, equal</p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>to the target percentage specified in Policy H3. This will ensure that the level of affordable housing ultimately provided is no less than that which otherwise would have been required on-site. Commuted sum payments are likely to arise where the amount of affordable housing required contains a fraction of a unit.</u></p>
<p><b>MAC 179</b></p>	<p>Policy H 5: <u>Local Needs Housing Rural Exception Sites</u></p>	<p><b>AP 15.3</b> <b>ED032</b> <a href="#">Swansea Council Statement arising from Hearing Session 4: Affordable Housing - Local Needs Housing and Rural Exception Sites (Policy H 5)</a> <b>ED074</b> <a href="#">Council AP Statement arising from HS 15 Affordable Housing Policies H 4 &amp; H 5</a></p>	<p><b>Amend Policy H5:</b> <b>“H 5: <u>LOCAL NEEDS HOUSING RURAL EXCEPTION SITES</u></b> <b><u>Rural exceptions sSites are allocated outside the defined settlement boundary at the following locations for residential development, local needs housing to meet an identified social and/or economic need which must provide a minimum of 51% Affordable Housing for Local Needs:...</u>”</b></p> <p><b>“...<u>Development pProposals for the six allocated Exception Sites must provide</u></b></p> <ul style="list-style-type: none"> <li>• <b><u>A minimum of 51% (the majority proportion) Affordable Housing for Local Needs; and may be supported by</u></b></li> <li>• <b><u>A maximum of 49% (the minority proportion) an enabling element of Local Needs mMarket hHousing that meets an identified housing need within the Locality by providing an appropriate range of dwelling sizes, types and design specifications having regard to evidence of financial viability, which will only be permitted where it forms the minority element (maximum 49%) of the dwellings proposed and where the development can be demonstrated to meet a local social or economic need to which the Council’s local occupancy criteria will be applied.</u></b></li> </ul> <p><b>All development will be required to demonstrate that an appropriate mix of size, tenure types and design specifications are proposed, having regard to the most up to date viability and local needs evidence, <u>The occupancy of the Local Needs Market Housing will be restricted to “persons with a local connection” to be used as “their</u></b></p>



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>only or principal home” and which will be formally tied to planning consent by means of legal agreements and/or conditions.</u></p> <p><u>Proposals that do not provide an appropriate number and range of dwellings to meet the identified social and/or economic needs of “persons with a local connection” within the Locality will not be permitted.</u></p> <p><del>Residential proposals on all other (non-allocated) sites beyond defined settlement boundaries will only be permitted where 100% of the proposed dwellings are for Affordable Housing for Local Needs and where:</del></p> <ul style="list-style-type: none"> <li><del>i. The site represents a logical extension to the settlement boundaries and is of a scale appropriate to and in keeping with the character of the settlement;</del></li> <li><del>ii. The site is in a sustainable location having reasonable access to at least a basic range of services;</del></li> <li><del>iii. It is of a size, scale and design compatible with affordable dwelling standards and available to low or moderate income groups;</del></li> <li><del>iv. There are binding agreements in place to ensure that the initial affordability benefits will be retained in perpetuity for all successive occupiers who meet the Council’s occupancy criteria;</del></li> <li><del>v. It is demonstrated that there are no satisfactory alternative arrangements to meet the need within the locality; and</del></li> <li><del>vi. There is no loss of land of important recreational, amenity or natural heritage value.”</del></li> </ul>
MAC 180	Policy H 5: <u>Local Needs Housing Rural</u>	ED032 <a href="#">Swansea Council Statement arising from Hearing Session 4: Affordable Housing - Local Needs Housing and Rural</a>	<p><b>Amend supporting text to Policy H5:</b></p> <p><del>2.5.27 The Policy sets out criteria to ensure that where land is identified for Affordable Housing for Local Needs outside of settlement boundaries, it is of an appropriate nature and its location is in</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
	Exception Sites Paras 2.5.27-2.5.33 NEW c	<a href="#">Exception Sites (Policy H5)</a>	<p>accordance with the Plan's strategy of creating sustainable communities.</p> <p>2.5.28 National Planning Policy and Guidance allows for the identification of <u>rural local needs housing exception sites, which are distinct from standard market housing allocations, to bring forward both affordable and market housing for local needs. In this context Policy H 5 allocates six sites to deliver both Local Needs Market Housing and Affordable-Housing for Local Needs, specifically in order to meet the identified need in the Gower, Gower Fringe and West Strategic Housing Policy Zones.</u> <del>These are sites, where as an exception to the restrictions on development in the countryside, may be permitted. The Policy therefore allocates land which has been identified as being suitable for Affordable Housing for Local Needs. However, the sites identified are, for the most part, large in relation to the rural settlements/settings in which they are located. It is not therefore considered to be in accordance with the objective of creating sustainable communities to allocate the entire site for affordable housing. In addition, the number of rural exception sites delivered over previous Plan periods has been low as the reduction in Social Housing Grant has reduced the viability of delivering affordable housing without an enabling element of market development.</del></p> <p>2.5.29 <del>The Policy therefore seeks to provide a pragmatic approach which addresses these issues whilst still ensuring that the opportunities to deliver affordable housing are maximised in accordance with the affordable housing strategy set out in Policy H 2.</del></p> <p>2.5.29 <u>The evidence of need for affordable housing in these locations is clear and a reliance entirely on 100% affordable housing exception schemes is not a sufficient approach to meaningfully address this need. Furthermore, the sites identified in the Policy are, for the most</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>part, large in relation to the rural settlements/settings in which they are located. In such instances, it would not be in accordance with the objective of creating cohesive, sustainable communities to allocate the entire site for affordable housing. The Policy therefore provides a pragmatic and balanced approach, which addresses the identified local needs for new homes, and ensures that the opportunities to deliver affordable housing are maximised through sustainable forms of development in accordance with the affordable housing strategy set out in Policy H 2.</u></p> <p>2.5.30 <del>The Policy permits an element of enabling market development on land identified as a rural exceptions site, in order to ensure that the identified local housing need is met by requiring</del> <u>The Policy requires that the majority of the site (i.e. at least 51% of the units) must provide affordable housing, as defined within National Planning Policy and Guidance and must be occupied by people who meet the Council’s local need criteria, as set out at Appendix 6.</u></p> <p>2.5.31 <del>The remainder of the site however may offer alternative housing products provide</del> <u>Local Needs Market Housing to meet identified local social and economic housing need. This element of the Policy seeks to address identified issues and deficiencies in the local housing market that affect the ability of specific local groups to meet their accommodation needs within the local area. These groups are defined as “persons with a local connection” and include first time buyers, local persons creating new households, older people, carers and those requiring care. Appendix 6A provides full details of the definition of “persons with a local connection”. This includes in particular, housing which addresses the needs of older persons in the area to help facilitate downsizing. The mix of tenure to be delivered on these sites must be negotiated with the Council’s Housing Enabling Officer. There is little evidence of need for social rented properties within the Gower and Gower Fringe SHPZ. Where</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>such tenures are provided it would be highly likely that the occupants would only be found through cascading the search process to tenants from outside the Gower and Gower Fringe Zones. This would not meet the specific local needs identified in the LHMA.</p> <p><del>2.5.32</del> It is important to note that the specific allocations have not been identified in order to meet a market need. The principle of market housing development has not been accepted on these sites. For this reason all such sites allocated under this Policy will remain outside of the respective settlement boundaries in order that they can only be brought forward as exception sites. If majority affordable housing cannot be delivered for financial viability reasons, there will be no relaxation of the minimum provision target as viability of proposals will change over the Plan period.</p> <p><u>2.5.32 NEW</u> For the purpose of this policy, the local area is referred to as “the Locality”. The area included within the Locality is informed by the evidence of social and economic need arising in a specific set of electoral wards, which includes the Council's administrative wards of: Bishopston, Fairwood, Gower, Mayals, Newton, Oystermouth, Pennard, Penclawdd and West Cross. The geographical area of the Locality is illustrated in Appendix 6A, which also sets out the eligibility criteria for assessing whether a prospective occupier would satisfy the test of local need. All wards within the Locality fall within the Gower, Gower Fringe and West SHPZs. Within these wards evidence shows that the local housing market experiences a range of particular pressures that limit the options available for local households to access private housing and can lead to households moving outside of the Locality. These pressures include:</p> <ul style="list-style-type: none"> <li>• <u>high levels of second home ownership;</u></li> <li>• <u>a dominance of larger properties in the existing housing stock;</u></li> </ul>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<ul style="list-style-type: none"> <li>• <u>a lack of smaller one or two bedroom properties;</u></li> <li>• <u>high levels of migrant households from outside of the county that increases levels of competition for existing stock.</u></li> </ul> <p><u>The pressures are further compounded by the evidence of the demographic profile of these wards within the locality, which shows that there are significant levels of older persons in larger properties, and lower levels of younger people and young families in these areas.</u></p> <p><u>2.5.32 NEW a All Local Needs Market Housing provided on the allocated sites is therefore required to provide an appropriate range of dwelling sizes, types and design specifications to meet the social and economic needs identified within the Locality. This requirement will ensure that the allocated sites contribute to the diversification of existing housing stock and increase the range of housing options within the locality, thereby increasing the number of households who are able to stay within the locality to meet their housing needs. This can be achieved by providing:</u></p> <ul style="list-style-type: none"> <li>• <u>A Range of Types of Homes: Provision of a range of house types, including for example flats and bungalows, will contribute to diversification of local stock and provide opportunities for certain population cohorts such as older persons, those requiring care and newly forming households to access appropriate housing within the locality.</u></li> <li>• <u>A Range of Design Specifications: Provision of stock that meets design standards such as Lifetime Homes Standards, the provision of lifts within flats, level access to dwellings, and other measures, which would serve to increase opportunities for older households or those requiring care, to continue to live independently within the local area.</u></li> <li>• <u>A Range of Sizes: Addressing the lack of smaller properties in</u></li> </ul>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>wards within the Locality will increase opportunities for newly forming households, thus reducing the number of young people and young families moving out of the area to find housing or remaining in concealed households not able to form independent households. Ensuring the diversification of sizes of stock in the local housing market will also aid older people to move out of existing family housing into more suitable properties and thus facilitate churn in the local housing market.</u></p> <p><u>2.5.32 NEW b In order to ensure that Local Needs Market Housing provided on the allocated sites meet the objectives of the Policy, the occupation of dwellings provided will be controlled through the use of local occupancy restrictions. Such restrictions will require that initial and subsequent occupants of the properties fall within the definition of “persons with a local connection”. An exception to this requirement may be permitted if a property has been marketed, for at least 16 weeks at market value price and at the end of the 16 week period no appropriate offers of purchase have been made from a person who meets the local needs criteria. Appendix 6B provides further details of how the marketing period will be implemented. Restrictions will also be imposed to ensure that the dwellings provided are only occupied as “only or principal homes” Appendix 6B provides further details of the definitions and mechanisms necessary to enforce the implementation of the Policy.</u></p> <p><u>2.5.33 In accordance with Policy IO 1, legal agreements and/or planning conditions will be used to ensure that the agreed percentage of Affordable Housing for Local Needs and Local Needs Market Housing is delivered, that the an appropriate range of type, sizes and design specifications and mix of dwellings is provided to meets the objectives of the Policy, and that local needs housing occupancy restrictions are applied.</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p data-bbox="884 213 1953 504"><u>2.5.33 NEW a</u> Provision of an appropriate range of both affordable housing for local needs and local needs market dwelling sizes, tenure types and design specifications on the sites allocated in Policy H5 is key to achieving the objectives of the Policy. The mix of dwellings must be negotiated with both the Council's Planning and Housing departments, having regard to meeting the social and economic needs within the Locality identified in the most up to date needs evidence at the time of the application.</p> <p data-bbox="884 523 1953 1257"><u>2.5.33 NEW b</u> The Policy acknowledges that some degree of flexibility will be required with regard to ensuring the financial viability of a proposal is not fundamentally undermined, for example through a particular requirement for house types, design or sizes. The Council will take a fair and pragmatic approach to the consideration of financial viability implications during discussions and negotiations with developers on the range of homes to be provided, and in some instances this may necessitate some house types/sizes being included within a scheme that do not specifically address a need or housing shortage in the Locality but are required to make the scheme viable. In such instances full disclosure of the viability evidence relating to the site will be required, and if an agreement cannot be reached, an independent assessment will be commissioned by the Council to reach a resolution, which must be paid for by the developer. However the Policy is clear that permission will not be granted if the specified minimum proportion of Affordable Housing for Local Need is not provided, or if the proposed Local Needs Market Housing do not overall provide an appropriate range of dwellings to meet the identified social and/or economic need in the Locality.</p> <p data-bbox="884 1276 1953 1378"><u>2.5.33 NEW c</u> Appendix 3 of the Plan provides further details of site specific development requirements relating to each of the allocated sites, including measures necessary to address landscape impact</p>



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>and where relevant impact on the Gower AONB.</u></p> <p><del>2.5.33 In accordance with Policy IO 1, legal agreements will be used to ensure that the agreed percentage of affordable and market housing is delivered and that the type and mix meets the objectives of the Policy.</del></p> <p><del>2.5.34 Outside of settlement boundaries, within the area defined as countryside, proposals will be determined against Policy CV 2 Development in the Countryside, which restricts development as set out in TAN 68.</del></p>
N/A	<i>Policy H 5: <u>Local Needs Housing Rural Exception Sites</u></i>	<b>ED056</b> <a href="#">Council Statement arising from HS 1 2 5 8 &amp; 11 Appendix 3 &amp; IDP</a> <b>AP8.1</b>	<i>NB: See MACs re Appendices for amendments to Appendix 3 to provide key “Development Principles” H 5 allocations.</i>
N/A	<i>Policy H 5: <u>Local Needs Housing Rural Exception Sites</u></i>	N/A	NB: See MACs re amendments to Proposals Maps to show allocated H5 sites within the settlement boundaries.
N/A	<i>Policy H 5: <u>Local Needs Housing Rural Exception Sites</u></i>	<b>NSA 48</b> <b>ED010</b> <a href="#">HS 4-SWANSEA</a>	<i>NB: See MACs re proposed amendments to title of Appendix 6a “Appendix 6a <u>Eligibility Criteria for Local Needs Market Affordable Housing</u>”</i>

<sup>8</sup> Technical Advice Note 6 – Planning for Sustainable Rural Communities (2010).

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
N/A	<u>Policy H 5: Local Needs Housing Rural Exception Sites</u>	<a href="#">ED030 Swansea Council Statement arising from Hearing Session 4: Affordable Housing &amp; Viability (Policies H 2 and H 3)</a> <b>AP4.4</b>	<i>NB: See MACs re proposed creation of Appendix 6B. <u>Eligibility Criteria and Restrictions for Local Needs Housing</u></i>
N/A	<u>Policy H 5: Local Needs Housing Rural Exception Sites</u>	<a href="#">ED074 Council AP Statement arising from HS 15 Affordable Housing Policies H 4 &amp; H 5</a> <b>AP15.3</b>	<i>NB: See MACs re amendments to Glossary to add following definition of Local Needs Market Housing: <u>Local Needs Market Housing: Market housing which provides an appropriate range of types, sizes and designs to meet identified social and 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></i>
<b>MAC 181</b>	<u>Policy H 5A NEW: 100% Affordable Housing Rural Exception Sites</u>	<a href="#">ED032 Swansea Council Statement arising from Hearing Session 4: Affordable Housing - Local Needs Housing and Rural Exception Sites (Policy H 5)</a> <b>SA Report</b>	<b>Separate Affordable Housing Exception site Policy from Policy H 5 and create new Policy H 5A and supporting text: “<u>H5 A: 100% AFFORDABLE HOUSING EXCEPTION SITES</u> <u>Residential proposals on all other (non-allocated) sites beyond defined settlement boundaries sites within or adjoining existing settlements will only be permitted where 100% of the proposed dwellings are for Affordable Housing for Local Needs and will only be permitted where:</u> i. The site represents a logical extension to the <u>existing settlement boundaries and is of a scale...</u>”  “<u>Market housing will not be permitted on 100% affordable housing rural exception sites. The proposed affordable housing should meet the needs of local people in perpetuity, which will be tied to the planning consent by means of a legal agreement.</u>”  2.5.34 NEW a National Planning Policy and Guidance allows for the</b>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>identification of affordable housing exception sites to deliver Affordable Housing for Local Needs. These are sites where, as an exception to the restrictions set out in national policy on development in the countryside, residential development for affordable housing for local needs may be permitted.</u></p> <p><u>2.5.34 NEW b All residential proposals on non-allocated sites must be located within or adjoining existing settlements, and must provide affordable housing for local needs in perpetuity in accordance with the Council's own occupancy criteria (as set out at Appendix 6). In accordance with Policy IO 1, legal agreements and/or conditions will be used to ensure that the agreed percentage of affordable housing for local needs and local needs housing is delivered and that the type and mix and local occupancy restrictions meet the objectives of the Policy. Applicants should consult with the Council's Planning and Housing Teams who will provide guidance on the required mix of types and tenures having regard to the most up to date evidence of local need.</u></p> <p><u>2.5.34 NEW c The Policy sets out criteria to ensure that where affordable housing exception sites are identified that they are of an appropriate nature and in a location which is in accordance with the Plan's strategy of creating sustainable communities. Furthermore, proposals must have regard to their ecological, landscape, cultural and amenity impact in accordance with Policies HC 1, ER 3, ER 4, ER 5, ER 7, ER 8, ER 11 and RP 2."</u></p> <p><u>2.5.34 Outside of settlement boundaries, within the area defined as countryside, proposals will be determined against Policy CV 2 Development in the Countryside, which restricts development as set out in TAN 69.</u></p>

<sup>9</sup> Technical Advice Note 6 – Planning for Sustainable Rural Communities (2010).

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 182	Policy H 6: Gypsy and Traveller Site Para 2.5.35 – 2.5.45	ED085 <a href="#">Council Statement on Gypsies, Travellers and Travelling Showpeople - Update on Planning Application and Implications for the LDP</a>	<p><del><b>H 6: GYPSY AND TRAVELLER SITE</b></del></p> <p><del><b>Land is allocated off Pant Y Blawdd Road, Morriston to allow for future expansion of the existing Ty Gwyn authorised Gypsy and Traveller site.</b></del></p> <p><del>2.5.35 There is a current unmet need for 7 new pitches to accommodate Gypsies and Irish Travellers identified in the Council's draft Gypsy and Traveller Accommodation Assessment (2015, GTAA)<sup>65</sup> as living on an unauthorised 'tolerated site' in the County.</del></p> <p><del>2.5.36 An estimate has also been made for newly arising Gypsy and Traveller households. This would include, for example, young adults living on existing sites who, in time, will form their own household and therefore would require their own pitch. The estimate is based on an assumption that the current number of identified households will increase by 3% per annum (the highest growth level set out in the Welsh Government Guidance methodology, which was considered the approach that was most in-line with the aspirations expressed by respondents in the GTAA).</del></p> <p><del>2.5.37 This newly arising need yields a total further requirement for 6 Gypsy and Traveller pitches up to 2020 and a further 6 in 2020-25. It should be noted that this includes newly arising requirements for Gypsies and Irish Travellers and Travelling Showpeople.</del></p> <p><del>2.5.38 The GTAA has concluded that there is not a need for a transit site in the County.</del></p> <p><del>2.5.39 The Welsh Government Guidance allows tenancy churn on existing sites to be factored into the supply. The GTAA identifies that 6 pitches would become available at the existing Ty Gwyn site over the Plan period based on past trends. This, combined with an expansion of the site, would satisfy most of the newly arising need over the Plan period.</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>2.5.40 However, the families living on the nearby unauthorised ‘tolerated’ site have expressed a desire to be accommodated together so it may not be appropriate to consider that their accommodation needs would be addressed by an ad hoc churn of pitches on the authorised site.</p> <p>2.5.41 The Plan therefore makes provision for at least 7 new pitches for Gypsies and Irish Traveller families identified in the GTAA as currently living on the ‘tolerated’ site. The new site is allocated separate from the well-established Ty Gwyn site with potential for expansion to accommodate newly arising need.</p> <p>2.5.42 Both the existing and proposed sites are located in Flood Zone C1, an area of the flood plain which is developed and served by significant infrastructure, including flood defences. Caravan and temporary occupancy sites require special consideration in relation to flooding and under TAN 15 in Zone C1 must be subject to justification tests and an assessment of flooding consequences.</p> <p>2.5.43 The allocation satisfies the criteria set out in TAN 15 and will be supported by a Flood Consequences Assessment to ensure the potential consequences of a flooding event are acceptable, along with other technical studies, to determine the detailed site capacity and delivery costs.</p> <p>2.5.44 The GTAA also identified a need for accommodation for Travelling Showpeople, traditionally referred to as “Winter Quarters”, which combine the need for residential, storage and maintenance uses. There is a current immediate need for 11 Travelling Showpeople pitches which could principally be accommodated at the established site at Railway Terrace, Gorseinon. The GTAA has identified a further 5 Travelling Showpeople households who live outside the County and have expressed that they would return to the area if a site became available.</p> <p>2.5.45 In accordance with the Housing (Wales) Act 2014, the Council will</p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p>undertake a new GTAA every five years. The requirement and take-up of pitches will be closely monitored through the Annual Monitoring Report and review the requirement for additional pitches in the latter part of the Plan period (post 2020) through the monitoring framework.</p>
<p><b>MAC 183</b></p>	<p>Policy H7: Gypsy and Traveller Accommodation            Para 2.5.47 - 2.5.48 &amp; 2.5.51</p>	<p><b>ED085</b> <a href="#">Council Statement on Gypsies, Travellers and Travelling Showpeople - Update on Planning Application and Implications for the LDP</a>  <b>AP18.2</b></p>	<p><b>H 7: GYPSY AND TRAVELLER ACCOMMODATION</b>  <b>Proposals for new Gypsy and Traveller sites, and extensions to existing authorised sites, will be permitted within settlement boundaries where:</b></p> <ul style="list-style-type: none"> <li><del>i. There is a clearly identified unmet need in accordance with the most recently undertaken Gypsy and Traveller Accommodation Assessment;</del></li> <li><b>i. Necessary physical, transport and social infrastructure is accessible or will be readily provided;</b></li> <li><b>ii. <u>If the site is developed by a public body, it</u> The site is designed in accordance with appropriate Welsh Government <u>Design</u> Guidance <del>and Circulars</del>;</b></li> <li><b>iii. The scale of the proposal is appropriate with regard to the site's surroundings and setting;</b></li> <li><b>iv. <u>The development will have</u> <del>There would be no detrimental significant adverse impacts on the appearance and character of the area, including the residential people's amenity of neighbouring occupiers or the operating conditions of existing businesses</del>; and</b></li> <li><b>v. In the case of a transit or touring site, it has good access to the primary highway network.</b></li> </ul> <p><b>Proposals for a Gypsy and Traveller site, or the expansion of an existing authorised site, on land outside <u>but or immediately</u> adjacent to the settlement boundary will <del>in exceptional circumstances</del> be permitted where all of the above criteria are satisfactorily met and:</b></p> <ul style="list-style-type: none"> <li><b>a. The applicant has demonstrated that there are no suitable pitches available within existing authorised sites or land available within</b></li> </ul>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><b>existing settlement limits;</b></p> <p><b>b. <del>The proposal will meet an identified local need;</del> and</b></p> <p><b>b.c The site represents a logical extension to the settlement boundary and there would be no loss of important recreational, amenity or natural heritage value.</b></p> <p>2.5.47 Sites should be designed in accordance with advice in Welsh Government Circulars <del>30/2007-005/2018: Planning for Gypsy, and Traveller and Caravan Showpeople Sites;</del> and/or <del>78/91 Travelling Showpeople</del> which will be <u>a material considerations as appropriate in the determination of any planning applications. Sites being developed by a public body, such as a Local Authority, should be designed in accordance with the Welsh Government Guidance: Designing Gypsy and Traveller Sites.</u></p> <p><u>2.5.47 NEW b The need for Gypsy and Traveller pitches over the Plan period is identified in the Council's Gypsy and Traveller Accommodation Assessment (2015, GTAA)<sup>65</sup>, and is summarised in Table 3 below.</u></p> <p><u>2.5.47 NEW c The GTAA identified an immediate need for 7 new residential pitches to accommodate Gypsies and Travellers. The site west of Pant y Blawd Road, which benefits from a relevant planning permission, provides for the required pitches to meet this need, for the period 2016-21.</u></p> <p><u>2.5.47 NEW d An estimate was made in the GTAA for new household growth associated with the existing authorised residential Gypsy and Traveller site at Ty Gwyn. The estimate is based on an assumption that the current number of identified households will increase by 3% per annum (the highest growth level set out in the Welsh Government Guidance methodology, which was considered the approach that was most in-line with the aspirations expressed by respondents in the</u></p>



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>GTAA). This newly arising need yields a total further requirement for 6 residential Gypsy and Traveller pitches up to 2021 and a further 6 in 2021-25. The Welsh Government Guidance allows tenancy churn on existing sites to be factored into the supply. This tenancy churn meets the identified need from household growth for the period up to 2021. The identified need from household growth for the period 2021-25 will be met by the land which has been granted planning permission for further expansion of the Ty Gwyn site. It should be noted that a new GTAA is expected to be undertaken in 2020 and the re-assessed need identified by this study for the latter part of the Plan period 2021-25 will be monitored.</u></p> <p><u>2.5.47 NEW e Having regard to the above, there is therefore no requirement for a specific site allocation in the Plan for Gypsy Travellers.</u></p> <p><u>2.5.47 NEW f The GTAA also identified a need for accommodation for Travelling Showpeople, traditionally referred to as “Winter Quarters”, which combine the need for residential, storage and maintenance uses. The GTAA identified a current immediate need for 11 Travelling Showpeople pitches. This can be accommodated at the established Traveller Showpeople site at Railway Terrace, Gorseinon. The GTAA has identified a further 5 Travelling Showpeople households residing outside the County who have expressed that they would return to the area if a site became available. The existing site at Railway Terrace benefits from a relevant planning permission for use by Traveller Showpeople, and has sufficient capacity to accommodate the total need identified for the Plan period i.e. 16 pitches in total. There is therefore no requirement for a specific site allocation in the Plan for Travelling Showpeople.</u></p> <p><u>2.5.47 NEW g The GTAA concluded there is not a need for a transit site</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>in the County.</u></p> <p>2.5.47 <del>NEW h</del> In accordance with the Housing (Wales) Act 2014, the Council will undertake a new GTAA every five years and so a new GTAA is expected to be published in 2020. The future requirements for, and take-up of, pitches will be closely monitored having regard to the new GTAA, using the monitoring framework and Annual Monitoring Report. This will inform any necessary review of pitch numbers to be provided by the Council in the latter part of the Plan period (post 2020).</p> <p>2.5.48 Proposals will need to demonstrate that they are of an appropriate standard and design to allow residents of the site to have access to basic facilities and live in safe, cohesive and sustainable communities. The development must not have a <del>detrimental</del> <u>significant adverse</u> impact on the <u>people's</u> amenity, appearance, character and environment of the area or neighbouring occupiers. <del>Proposals must not be of a scale that would be inappropriate at that location or dominate the nearest settled community.</del> Where business uses are proposed, the site will be required to be able to accommodate home-based business uses without detracting from the amenity, appearance, character and environment of the area or neighbouring occupiers. This may include the provision of adequate facilities and space for such activities.</p> <p>2.5.51 Proposals outside <del>and</del> <u>or</u> immediately adjacent to the identified settlement limits will <del>only</del> be permitted <u>where all of the policy criteria are satisfactorily met</u> <del>in exceptional cases.</del> <del>There must be an unmet need identified in the latest GTAA that demonstrates the proposal is needed at that location.</del> This may include an identified need to <del>expand an existing authorised site due to newly arising need from within the families residing there, or a proven need to accommodate</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			extended family members or people with an employment connection..

**MAC 183** continued:

Table 3: Gypsy and Traveller Site Needs, Provision and Timescales

Type of Identified Need	Pitches Needed			Commentary
	2016-2021	2021-2025	Total – LDP Period	
Residential: Immediate Need	7	0	7	The need up to 2021 will be met by the provision of 7 pitches on land to the west of Pant y Blawdd Road in accordance with relevant planning permission.
Residential: New household growth at the existing Ty Gwyn site	6 (accommodated by means of 'churn' on existing pitches)	6	12 (-6 having regard to churn on existing pitches)	The need up to 2021 will be met through pitch turnover identified in the GTAA on the Ty Gwyn site. The need in 2021-25 will be met by extending the Ty Gwyn site in accordance with relevant planning permission. It should be noted that a new GTAA is expected to be undertaken in 2020 and the re-assessed need identified by this study for the latter part of the Plan period 2021-25 will be monitored.
Travelling Showpeople	16 (11 from existing need within County, plus 5 new households to arrive from outside County)	0	16	The existing site at Railway Terrace is lawful and has capacity to accommodate the 16 pitches needed in 2016-21.
<b>Total</b>	<b>23 Pitches for Immediate Need (comprises 7 residential and 16 Travelling Showpeople)</b>	<b>6 Pitches (Household growth at Ty Gwyn)</b>	<b>29 Pitches</b>	

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
Source: Accommodation Needs sourced from the latest (2015) Gypsy and Traveller Accommodation Assessment (GTAA)			
<b>MAC 184</b>	Policy H 8: Ancillary Residential Accommodation Para 2.5.53	<b>ED027</b> <a href="#">HS 13-SWANSEA - Specialist Housing</a> <b>Officer Change</b>	<b>Amend paragraph 2.5.53 as follows:</b> 2.5.53 "...an independent dwelling. <del>The applicant must demonstrate that it has been</del> <u>Proposals should be designed to be strictly...</u> "...may apply a planning <del>condition or obligation to ensure...</del> "
<b>MAC 185</b>	Policy H 9: Houses in Multiple Occupation and Residential Conversions within Settlements	<b>ED070</b> <a href="#">Council AP Statement arising from HS 13_HMOs and Conversions (May 2018)</a>	<b>H 9: HOUSES IN MULTIPLE OCCUPATION AND RESIDENTIAL CONVERSIONS WITHIN SETTLEMENTS</b> <del>Within settlement boundaries, proposals to convert dwellings or underutilised commercial and industrial buildings to houses in multiple occupation, flats or bedsits</del> <b><u>Proposals for the conversion of a dwelling or non-residential property to a House in Multiple Occupation (HMO) will only be permitted where,</u></b> i. <del>The development would be compatible with adjoining and nearby uses;</del> ii. <del>In the case of buildings with an employment use, there is no over-riding need to retain that use;</del> iii. <del>the development would not contribute to harmful concentration or intensification of HMOs in a particular area; and</del> iv. <del>iv. The development would not result in an over-intensive use of a dwelling/building.</del> i. <b><u>within the HMO Management Area, it would not lead to more than 25% of all residential properties within a 50m radius of the proposal being HMOs,</u></b> ii. <b><u>outside of the HMO Management Area, it would not lead to more</u></b>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>than 10% of all residential properties within a 50m radius of the proposal being HMOs.</u></p> <p>iii. <u>the development would not result in a Class C3 dwelling being 'sandwiched' between adjoining HMO properties</u></p> <p>iv. <u>the property is suited for use as a HMO, and will provide satisfactory private amenity space, dedicated areas for refuse storage and appropriate room sizes, and</u></p> <p>v. <u>there would be no unacceptable adverse impacts caused by noise nuisance and general disturbance</u></p> <p><u>HMO proposals within small streets that do not breach the 50m radius maximum threshold will not be supported if the proposal would create a disproportionate over concentration of HMOs within that street.</u></p> <p><u>HMO proposals that would lead to a breach of the maximum thresholds will only be permitted where there are exceptional circumstances or overriding material considerations that demonstrably outweigh any concerns regarding harmful concentration or intensification.</u></p>
MAC 186	Policy H 9: Houses in Multiple Occupation and Residential Conversions within Settlements  Para 2.5.58 - 2.5.63	ED027 <a href="#">HS 13-SWANSEA - Specialist Housing</a>  AP19.1	<p><del>2.5.58 Support will be given to the more intensive use of suitable buildings to maximise new housing opportunities. The conversion of dwellings and other properties to sub-divided residential units is often an effective way of securing their improvement and widening the housing choice available. Appropriate provision of residential accommodation above commercial properties within the City and District Centres can make more efficient use of building(s) and improve the vitality and viability of those centres. Commercial premises that make a valued contribution to the range and choice for future business uses should be retained in-line with Policy RC 11. It is likely that there will continue to be a need for new HMOs over the lifetime of the Plan to meet both an occupier demand and a societal need, including need arising from the effects of</del></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>welfare reforms and the increase in student numbers associated with Swansea’s expanding universities. It is important however that future HMO provision is managed sustainably in the interests of fostering cohesive communities, including avoiding instances of over-concentration of HMO properties to the detriment of residential amenity and community balance.</u></p> <p><del>2.5.59 While seeking to promote appropriate conversion opportunities, the adverse impacts that inappropriate development can cause are acknowledged. These may include the impacts of too many HMOs on the balance and character of established residential areas, or the potential for unsuitable conversions of commercial premises to compromise adjacent and nearby businesses. In line with Policy PS 2, proposed conversions should not result in significant detrimental impact to the character of the building or people’s amenity. <u>The policy defines specific thresholds, above which further concentrations of HMOs will normally be deemed a harmful concentration. The thresholds have been identified based on an understanding of current HMO concentrations, likely future demand, current HMO supply, and other available evidence including the findings of national research undertaken by the Welsh Government<sup>10</sup>.</u></del></p> <p><del>2.5.60 Large concentrations of HMOs exist in Uplands and Castle Wards, while demand is likely to increase for such accommodation in St Thomas adjacent to the higher education developments along the Fabian Way Corridor. This Policy seeks to prevent any further harmful concentration or intensification of HMOs and its consequent adverse effects on people’s amenity and the character of areas. SPG will define what will be deemed a harmful concentration or intensification by setting out threshold limits to be applied regarding the proportion of</del></p>

<sup>10</sup> Welsh Government 2015. Houses in Multiple Occupation: Review & Evidence Gathering. Report of Findings.

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>the total building stock that HMOs should comprise in different parts of the County. The policy sets out a two tier approach to defining thresholds beyond which further HMO uses will be considered to have a harmful effect. This approach is reflective of the established uneven concentrations of HMOs across Swansea and the particular demand within certain urban areas that have key facilities. Within the HMO Management Area, as defined on the Proposals Map, there are existing community sustainability and cohesion issues that have resulted from concentrations of HMOs. The Management Area incorporates part, but not all, of Uplands and Castle Wards where there are significant existing concentrations of licenced HMOs. The 25% maximum HMO threshold to be applied is broadly comparable with the average concentration of HMOs across the Management Area, however there are some pockets of much higher concentrations such as parts of Brynmill closest to the Swansea University Singleton Campus. Applying the 25% threshold in the HMO Management Area will therefore serve to significantly restrict opportunities for additional HMOs within existing areas of high concentration, where further intensification of HMOs is not favoured. This approach strikes an appropriate balance between recognising the established character of different streets and areas, whilst also supporting sustainable communities.</u></p> <p>2.5.61 <u>This Policy also seeks to ensure that properties are of sufficient size to permit the creation of individual dwelling units with satisfactory private amenity space. The Management Area approach will effectively encourage future HMO provision to be more dispersed to areas outside existing concentrations in a suitably managed way. Outside the defined HMO Management Area, a threshold of 10% of all residential properties being HMOs will be used as the maximum limit. The proportions of HMOs in most of these areas are substantially less than</u></p>



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>10% and as such the threshold will allow for an appropriate small level of growth in such accommodation. National research has identified that 10% is a general ‘tipping point’ beyond which the evidence indicates that a concentration of HMOs can begin to have an adverse impact on the character and balance of a community. This tipping point is described as a threshold beyond which a community can ‘tip’ from a balanced position in terms of demographic norms and impacts, towards a demographic that is noticeably more mixed in terms of shared and family households. This is an evidence based approach that provides a robust rationale for applying a 10% threshold for all areas outside the HMO Management Area.</u></p> <p><u>2.5.61 NEW A In considering whether a proposal breaches the defined threshold level for that area, the Planning Authority will assess the concentration of HMO properties within a 50 metre radius of the property that is subject to the HMO planning application. The radius will be measured from the centre-point of the proposed property’s street frontage. All residential properties falling into planning use class C3, C4, and large HMOs (Sui Generis) that are located within this defined radius will be counted as part of the analysis, if the majority of its street facing entrance is contained within the radius. If the HMO property is located within the HMO Management Area but the geographic area of the radius extends into the 10% threshold area, the 25% threshold will be applied – and vice-versa. In some areas, residential property plots may be large or development particularly sparse meaning a 50m radius may capture only a handful of properties. In such cases, the Council will apply the relevant threshold to an area that contains at least 10 properties. Should a 50m radius fail to capture the required number of properties, the Council will select the nearest properties from the same side of the street as the proposed HMO so that at least 10 properties are captured.</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>2.5.61 NEW B</u> In order to understand the full extent of HMOs within the 50m radius, the LPA will draw upon all available records within the public domain to inform the calculation. In addition, the Council's public register of licensed HMOs will be used as the basis for the calculation for any proposals in the Uplands and Castle Wards, since these areas are within a designated 'Additional Licensing Area' which requires all HMO properties to be officially licenced. In addition, when calculating the proportion of HMOs, the LPA will consider representations received as part of the consultation process on planning applications in order to establish the use of properties. The Council is reviewing the need for further Licensing Areas within other parts of the County under the provisions of the Housing Act, which if designated will provide a further register of HMOs to assess concentrations.</p> <p><u>2.5.61 NEW C</u> Planning permission will be required to change the use of a small HMO to a large HMO, or to intensify the use of a lawful large HMO by increasing the number of occupiers. In this instance however the threshold limit will not be triggered as the HMO has already been established in the street and, therefore, would not be assessed as numerically leading to further concentration of HMOs and the balance and mix of households in the local community. These types of planning application will be assessed on their own individual merits on a case by case basis against the criteria in this policy and other policies in the Plan, including impact on the character of the area, residential amenity and parking.</p> <p><u>2.5.61 NEW D</u> The policy recognises that there are some street patterns and layouts that are characteristic of particular areas of Swansea, including areas of Sandfields and St Thomas, where applying the 50m radius test would not sufficiently protect against harmful concentration of HMOs. In particular this applies to 'small streets' where a relatively low number of HMOs concentrated within that street can have a</p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>disproportionate adverse impact. For the purpose of this policy, small streets are those that have between 11 and 34 properties inclusive. This includes small streets formed by the sub-division of larger streets from intersecting roads. In the case of these small streets, the LPA will consider whether a HMO proposal will lead to an over concentration having regard to the number of HMOs that would be created on that particular small street, as well as considering compliance with the 50m radius threshold test. A ratio of more than 1 in 8 within a small street will normally be considered a disproportionate over concentration of HMOs.</u></p> <p><u>2.5.61 NEW E In the case of streets of 10 or fewer properties, within the HMO Management Area a maximum of two HMO properties will be permitted within the street. In the case of streets of 10 or fewer properties outside the HMO Management Area, a maximum of one HMO property will be permitted within the street.</u></p> <p><u>2.5.61 NEW F Further details on the implementation of the threshold approach, and the exceptional circumstances that may apply, will be set out in SPG on HMO developments. The SPG provides worked examples of compliance and non-compliance with the policy.</u></p> <p><u>2.5.61 NEW G During the lifetime of the Plan it is recognised that there may be specific material considerations and/or exceptional circumstances that apply to a particular proposal, which could demonstrably outweigh the outcome of the 50m radius 'threshold test' as the overriding factor(s) in deciding whether a HMO proposal is appropriate. Given this, whether or not a proposal is found to comply or not with the 50m radius threshold test will not in every circumstance be the final determining factor as to whether planning permission for a HMO is approved or refused. In such exceptional circumstances, the applicant must submit supporting evidence and information to</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>sufficiently demonstrate that the specific circumstances justify a departure from the threshold test. An exceptional circumstance may arise in the case of a HMO proposal within a street that has a very high existing HMO concentration, for a property that is shown through evidence to be significantly less attractive for a non-shared use. It is appropriate to apply a degree of flexibility in such circumstances, in order to respect the fact that certain C3 residential properties can be inherently more suited to a HMO use. This is particularly so in the case of certain larger dwellings or properties that have multiple kitchens and bathrooms that will require significant works to be remodelled to provide a family house. In these exceptional instances, it may be more appropriate to take a flexible approach to ensure the sustainable use of these properties rather than have C3 properties standing vacant for long periods. In such instances, HMO proposals must be accompanied by a comprehensive assessment that will need to adequately justify a departure from the threshold test, including:</u></p> <ul style="list-style-type: none"> <li>a) <u>Evidence that the property has been unsuccessfully marketed for a C3 use at a reasonable asking price for a period of at least 6 months</u></li> <li>b) <u>Reasons why, and evidence to justify, that the property is unviable for C3 use (e.g. financial viability of any renovations needed; lack of demand for traditional family accommodation in that area)</u></li> <li>c) <u>Any particular characteristics of the property (e.g. scale or layout) which make it suited to HMO use and unsuitable for other uses such as C3.</u></li> <li>d) <u>Any other evidence considered relevant by the applicant to justify why a HMO use is more appropriate than a C3 residential use.</u></li> </ul> <p><u>2.5.61 NEW H Due to the nature of higher density living in HMOs, in some instances this can lead to noise and general disturbance issues. In order to avoid unacceptable adverse impacts arising from such</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>issues, consideration will be given to the use of noise insulation measures having regard to the design and layout of the properties that would be affected. Whilst this is primarily the preserve of Building Regulations it may be deemed necessary to attach planning conditions which require the installation of sound insulation to properties in certain circumstances, such as soft closing fire doors and/or soundproofing measures. The principles of the Council's Design Guide for Householder Development will be applied to HMOs to protect residential amenity. Maintaining privacy between HMOs and neighbouring properties will be carefully considered as part of each planning application.</u></p> <p>2.5.62 In line with the City &amp; County of Swansea Parking Standards, lower levels of off-street car parking may be permitted for <u>HMO proposals such conversions</u> in the Swansea Central Area, particularly where there is good public transport accessibility and where the use of the private car is to be discouraged. <del>2.5.62 Provision will need to be made for appropriate refuse and cycle parking in accordance with Plan policies.</del> <u>Secure cycle parking should be provided on the basis of 1 stand per 2 bedrooms. There may be circumstances where increased provision in cycle storage could be considered as part of an applicant's justification for lower car parking provision. However the LPA will consider each case on its own merit. Cycle storage should be provided in a dedicated cycle storage area which is able to accommodate the maximum number of cycles required. Where rear access arrangements allow, cycles should be stored to the rear of properties, rather than in front gardens. The Council's Parking Standards SPG contains further information on this standard.</u></p> <p>2.5.62 NEW A <u>All HMOs will be required to incorporate adequate and effective provision for the storage, recycling and other sustainable management of waste, and where relevant allow for appropriate</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>access arrangements for recycling and refuse collection vehicles and personnel. All refuse and recycling for HMOs should be suitably stored in landlord provided bins pending disposal. These bins should be provided in a dedicated refuse store which is able to accommodate the maximum number of bins required, based on an assessment of refuse emerging. All refuse storage areas should be located to the rear of properties where possible. Proposals for refuse storage to the front of properties that would detract from the local streetscene will not be permitted.</u></p> <p><u>2.5.62 NEW B The policy resists proposals to create a new HMO use adjoining a C3 residential property where that property already adjoins a HMO property on its other side, in order to prevent 'sandwiching' of a C3 use between HMOs. This approach will only apply where the properties share the same street frontage i.e. it would not apply where the properties are separated by an intersecting road or where properties have a back to back relationship in different streets. The approach aims to prevent the potential for negative amenity impacts upon residents as a result of C3 dwellings being isolated between two HMOs, including the potential for increased levels of disturbance associated with multiple households within a property, and the negative effects of transient households on both sides. The majority of HMOs in the Uplands area are, for example, occupied by students and as such it is often the case that such properties are vacated during summer months. This approach will also serve to prevent clustering of HMOs and avoid over concentrations at a very localised level.</u></p> <p><u>2.5.63 NEW C Not all proposals that comply with the 50m radius threshold test will be considered suitable for change of use to a HMO, and applications will be considered against all policy criteria. For example the policy requires that properties must be of a sufficient size to permit the creation of individual dwelling units with satisfactory</u></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>private amenity space and appropriate room sizes. Proposals that would give rise to cramped living conditions for future occupiers will be resisted. All bedrooms and shared living spaces within the property will be required to have windows that provide sufficient light and outlook. In order to provide clarity to developers on what the Authority considers to be appropriate standards, all HMO proposals should accord with the guidance set out in the Council's adopted HMO Licensing Policy, regardless of whether the property is located within or outside the HMO Management Area. Proposals must not give rise to a Category 1 hazard under Part 1 of the Housing Act 2004 using the Housing Health and Safety Rating System or conflict with the requirements of Part X of the Housing Act. Further details of amenity standards, including minimum room sizes, will be set out in SPG on HMO developments.</u></p>
<p><b>MAC 187</b></p>	<p>Policy H10: Specialist Housing</p>	<p><b>ED027</b> <a href="#">HS13-SWANSEA - Specialist Housing</a> Officer Change</p>	<p><b>Amend Policy H 10 as follows:</b></p> <p><del>“i. It is demonstrated that there is a need at that location for the scale and type of accommodation proposed;</del></p> <p><del>ii. i. There is safe...”</del></p> <p><del>“iii. ii. It is suitable...”</del></p> <p><del>“iv—iii. It can be demonstrated...”</del></p> <p><del>“...only be permitted at Rural Exception sites (Policy H 5 refers), where it is to meet local needs in association with policies to deliver a minimum of 51% affordable housing, or where it is:...”</del></p> <p><b>“...d. <u>Demonstrated that the scheme is viable and sustainable and that appropriate consultation has been undertaken with the Council’s Social Services Department</u>”</b></p> <p><b>Amend paragraph 2.5.66 as follows:</b></p> <p>2.5.66 “...balanced communities. <b><u>The scheme should be endorsed by the</u></b></p>



MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>Council's Social Services Department where care and/or support funding may be required for some or all of the residents either from the outset or in future. Social Services should be consulted on the design of the scheme including the specification of the units and communal areas. This will help ensure there is capacity and funding to provide any care needed. The scheme will need to be affordable for the tenants who will occupy the units. Proposals must be accompanied by details of the future management of the scheme and a viability assessment, particularly if it is intended that the facility will become an asset that is managed by the Council through the Housing Revenue Account (HRA) as a social rented scheme. In such cases the cost of acquiring the scheme from the developer will need to be agreed with the Council in advance to ensure it can be supported within the HRA Business Plan. Evidence will also be required to demonstrate future viability and sustainability of the scheme in terms of the number of units and future income.</u></p> <p><b>Delete paragraphs 2.5.68 and 2.5.69</b></p>
<b>MAC 188</b>	Policy H10: Specialist Housing Para 2.5.64	<b>Officer Change</b>	<p><b>Amend paragraph 2.5.64 as follows:</b> 2.5.66 "...<u>specification of the units and communal areas. This will help ensure there is capacity and funding...</u>"</p>
<b>MAC 189</b>	Policy H 11: <u>Purpose Built Student Residential Accommodation</u>	<b>Officer Change</b>	<p><b>Amend Policy H 11 as follows:</b> <b>H 11: <u>PURPOSE BUILT STUDENT RESIDENTIAL ACCOMMODATION</u></b> <b>Proposals for <u>purpose built student residential</u> accommodation should be located within Swansea Central Area, and....</b></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
N/A	Appendix 3	<b>ED074</b> <a href="#">Council AP Statement arising from HS 15 Affordable Housing Policies H 4 &amp; H 5</a> <b>AP15.3</b>	<i>NB: See MACs re amendments to Appendices to include development requirements for H5 sites as identified in the Candidate Site Assessments and SA.</i>
N/A	Appendix 6b NEW	<b>ED074</b> <a href="#">Council AP Statement arising from HS 15 Affordable Housing Policies H 4 &amp; H 5</a> <b>AP15.3</b>	<i>NB: See MACs re amendments to Appendices to create new Appendix 6b Local Needs Market Housing Eligibility Criteria and provide criteria and associated boundary map.</i>

## 2.6 Historic and Cultural Environment

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
<b>MAC 190</b>	Policy HC 1: Historic and Cultural Environment Para 2.6.3 NEW	<b>ED027</b> <a href="#">HS 12–SWANSEA – Built Environment</a>	<b>Add new supporting text paragraph after 2.6.3:</b> <u>2.6.3 NEW Heritage and culture-led regeneration schemes are schemes where cultural or heritage regeneration is a primary component or driver of the proposal. For example, Strategic Development Area L: Tawe Riverside and Hafod Morfa Copperworks, where the development of a mixed use scheme on the heritage site of the former Hafod Copperworks will enable the restoration of important historic buildings and provision of visitor and interpretation facilities. Furthermore, the sensitive and sustainable reuse of redundant historic cultural buildings such as the Albert Hall and Palace Theatre are important elements of the regeneration and revitalisation of a distinctive and vibrant Swansea City Centre.</u>
<b>MAC 191</b>	Policy HC 1: Historic and Cultural Environment Para 2.6.4	<b>ED027</b> <a href="#">HS 12–SWANSEA – Built Environment</a> <b>NB:</b> MAC Supersedes NSA 51	<b>Amend paragraph 2.6.4:</b> <del>2.6.4 It is essential important to understand the significance of any heritage assets whether it is a conservation area, listed building or other feature in order to assess the acceptability of change. This should be achieved through the preparation of a ‘Statement of Significance’ to accompany development proposals, which assesses the evidential, historical, aesthetic and communal value in accordance with the Cadw ‘Conservation Principles’ publication. It should also be assessed through consulting the Historic Environment Record (HER). A thorough understanding of the heritage asset will lead to better informed proposals for alterations and sustainable reuse and should be evidenced through the submission of a Heritage Impact Assessment as advocated in the emerging TAN 24: Historic Environment. <u>Heritage Impact Assessments (HIA) are required by TAN 24 - The Historic Environment for listed building consent and</u></del>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>conservation area consent applications. It may also be necessary to adopt the HIA approach for settings of listed buildings, development in conservation areas, undesignated heritage assets.</u></p>
<p><b>MAC 192</b></p>	<p>Policy HC 2: Preservation or Enhancement of Buildings and Features</p>	<p><b>ED027</b> <a href="#">HS 12–SWANSEA – Built Environment</a>  <b>Officer Change</b>  <b>NSA 53</b>  <b>LDP20</b> <a href="#">Schedule of Non-Substantive Changes</a></p>	<p><b>Amend Policy HC 2 to amend criteria iii and v, replace criteria vi with new criteria, and add new criteria vii:</b></p> <p><del>iii. “...listed building, or an unlisted locally important building that makes a positive contribution to the character or appearance of an area, unless there...”;</del></p> <p><del>v. “...would preserve and or enhance the...”</del></p> <p><del>vi. Ensuring that development does not have a significant adverse effect upon historic assets of special local interest.</del></p> <p><del>vi. <u>Development proposed in relation to a locally important historic asset should not have a significant impact on the character and special local interest attributed to it. Permission will not be granted for the total or substantial demolition of an unlisted locally important building that makes a positive contribution to the character or appearance of an area, unless there is justification and evidence that the proposal is necessary.</u></del></p> <p><b>vii <u>The preservation or enhancement of Scheduled Ancient Monuments and their settings</u></b></p>

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
MAC 193	Policy HC 2: Preservation or Enhancement of Buildings and Features Para 2.6.11 – 2.6.12	<a href="#">ED027 HS 12–SWANSEA – Built Environment</a>	<b>Add reference to Cadw publication ‘<i>Setting of Historic Assets in Wales</i>’ into linked a footnote after ‘<i>setting</i>’ in paragraph 2.6.11 and after ‘<i>adjacent</i>’ in paragraph 2.6.12 as follows:</b> <u>[footnote] For a definition of setting in relation to designated heritage assets see ‘Setting of Historic Assets in Wales, Cadw, 2017)</u>
MAC 194	Policy HC 2: Preservation or Enhancement of Buildings and Features Para 2.6.16	<a href="#">ED027 HS 12–SWANSEA – Built Environment</a> <b>NSA 54</b> <a href="#">LDP20 Schedule of Non-Substantive Amendments to LDP (July 2017)</a>	<b>Amend paragraph 2.6.16:</b> <del>Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales</del>  <del>2.6.16 — This is a statutory Register maintained by the Welsh Ministers. Inclusion on the Register provides no additional planning control. However, it identifies sites and their settings, which make an important contribution to the character of the County, which are deemed important to preserve or enhance. Policy HC 2 therefore seeks to ensure that they are given appropriate consideration when development is proposed which affects these assets.</del>  <u>Historic Parks and Gardens</u>  <u>2.6.16 The register of historic parks and gardens in Wales identifies parks and gardens and their settings which make an important contribution to the character of the county and which are deemed important to preserve or enhance. Policy HC 2 therefore seeks to ensure that they are given appropriate consideration when development is proposed which affects these assets.</u>  <u>Historic Landscapes</u>  2.6.16 NEW a The register of historic landscapes in Wales should be

MAC No.	Deposit Policy/ Para No.	AP or Other Source	Proposed Change
			<p><u>taken into account in considering the implications of developments, which meet the criteria for Environmental Impact Assessment. Cadw must be consulted on development within a registered historic landscape area that required an Environmental Impact Assessment. The method for assessing the effects of proposed development on an area on the register of historic landscapes (ASIDOHL2), is included in the “Guide to Good Practice” issued by Cadw and NRW.</u></p>
<p><b>MAC 195</b></p>	<p>Policy HC 2: Preservation or Enhancement of Buildings and Features Para 2.6.21</p>	<p><b>AP12.24</b> <b>ED061</b> <a href="#">Council Statement arising from HS 12 - Built Environment / Design</a></p>	<p><b>Amend paragraph 2.6.21:</b> 2.6.21 “...other buildings <u>and undesignated heritage assets</u> which, whilst not...” “... , whilst these buildings are not afforded...” “...contribution to townscape. <del>Where such assets are identified, they will be compiled in a <b>List of Locally Important Buildings</b> to be updated on an ongoing basis.</del> <u>Therefore the Council will compile and maintain a list of <b>Locally Important Historic Assets</b> which are not already designated scheduled monuments, listed buildings or registered historic parks and gardens. The list will follow Cadw guidance ‘Managing Lists of Historic Assets of Special Local Interest in Wales’ which ensures the identification of assets to be included are based on sound local evidence, consultation and clear criteria. This includes assets that make an important contribution to local distinctiveness and have the potential to contribute to public knowledge. The selection criteria and approach to defining Locally Important Historic Assets will be set out in SPG, which will reference a list of locally important heritage assets that meet the criteria.</u>”</p>