



CDLI Abertawe
Swansea LDP
2023-2038



Starting the Conversation on Swansea's new Local Development Plan (LDP2)

Your chance to help decide how Swansea should develop towards 2038

Mae'r ddogfen hefyd ar gael yn Gymraeg / This document is also available in Welsh



What is an LDP?

It's a planning blueprint that sets out how and where development should come forward to match identified growth ambitions. It aims to ensure the right development happens in the right place at the right time, benefitting communities and the local economy, and that adequate protection is given to our natural environment and built heritage.

It will set out the **numbers of new homes and jobs** we need to plan for and will identify the locations in Swansea where **new housing and employment sites** will be. It will also provide a framework to secure **affordable housing** and **new infrastructure** through the development process, including new schools, play areas, cycle paths and even 'green infrastructure'!

Once finalised and agreed, all future planning applications for proposed development in Swansea will be decided based on what is in LDP2.



WHY IS THE PLAN CALLED LDP2?

Because we already have a Swansea LDP! The plan needs bringing right up to date however to reflect our very latest priorities and proposals. Work started on LDP2 in 2023 and it will provide a planning framework for the next 15 years, up to 2038.

WHAT STAGE IS LDP2 CURRENTLY AT?

We are at an important early key stage. This is to 'start the conversation' with stakeholders and all interested parties to get your views on the initial ideas that will shape the plan's strategic approach. This includes deciding on the **key issues**, overall **vision**, and the main **objectives** that will provide the building blocks to help us deliver our vision. At this stage we have also identified **different scenarios regarding the scale and type of growth** that Swansea should plan for, based on the evidence available on things like future changes in population and what the future economy will look like. This includes ideas around how future growth could be spread across the County and where development should be focused.





What are the key issues for Swansea?

A key starting point for LDP2 is to try and build a consensus on the key strategic issues that the plan should seek to address. These may be the challenges confronting Swansea for LDP2 to rise to, or perhaps opportunities that the plan should capitalise on to deliver positive impacts. The starting point is to reflect on the 'Well Being Plan' for Swansea, which identifies a diverse set of issues grouped under 'well-being goals'. We have built further on these and produced a comprehensive set of key issues that recognises the **social, economic, cultural, and environmental** aspects that development can influence.

The following pages summarise what we think are key issues that should influence the strategy and overall approach of LDP2. We want your views as to whether these are the right ones, and whether there are any others we need to consider.

The diagrams that follow present shortened versions of the key issues identified. Further information will be set out in more detailed technical papers, which will be made available as part of the ongoing engagement on LDP2.

Please visit www.swansea.gov.uk/LDP2 for more information.



THE KEY ECONOMIC ISSUES

A Prosperous Swansea of Cohesive Communities

Swansea is strategically located at the heart of the National Growth Area - identified by Welsh Government as the focus for growth in South West Wales.

Major regeneration projects are in the pipeline to deliver transformative change to Swansea City Centre and adjoining districts, including waterfront areas.

District and local centres need to be supported and revitalised to provide for the communities they serve.

Addressing the productivity gap and increasing household income will require growth of higher value and skilled employment opportunities.

Potentially highly significant levels of investment and disinvestment could arise linked to commercial areas along Swansea Bay developed coast and dockland areas.

Tourism, leisure and major events play a key role in the area's economy and there is potential for sustainable investment to grow and sustain the 'experience offer'.

Recent population, economic and household forecasts show a predicted reduction in levels of housing and jobs that need to be provided for.

The recent rate of delivery of new homes (including affordable homes) in Swansea and nationally has been less than previous forecasts.

Proposals for the Swansea Bay and West Wales Metro, and other proposals in the emerging Regional Transport Plan, could change accessibility and connectivity of areas.



Are there other key economic issues that need to be considered?



THE KEY ENVIRONMENTAL ISSUES

A Resilient and Globally Responsible Swansea

The Council has key nature recovery and climate change commitments including emergency declarations.

The County has areas of outstanding natural heritage, including the Gower AONB, with a diverse range of other landscapes, habitats and soil assets.

Significant enhancement of ecosystem resilience and green infrastructure will be required to achieve the aim of 30% of the County safeguarded and protected for nature by 2030.

Ensuring adequate water supply and treatment and promoting good water quality are important environmental and developmental considerations.

Parts of the County are at risk of flooding from a range of sources, and a precautionary, pragmatic approach will need to be taken for development in flood risk areas.

Increasing rates of cycling and public transport use are key objectives to deliver a modal shift to more sustainable transport means of travel

There is a need to meet targets for management of waste and meeting landfill capacity requirements and supporting the transition to a low carbon circular economy.

Swansea does not have land banks of mineral reserves within its own boundaries to meet development demands.

There is significant potential for renewable and low carbon energy generation to meet carbon reduction targets and deliver economic benefits.

There are opportunities to reduce levels of pollution and enhance environmental quality including the Air Quality Management Area.



Are there other key environmental issues that need to be considered?



THE KEY SOCIAL ISSUES

A More Equal and Healthier Swansea

House prices vary to a significant degree across the County with a high demand for affordable housing and specific identified needs to be met.

The demographics of the County are changing with an overall ageing population.

The Council is committed to tackling poverty and addressing inequalities and divisions across Swansea

The Council is a signatory to the Placemaking Charter with the aim of strengthening the focus on Placemaking as a fundamental principle governing decision making at all scales across all areas of Swansea.

Swansea is a designated 'Healthy City' and is committed to reducing health inequalities and addressing the determinants of good health.

Swansea is a 'City of Sanctuary' recognising that refugees from various settlement programmes have acute needs to be addressed.

The Council is committed to ensuring the 'right schools' are located in the 'right places' to deliver accessible, high quality and sustainability located education provision.

Long-term empty properties and second homes in Swansea are subject to Council tax premiums to try and help the stock of permanent homes and avoid adverse impacts associated with these.



Are there other key social issues that need to be considered?



THE KEY CULTURAL ISSUES

A Swansea of Vibrant Culture & Thriving Welsh Language

The County's rich and distinctive built heritage and historic environment includes formally designated Conservation Areas, Historic Parks & Gardens, Listed Buildings and Scheduled Monuments, which are assets that need safeguarding and enhancing.

The city enjoys 'Purple Flag' status which recognises it provides a vibrant, diverse, and safe destination for visitors, particularly for evening and night-time activities and experiences.

Promoting Swansea as a cultural capital by nurturing growth in creative industries, including the Arts, has huge potential for delivering enhanced levels of investment and community participation.

There are opportunities to further coordinate the 'cultural offer' of Swansea, and to diversify and grow tourism by maximising the potential of Swansea Bay as an urban and rural destination.

Changes in levels of accessibility to community facilities can impact the cultural fabric and sustainability credentials of our communities.

Swansea is a 'University City' with a significant student population and academic institutions anchored into the fabric of neighbourhoods and urban areas.

Swansea has many buildings and other heritage assets that are not recognised by formal designations but that still make an important significant local contribution to community, identity and positive townscape.

Safeguarding and promoting the Welsh language in Swansea is a corporate commitment, and all opportunities need to be taken to increase the use of the language.



Are there other key cultural issues that need to be considered?



A Vision for Swansea 2038

Bringing the issues together, we need to think about what our ultimate aspiration is for how we want Swansea to look in 2038. The vision will be a constant reminder throughout the plan making process of what is the overall outcome that we should be seeking to achieve in setting a preferred strategy and set of policies and proposals for LDP2.

In developing the vision we have sought to ensure consistency with the Well Being Plan and the Council's Corporate Plan, as well as reflecting on what is presented in the current LDP.

We want the vision to be **ambitious but deliverable**, describing the distinctive attributes of Swansea as a place, and also highlighting priority matters consistent with the 'One Swansea' focus of the Well Being Plan.



Does the draft vision address the key issues and seek to deliver the right goals by 2038?

What is the proposed Vision?

Swansea will be thriving as a coastal **city of innovation** at the heart of the South West Wales Region, where **placemaking and well-being** are the foundation principles for development. Residents and visitors will enjoy a **high quality of life** and access to **outstanding natural and built environments** across Swansea's **urban, rural, beach and waterfront** areas. **Neighbourhoods of distinct character** will offer a range and choice of **quality homes**, well connected to day to day services and facilities, to enable **community life to flourish** and contribute towards **good health outcomes**. The **natural environment** will be significantly enhanced, which alongside **sustainable levels of economic and commercial activity**, will contribute to Swansea moving towards a just transition to **net zero by 2050**.

What should the Objectives be for LDP2?

To help deliver the vision, we need to set the main objectives covering the economic, social, environmental and cultural issues. Read together with the **vision, these objectives should set a clear context from which the strategy for LDP2 will be formulated.** The objectives of the current Swansea LDP have been comprehensively reviewed to inform these proposed new objectives.

The next page provides a shortened version of the proposed objectives. Further information will be set out in more detailed technical papers, which will be made available as part of the ongoing engagement on LDP2.

Please visit www.swansea.gov.uk/LDP2 for more information.



LDP2 Objectives

1

Deliver **transformational change to Swansea City Centre** and adjoining areas through partnership regeneration projects and commercial investments.

2

Take a '**Centres First**' approach to major development and regeneration schemes that deliver new leisure, retail, office and civic uses.

3

Support **sustainable economic and employment activity** in both rural and urban areas, delivering a level of growth reflective of Swansea's role at heart of a National Growth Area.

4

Secure improvements to, and diversification of, an **all year round visitor economy**.

5

Minimise the impact of the **Climate Emergency**, including flood risk, through sustainable and resilient forms of development.

6

Address the **Nature Emergency** by protecting our natural environment, landscape, townscape and seascape, reversing biodiversity decline, and sustaining resilient ecological networks.

7

Facilitate the delivery of **Renewable and Low Carbon Energy**.

8

Promote a **sustainable development strategy** that makes clear the role and function of settlements across the County.

9

Promote sustainable **waste management** and the transition to a **circular economy**.

10

Support safeguarding and sustainable use of **mineral resources**.

OBJECTIVES CONTINUED ON THE NEXT PAGE



LDP2 Objectives

11

Deliver a range and choice of **high quality new homes** including **affordable housing**.

15

Conserve the **cultural and historic environment** and **secure positive change to heritage assets**.

12

Embed a **Placemaking approach** to all new development.

16

Support initiatives to **increase the number of Welsh speakers** in Swansea.

13

Create environments that encourage **modal shift towards active travel and sustainable transport**.

17

Create inclusive environments that promote **well being and equality**.

14

Ensure enhanced **infrastructure is provided to support growth**.

18

Ensure neighbourhoods are **well connected** to a mix of community facilities.



Do the objectives set the right framework to guide preparation of the plan?

What are the different scenarios for the future scale of growth?

One of the most important decisions to make at the outset of the LDP2 process is to resolve what is the most appropriate and likely scenario for the scale of growth in Swansea. We have been undertaking a comprehensive review of the evidence on **potential levels of population growth and anticipated needs for homes and jobs** over the period to 2038. This work has produced scenarios for **numbers of new homes and jobs** that the new plan needs to provide for, which in turn will influence the **amount of land that will need to be available** for residential and business development.

The evidence shows that the population has not grown at the rate previously forecast by national projections, and that there has been a slight fall in the population between the 2011 and 2021 censuses. There are concerns however over the validity of the data, in large part due to the COVID pandemic, with the most recent estimates showing an upturn in population due to migration.

We have worked with expert analysts to produce a range of economic and population forecasts based on the use of different data sets. The four scenarios show a range of potential homes and jobs to be provided for each year. This analysis has identified proposed figures that are lower than the annual delivery targets for homes and jobs identified in the current LDP.

It is important that we ultimately select the most credible and evidence driven growth scenario for LDP2 so that we can be confident that the plan will be found to be sound and deliverable.



Scenarios based on	Homes per year	Homes 2023-38	Jobs 2023-38
1. Baseline economic forecast	514	7,710	7,575
2. Long-term population growth trend	562	8,430	7,785
3. WG population projection	634	9,510	8,115
4. Higher economic growth	634	9,510	9,855



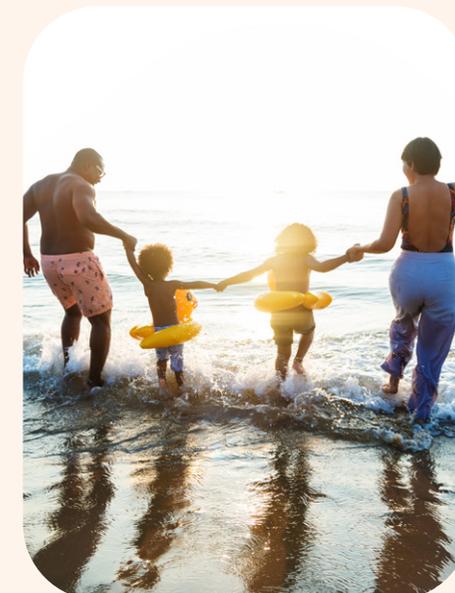
What are your views on the proposed levels of growth over the plan period?

In time we will need to understand the extent to which our selected growth scenario can be met by the existing supply of land for housing and employment development through an analysis of existing sites with planning permissions and other available land.

The job number forecasts equate to a range of potential need for employment land, including demand for offices, industrial and warehouse uses. At the lower end of the scale the **'baseline economic forecast' indicates around 11ha** of land would need to be available, whereas the **'higher economic growth' scenario suggests 24ha** would be needed. This would **mostly be for offices** with limited need for new industrial space and some need for new warehouses.

Further information will be set out in more detailed technical papers on this, which will be made available as part of the ongoing engagement on LDP2.

Please visit www.swansea.gov.uk/LDP2 for more information.



What type of allocations and what sort of locations should accommodate future growth?

Alongside making decisions around the scale of future growth in Swansea, we are also seeking views on **the general approach to where development should be focussed to deliver that growth**. These are referred to as so called 'spatial approaches'. A number of different approaches have been developed in the context of the key issues and having regard to Swansea's distinct geography. Each suggested approach provides different ways to meet the scale of growth considered appropriate, and to contribute to delivery of the emerging vision and objectives.

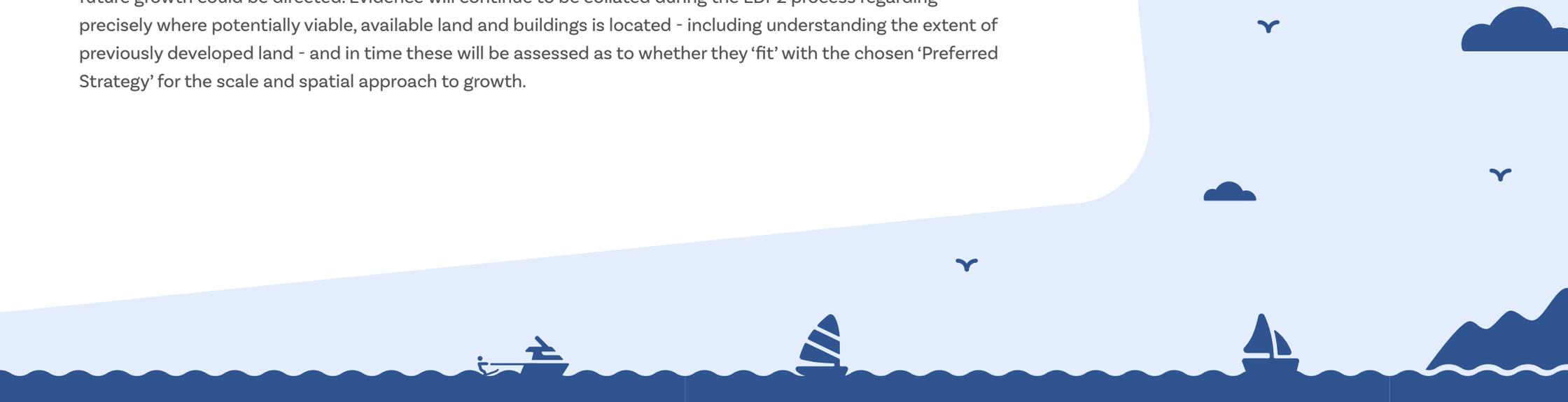
It is important to emphasise that at this stage **no decisions are being made about exactly which parcels of land or buildings will be allocated for future development of homes, commercial and other uses**. At this stage the spatial approaches are deliberately **conceptual only**, describing the types of areas within Swansea where future growth could be directed. Evidence will continue to be collated during the LDP2 process regarding precisely where potentially viable, available land and buildings is located - including understanding the extent of previously developed land - and in time these will be assessed as to whether they 'fit' with the chosen 'Preferred Strategy' for the scale and spatial approach to growth.

The following pages illustrate 5 different **Spatial Approaches**, which are described as:

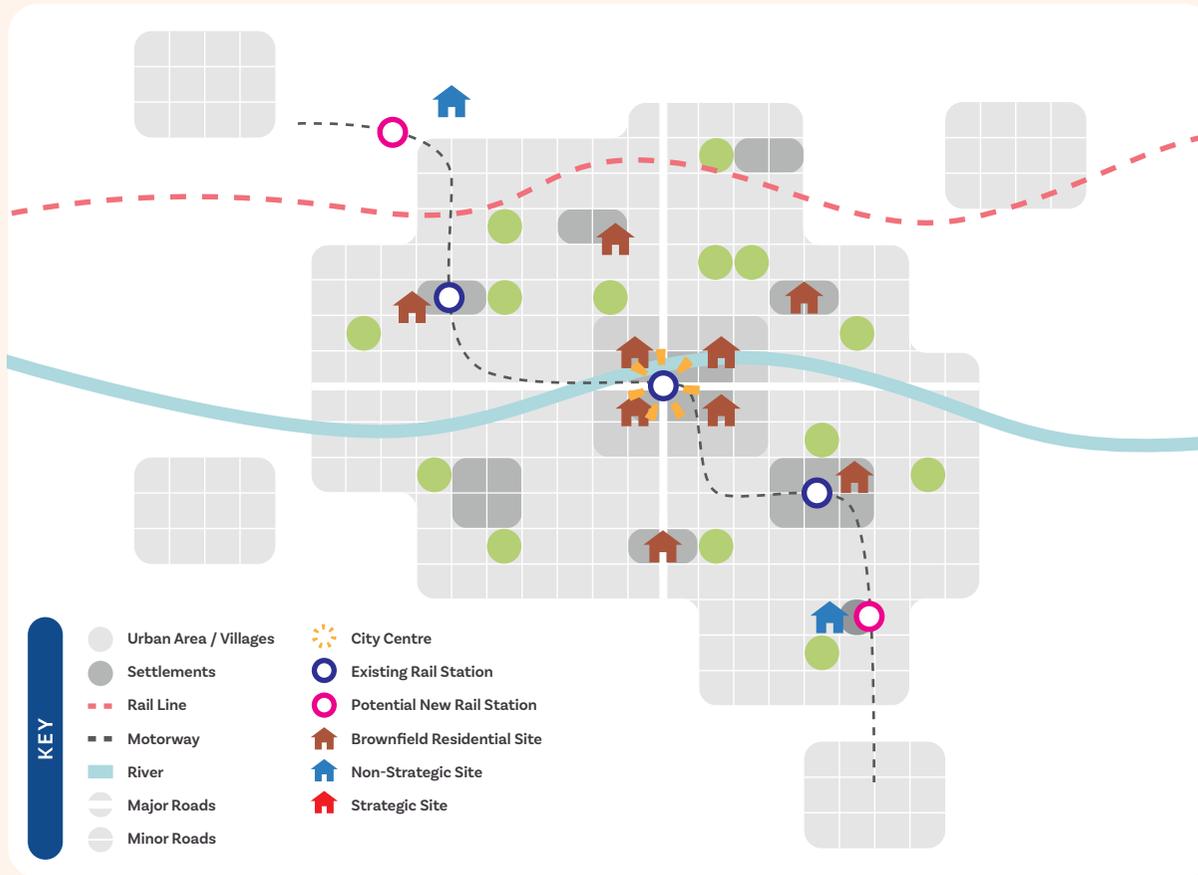
- 1 Urban/Brownfield
- 2 Strategic Placemaking
- 3 Dispersal
- 4 Highly Connected Communities
- 5 Housing Need Clustering

Further information will be set out in more detailed technical papers, which will be made available as part of the ongoing engagement on LDP2.

Please visit www.swansea.gov.uk/LDP2 for more information.



1. Urban/Brownfield

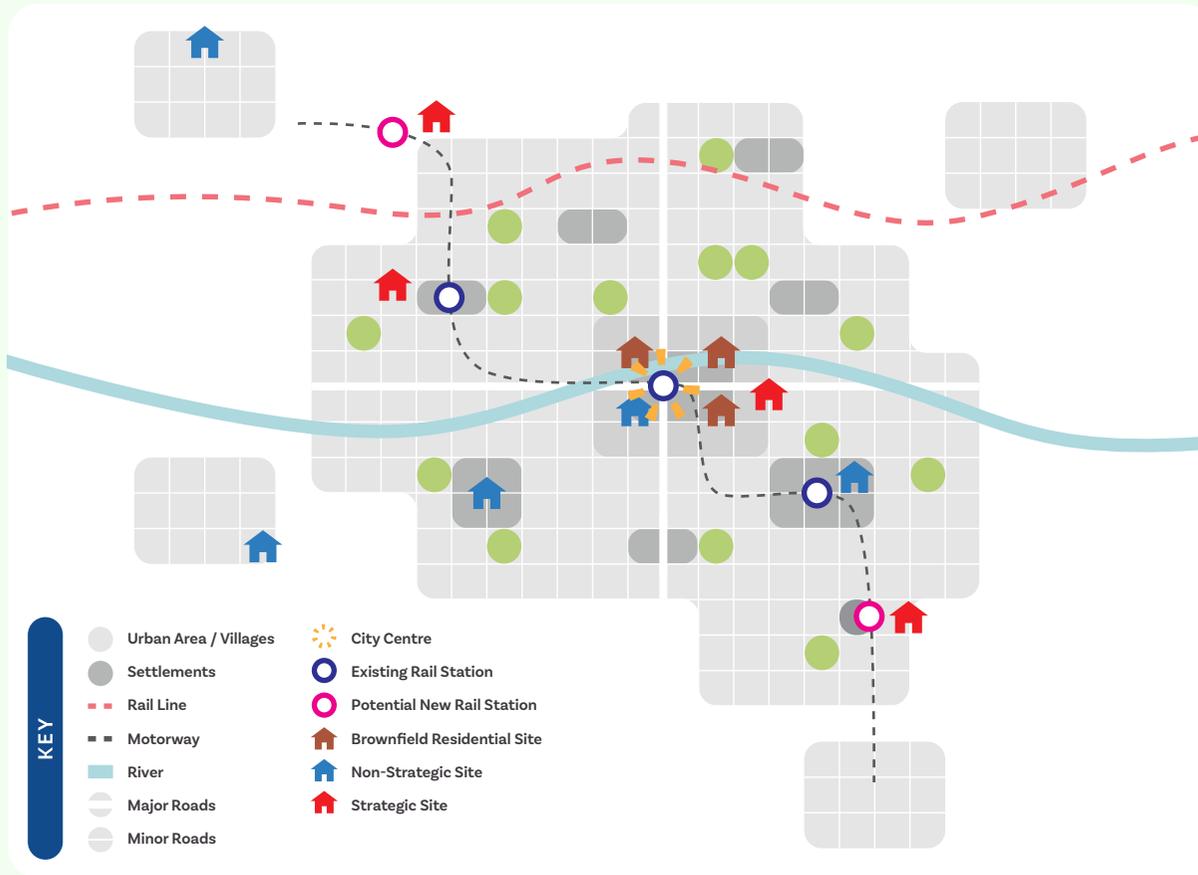


- Focus primarily on **urban centres and brownfield** sites
- Delivers **regeneration benefits** within existing urban centres and can revitalise tired, vacant sites
- Steers development **away from greenfield** sites thereby delivering biodiversity benefits
- Capacity for **delivery restricted** by limited availability of previously developed sites
- Potential **viability constraints** on difficult / complex brownfield sites
- Potential **deliverability concerns** regarding availability of developers inclined to deliver on brownfield sites
- Potential failure to meet developmental **needs of rural communities** where previously developed land is often lacking
- Focus on higher density may result in **lack of overall mix** and failure to meet all identified needs



What do you think of the Urban/Brownfield Focus approach to future growth?

2. Strategic Placemaking



- Focus on identifying **limited number of large strategic scale sites** to deliver a mix of uses, including circa 400+ homes each
- Strategic sites complemented by a **limited number of smaller scale** housing allocations in areas of need to provide range and choice
- **Brownfield land exploited** as far as possible but likely to require **greenfield sites** given scale of developments on strategic sites
- Strategic sites lend themselves to **pro-active placemaking** that ensures development requires are clear to deliver sustainable, well connected new neighbourhoods
- Strategic scale maximises potential to deliver new required **supporting infrastructure** such as schools, play areas, local centres, etc.
- Delivery of significant proportion of new homes dependent on bringing forward small number of sites
- Strategic sites can be **complex** with longer 'lead in times' for delivery



What do you think of the Strategic Placemaking approach to future growth?

3. Dispersal

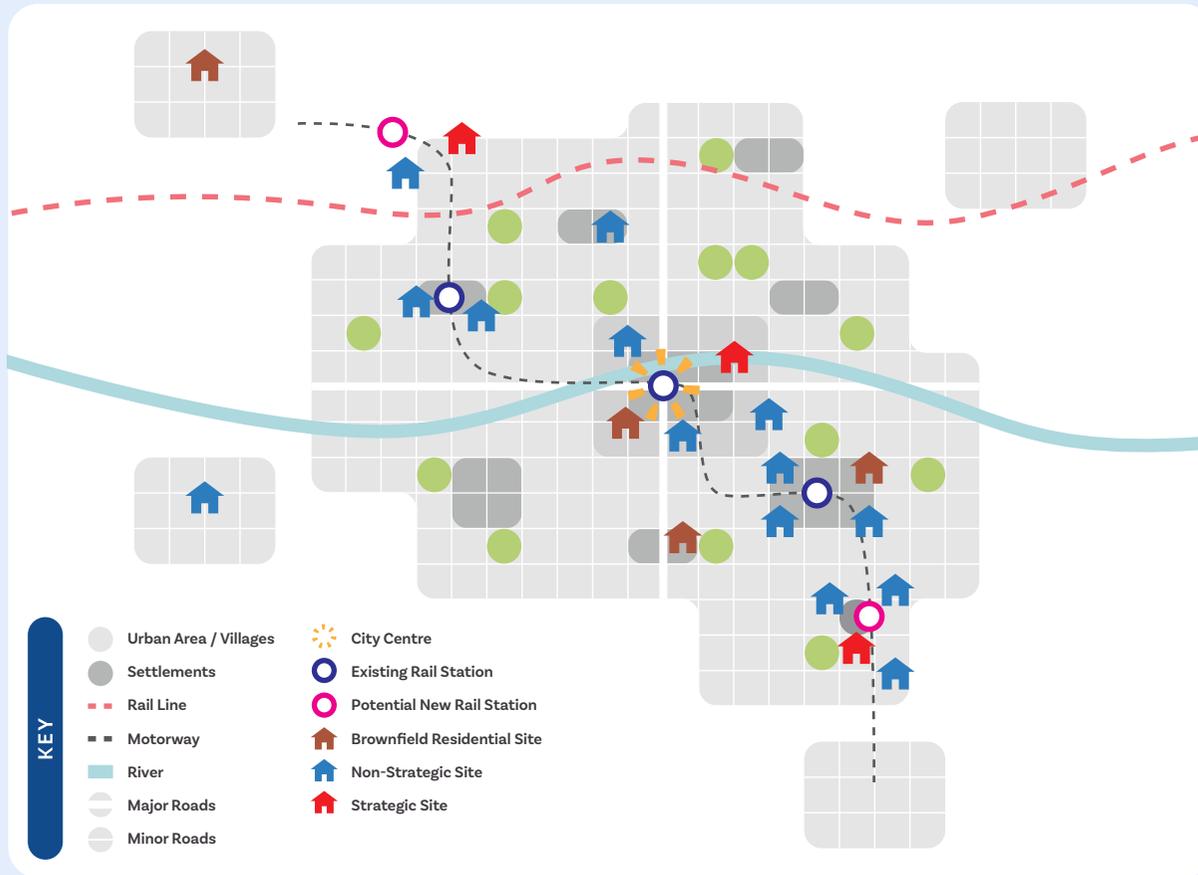


- **Large number of smaller scale sites** dispersed across the County to provide new development opportunities in all wards
- Provides **greatest range of sites and opportunities** for developers, particularly for residential developments
- **Maximises opportunities for affordable housing**, which is distributed to more communities
- Likely to give rise to **significant number of greenfield site allocations** due to limited brownfield sites in certain wards
- **Less focus on connectivity** to services and facilities, and on sustainable forms of development more generally
- **Viability variable** across wards
- Puts **pressures on natural heritage assets** in attempting to spread opportunities to more rural communities.
- **Less opportunity for pro-active placemaking** and limits strategic approach to securing infrastructure



What do you think of the Dispersal approach to future growth?

4. Highly Connected Communities

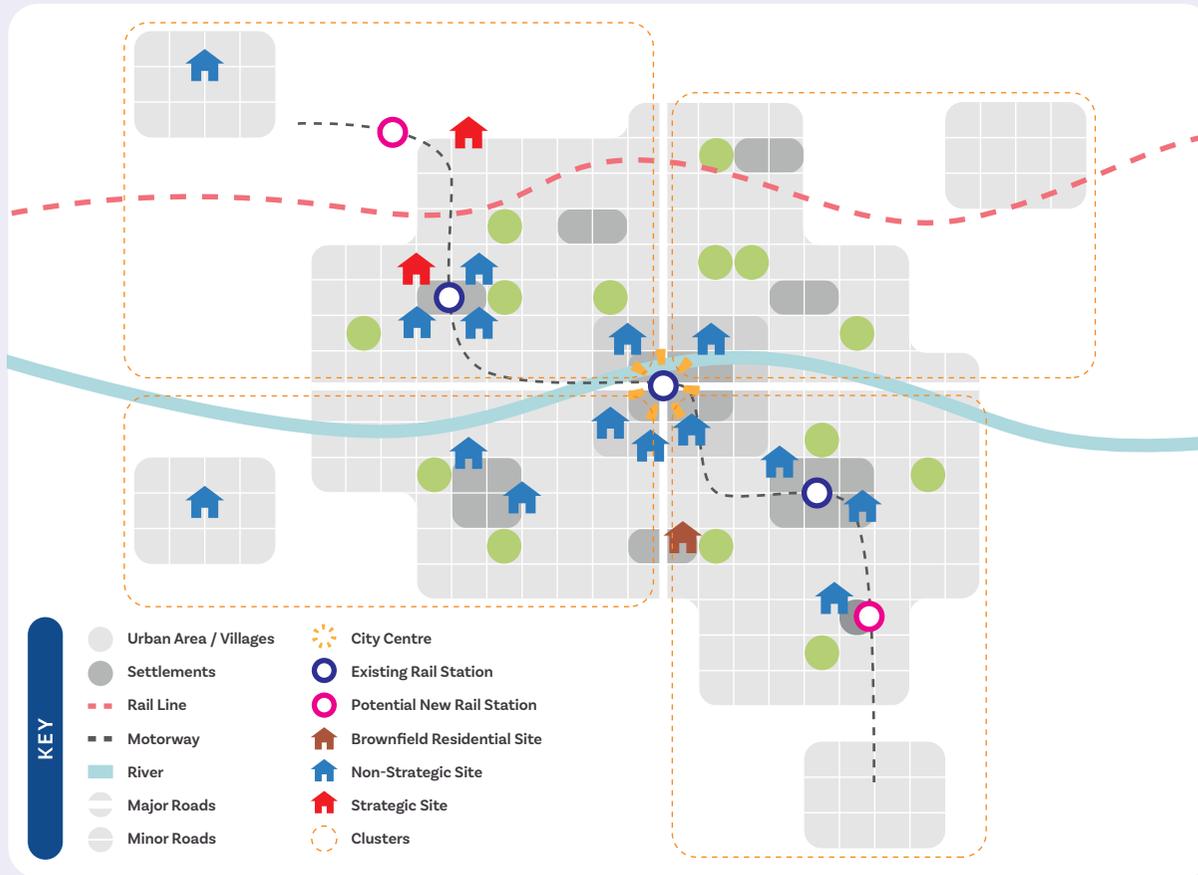


- Focus on sites within ‘buffer zones’ of **maximum 15/20 minutes by active travel** to services, facilities and high quality public transport
- Potential to create and support **highly sustainable** neighbourhoods with mix of land uses, which reduces need to travel by car
- Location of future growth likely to be **clustered around city centre and district/local centres**, and along high quality, frequent public transport routes
- Potential **lack of development in some areas** that are less connected or served by amenities
- Opportunities around proposed ‘**Metro Nodes**’ has greatest potential to **facilitate modal shift** towards greater public transport use
- Will include both **brownfield and greenfield** sites as a result of focus on ‘buffer zones’ as driving factor for site selection



What do you think of the Highly Connected Communities approach to future growth?

5. Housing Need Clustering



- Focus on directing larger numbers of housing allocations to those locations identified as having **greatest Affordable Housing need**
- Locations for growth will be identified in **Local Housing market Assessment** evidence
- Subject to viability, could **maximise the delivery of Affordable Housing** over the plan period, meeting a range of identified needs
- Areas of greatest need **may not be the most sustainable locations** or viable locations and potentially not attractive to developers
- **Potential overconcentration** in certain areas and **pressure on infrastructure**
- Will include both **brownfield and greenfield** sites as a result of focus on 'affordable housing needs' as driving factor for site selection



What do you think of the Housing Need Clustering approach to future growth?



Where can I find out more and share my views?

We really do want to hear your views on these initial proposals for LDP2! All representations submitted will be fully considered as part of the process to arrive at a 'Preferred Strategy' for LDP2, which will be published in draft form for consultation later in 2024.

Please visit our [virtual exhibition room](#) and our dedicated [consultation portal](#) where you will find further information and all the details you need about how to submit a consultation response.

The consultation will close on **31st May 2024**



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Swansea LDP
2023-2038**

For further information about the Swansea Local Development Plan 2023-2038 (LDP2) including next stages, please visit www.swansea.gov.uk/LDP2 and contact us by email on ldp@swansea.gov.uk