



# CDLI Abertawe Swansea LDP 2023-2038



# Starting the Conversation on LDP2

Growth Scenarios & Spatial  
Approaches

May 2024



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# 1.0 Introduction

## Overview and Purpose

**1.1** We (the Council) have recently commenced work on the Swansea Local Development Plan (LDP) 2023-2038. This is an exciting opportunity for Swansea to produce a new blueprint to guide development and form the basis for how planning decisions will be made in Swansea over the next decade and beyond. Swansea continues to witness transformative change to many parts of our County, and there remains huge ambition to continue to secure positive, sustainable forms of development that will benefit Swansea's residents and visitors to our area.

**1.2** The role of the LDP is to make sure that the right development happens, in the right areas, for the right reasons. It is vital therefore that the early stages of plan preparation identify the right priorities for our area, and that these are formulated in collaboration with our partners and stakeholders.

**1.3** The new Plan will replace the existing Swansea Local Development Plan 2010-2025 and for this reason will be referred to as 'LDP2'.

**1.4** LDP2 will be prepared in line with the Council approved Delivery Agreement (July 2023), which has been agreed with the Welsh Government (WG). The Delivery Agreement sets out the timetable for preparation of LDP2, and also the approach to stakeholder engagement and community consultation that we will follow throughout plan formation.

**1.5** The purpose of this Paper is to inform the process of engagement with the public and stakeholders regarding our initial ideas and proposals for LDP2, particularly on 'strategic options' for growth. Specifically, the aim is to build a consensus around **the most appropriate level of growth that LDP2 should plan for, and the best approach to be taken in terms of the spatial distribution of that future growth.**



**1.6** This Paper should be read in conjunction with its counterpart document **‘Starting the Conversation on LDP2’ – Key Issues, Vision and Objectives (May 2024)**. Together these two technical papers aim to initiate conversations and stimulate debate and inputs from interested parties, to ultimately inform decisions about the most appropriate overall strategic approach for LDP2. Such decisions will be made as part of formulating the ‘Preferred Strategy’ for LDP2.

**1.7** The Preferred Strategy is scheduled to be published in draft form later in 2024 for a minimum 6-week consultation period.

**1.8** Throughout the whole LDP2 process, we will continue to consult and engage with a wide range of stakeholders, including with Elected Members who represent constituents from across Swansea, in line with the approved Delivery Agreement. Our approach recognises that improving *‘how we engage with and involve people and communities in matters that are important to them and decisions that we make’* is a strategic equality objective for us as a Council.

**1.9** It is important to highlight that the strategic direction and general approach of LDP2 is also to be informed by the content of the existing Swansea LDP 2010-2025, which was adopted in 2019. The existing LDP was shortlisted by the Royal Town Planning Institute as a UK Finalist for its Awards for Planning Excellence, and was highlighted as an innovative and ambitious Plan that promotes a strong Placemaking agenda consistent with WG's well-being objectives. The findings of a statutory review into the current adopted Swansea LDP, as set out in the LDP Review Report, demonstrated that the majority of existing LDP policies and proposals are being implemented as intended, and have been delivering positive outcomes for people and places. It also found that the LDP was consistent with much of current national agendas and priorities in respect of forward planning issues. The review process highlighted overall that the focus of LDP2 should be on specific elements identified as requiring attention.

**1.10** This paper provides a review of the important national, regional and local context within which decisions about future growth aspirations should be made. It highlights the policy changes that have come into effect since the current LDP was

adopted in February 2019, along with a review of planning ‘themes’ or topic areas that influence the growth scenarios and spatial approaches set out. The Paper acknowledges the importance of embedding an awareness of the role and function of places as a key influence in the identification of a preferred approach including an assessment of constraints and opportunities.

**1.11** Reference should be made to the appendices of this Paper, which set out an initial analysis from the emerging Integrated Sustainability Appraisal (ISA) framework and Draft LDP Objectives. This analysis is preliminary at this early stage and will evolve, reflecting the iterative nature of Plan making.

## 2.0 Strategic Context

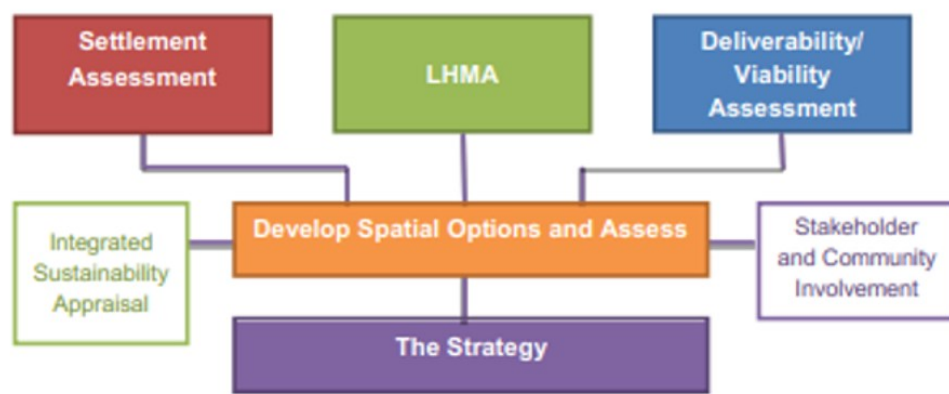
### National Guidance on LDP Formation

**2.1** Guidance on the formation of ‘strategic options’ for LDPs is set out in the WG Development Plans Manual, Edition 3, March 2020 (hereafter referred to as ‘The Manual’).

**2.2** The Manual recognises that the spatial strategy underpins all elements of the Plan. It must clearly communicate where future development will be located and how it will deliver the vision, key issues and objectives. The need to develop a robust understanding of the role and function of places is emphasised in the Manual.

**2.3** The Manual emphasises that Local Planning Authorities (LPAs) must consider and assess different options for the spatial distribution of development across their area and take account of a number of factors when assessing spatial strategic options.

**2.4** The figure below is extracted from the Manual and provides a useful overview of how growth scenarios and spatial options should be considered based on evidence and robust assessments, including in relation to housing need, settlement form and viability of delivery (see Figure 1).



*Figure 1: Developing and Assessing Spatial Options for Growth (WG Development Plans Manual)*



**2.5** At the core of any LDP strategy is the need to ensure that it is appropriately focused on planning for well-being, economic growth, housing and associated infrastructure. The Manual sets out that while there is not always a direct correlation between jobs and homes, they need to be considered collectively when assessing growth levels and developing a sustainable strategy; the aim being to achieve a balance between homes and jobs, thereby reducing the need for commuting.

**2.6** The Manual gives practical guidance on how to develop an evidence base to justify the level and distribution of economic growth and housing and notes that “the scale of economic growth and housing expressed in the plan should be a judgement between the need/demand aspects, the unconstrained need balanced against supply factors which constrain the ability of the plan to deliver, resulting in adjusted growth levels and the requirement of the plan”.

**2.7** Having regard to the above, the Council, along with Neath Port Talbot (NPT) Council, have worked in partnership with specialist consultants to produce a comprehensive assessment of housing and economic growth. This work considered the respective administrative areas, as well as how patterns of movement and economic activity transcend the Local Authority border, and has enabled the formation of robustly evidenced, housing and economic growth projections to inform the preparation of LDP2. The outputs of this study are reflected in the draft growth options presented later in this document and the methodologies used have followed the Manual’s guidance.

**2.8** Having regard to the findings of the technical analysis and associated background evidence, this Paper sets out some high-level considerations on the need and demand factors for housing and employment land (e.g. official and alternative population and household projections, economic and job forecasts and associated employment land requirements) as well as supply factors (e.g. some initial analysis of the role and function of places, developmental constraints, viability and capacity, and past build rates).

**2.9** The Manual identifies how a Local Housing Market Assessment (LHMA) should be drawn upon to make ‘informed policy decisions’ on where to locate development, by identifying ‘spatial areas of housing need which should be a key consideration in determining the location of housing growth in the plan’. It emphasises the ‘significance of the LHMA’, describing the value of this ‘core piece of baseline evidence’ in identifying ‘a level of housing need, both market and affordable, per annum, both numerically and spatially, as well as the type of need in an area, e.g. tenure mix and house types’. It confirms that the total affordable housing need identified by the LHMA, as well as its commentary on spatial implications and the predominant tenure mix, should be ‘clearly stated in the reasoned justification’ to a development plan, also being ‘a key consideration when determining the overall level and location of housing’. The Council has commissioned a new LHMA in accordance with the new WG approach and toolkit, which will be available to help inform the formulation of the Preferred Strategy.

**2.10** In summary, the initial work undertaken for LDP2 to formulate draft growth scenarios and spatial approaches has aligned with the guidance in the Manual. In recognition of the emphasis on stakeholder and community involvement, this Paper is being published for consultation and engagement with a wide range of potential interested parties, in order to inform the development of a Preferred Strategy expected in the Autumn of 2024.

## **Legal/Regulatory Requirements and ‘Tests of Soundness’**

**2.11** Most fundamentally, the key Plan preparation requirements for LDP2 to align with are as follows:

- Has preparation of the Plan complied with legal and regulatory procedural requirements?
- Is the Plan in general conformity with the National Development Framework (Future Wales)?

**2.12** This paper (along with Background Paper ‘Starting the Conversation on LDP2– Key Issues, Vision and Objectives’ - May 2024) sets out how the Council is meeting the commitments made in the Community Involvement Scheme (CIS) in relation to legal and regulatory requirements. This includes the key role being played by the SA/SEA and the emerging ISA framework in assessing the emerging options in an iterative manner. The policy review chapter (notably with reference to Future Wales and PPW) forms an important aspect of demonstrating conformity with Future Wales and national policy. A further key stage in ensuring procedural compliance and iteratively informing strategic decisions will be the commencement of Habitats Regulations screening work.

**2.13** In line with the requirements set out in the Manual, it is important that LDP2 meets specific ‘tests of soundness’, which provide a steer in the formulation of strategic options. The key tests of soundness are relevant to the formulation of the growth options as follows:

### **Test 1: Does the Plan fit? (is it clear the Plan is consistent with other plans?)**

**2.14** It is important that this Paper is read in conjunction with the Background Paper ‘Starting the Conversation on LDP2– Key Issues, Vision and Objectives’ - May 2024. Information is set out within that Paper describing how the key issues informing LDP2 have emerged, notably with reference to the Swansea Well-being Plan and national well-being goals. In building upon the localised expression of Well-being and the list of locally distinctive issues that the Plan needs to respond to, this Background Paper utilises the identified Plan objectives as building blocks and strategy components to inform the development of growth scenarios and spatial approaches. In noting this strong understanding of local priorities, alignment with national and regional policy will also be an important consideration and, as such, a policy and topic review has been undertaken in this paper.

### **Test 2: Is the Plan appropriate for the area in the light of the evidence?**

**2.15** In recognising the importance of wider alignment (e.g. to national / regional

policy), it will be important that the consideration of strategic options recognises the need to address locally specific key issues. To this end, the initial work on drafting key issues for LDP2 cross references to the Swansea Well-being Plan. Furthermore, the Paper begins to consider the importance of reviewing role and function, and also discusses policy themes/strategy components (including a review of the evidence base). The consideration of several realistic growth scenarios and spatial approaches can be tested against the ‘building blocks’ provided by the emerging Plan objectives. The consideration of these emerging scenarios and approaches has been informed by the existing and ongoing engagement.

### **Test 3: Will the Plan deliver? (is it likely to be effective?)**

**2.16** To deliver the LDP2 vision, it is important that the emerging thinking around strategic options is reflective of deliverable approaches. To this end, initial thinking is focused upon developing a high-level understanding of role and function, with reference to developmental constraints, viability, delivery track record, and the availability of infrastructure and environmental capacity within different areas. Furthermore, the potential strategic context (with notable reference to cross-border LPA joint working and the emerging National Growth Area (NGA) and regional considerations) is set out. A call for candidate sites has been completed to gather knowledge of available land for consideration, whilst the Annual Monitoring Reports (AMR) and the LDP Review Report will also inform considerations. With reference to the issues and objectives of the Plan, these set the building blocks for strategy development.

**2.17** Moving forward towards the Preferred Strategy formulation, the ‘de-risking’ checklist included in the Manual can be referred to, in order to ensure compliance with the guidance.

# National Planning Policy

**2.18** An important element in ensuring LDP2 fits with other plans is consideration of national policy. Future Wales sets the strategic direction for development in Wales. LDPs are required to be in conformity with this and must also be kept up to date to ensure they and Future Wales work together effectively. With particular reference to South West Wales, Policy 28 identifies Swansea Bay and Llanelli as an NGA and as the ‘main focus for growth and investment’ in the region with LDP’s needing to recognise the NGA as the focus for strategic economic and housing growth, essential services and facilities, advanced manufacturing, transport and digital infrastructure. Future Wales also sets out strategic topic-based policies for example on placemaking, affordable housing, connectivity and energy. Given Swansea’s location within the NGA this will inform considerations around future growth options.

**2.19** PPW sets out national land use planning policies. It is supplemented by a series of Technical Advice Notes (TANs), WG Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales. Development plans must be consistent with national policy.

## Regional Context – South West Wales

**2.20** A notable influence on the consideration of spatial options is the established (and emerging) regional framework within which Swansea sits. The South West region is identified in Future Wales with specific policies relating to it, as discussed above. Figure 2 below sets out the regional strategic diagram contained in Future Wales.

Regional strategic diagram



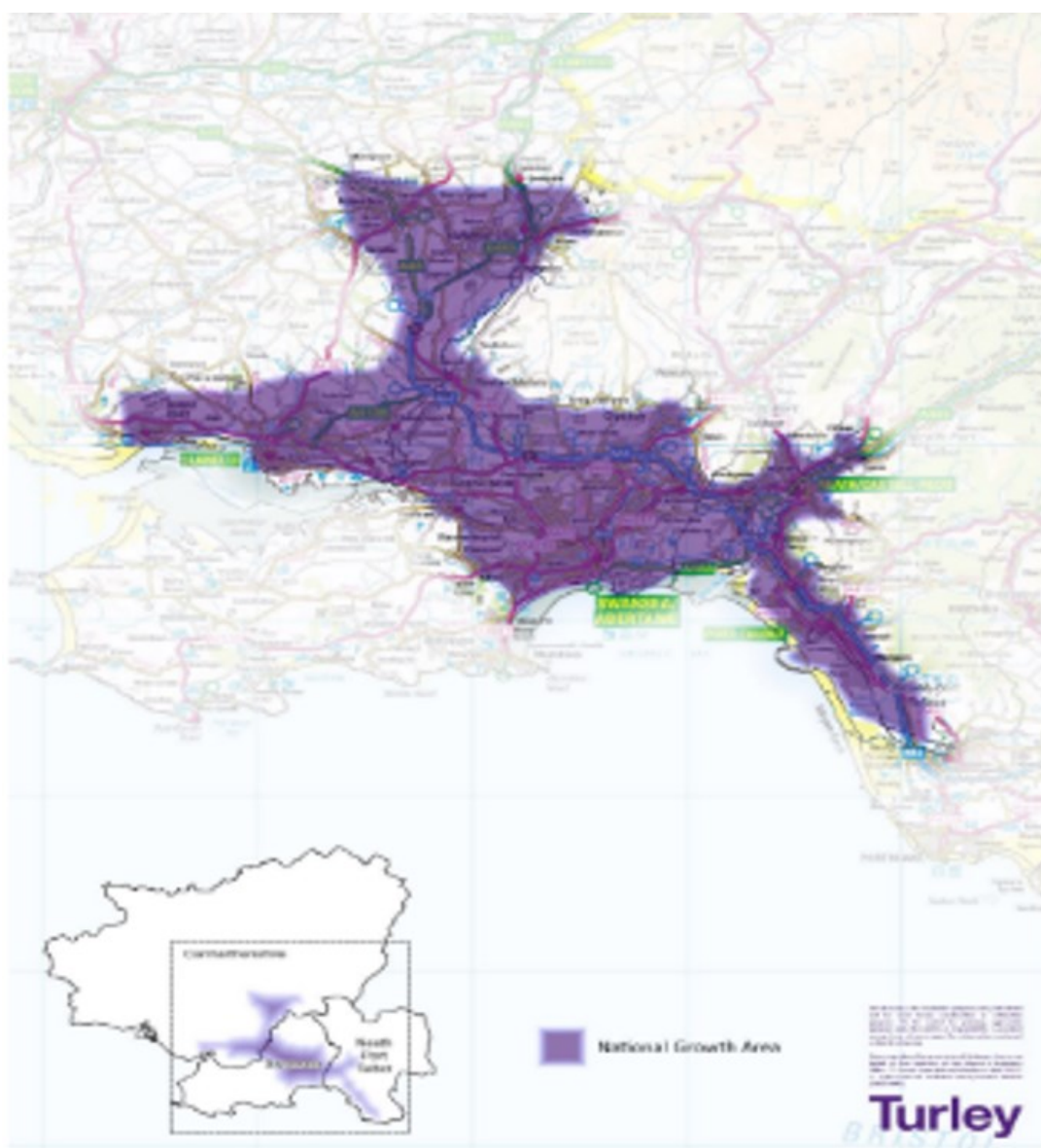
Figure 2: South West Region Strategic Diagram (Source: Future Wales)

**2.21** A South West Wales Corporate Joint Committee (CJC) has been formed, which is made up of representation from Carmarthenshire Council, NPT Council, Pembrokeshire Council and Swansea Council, as well as the Brecon Beacons National Park Authority and the Pembrokeshire Coast National Park Authority. The CJC has powers / duties with regard to regional planning, regional transport and the promotion of economic well-being.

**2.22** The CJC has published its **Corporate Plan for 2023-2028**, setting out its Well-being objectives. The production of a Strategic Development Plan (SDP) and Regional Transport Plan (RTP) for the region is referred to, whilst the **South West Wales Regional Energy Strategy** and **South West Wales Regional Economic Delivery Plan** are cited. In respect of the RTP, an Implementation Plan was agreed with the WG in late 2023. Whilst there is no SDP in place for the South West region, collaborative work is ongoing in the region between constituent authorities in terms of the preparation of evidence bases to support respective LDP's and through officer liaison as part of regional and national officer groups. Examples of this joint working are summarised below.



**2.23** Swansea, along with regional constituent authorities of Carmarthenshire, Pembrokeshire and NPT commissioned consultants to undertake a comprehensive assessment of the Swansea Bay and Llanelli NGA, which is illustrated at only a high level of detail in Future Wales. This Swansea Bay and Llanelli NGA Definition Project Research Report (January 2023) assessed the constraints and opportunities across the area to refine the spatial extent of it to help inform the production of new LDPs ahead of the CJC defining the extent of the NGA as part of the preparation of a future SDP. The indicative spatial representation of the refined NGA boundary is set out in Figure 3 below.



**Figure 3:** Indicative Spatial Representation of the Refined NGA spatial area  
(Source: NGA Definition Project Research Report - January 2023)

**2.24** The above area was drawn in recognition of some of the headline constraints and opportunities within the area. The refined NGA is a useful informant for consideration within a spatial context to inform the growth scenarios and spatial approaches.

**2.25** Future Wales also identifies that over the next 20 years (2019 – 2039) the estimate of the additional housing need in the region, under the central estimate, is identified at around 25,600. This has informed consideration of emerging growth scenarios in Swansea as part of regional working on a joint commission on an Economic and Housing Growth Assessment with NPT Council to underpin respective LDP's options for future housing and employment growth levels. In ensuring that Swansea meets its own housing need, it will need to demonstrate suitable alignment to the national policy context. Regional working will continue to influence and inform the evidence base of LDP2 moving forward.

**2.26** As set out above, the regional context set by Future Wales, and the content of the CJC Corporate Plan, along with the other CJC documents cited, are important considerations for strategic context to inform preparation of LDP2.

**2.27** In terms of other wider 'high profile' regional considerations, the **Swansea Bay City Deal** projects are also noted, as are the **Swansea Bay and West Wales Metro** proposals. Furthermore, the positions with regards to proposed investments (Celtic Freeport) and disinvestments within the region (TATA Steel Port Talbot) are recognised and captured within the key issues, challenges and opportunities for LDP2. Any evidence to emerge from such matters will require understanding as to how they will affect Swansea, including any implications for planning for housing and growth.

## Local Context

**2.28** We know that we are not starting from scratch in terms of laying the foundations upon which LDP2 will be produced. Crucially, the Swansea Public

Service Board has produced the Local Well-Being Plan 2023-28, which provides a blueprint for how stakeholders can work together to improve well-being and is based on a full Assessment of local well-being in Swansea undertaken in 2022. Well-being Plans form a key part of the evidence to shape and influence the vision, strategy and objectives. In this context, LDP2 is not only driven by the Well-Being Plan 2023-2028, but moreover provides a means to deliver upon its content, most notably those elements that have a spatial / land use component.

**2.29** From the very start, LDP2 is being subject to an ISA process, to appraise its social, cultural, environmental and economic effects. The overarching aim of this process is to inform and influence the plan-making process with a view to avoiding and mitigating negative impacts and maximising positive impacts. The Draft ISA Scoping Report for LDP2 highlights we will review several pertinent plans, policies and programmes. As well as the Well-being Plan, the following highlights some of the key local documents that have helped us identify the key issues and formulate the draft vision and objectives:

- Swansea Council Corporate Plan 2023-2028;
- Swansea Council Strategic Equality Plan 2020-2024.

**2.30** A range of priorities are recognised and captured from other local plans within the ongoing conversations around the development of issues and objectives for LDP2 and are not repeated in full here. These include the following for example:

- A focus on transformational regeneration and investment,
- Declaration of Climate and Nature Emergencies, and
- A corporate commitment to delivering homes.

**2.31** The Swansea LDP **Review Report** previously set out the findings of a comprehensive review undertaken of the current LDP and identifies key issues to be considered when taking the LDP2 process forward.

## Key Message

The Manual and LDP regulations are a fundamental influence on the review of strategic options.

The national, regional and local policy context, together with the emerging evidence base of the Plan, are fundamental influences in the development of growth scenarios and spatial approaches.



# 3.0 Key Issues, Vision and Objectives – the foundation of LDP2

## Overview

**3.1** Conversations are well under way with regards identifying the key issues, challenges and opportunities of most importance to Swansea for the plan period up to 2038. Along with identifying the main objectives for the plan and establishing an overarching Vision, these will collectively set the strategic direction for LDP2.

**Further information on these aspects can be found in the Background Paper ‘Starting the Conversation on LDP2– Key Issues, Vision and Objectives ’ - May 2024.**

## LDP2 Key Issues, Challenges and Opportunities

**3.2** A diverse set of issues, challenges and opportunities have been identified and grouped under the overarching themes of economic, environmental, social and cultural matters, and also with reference to the 7 national well-being goals. This approach has ensured the Well-being of Future Generations (Wales) Act 2015 has driven our thinking from the outset. Summaries of the draft key issues that have been published for discussion are set out in Figure 4 below:



Figure 4: Summaries of the draft key issues (May 2024)

## LDP2 Vision for Swansea 2038

**3.3** Having regard to the Key Issues, a Vision for Swansea 2038 has been put forward to provide a concise, land use relevant statement that emphasises the distinctiveness and diversity of Swansea. The vision reflects the 'One Swansea' theme developed through the Well being Plan and has also been informed by some of the other national and local plans and strategies that have been reviewed. It expresses an aspirational but deliverable future.



# A Vision for Swansea 2038

What do you think should be the Vision for how Swansea should 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.

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.



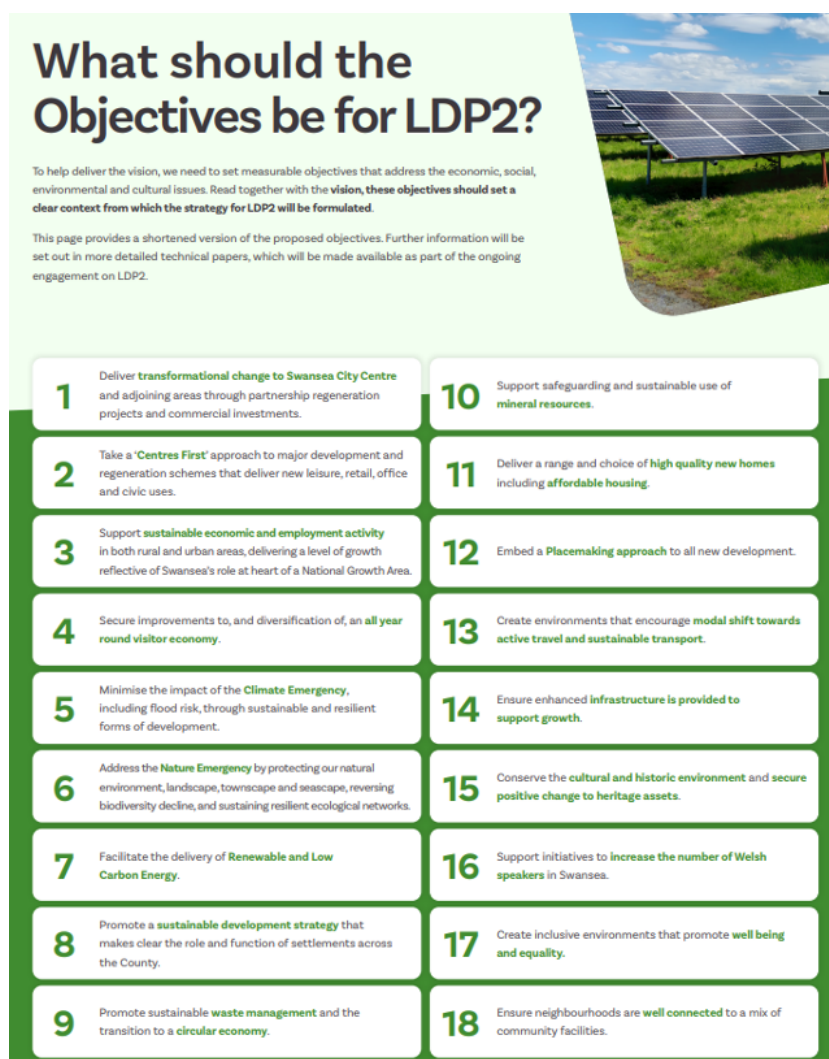
## What is the proposed Vision?

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**.

Figure 5: Draft Vision for LDP2 (May 2024)

## LDP2 Objectives

**3.4** To deliver on the proposed vision, several objectives have been formulated covering economic, social, environmental and cultural themes, all of which are aimed at tackling the key issues. The Objectives have been developed in line with those of the Corporate Plan and also embed the Well-Being of Future Generations (Wales) Act 2015. Summaries of the objectives are set out in Figure 6.



*Figure 6: Summaries of the draft LDP2 Objectives (May 2024)*

**3.5** The emerging “Swansea 2038” Vision, and the strategic objectives that have been designed to deliver it, are key strategy building blocks that will influence the consideration of strategic options.

**3.6** Reference should be made to the appendices of this Paper which set out an initial analysis from the emerging ISA framework and Draft LDP Objectives. This analysis is preliminary at this early stage and will evolve, reflecting the iterative nature of Plan making.



Figure 7: Notable contextual influences on LDP2 from a Well-being perspective

## Key message

The continuing conversations around the issues, vision and objectives of the Plan are a fundamental influence on our review of strategic options, recognising that the ‘Swansea 2038’ vision and objectives will provide the building blocks upon which the Plan’s Strategy will be based.

# 4.0 Swansea in Context

## Summary Geographical Profile

**4.1** Swansea is situated on the South West Wales coast. It is Wales' second largest City and unitary authority (in terms of population) and covers an area of 379.7 square kilometres (146.6 square miles), approx. 2% of the land area of Wales. The County's land area is mainly rural, with only 30.5% of the land area classified as urban. However, the majority of the population, 88%, live in urban areas. Census 2021 data indicated that there were 239,490 residents living in Swansea in 2021.

**4.2** The County extends from Rhossili Down at the Western edge of the Gower Peninsula to Kilvey Hill, Crymlyn Bog and the slopes of the Drummau Mountain on the eastern border with NPT; and from Mumbles Head and the sweep of Swansea Bay in the South to the ridge of Mynydd y Gwair overlooking the Amman Valley in the North. It is rich in ecological habitats as well as landscape features, and contains many internationally, nationally and locally designated ecological sites and their associated species.

**4.3** Some two-thirds of the County's boundary is with the sea - the Burry Inlet, Bristol Channel and Swansea Bay. The River Loughor forms the North West boundary with Carmarthenshire while the boundary to the North and East is largely defined by hill and valley features.

**4.4** The County can be broadly divided into four physical areas: the open moorlands of the Lliw Uplands in the North; the rural Gower Peninsula in the West, containing a number of rural villages, contrasting coasts and the Gower Area of Outstanding Natural Beauty (AONB); the suburban area stretching from the edge of Swansea City Centre towards settlements in the West and around the M4 corridor; and the coastal strip along Swansea Bay, no more than two miles in width, which includes the city centre and some adjacent district centres.



Figure 8: Location of the City and County of Swansea

4.5 Swansea is now split into 32 electoral wards. Profile information on each ward is an important informant in understanding the role and function of places. **Profiles are available of each ward** which bring together a range of statistical and other information about each, drawing upon a wide array of data sources.

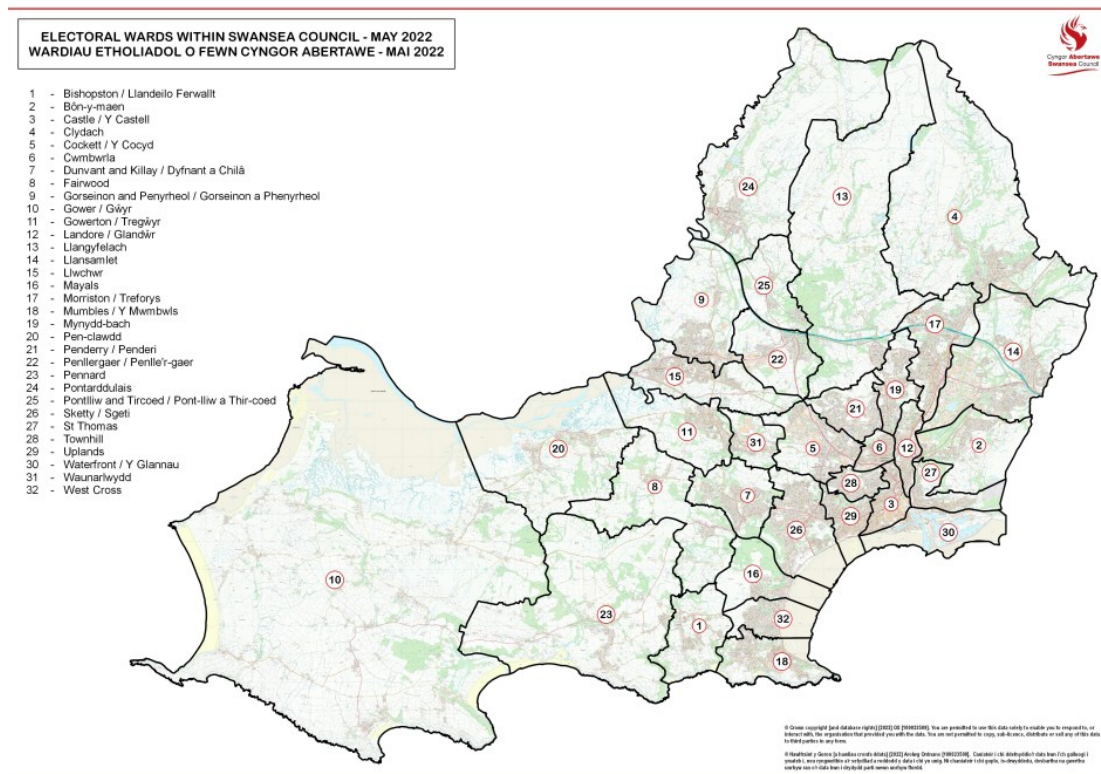


Figure 9: Geographical distribution of the wards in Swansea



# Strategic Housing Policy Zones (SHPZs)

**4.6** The County of Swansea is one of significant contrasts, which is an important element of the area's distinctiveness. To this end, it is possible to 'break down' the County on the basis of strategic areas. Seven Strategic Housing Policy Zones (SHPZs) were identified in the current LDP. These are based around groups of wards which can be described in general terms as '*housing market areas with similar characteristics*'. Since the LDP was adopted, amendments have been made to some ward geographies which have impacted the boundaries of the SHPZs. These impacts have been reviewed and the SHPZs have been updated as part of the analysis which has informed the LHMA work. All SHPZs now align with the new ward geographies.

**4.7** Figure 10 below illustrates the geographical location of the amended SHPZs. This identifies the existing population and population density of each zone, and their land areas. Table 1 lists the Wards that are included within each zone.

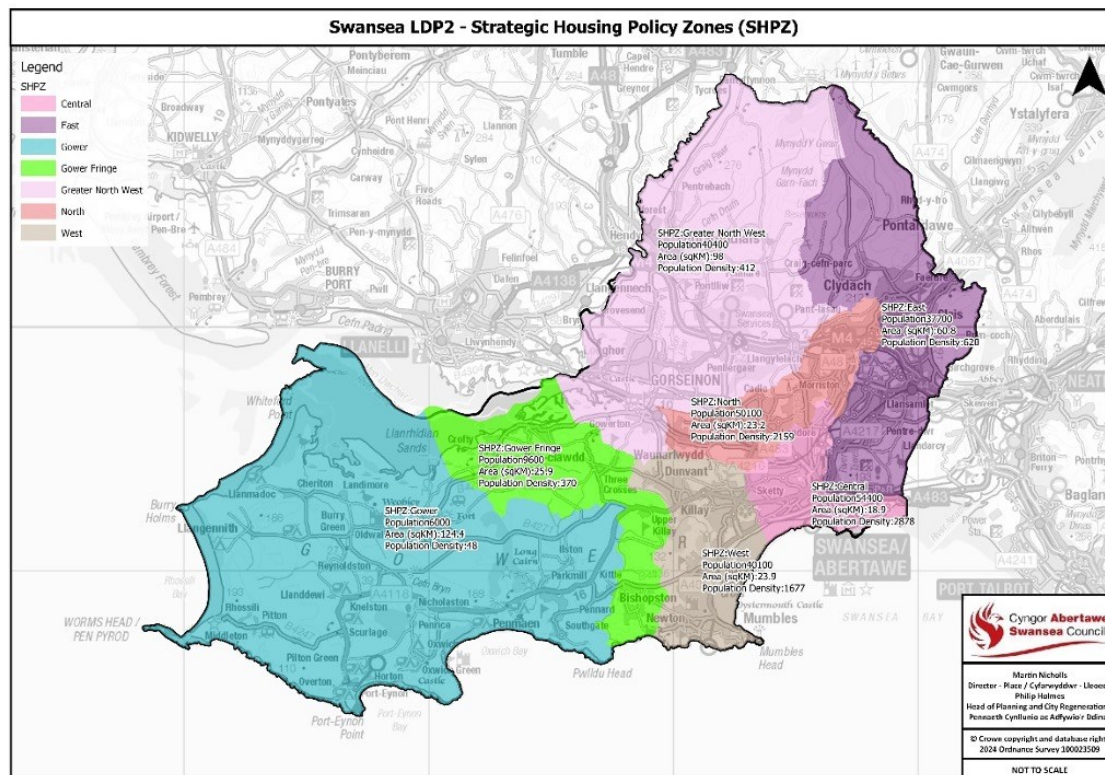


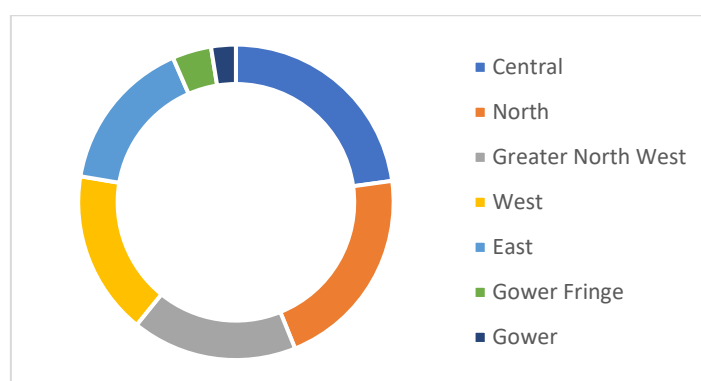
Figure 10: Map of SHPZs in Swansea



**Table 1:** SHPZs and composite ward groupings

SHPZ Zone	Electoral Wards within the Zone
Central	Castle, Cwmbwrla, Landore, Townhill, Uplands, Waterfront
East	Bon-y-maen, Clydach, Llansamlet, St Thomas
Gower	Gower, Pennard
Gower Fringe	Bishopston, Fairwood, Penclawdd
Greater North West	Gorseinon and Penyrheol, Gowerton, Llangyfelach, Llwchwr, Penllergaer, Pontardd, Pontlliw & Tircoed
North	Cockett, Morriston, Mynydd-bach, Penderry, Waunarlwydd
West	Dunvant and Killay, Mayals, Mumbles, Sketty, West Cross

**4.8** The distribution of population by the SHPZs (Census 2021) is shown in Figure 11 below. 23% of residents live within the Central HMA, with a further 21% living within the North HMA. No other HMA accommodates more than 20% of the authority's residents, although the Greater North West and the West both accommodate 17% and the East accommodates 16%. Gower and Gower Fringe are considerably less populated than the other areas, each accommodating only 3-4% of the total population.



**Figure 11:** Population Profile of the SHPZs

**4.9** A brief description of each of the SHPZs is provided in the sections below. The analysis provides useful context for the consideration of proposed spatial approaches to future growth and more detailed role and function of places work to be undertaken to inform the Preferred Strategy. The Chapter in this paper on potential spatial approaches highlights opportunities for various SHPZs to accommodate future growth in respect of the different approaches set out. Appendix 5 sets out a high-level and initial role and function analysis of the SHPZ's which will inform the detailed spatial approach to growth.

### **Strategic Housing Policy Zone – Central**



**4.10** The Central SHPZ largely comprises the Swansea Central Area, which includes the main retail centre and City Waterfront areas including the Maritime Quarter and SA1. Also in this zone are well-established residential areas such as Sandfields, Brynmill, Mount Pleasant and Uplands. The zone includes the Tawe Riverside Corridor, which is identified as a mixed-use Strategic Development Area (SDA) in the LDP, with important heritage and leisure led regeneration opportunities including the proposed Skyline project. The Zone also includes the operational docks and adjacent vacant/underutilised brownfield land in the Fabian Way Corridor, and borders the NPT administrative area.

**4.11** This zone features a population of approximately 54,400 over an 18.9km<sup>2</sup> area, with a population density of 2,878. This area does not form part of the existing Welsh Language Sensitive Area designated under Policy HC 3.

**4.12** This Zone is densely populated and contains Swansea Central Area and other key regeneration priorities. The Zone offers the main Retail Centre and complementary areas which acts as the service centre for the County and wider region. Within the Zone there is also one district centre and several local centres. There are various general employment sites within the Zone. There is a substantial amount of new residential development currently allocated in the Zone via a mixture of strategic and non-strategic housing sites. There are a number of Development Constraints to be considered. There have been significant improvements to Active Travel routes in the Zone. The zone contains the central rail station furthermore there are proposals for a new station to be opened within Landore as part of the proposed South West Metro. There are also regeneration proposals along the Fabian Way Corridor as part of the Blue Eden project.

#### **Strategic Housing Policy Zone – East**



**4.13** The East SHPZ largely comprises the urban area East of the River Tawe and extends as far North as Clydach. It includes employment and mixed-use locations, such as Swansea Enterprise Park and the Swansea Vale business parks. The area has been subject to significant regeneration. This zone features a population of approximately 37,700 over a 60.8km<sup>2</sup> area, with a population density of 620. Under Policy HC 3, the Welsh Language Sensitive Area is evident within this SHPZ under the Clydach ward.

**4.14** The large linear zone offers a mix of large residential settlements stretching from St Thomas/Port Tennant North of Fabian Way in the South to Clydach in the North. There is significant open countryside spread throughout the zone. There are two mixed- use SDAs within the zone, notably these are anticipated to deliver 16ha of employment land. Residential Development is currently focused on SDA's and non-strategic allocations within settlements throughout the zone. There are a number of Development Constraints to be considered. There have been significant improvements to Active Travel routes in the Zone. There is an existing rail station (Llansamlet) within the Zone however there are no plans for a new station considered within the proposed South West Metro.

### Strategic Housing Policy Zone – Gower





**4.15** The Gower SHPZ is characterised by small and large villages located in rural and semi-rural landscapes. This zone covers a large part of the AONB. It features a population of approximately 6,000 over a 124.4km<sup>2</sup> area, with a population density of 48. Under Policy HC 3, there is no incursion of the Welsh Language Sensitive Area into this SHPZ.

**4.16** This is the largest Zone in the County but also the least populated. The Zone contains open countryside and beaches; and small and large villages. There are no District or local centres within the Zone and no areas designated for employment. There are limited opportunities for renewable energy development within the Zone. This area contains some of the highest house prices in the County. There are a number of Development Constraints to be considered. There are no existing improvements to an Active Travel route in the Zone or metro proposals.

#### **Strategic Housing Policy Zone – Gower Fringe**



**4.17** The Gower Fringe SHPZ is characterised by small and large villages located in rural and semi-rural landscapes, near the Western fringe of the urban area. This zone features a population of approximately 9,600 over a 25.9km<sup>2</sup> area, with a

population density of 370. Under Policy HC 3, there is no incursion of the Welsh Language Sensitive Area into this SHPZ.

**4.18** This linear zone encompasses the settlement of Bishopston to the south and Penclawdd to the North, in-between is the settlement of Upper Killay and the popular village of Three Crosses. There are two local centres within the Zone, but it does not feature a District Centre; the only employment area of note is at Crofty Industrial estate. There is significant open countryside spread throughout the Zone. There are limited opportunities for renewable energy development within the Zone. This area contains some of the highest house prices in the County. There are a number of Development Constraints to be considered. There is one ongoing improvement to an Active Travel route in the Zone and no metro proposals.

#### **Strategic Housing Policy Zone – Greater North West**



**4.19** The Greater North West SHPZ encompasses former industrial communities such as Gorseinon, Loughor and Pontarddulais, which have primarily become dormitory settlements served by large District Centres. It also includes Penllergaer, which has been a focus for new development near to the M4 junction, and key villages Grovesend and Pontlliw. The UDP and LDP strategies delivered new growth



during their plan periods. This zone features a population of approximately 40,400 over a 98km<sup>2</sup> area, with a population density of 412. Under Policy HC 3, the Welsh Language Sensitive Area is evident within this SHPZ covering every ward.

**4.20** This represents the second largest Zone in terms of area. There is a significant population density in the Zone when considering its size which is due to the large settlements within the Zone. The Zone offers three district centres and a number of existing employment locations. The Zone is considered highly sustainable and therefore a substantial amount of new residential development was allocated in the Zone via a mixture of strategic and non-strategic housing sites in the current LDP. There are opportunities for renewable energy development with designated local and national areas within the Zone. There are a number of development constraints to be considered. There have been significant improvements to Active Travel routes in the Zone. There is an existing rail station (Gowerton) within the Zone. There are proposals for a new station to be opened in the area North of the M4 as part of the proposed South West Metro, but the timescales for this need to be fully understood in terms of whether they will be deliverable within the LDP2 period.

#### **Strategic Housing Policy Zone – North**



**4.21** The North SHPZ incorporates largely residential urban areas around the fringes of Central Swansea, including Penlan, Mynyddbach, Llangyfelach, and

Morrison; and also established business parks at Fforestfach and Waunarlwydd. In recent decades there have been low levels of house building and a lack of developer interest in parts of the zone. This zone features a population of approximately 50,100 over a 23.2km<sup>2</sup> area, with a population density of 2,159. Under Policy HC 3, there is no incursion of the Welsh Language Sensitive Area into this SHPZ.

**4.22** This Zone is densely populated and made up of mostly urban areas with some pockets of open countryside and open space. The Zone offers one district centre, seven local centres and a number of existing employment locations. A substantial amount of new residential development was allocated in parts of the Zone in the current LDP via a mixture of strategic and non-strategic housing sites. There are limited opportunities for renewable energy development within the Zone. There are a number of development constraints to be considered. There have been significant improvements to Active Travel routes in the Zone. There are no existing rail stations within the Zone although there are proposals for a new station to be opened within Cockett as part of the proposed South West Metro, though timescales for this need to be fully understood.

### **Strategic Housing Policy Zone – West**

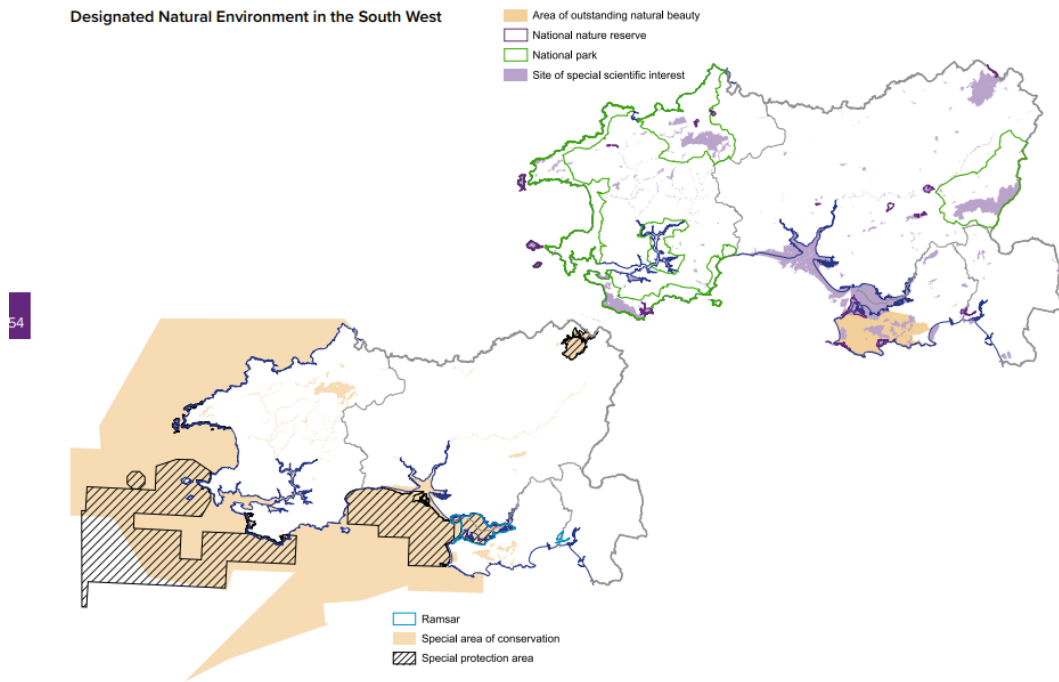


**4.23** The West SHPZ rapidly expanded in the late Twentieth Century, largely to its environmental limits from the waterfront through to the AONB boundary. The zone comprises primarily residential settlements, including Sketty and Mumbles. The residential development allocated in the current LDP in this Zone is led by local needs housing exception sites, and the strategic site at Cefn Coed. Due to the constrained nature of the West zone, though, the majority of new housebuilding has recently been on small-scale infill and windfall redevelopment sites rather than large allocations. This zone features a population of approximately 40,100 over a 23.9km<sup>2</sup> area, with a population density of 1,677. Under Policy HC 3, there is no incursion of the Welsh Language Sensitive Area into this SHPZ.

**4.24** This Zone is densely populated and made up of mostly urban areas with some pockets of open space and Swansea Bay. The Zone offers three district centres and one local centre but has no existing employment locations. Due to the environmental constraints surrounding the existing urban area in this Zone, there may be limited opportunities for new greenfield sites of significance. There are limited opportunities for renewable energy development within the Zone. There are a number of development constraints to be considered. There have been significant improvements to Active Travel routes in the Zone. There are no existing rail stations within the Zone nor are there any proposals for a new station as part of the proposed South West Metro.

## Strategic Environmental and Green Infrastructure Assets

**4.25** There are a range of environmental constraints to be considered in the formulation of the spatial options. The following paragraphs consider some of these. Figure 12 below is extracted from Future Wales and provides important context with regards to environmental designations.

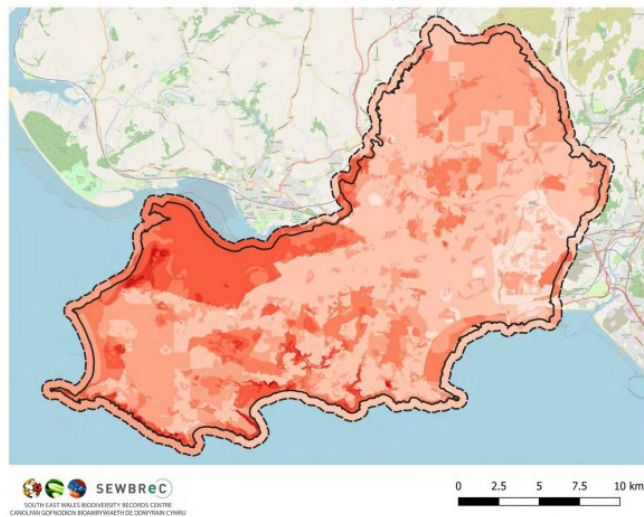


**Figure 12: Environmental Designations (Source: Future Wales)**

**4.26** Figure 13 provides an ecosystem resilience map for the County. The darker red shaded areas are more resilient in contrast to the lighter areas.

MAPPING A LOCAL ECOSYSTEM RESILIENCE BASELINE FOR SWANSEA

**Figure 17: OVERALL ECOSYSTEM RESILIENCE map**



South East Wales Biodiversity Records Centre (SEWBREC)

**Figure 13: Summary Ecosystem Resilience Map (Source: SEWBREC)**



**4.27** To assist strategic considerations regarding the most appropriate spatial approach to growth, the Council has worked in partnership with specialist consultants to produce a Green Infrastructure (GI) Assessment of the County. Initial work on this in bringing together an extensive range of datasets has produced a high-level Strategic GI diagram (Figure 14 below) illustrating the key GI assets of the County, and identifying a series of high-level connections, zones and corridors. Within these, some are strong, some are weak, and some show variation. This identifies the County as being divided into three distinct GI Zones with a number of issues and opportunities emerging.

**4.28** Overall, it has identified that Swansea is a green county with excellent GI already in place in many areas. There remains a huge amount to be capitalised on and this will inform the spatial approach to growth so that GI can be maximised. Further consultation on the emerging GI work will be undertaken over the summer. It identifies three clear strategic areas – Gower to the West, The City and Urban Fringes in the centre, and the open rising landscape of ‘the Mawr’ to the North of the M4 corridor. The development of this work will have a key influence on the development of the options and the subsequent preferred strategy to ensure a strategic GI approach informs the spatial strategy for growth.



**Figure 14:** Swansea Council Green Infrastructure Assessment Summary (Source: EDP – Draft March 2024)

# Role and Function of Places

**4.29** The information set out in this Chapter represents just some of the sources of constraints, opportunities and information that will inform decision making in the plan preparation process, including for the selection of sites for potential allocations.

**4.30** A comprehensive review of the opportunities and constraints in each area will need to inform how the growth scenarios and spatial approaches set out in this paper are taken forward into a draft Preferred Strategy, along with analysis of housing and employment need, and development financial viability. A notable influence in the consideration of spatial options is the recognition of the importance of role and function of the different SHPZs and places within them, which have been described above. An understanding of role and function can ensure that the Plan is locally specific and appropriate to the area, while delivering the emerging vision for Swansea 2038.

**4.31** Figure 8 of the Manual outlines that LPAs should undertake settlement assessments to inform an understanding of the role and function of places and the extent to which they can accommodate further sustainable growth. The Manual sets out guidance that should inform this work.

**4.32** Such an assessment of settlements and spatial areas was undertaken to inform the current LDP. This work will need to be comprehensively updated ahead of formulating the draft Preferred Strategy, taking into account the guidance now provided in the Manual. This will be a key piece of evidence to inform the spatial distribution of growth, and the selection of the spatial growth strategy from the possible options set out in this paper.



## Key message

The recognition of the importance of role and function will be a fundamental influence on our review of the growth scenarios and spatial approaches set out in Chapter 7, recognising that in delivering the vision for Swansea 2038, a 'one size fits all' approach in regards the scale and distribution of development across the County, is inappropriate; and it will be vital to understand the opportunities, constraints and capacity of each SHPZ and the places within them.



# 5.0 Strategic Policy Components

## Overview

**5.1** This chapter provides an analysis of key overarching strategic policy themes that will influence preparation of LDP2. These are grouped under the headings of the 18 draft LDP2 objectives, as highlighted in Chapter 3 of this report (Figure 6). These policy themes identify the wide range of topic areas and background evidence that will influence the strategic direction of the Plan.

**5.2** The analysis presented in the tables that follow represent an initial high-level review. This has been undertaken to inform the consideration of strategic options in terms of both levels of growth and spatial distribution. These matters will continue to be reviewed in the lead up to the formation of the draft Preferred Strategy.

# Initial Review of Strategic Topic Areas

## 1. Transformational Change

### **Introductory Overview:**

Swansea has been hugely successful in delivering transformational change over recent years through its Placemaking agenda. LDP2 will have a key role in assisting the continued delivery of appropriate regeneration initiatives and investments, including key development projects within and around the central area, that will collectively create a thriving waterfront city destination that celebrates the area's unique heritage as well as reflect Swansea's regional role.

### **National, Regional and Local Policy Review:**

Future Wales outlines that the 'Swansea Bay and Llanelli NGA' will be the main focus for growth and investment in South West Wales. Locally, there is a corporate commitment to city centre regeneration and increasing footfall. Such a context for transformative change (including delivery of the City Deal) will need to be facilitated by LDP2.

### **Changes from current LDP requiring response:**

LDP Policy RC 1 recognises that the regeneration of Swansea Central Area is a corporate priority and is at the heart of efforts to drive forward the economy of the City Region. This remains relevant as a fundamental corporate priority. Appropriate review of the existing policy framework is needed, which will include the intended publication by WG of a revised Technical Advice Note 15, and Flood Map for Planning.

### **Current and future evidential requirements:**

Notable key pieces of evidence that are in place, ongoing or planned include:

- Economic and Housing Growth Assessment Report 2024, and
- Forthcoming Employment Land Review
- Emerging Placemaking Plan for Swansea City Centre Central Area

Reference can also be made to the LDP AMRs (and Review Report). A call for candidate sites has been undertaken and the assessment of sites is ongoing. A notable consideration will be cross departmental and multi sectoral engagement with a view to alignment to ensure deliverability. Ongoing proactive dialogue with a range of stakeholders will continue including a developer forum. Importantly, a recognition of the importance of the LDP as a key statutory and corporate plan exists within the Council with a view to informing key strategic and operational matters in a number of fields including economic development and regeneration.

**Key conclusions in respect of strategic options and potential Strategic Policy requirement:**

The recognition of the corporate focus on delivering transformative change is a key component in considering the level and distribution of growth. In spatial terms, a focus on the regeneration of the City Centre and waterfront district will be required, and the incorporation of scale of sites to deliver transformative change whilst in terms of growth the emphasis on an ambitious city and on job creation will inform the wider discussion on growth figures as part of the evolving evidence base. Identifying a level of growth that delivers on economic ambitions, whilst being informed by evidence, is key. Ensuring that such considerations are given due regard are essential in ensuring the Plan is deliverable and will meet its objectives as well as score well against the ISA Framework. It is considered that a strategic policy on Transformative Change will still be required.

## 2. Centres First

**Introductory Overview:**

While promoting a 'Centre first' approach for major regeneration proposals and developments that deliver significant new leisure, retail, office, and civic uses, it is recognised that there is a need to tackle instances of vacant ground floor units within centres and increase overall vitality and footfall as part of a wider regeneration focus which reflects the important and evolving role of centres. The potential of our centres to act as hubs for creative industry, nurturing cultural activity and night-time economy is noted.

**National, Regional and Local Policy Review:**

Future Wales reiterates the long-established principle of a Town Centres First approach. It also places a driver on making town

centres multi-functional places. LDPs should establish a vision for each town and city supported by a spatial framework that guides growth and regeneration. PPW states that LPAs should establish a hierarchy of retail and commercial centres in their plan strategy, identifying boundaries on the proposals map. Using locally defined definitions, LPAs should identify and categorise retail and commercial centres by the functions they fulfil, consider their future roles, and recognise opportunities to support WG retail and commercial centre objectives. Where economic decline is impacting on a retail and commercial centre, a sole emphasis on retaining A1 uses in premises, either in primary or secondary areas that have been vacant for a period of time, may undermine a centre's viability and vitality. In such circumstances PPW encourages planning authorities to consider how non-A1 uses may play a greater role to increasing diversity and reducing vacancy levels. Building Better Places: Placemaking and the Covid-19 Recovery (July 2020) is also relevant. The emerging Swansea Central Area Placemaking Plan will be an important consideration in the strategy for the city centre central area.

#### **Changes from current LDP requiring response:**

The Central Area and all retail centre designations and boundaries will need to be reviewed to ensure they remain appropriate and up to date.

#### **Current and future evidential requirements:**

The Swansea Retail and Leisure Study (2015) forms the evidence base for the existing LDP and may need to be updated for LDP2 to help inform retail strategy and policies. In this regard, reference will be made to the following study: Swansea City Centre: Current & Future Retail & Leisure Need (March 2024) which will inform the retail evidence base. Another notable consideration for some centres will be flood risk, reference should be made to the Responding to the Climate Emergency Section below. Notable evidence in respect of retail centre monitoring (including vacancy rates) is provided within the LDP AMRs.

#### **Key conclusions in respect of strategic options and potential Strategic Policy requirement:**

The embedding of a centres first approach is a key component in considering the level and distribution of growth, within a commercial / retail perspective. Spatial approaches that focus development within the urban area could facilitate the centres first approach. Ensuring that such considerations are given due regard are essential in ensuring the Plan is deliverable and will meet its objectives as well as score well against the ISA Framework. In building upon the current LDP and its evidence base, work has already commenced to understand these matters for LDP2 within the high-level role and function review recognising

the contrasting nature and role of different areas, including the current LDP retail designations and access to services. Reference will be made to **Swansea City Centre: Current & Future Retail & Leisure Need** (March 2024). Due regard will be given to any other required **Retail / Leisure** related evidence compiled, together with the **Economic and Housing Growth Assessment Report** (2024). It is considered that a strategic policy on Centres First will still be required to **embed the principle of centres first approach, represented by a ‘hierarchy’ of identified centres, noting the importance of Swansea Central Area, and reviewing the district and local centres identified in the current LDP.** Detailed policy topic considerations will be undertaken e.g. reviewing retail boundaries. Cross reference should also be made to the Transformational Change Topic above.

### 3. Sustainable Economic and Employment Activity

#### Introductory Overview:

To provide opportunities to increase the diversity and resilience of economic activity in both rural and urban areas, whilst also recognising Swansea’s role at the heart of the NGA as well as the societal net zero by 2050 target, the Plan will need to make sufficient provision for the employment needs of the County to 2038 (notably in terms of the provision of high quality sites and premises).

#### National, Regional and Local Policy Review:

The content of Future Wales and PPW along with associated TANs, will require review, as part of supporting the provision of sufficient land to meet the needs of the employment market at both a strategic and local level. PPW emphasises that the Plan should identify employment land requirements, allocate an appropriate mix of sites to meet need and provide a framework for the protection of existing employment sites of strategic and local importance. WG defines economic development as the development of land and buildings for activities that generate sustainable long-term prosperity, jobs and incomes. The planning system should ensure that the growth of output and employment in Wales is not constrained by a shortage of land. In terms of the regional and local policy context, reference is made to the key issues identified in this document, which highlight addressing inequality and productivity gaps. Furthermore, the regional context, notably in terms of proposed investments and disinvestments e.g. the Celtic Freeport proposals and TATA Steel will need to be considered.



### **Changes from current LDP requiring response:**

The LDP Review Report recognises that whilst the majority of the existing LDP is working effectively, certain aspects (including employment land delivery) are behind schedule. The Review Report also refers to the requirement to update underpinning evidence in the Employment Land Review and this should also consider rural employment needs. Changes in population, economic and household forecasts will also inform the level of housing and jobs that need to be provided for, with recent data indicating a reduction in future growth levels compared to previous trends. A review of those allocations in the current LDP that are non-commitments is also important. The recent publication of the Regional Economic Delivery Plan and the CJC formation, is noted. Corporate 2030 net zero, and societal 2050 net zero, targets are now in place, as are corporate declarations including climate emergency.

### **Current and future evidential requirements:**

Notable key pieces of evidence that are in place, ongoing or planned include:

- Economic and Housing Growth Assessment Report 2024
- Forthcoming Employment Land Review Commission

Reference can also be made to the AMRs (and Review Report), which provide further information. Also, a Call for candidate sites for LDP2 has been undertaken including those submitted for employment purposes and the assessment of sites is ongoing.

### **Key conclusions in respect of strategic options and potential Strategic Policy requirement:**

Employment and the Economy is a key component in considering the level and distribution of growth. Spatial approaches that will facilitate strategic and a spread of employment opportunities will contribute to this aim. Consideration Ensuring that such considerations are given due regard are essential in ensuring the Plan is deliverable and will meet its objectives as well as score well against the ISA Framework. A notable facet will be the consideration of evidence in regards the forthcoming **Employment Land Review**, together with the **Economic and Housing Growth Assessment Report (2024)**. Ongoing discussions with neighbouring Authorities will also continue. It is considered that a strategic policy on Employment will still be required in recognition of the importance of this topic and to **set an overarching employment land requirement in hectares relating to the forecasted change in job numbers over the Plan period.**

## 4. The Visitor Economy

### **Introductory Overview:**

The policies and proposals of the Plan will need to provide a framework for the ongoing sustainable growth of the visitor economy, with significant potential for further sustainable investment to grow and sustain the experience offer, drive up quality, reduce seasonality and increase overall spend.

### **National, Regional and Local Policy Review:**

The following will be reviewed to inform LDP2. Welcome to Wales: Priorities for the visitor Economy 2020-2025; Future Wales, PPW, TAN 13: Tourism, Swansea Destination Management Plan, Carmarthen Bay, Gower and Swansea Bay Local Seascape Character Assessment 2017; Gower Landscape Character Assessment; Gower Landscape Sensitivity and Capacity Study for Caravan and Camping; Gower AONB Management Plan.

### **Changes from current LDP requiring response:**

It is believed that the impact of travel restrictions during the Covid-19 pandemic led to a huge increase in the demand for self-catering accommodation in the County and a rise in the number of dwellings/temporary structures/ancillary buildings being used as short term lets. Therefore, there is a need to consider the rise in short term accommodation and the potential need for a policy response.

### **Current and future evidential requirements:**

Notable key pieces of evidence that are in place, ongoing or planned include: Swansea City Centre Demand Study 2022; Tourism Accommodation Study; analysis of Council Tax and Non Domestic Rate data; Wales Tourism Business Barometer; Council tourism data (Lighthouse), Housing market evidence gathering on second homes and short term holiday lets

### **Key conclusions in respect of strategic options and potential Strategic Policy requirement:**

Swansea is a thriving tourism destination that offers a strong rural, coastal and city centre product with tourism a significant contributor to the local economy. The Council is committed to ensure that the destination grows and prospers sustainably and offers a high quality visitor experience. Notwithstanding, in facilitating this aim this needs to be balanced alongside

requirements to ensure the ongoing protection of sensitive landscapes such as the Gower AONB. This ambition will need to inform potential spatial approaches to growth. It is considered a strategic policy on tourism will be required to set the direction for the Deposit Plan tourism policies which may consider the strategic direction on future tourism accommodation and different approaches between urban and rural areas.

## 5. Responding to the Climate Emergency

### **Introductory Overview:**

The Plan will need to support measures to minimise the causes and consequences of climate change (including flood risk) whilst helping to increase the ability to adapt to future effects and build resilience.

### **National, Regional and Local Policy Review:**

Future Wales acknowledges that flood risk is a constraining factor to development, especially as many towns and cities are on the coast or located alongside major rivers (as is the case with Swansea). Due regard will be given to the anticipated new TAN 15 and the FMfP. The Council declared a climate emergency in June 2019 and a nature emergency in November 2021. Such declarations provide an important steer along with associated Plans (e.g. the Climate Change and Nature Strategy 2022-2030).

### **Changes from current LDP requiring response:**

The declaration of the climate (and nature) emergency by the Council is a key matter that requires review along with changes to national policy such as on flood risk which will need to be reflected in the Plan.

### **Current and future evidential requirements:**

A number of policies, strategies and plans have been produced which demonstrate the cross-cutting importance of climate change as a centrally important theme for the Plan. A notable consideration within a developmental context will be the production of required evidence to support the release of sites for development, including flood risk evidence as required. In

undertaking the review of such matters, due liaison and engagement will be undertaken with a number of consultees and stakeholders including Natural Resources Wales.

**Key conclusions in respect of strategic options and potential Strategic Policy requirement:**

Responding to the climate emergency is a key component in considering the level and distribution of growth up to 2038. The contribution that LDP2 can make, both directly and indirectly, is duly noted in this regard. Areas of the County are at risk of flooding both from the sea and river and the spatial approach and location of growth will have to reflect this ensuring that a balance is struck between adopting a precautionary approach to floodrisk but at the same time facilitating needed regeneration. Ensuring that such matters are given due consideration is essential in ensuring the Plan is deliverable and will meet its objectives as well as score well against the ISA Framework. In building upon the current LDP and its evidence base, work has already commenced to understand these matters including reviewing potential developmental constraints/ considerations e.g. flooding and nature conservation. A notable facet will be the consideration of evidence in regards flood risk, including the **South West Wales – Stage 1 Strategic Flood Consequence Assessment (November 2022)**. A call for candidate sites has been undertaken, with a review of such sites and any submitted evidence ongoing. This will be a key informant for the choice of potential development sites. Consideration will be given to the need for a strategic policy on floodrisk in light of the emerging TAN15.

## 6. Responding to the Nature Emergency

**Introductory Overview:**

The Plan will need to protect and enhance the County's natural environment, landscape, townscape, and seascape (including the Gower Area of Outstanding Natural Beauty). The Council has a statutory duty to maintain and enhance biodiversity, reverse biodiversity loss, and build resilient ecological networks. Furthermore, increasing GI will be a priority. The topic has linkages and cross cutting issues/themes with climate change, soil, water quality, air quality, landscape.

**National, Regional and Local Policy Review:**

Key evidence to review will be the Environment (Wales) Act; Nature Recovery Action Plan for Wales (NRAP); SoNaRR; Welsh

Marine Plan; Future Wales; WG Nature Emergency Declaration; PPW; TAN 5; Woodland Strategy 'Woodlands for Wales'; NRW's SWW Area Statement; NRW's Marine Statement. Of local relevance will be the Swansea Council Nature Emergency Declaration; Swansea Local Nature Recovery Action Plan (LNRAP); and Section 6 Plan. There are cross cutting links to GI, which is covered separately under infrastructure.

### **Changes from current LDP requiring response:**

Declaration of a nature emergency by WG and the Council. New Section 6 Duty, halting of biodiversity loss, net gain, ecosystem resilience and enhancement including Welsh Government strategic focus to protecting and managing at least 30% of our land freshwater and sea for nature by 2030 (30x30). Additional protections for SSSIs and trees and woodlands, introduction of GI Strategies have been introduced via PPW 12. With regard to landscape designations: green wedge and non-statutory landscape designations (SLA) will need to be reviewed.

### **Current and future evidential requirements:**

Notable key pieces of evidence that will inform LDP2 include:

- Local Nature Recovery Plan
- Green Infrastructure Assessment
- Swansea Ecosystem Resilience Mapping
- Forthcoming Habitats Regulations Assessment of LDP2
- Integrated Sustainability Appraisal for LDP2

Ongoing update of LDP constraints mapping with regard to international, national and local statutory designated habitats/species; local non-statutory designated sites; Swansea Local Nature Recovery Action Plan (LNRAP); Section 6 Plan; Ecosystem Resilience Mapping; Habitat connectivity mapping; Tree Canopy Cover Mapping; Geodiversity (RIGS) mapping; statutorily protected trees and woodlands (including ancient woodlands and hedgerows), important carbon rich soil mapping; water quality, air quality, contaminated land.

### **Key conclusions in respect of strategic options and potential Strategic Policy requirement:**

Responding to the nature emergency will inform the spatial approaches to growth. The strategic GI Assessment will guide the development of the preferred strategy to ensure opportunities for improving Green Infrastructure and enhancing GI corridors



can be facilitated. An overarching Strategic policy relating to GI, biodiversity and ecosystem resilience/enhancement is required. This will reflect national policy objectives, the nature emergency and legal requirements (e.g. S 6 Duty, Habitats Regulations, protected species/habitats). The Strategic policy will link to specific policies and be read with interrelated policies such as GI, landscape protection, soil protection, water and air quality, climate change and climate emergency.

## 7. Renewable and Low Carbon Energy

### **Introductory Overview:**

The Plan will need to assist in moving to a low carbon economy by facilitating appropriate development of renewable and low carbon energy resources and energy infrastructure. It will need ensure that policies are supportive of renewable and low carbon energy and that development is directed to the right locations and sets out local criteria against which renewable energy proposals will be evaluated.

### **National, Regional and Local Policy Review:**

Both Future Wales and PPW set out strong WG support for developing renewable and low carbon energy to meet national targets to generate 70% of electricity by renewables means by 2030. The LDP Review Report identifies relevant Future Wales and PPW updates to be considered to inform the review of the detailed policy context. This includes identification of the North of the borough as a Pre-Assessed Area for wind and Swansea as a District Heat Network Priority Area. The Regional Energy Strategy and soon to be published Local Area Energy Plan for Swansea will inform this work.

### **Changes from current LDP requiring response:**

The existing Renewable and Low Carbon Energy Study will need to be updated. As identified in the Review Report, the existing policy context on this topic will need to be reviewed in light of new national policy and also emerging regional, local strategies and potential key investment projects (e.g. Blue Eden) so that the LDP provides a robust policy framework to facilitate the increase in renewable and low carbon energy to help address the identified Council Climate Emergency.

**Current and future evidential requirements:**

A renewable and low carbon energy assessment will be undertaken to identify the strategic opportunities for facilitating renewable and low carbon energy across Swansea. This will be undertaken in line with WG Practice Guidance: Planning for Renewable and Low Carbon Energy.

**Key conclusions in respect of strategic options and potential Strategic Policy requirement:**

Future study will identify the strategic opportunities to facilitate renewable and low carbon energy and to inform consideration of renewable energy targets for the Deposit Plan. A Strategic policy in the Preferred Strategy on addressing and mitigating climate change is likely to be required which will include promotion of renewable and low carbon energy as part of it. The emerging growth scenarios can facilitate an increase in renewable energy through incorporation on sites and certain spatial approaches may offer greater opportunities such as large mixed-use strategic sites or urban development close to existing employment/leisure uses that may offer scope for consideration of potential district heating.

## 8. Sustainable Development

**Introductory Overview:**

An essential component for a sustainable place is where development is to be located.

**National, Regional and Local Policy Review:**

The spatial strategy will need to be consistent with the PPW Key Planning Principles and contribute towards the National Sustainable Placemaking Outcomes. It must fit with Future Wales policy requiring Swansea Bay and Llanelli NGA to be the main focus in the South West region for strategic economic and housing growth; essential services and facilities; advanced manufacturing; transport and digital infrastructure. The growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport, and integrated with GI.

In line with PPW, the spatial strategy must prioritise the use of suitable and sustainable previously developed land and/or

underutilised sites for development and then follow a prescribed sustainable search sequence in identifying other land for development. Important considerations will include environmental capacity (e.g. ecology designations and constraints, Agricultural Land Classification, common land, peat soils); role and function of places in terms of physical and social capacity to accommodate new development (accessibility and the provision of supporting services, facilities and infrastructure to support daily life minimising need to travel); regeneration opportunities and climate change resilience. Swansea is a County of contrasts with urban, rural and coastal areas. It will be important to capture and reflect the juxtaposition of varying areas of the County and their respective constraints and opportunities.

### **Changes from current LDP requiring response:**

Updated National Policy has introduced a national requirement for strategic placemaking. While the LDP is centred around placemaking, it would be good practice to undertake a role and function analysis to review the current LDP approach, for which the distribution of future sustainable growth across the County follows a simple settlement hierarchy consisting of the urban area, Key Villages and the countryside. This approach identifies Swansea's urban area as the primary focus for growth and the most sustainable location for major development, reinforcing its position as the main centre for the City Region. Away from the urban area, small-scale growth is focused on a number of defined key villages. A rural settlement 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. Greater emphasis needed on green infrastructure. Existing undelivered allocations will need to be reviewed along with submitted candidate sites following the sustainable search sequence and detailed assessment against the LDP2 and SA objectives.

### **Current and future evidential requirements:**

Chapter 6 of this Paper has proactively embraced the need to embed role and function as a keynote consideration, undertaking a high-level review of the County including by SPHZ. However, and as referenced in Chapter 6, detailed review will be required including an in-depth role and function assessment of places; Settlement Assessment (including rural settlement appraisal); Urban Capacity Study to identify sustainable opportunities for development; Settlement Boundary Review, including village assessments; assessment of candidate sites; and ongoing updating of the LDP constraints mapping.

### **Key conclusions in respect of strategic options and potential Strategic Policy requirement:**

This paper and related consultation sets out different ways of accommodating growth in a sustainable manner. The

consultation outcomes will inform the strategy which will be informed by detailed sustainability appraisal that will be set out in the Draft Preferred Strategy which will need to reflect the important considerations set out in this paper. It is considered that a strategic policy will still be required setting out the Sustainable Development Strategy for the County.

## 9. Waste and the Circular Economy

### **Introductory Overview:**

Waste is a strategically important consideration for the Plan. Furthermore, the importance of the circular economy needs to be embedded in the policies and proposals from the outset. Dealing with waste is an issue with a regional / cross border dimension.

### **National, Regional and Local Policy Review:**

The following will be important to review: Towards Zero Waste 2010, Beyond Recycling 2021, Future Wales, PPW updates, TAN 21, WPMR 2022/23 data.

### **Changes from current LDP requiring response:**

The following will need to be reviewed:

- Existing LDP waste policies to reflect Beyond Recycling energy from waste plant position.
- Monitor position regarding residual waste treatment and landfill capacity within the region to ensure both are adequately catered for regionally.
- Ensure sufficient employment land (B class) to accommodate waste facilities.
- Greater emphasis on the Circular Economy.

### **Current and future evidential requirements:**

TAN 21 and the Mid and South Wales Region Waste Planning Monitoring Report (WPMR) 2022/23.

**Key conclusions in respect of strategic options and potential Strategic Policy requirement:**

Ensure the Strategic Policy reflects national policy regarding waste and recycling infrastructure and the circular economy. Include consideration of the need for waste/recycling facilities/infrastructure in employment land assessments (B2 uses).

## 10. Mineral Resources

**Introductory Overview:**

Minerals is a strategically important consideration for the Plan, particularly in noting that Swansea does not have land banks of mineral reserves within its own administrative boundaries to meet development demands. Minerals can be considered an issue with a regional / cross border dimension.

**National, Regional and Local Policy Review:**

Future Wales; PPW; MTAN 1; Regional Technical Statement for North and South Wales 2<sup>nd</sup> Review.

**Changes from current LDP requiring response:**

Swansea has no active quarries and relies on imports from neighbouring authorities or via sea to meet its aggregate needs. However, in order to meet the requirements of the developments occurring in Swansea, the County is now apportioned 7.636 million tonnes of crushed rock (carboniferous HSA sandstone) over 25 years (0.305 million tonnes per year). This contrasts with the zero-apportionment given in The First Review of the RTS, upon which the LDP is based. The Council has entered into a Statement of Sub Regional Cooperation (SSRC) with the other councils in the defined sub-region (NPT County Borough Council and part of Carmarthenshire County Council (CCC)). The SSRC confirms that each constituent LPA accepts the individual apportionments for aggregates for their individual Authority areas, as set out in the RTS (second Review), and that (as a minimum) the RTS requirements for that sub-region will be met. NPT has agreed to cover Swansea's apportionment requirement until Swansea's replacement LDP.



**Current and future evidential requirements:**

In order to meet the apportionment, the Council may need to identify specific sites, Preferred Areas or broad Areas of Search for mineral working. These must be shown on the Proposals Map. The SSRC should be revisited and potentially renegotiated to inform LDP2. Mineral resources are safeguarded nationally and must be shown on Proposals Map. The potential for sterilisation of important mineral resources must be considered during the spatial options assessment.

**Key conclusions in respect of strategic options and potential Strategic Policy requirement:**

The sustainable supply of minerals is vital to support future growth and economic development. Minerals can only be worked where they are located. A Strategic Policy is required to ensure requirements for mineral resources are met, and that nationally safeguarded mineral resources are safeguarded for future generations.

## 11. Delivering New Homes

**Introductory Overview:**

The Plan's policies and proposals will need to provide a framework for delivery of a range and mix of new homes (including affordable homes) and housing accommodation that is suitably informed by evidence of need. PPW states that the housing requirement that has been identified must be realistic and deliverable.

**National, Regional and Local Policy Review:**

Housing requirements must be based on evidence and clearly express the number of market and affordable homes required in the area over the Plan period. The latest WG Household Projections, alongside the latest LHMA will form a fundamental part of the evidence base. LPAs should plan for a mix of market and affordable housing types to meet the requirement and specifically consider the differing needs of their communities; this should include the housing requirements of older people and people with disabilities, and unmet accommodation needs of Gypsies and Travellers. The supply of land identified in LDP2 to meet the housing requirement must be deliverable and viable and include a supply of land which delivers the identified housing requirement figure (with a trajectory for delivery) and makes a locally appropriate additional flexibility allowance. It is essential to understand the contribution that all sectors of the housing market and house-builders can make to meeting the housing

requirement by identifying a range of sites. This should include setting a locally determined target for the delivery of housing on small sites.

The Plan must include a target for affordable housing taking account of deliverability and viability which will be influenced by the anticipated levels of finance available for affordable housing and site viability. The LPA will need to explore all potential avenues for maximising the levels of affordable housing provision. This will include reviewing the policy routes currently included in the LDP and reflecting the new PPW requirement to make provision for affordable housing led sites in development plans, and the statement that affordable housing may also include that owned by community led housing organisations where this meets WG's affordable housing definition.

Key local issues relating to housing are identified in this paper including the corporate emphasis on delivering the 'More Homes' programme and tackling homelessness as part of delivering the Vision for Swansea 2038.

### **Changes from current LDP requiring response:**

The LDP Review Report recognises that whilst the majority of the existing LDP is working effectively, certain aspects (including the rate of delivery of new homes) are behind schedule. Changes in population, economic and household forecasts will inform the level of housing and jobs that need to be provided for, with recent data indicating a reduction in future growth levels compared to the information that provided the evidence base for the current LDP. A review of the allocations in the current LDP that are not commitments will be important. Reference should be made to the changes in the policy context, including publication of Future Wales and the regional housing need figures identified for the South West; and in PPW with respect to changes to housing supply monitoring and affordable housing led sites.

### **Current and future evidential requirements:**

Notable key pieces of evidence that are in place, ongoing or planned include: LHMA; Economic and Housing Growth Assessment Report; Gypsy and Traveller Accommodation Assessment, assessment of candidate sites; County wide viability assessment; Settlement Assessment (including rural settlement appraisal); Urban Capacity Study; Settlement Boundary Review, including village assessments. Reference can also be made to the AMRs (and Review Report as relevant), which provide information on delivery of housing and affordable housing targets within the current / adopted LDP.

### **Key conclusions in respect of strategic options and potential Strategic Policy requirement:**

Housing is a key component in considering the level and distribution of growth. Ensuring that such considerations are given

due regard are essential in ensuring the Plan is deliverable and will meet its objectives as well as score well against the ISA Framework. In building upon the current LDP and its evidence base, work has already commenced to understand these matters for LDP2 within the ongoing high-level role and function review, recognising the contrasting nature and role of different areas of the County, including reviewing their role in delivering new homes (commitments, completions and allocations) in the current Adopted LDP and potential developmental constraints/ considerations within the SHPZs e.g. flooding and nature conservation. The spatial approaches in chapter 9 set out differing ways future housing growth could be accommodated noting they offer differing effects on potential housing delivery. This includes consideration of a housing need focus to the future spatial strategy which would draw on the findings from the local Housing Market Assessment. A **call for candidate sites** has been made and sites are being assessed. This Paper also undertakes to review other relevant facets, including the policy context set out within Future Wales and regional considerations emerging from **National Growth Area** designation. A notable facet will be the consideration of evidence in regards the **LHMA together with the Economic and Housing Growth Assessment Report. Viability evidence** will be critical in terms of consideration of deliverability as well as policy interventions – e.g. affordable housing sites. Ongoing proactive dialogue with a range of stakeholders will continue including a developer forum and with a regional viability group. It is considered that a strategic policy on Housing will still be required in recognition of the importance of this topic and to **set an overarching housing supply figure for the Plan, together with an affordable housing target**. This will allow for detailed policy topic considerations to feed off it in due course e.g. specific allocated sites policies, affordable housing policies.

## 12. Placemaking

### Introductory Overview:

In line with national planning policy, and recognising that the Council is a signatory to the Placemaking Charter; delivering placemaking will be a fundamental driver that will continue to be embedded in decision making in Swansea. The ability to deliver effective Placemaking will inform detailed considerations on the scale and location of growth and also ensuring there is a robust policy framework to guide new development to ultimately achieve sustainable places and improve the wellbeing of communities.

### **National, Regional and Local Policy Review:**

The existing LDP was prepared ahead of the national policy centered around Placemaking and was recognised nationally for its visionary approach. The existing policies and recently adopted supporting SPG are considered to provide a robust approach for delivering placemaking in Swansea. However the policy context will be reviewed to address changes in national policy as identified in the LDP Review Report (Future Wales strategic placemaking principles and the PPW national sustainable placemaking outcomes), reflecting on the importance of placemaking post pandemic, reflecting emerging Placemaking plans that are being prepared, the changing national policy emphasis on the provision of parking and addressing climate change, delivering net biodiversity enhancement, lessons learned from placemaking on the ground from sites delivered to date including thresholds for masterplanning, and consideration of sufficient private and amenity space in development. Reflecting on the above when drafting any updated policy, emerging strategy and undertaking site assessments will ensure the LDP2 can continue to facilitate already effective placemaking across Swansea.

### **Changes from current LDP requiring response:**

Review of the strategic placemaking policy for the Preferred Strategy and ensuring the issues above are considered as part of the detailed placemaking policies and placemaking guidance for proposed sites as part of the Deposit Plan.

### **Current and future evidential requirements:**

Reflecting on the success of the existing placemaking approach when implemented on existing sites and lessons learned. A detailed placemaking assessment will inform the assessment of sites to ensure the placemaking approach is embedded as part of the preparation of the plan.

### **Key conclusions in respect of strategic options and potential Strategic Policy requirement:**

A Strategic policy in the Preferred Strategy on delivering placemaking is still likely required to ensure there a clear placemaking direction for future preparation of the detailed policies and proposals. The emerging growth and spatial scenarios will have different opportunities within which to embed effective placemaking. A focus for example on strategic placemaking and large sites offer benefits to embed transformative placemaking at a strategic scale. This will be informed by the scale of sites being pursued and spatial approaches such as locations adjacent to or within close access to existing services, transport hubs, facilities which contribute to a sustainable place.

## 13. Active Travel and Sustainable Integrated Transport

### Introductory Overview:

The Plan will seek to make a contribution towards achieving modal shift and reduce reliance on the private motor car. The Plan should create environments that make walking, wheeling and cycling convenient and attractive ways to travel (particularly for relatively short distances) and which are served by public transport. Opportunities to improve connections should be facilitated, and the regional /integrated context in which the Plan is being prepared is also noted in this regard e.g. Metro and Regional Transport Plan context.

### National, Regional and Local Policy Review:

Future Wales and PPW along with associated TANs, will require review, most notably in terms of Regional Connectivity. Swansea has a mix of urban and rural areas. In terms of regional connectivity, the priority for urban areas is to integrate and improve active travel and public transport. In rural areas the priorities are supporting the uptake of ultra-low emission vehicles and diversifying and sustaining local bus services. PPW sets out the Sustainable Transport Hierarchy for planning. The proposed South West Metro will create new integrated transport systems that provide faster, more frequent and joined-up services using trains, buses and light rail. To support National Policy, the Plan should allow for growth and regeneration to maximise the potential opportunities arising from better regional connectivity, including identifying opportunities for higher density, mixed-use and car-free development around new and improved metro stations. LPAs need to support the delivery of national policy which includes transforming the **rail network**, improvements to the **bus network**, investment in the **road network** and revitalising the **National Cycle Network**.

### Changes from current LDP requiring response:

The policies have largely been effective; however the evidence base will need to be updated with reference to key changes since the LDP was adopted. In-line with PPW, existing transport proposals will be reviewed so as to remove any proposals that have previously been safeguarded, but are now abandoned, or any that are unlikely to commence during the plan period. The ongoing progress with the preparation of the Regional Transport Plan, will require ongoing review. It will need to be ascertained what, if any, Metro proposals have land use planning implications within the Plan period and the certainty of these being delivered.

### Current and future evidential requirements:

A Strategic Transport Study was undertaken to inform the LDP, a new updated study will likely be required to support LDP2. Furthermore, in order to inform the Plan policies evidence from the latest available sources will be utilised. This includes use of the Department for Transport's connectivity tool and any other resources made available by National and Local Government.

### Key conclusions in respect of strategic options and potential Strategic Policy requirement:

The link between spatial planning and transport is a key component in considering the level and distribution of growth. Ensuring that such considerations are given due regard are essential in ensuring the Plan is deliverable and will meet its objectives as well as score well against the ISA Framework. The spatial approaches will have varying impacts in relation to transport planning and demand for the car noting the highly connected communities' approach would embrace options for the promotion of sustainable transport choices. **Dialogue and engagement with a range of stakeholders will continue**, and such discussions may identify a need for further evidence to be developed e.g. an updated **strategic transport study**. Moving forward towards the Preferred Strategy, the formulation of an **Infrastructure Delivery Plan (IDP)** will allow for consideration of such matters in greater detail. It is considered that a **strategic policy on Sustainable Transport is still likely to be required** in recognition of the importance of this topic and to allow a high-level hook for detailed policy topic considerations to feed off it in due course e.g. localised/site considerations such as parking and strategic matters such as identification / protection of proposed routes, planning obligations/viability considerations etc.

## 14. Infrastructural Capacity

### Introductory Overview:

Sufficient physical, digital, social and multi-functional GI is needed to sustain communities and businesses and support their future growth. At a strategic level, social/green and digital infrastructure will be considered/normalised alongside 'traditional' grey infrastructure, thereby facilitating an integrated placemaking based approach which can break down traditional barriers and mindsets (including across professions – engineers, planners, ecologists etc). A planning obligations framework will also need to be considered. Swansea has a sophisticated telecommunications network and opportunities to further improve such connections should be facilitated.



### **National, Regional and Local Policy Review:**

PPW outlines that infrastructure, be it physical, electronic or digital, plays a pivotal role in maintaining the economic well-being of Wales. LPAs should actively engage with mobile operators and include policies in their plans to address the need for broadband infrastructure and its improvement or replacement. Water resources and quality must be taken into account from an early stage in the process of identifying land for development. The planning system must maximise its contribution to the protection and provision of GI assets and networks as part of meeting society's wider socio-economic objectives and the needs of local communities. The provision of sustainable transport infrastructure is essential to build prosperity, tackle the climate emergency, reduce pollution and improve social, economic, environmental and cultural well-being. In terms of the regional and local policy context, reference is made to other sections of this Paper, notably the key issue which identifies that significant enhancement of ecosystem resilience and GI assets will be required.

### **Changes from current LDP requiring response:**

A notable consideration will be the increased emphasis on GI within national policy. Reference to relevant guidance, circulars, and regulations, will be required in developing considerations in respect of planning obligations – with notable reference to the S106 SPG. As noted elsewhere, green wedges and SLAs will be reviewed.

### **Current and future evidential requirements:**

Along with ongoing consultation with external and internal stakeholders, e.g. Welsh Water, on supply and treatment of water, Utility/Telecommunications providers, the Health Board on social infrastructure, the Trunk Roads Agency on highway capacity and Education Dept on Schools, the Plan will need to be underpinned by key evidence. These include a GI Assessment which has already been commissioned. An Infrastructure Delivery Plan (IDP) will be compiled, which when taken alongside evidence on viability, can provide a framework for identifying and informing any 'gaps' and resultant planning obligations considerations. The IDP will be a 'living document' subject to iterative update as the Plan making process proceeds and post adoption as the focus turns to delivery.

### **Key conclusions in respect of strategic options and potential Strategic Policy requirement:**

The availability of existing supporting / enabling infrastructure is a key component in considering the level and distribution of growth. It is essential in ensuring the Plan is deliverable and will meet its objectives as well as score well against the ISA Framework. In building upon the current LDP and its evidence base, work has already commenced to understand these

matters for LDP2 within a high-level role and function review recognising the contrasting nature and role of different areas of the County and the respective high-level developmental considerations within the SHPZs. **Dialogue and engagement with a range of stakeholders** will continue, and such discussions may identify a need for further evidence to be developed. Moving forward towards the Preferred Strategy, the formulation of the **IDP**, along with viability evidence and the completion of the **GI Assessment**, will allow for consideration of such matters in greater detail. It is considered that a **strategic policy on infrastructure is likely to be required** within the Preferred Strategy in recognition of the importance of this topic and to allow a high-level hook for detailed policy topic considerations to feed off it in due course e.g. increasing GI, grey infrastructure capacity, planning obligations/viability considerations etc.

## 15. The Cultural and Historic Environment

### Introductory Overview:

The plan will need to ensure that the policy framework facilitates objectives to protect, conserve, promote and enhance the historic environment recognising it as a finite and integral part of historical and cultural identity. Swansea has an array of historic buildings, monuments and areas of special character with ongoing efforts to bring back into beneficial use those buildings at risk. Supporting the facilitation of positive enhancements to designated heritage assets through planning will be a key aim of the plan.

### National, Regional and Local Policy Review:

PPW sets out robust national policy context regarding the historic environment. LDP's should consider locally specific policies but these must be distinctive and only cover important elements. This may include locally specific policies for the conservation of the built environment such as the protection and enhancement of listed buildings and re use of such buildings that could contribute to regeneration.

### Changes from current LDP requiring response:

The current policies are considered to be performing effectively other than a review of terminology to bring them in line with national policy.

**Current and future evidential requirements:**

To support the policy framework in respect of locally important (non-listed) assets a local list will be prepared in line with best practice methodology. Similarly, a review of priority Conservation Area Appraisals will be undertaken alongside the preparation of the plan.

**Key conclusions in respect of strategic options and potential Strategic Policy requirement:**

Strategic policies will need to promote the protection and enhancement of the historic environment. Growth will provide the opportunity to facilitate positive enhancement to existing assets and bring them into beneficial reuse and it is recognised the positive role planning can have in facilitating the regeneration of key buildings of interest.

## 16. The Welsh Language

**Introductory Overview:**

The Plan will need to contribute towards increasing the numbers of Welsh speakers in Swansea by 2050. It is recognised that for the national target of a million speakers by 2050 to be achieved, Swansea will need to make a notable contribution and LDP2 will be one of a number of contributing factors in this regard.

**National, Regional and Local Policy Review:**

The following documents will be reviewed: Cymraeg 2050 Welsh Government Strategy, 2021 Census numbers on Welsh speakers by Ward; TAN 20: Planning and the Welsh Language; and the Swansea Council Welsh in Education Strategic Plan.

**Changes from current LDP requiring response:**

the existing Welsh Language Sensitive Area will be reviewed with respect to the latest published figures on Welsh speakers in Wards and the changes that have been made to some electoral ward boundaries. The Welsh Language Action Plan and Welsh Language Impact Assessment policy approach in the Current LDP will be reviewed.

**Current and future evidential requirements:**

Census 2021 data and comparison to previous Census data for evidence of change in numbers of Welsh speakers; and updated ward boundaries. Undertake a Welsh language impact assessment of LDP2. Engagement with Education colleagues regarding Welsh Medium Education requirements.

**Key conclusions in respect of strategic options and potential Strategic Policy requirement:**

At present the Welsh language is considered within the Heritage Strategic Policy and a specific Welsh Language Policy. Consideration to be given to a specific Strategic Welsh Language Policy to ensure the Welsh language is a material consideration in the assessment of all planning applications. The existing Welsh Language Sensitive Area will be reviewed with respect to the latest published figures on Welsh speakers in Wards and the changes that have been made to some electoral ward boundaries, and Welsh language will need to be a consideration in the assessment of role and function of places and capacity for new development and will inform the development of spatial approaches and the detailed locations for growth.

## 17. Well-being and Equality

**Introductory Overview:**

The Plan will need to create inclusive social and physical environments that are safe and promote good health and well-being, integrating high standards of amenity. This will allow for consideration of the provisions of the Swansea Well-being Plan and particularly the emphasis on reducing inequality and promoting good health. Other considerations include age friendly approaches and promotion of good air quality.

**National, Regional and Local Policy Review:**

Future Wales “*is a plan promoting development that enhances our wellbeing and our quality of life*”, especially for communities, through the operation of the planning system. It is motivated by the principles contained within the Well-being of Future Generations Act 2015, which includes seven well-being goals that we must aim to achieve. Future Wales considers how it “*reflects, aligns with and maximises its contribution to the well-being goals, objectives and ways of working*” and the plan is also committed to tackling the issues of socio-economic inequality and deprivation in distinctive regions through sustainable

growth. PPW emphasises the importance of well-being plans as part of the planning framework and promotes physical and mental well-being through active and social, as well as productive and enterprising outcomes, to meet goals outlined within the Well-being of Future Generations Act 2015. It highlights that well-being is a necessary component when considering the adaptations to the effects of climate change, environmental qualities, GI and sustainable drainage. PPW also notes how proposals must “*create, integrate, protect and/or enhance a sense of community and promote equality*” to align with the principles of the Placemaking Charter. Equality should be sought regarding people’s access and opportunities. The LDP is already aligned with national policies in that it has been prepared with full consideration of the Council’s duties to work towards Wales’ seven shared well-being goals and to contribute to sustainable development and management of natural resources. Much of the strategic framework that the LDP is based on originates from Swansea’s Single Integrated Plan (SIP), which sought to improve well-being, although this was replaced by the Local Well-being Plan in 2018. Many LDP policies make reference to the theme of well-being such as RP 2: Noise Pollution and RP 3: Air and Light Pollution but Policy SI 1: Health and Well-Being covers the topic in greater detail. It notes that “health inequalities will be reduced, and healthy lifestyles encouraged” by ensuring that development proposals accord with strict criteria. This policy also aims to ensure that people are guaranteed equality of access to key facilities in their communities.

#### **Changes from current LDP requiring response:**

Some amendments that will need to be considered here include the Council’s statutory duty to review and assess Swansea’s air quality, as well as the Welsh Government’s revisions to Technical Advice Note (TAN) 11: Air Quality, Noise, and Soundscape. A thorough review of the new Wellbeing Plan has informed the development of the draft key issues.

#### **Current and future evidential requirements:**

Some examples include health impact assessments, equality statements, soundscape assessments, and age-friendly requirements. Also, the Swansea LDP Review Report states the importance of the “impact on the cultural and historic environment, particularly the Welsh language and archaeology” as well as “air pollution, particularly with regard to increased vehicular emissions as a result of new development through the AQMA and City Centre”.

#### **Key conclusions in respect of strategic options and potential Strategic Policy requirement:**

Policy SI 1 is currently the overarching strategic policy that covers Health and Wellbeing, but it will be important to consider whether it will need to be reviewed.

## 18. Community Facilities

### Introductory Overview:

Access to a mix of community uses, facilities and open spaces, including providing opportunities for leisure, recreation, healthcare, education and lifelong learning is important. Such considerations, notably within a settlement assessment and/or site selection context, require an awareness of spatial sustainability and placemaking principles. The multi-functional role of open spaces, both in terms of green spaces and potentially growing spaces, is also recognised.

### National, Regional and Local Policy Review:

Future Wales states that places must “*meet and suit the needs of a diverse population, with accessible community facilities and services*”. A mix of community uses is recommended under the Strategic Placemaking Principles, which is necessary “*to create activity throughout the day and enable people to walk and cycle, rather than being reliant on travelling by car*”. It also highlights that development plans between adjoining LPAs should be united in recognising the benefits of community facilities for the population they serve. PPW highlights the importance of community facilities due to their role in sustaining communities and well-being. LPAs are encouraged to “*develop a strategic and long-term approach to the provision of community facilities when preparing development plans based on evidence*” and should also “*work with their local communities to identify sites and buildings that can help deliver community benefits*”. It is also recommended that such facilities are sustainably located and supported by GI. The LDP already acknowledges the importance of community facilities. As part of the LDP vision, Swansea’s community facilities will be located within “*sustainable, distinct communities, in both urban and rural locations*”. This is referenced in Policy PS 1: Sustainable Places, that new community facilities should comply with the plan’s sustainable settlement strategy. Policy PS 2: Placemaking and Place Management aims to ensure that neighbourhoods benefit from a diverse range of community facilities to sustain vibrancy of areas. Robust connections to community facilities are a requirement for any development that takes place on a SDA (Policy SD 2: Masterplanning Principles). Community facilities are listed under Policy IO 1: Supporting Infrastructure and Planning Obligations as “*‘essential measures’, which would make development acceptable in planning terms, or measures without which the development would not come forward*”. Echoing the contents of the national policies, development proposals in Swansea should be supported by community facilities under Policy SI 1: Health and Well-being. Swansea has a dedicated policy to protect such facilities, which is found under Policy SI 2: Providing and Safeguarding Community Facilities and Locally Important Uses.



**Changes from current LDP requiring response:**

Respond to any changes in the provision of community facilities (e.g. closure of post offices, places of worship, public houses), whilst also acknowledging any increased demand for others (e.g. growing spaces, all-weather recreation facilities, etc.). There will also be a need to update the settlement facility assessment evidence with a view to informing the settlement strategy and distribution of growth. In so doing, the availability of community facilities is acknowledged as a notable consideration.

**Current and future evidential requirements:**

Some examples that should be considered here include a settlement and settlement facility review, an open space assessment, and the opportunity to liaise with the relevant stakeholders, such as the Health Board. Also, the LDP Review Report states the importance of providing “necessary social and community infrastructure and highway and transport improvements, to facilitate the delivery of SDAs as required by the masterplanning principles to deliver sustainable and cohesive communities”.

**Key conclusions in respect of strategic options and potential Strategic Policy requirement:**

Policy SI 2 is currently the overarching policy that covers Community Facilities, but it will be important to consider whether it will need to be reviewed in the future. Any future review of this policy will need to be conducted with consideration for the Well-being of Future Generations Act, as well as the role of allotments as potential community facilities and any other facilities not specifically currently mentioned in the policy.

## Key message

There are a number of strategic policy components that will influence our review of our growth scenarios and spatial approaches and indeed the content of the Preferred Strategy itself in due course.



# 6.0 Housing and Employment Growth Scenarios

## Explanation and Overview

**6.1** Taking on board the relevant context, strategic themes, key drivers and other influencing factors described in preceding chapters, the analysis presented in this chapter considers how many homes and additional employment it may be necessary to provide for between 2023-38. The various growth scenarios presented will influence the amount of land that will need to be made available for residential and business development.

**6.2** The number of homes and employment levels have been considered collectively when assessing growth scenarios, with a view to identifying an integrated, sustainable growth strategy. A range of national and local evidence sources have been used to produce these scenarios in-line with the Manual, which includes the very latest WG Household projections. Also consistent with the Manual, the analysis has considered what constraints may apply that would influence the delivery of identified scenarios.

## Current LDP Growth Levels & Past Trends

**6.3** The current LDP is based on the following growth policy targets across the Plan period 2010-25. To provide for:

- 15,600 homes (Policy PS 3); and
- 13,600 in additional employment with a requirement for 19ha of land for B class employment uses (Policy PS 4)

**6.4** This information needs to be updated for the new LDP2 plan period 2023-38, taking into account important changes in context, including new demographic projections and economic forecasts which have superseded the evidence on which the

existing LDP was based.

**6.5** The existing Plan's evidence base was informed by the WG demographic projections available at the time of preparing the Plan supplemented with locally and regionally specific information (for example with regard to economic growth forecasts). A comprehensive assessment of the evidence base was undertaken by expert consultants in 2017 which concluded that the housing and employment requirements identified in the Deposit Plan remained appropriate in the context of the latest available information ahead of the Plan's examination and subsequent adoption. The evidence on which the current LDP was based created a very different picture of the levels of growth that could be anticipated, it was more suggestive of upward growth than the information now available to inform LDP2. Further information on the demographic and economic changes identified since the LDP was adopted, and the evidence now available to inform LDP2, is set out in the sections below.

## Recent Demographic Trends

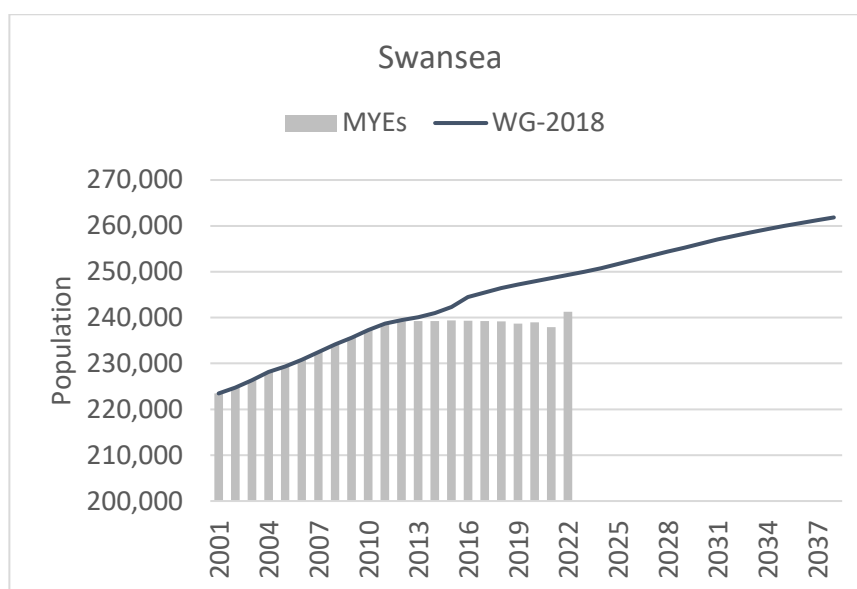
**6.6** Since the LDP was adopted in 2019, WG has published new demographic projections<sup>1</sup> and these have suggested a lower level of projected population and household growth compared to the projections that were used to inform the LDP. It should also be noted that these latest official projections are now four years old and so, for example, do not take into account impacts from the COVID pandemic or findings from the 2021 Census and subsequent estimates of population change.

**6.7** A further consideration is that Future Wales sets out that under the WG central estimates, 25,600 additional homes are needed in the South West region until 2039. These estimates provide part of the evidence and context on which housing requirements can be based and should be considered at the regional scale.

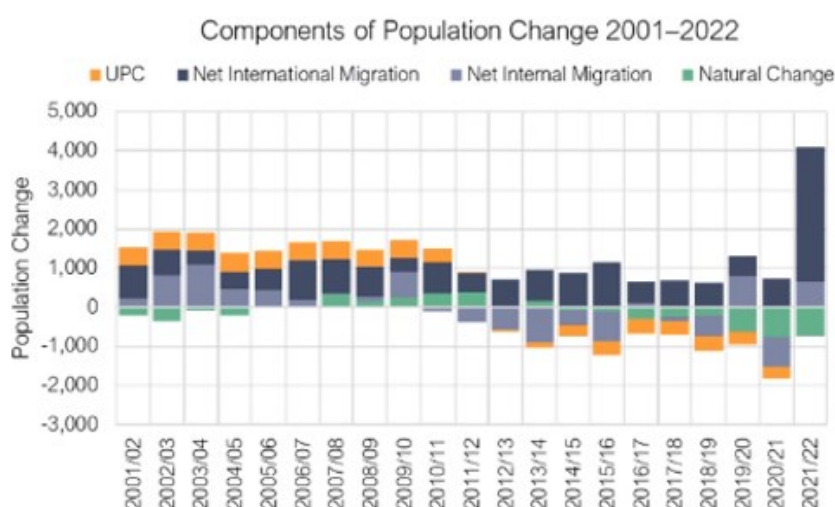
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<sup>1</sup> These 2018 based projections were published by WG in August 2020

**6.8** The latest evidence (illustrated in Figure 15 below) identifies that Swansea's population has not grown at the rate that was forecast by the most recent WG projections. Looking at the published 2021 Census data, it suggests that there has been a slight fall in population within Swansea since the last Census in 2011. There are though concerns over the validity of the Census data, in large part due to the 2021 Census being undertaken at a time impacted by the COVID pandemic. The most recent official annual estimate of population for 2022 suggests that the population has grown quite significantly over a single year, which has been attributed mainly to net international migration.



**Figure 15:** Up to Date Official Estimates of Population compared to the Latest WG Projection

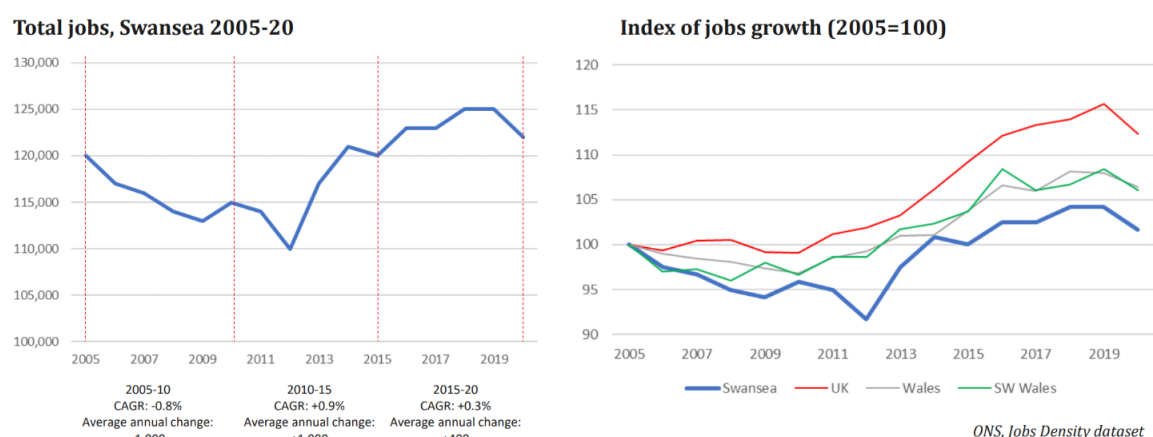


**Figure 16:** Components of Population Change in Swansea

**6.9** It is clear from the preceding analysis that the demographic context is complex and has certainly changed since the current LDP was adopted.

## Recent Job Growth Trends

**6.10** Figure 17 shows the recorded change in the number of jobs in Swansea over recent years.



**Figure 17:** Recorded change in total jobs in Swansea

**6.11** The chart illustrates that following a period of growth during the early part of the LDP period, the figures for the most recent years have shown a decline, a trend seen across the UK.

**6.12** The economic outlook has certainly changed since the current LDP was adopted and the outlook is currently not as positive. Latest employment forecasts suggest a relatively weak national economic outlook. Recent revised data from the Office for National Statistics indicates that the UK's post-pandemic economic performance has been somewhat stronger than previously estimated and there are signs that inflationary pressures driven by supply chain constraints and the war in Ukraine may have peaked. However, the Treasury's average of independent forecasts in September 2023 anticipated real terms GDP growth of just 0.4% in 2023 and 0.5% in 2024<sup>2</sup>. Over the

<sup>2</sup> HM Treasury (September 2023), [Forecasts for the UK Economy: A comparison of independent forecasts](#)



longer term, the Office for Budget Responsibility (OBR) anticipates relatively weak productivity and real wage growth, with real living standards expected to still be below pre-pandemic levels in 2028<sup>3</sup>. However, the labour market is expected to remain tight, with only a modest increase in the unemployment rate anticipated in the next couple of years.

**6.13** As the period since 2020 has demonstrated sharply, the economic outlook will be subject to external shocks as well as long-term trends. Future growth will depend on market conditions and, in some cases, continuing public sector funding commitments.

## Forecasting Future Growth

**6.14** As set out in the Manual, it is important to consider all the evidence available in order to determine what the most appropriate growth might be over the Plan period.

**6.15** The Council has worked with expert analysts to produce a range of economic and population forecasts based on the use of different data sets<sup>4</sup>. Four scenarios have been developed which show a range of potential homes and employment growth to be provided. This analysis has identified that the proposed figures in these scenarios are all lower than the annual delivery targets for homes and employment growth identified in the current LDP.

**6.16** It is important that the most credible and evidence driven growth scenario for LDP2 is identified, so that we can be confident that the Plan will be found to be sound and deliverable. The scenarios developed are set out below:

- **Economic scenarios** - As a starting point for analysis, baseline econometric forecasts were obtained in 2022 from the main providers: Experian, Cambridge Econometrics and Oxford Economics. These were subsequently supplemented with revised 2023 forecasts from Experian and Cambridge Econometrics. These

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<sup>3</sup> Office for Budget Responsibility (March 2023), *Economic and Fiscal Outlook*

<sup>4</sup> In considering growth scenarios, the Council has worked closely with neighbouring NPT Council since there is overlap in housing and economic markets.

forecasts take a long-term view of future employment growth, based on assumptions derived from global and national data, and taking account of the potential for ‘peaks and troughs’ over the economic cycle. It should be noted that none of the forecasts take account of specific local circumstances in Swansea; they simply provide a nationally derived benchmark with which local data and perspectives can be triangulated.

- The forecasts suggest slower employment growth over the long term than the 20-year historic trajectory implies. This is a feature common to many local economies (including those of Swansea's neighbours in South West Wales), given the UK's strong performance in job creation in the 2000s and 2010s. However, there is some variance between the views of the three forecasting houses, and baseline forecasts were somewhat more pessimistic in 2023 relative to 2022.
- Two economic driven scenarios have been developed based on the economic forecasts. These are:
  - **Baseline scenario** - this is the 2023 vintage Cambridge Econometrics forecast, which is the more optimistic of the two 2023 forecasts. The Cambridge Econometrics forecast has also been used as the baseline in the neighbouring NPT Economic and Housing Growth Assessment.
  - **Economic Growth policy-based scenario** - this includes positive adjustments based on local knowledge of the latest economic impact forecasts for pipeline projects regarded as having a realistic level of certainty of coming to fruition, while also balancing this optimism with wider uncertainty and risks, including the announced TATA Steel job losses and anticipated supply chain impacts<sup>5</sup>.
- **These economic driven scenarios suggest growth in employment of between 7,575 and 9,855<sup>6</sup>.** Demographic modelling has been used to understand how this level of employment growth could impact on the changing size of the population, integrating reasonable labour-force behaviour assumptions<sup>7</sup>. This suggests,

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<sup>5</sup> Note that the investment-led growth scenario was prepared in January 2023, after Tata Steel's restructuring announcement, but before the subsequent detailed economic impact analysis.

<sup>6</sup> 'Employment' excludes an allowance for double jobbing – see footnote 9 below.

<sup>7</sup> The modelling assumes a fixed commuting ratio of 0.92 derived from the latest available WG commuting data (2022); economic activity rates for those of working age are derived from the 2011 Census and adjusted based on OBR forecasts; unemployment is fixed at 4.5% over the projection period based on the trend in the past five reported years of the Annual Population Survey (2018-22).

following the conversion of the population to households and subsequently dwellings<sup>8</sup>, that between **7,710 and 9,510 dwellings would be required to support this level of employment growth over the Plan period.**

- **Demographic scenarios** - the most recent 2018-based WG principal and variant projections for Swansea form a starting point. These suggest a range of higher and lower growth depending on the assumptions used. However, they were published in 2020 and based on the period before the COVID pandemic and ahead of the 2021 Census and subsequent revisions made to the inter-census mid-year estimates of population. The Up-to-date mid-year estimates have been reviewed to inform a more up to date position on population levels, births and deaths and to generate additional trend-based projections which integrate the latest available demographic datasets.
- The Manual allows LPAs to retain the ability to alter some assumptions within the standardised modelling. This could be a result of localised factors which better reflect their specific circumstances and up to date data. Specialist consultants have undertaken a technical analysis of the available demographic data.
- Resulting from the analysis undertaken, two scenarios are proposed:
  - **The principal WG projection**, based on the official figures published in 2020.
  - **A longer-term growth trend scenario** – which projects forward based on a longer historic period (2001/02 – 2021/22) and uses the updated ONS historic population estimates following the 2021 Census.
- **The two selected demographic scenarios suggest growth of between 8,430 and 9,510 dwellings over the Plan period and are estimated to support employment growth of between 7,785 and 8,115<sup>9</sup>.**

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<sup>8</sup> Population has been converted into households using membership rates derived from the official 2018-based projections with an adjustment for younger households which sees a partial return to the trend of the earlier 2008-based projections. A vacancy rate of 3.1% (based on the WG Council Taxbase data for 2023/24) has been applied to convert households into dwellings.

<sup>9</sup> In converting people in 'employment' to a jobs figure the modelling applies a double-jobbing assumption (recognising that a small proportion of people will have more than one job). A double-jobbing rate of 3.9% is applied based on a ten year historic average. The relationship between population growth and the level of job supported is influenced by the projected age profile of the population. This varies between the demographic and employment-led projections thereby explaining why similar levels of population growth can be estimated to support differing levels of jobs growth.

**6.17** It should be noted that, for each of the four (economic and demographic based) scenarios presented above, the modelling has used a ‘membership rate sensitivity’ which allows for the potential impact of improved household formation in younger age groups. This has been applied to recognise the potential consequences of worsening housing affordability on these age groups over the last 15 years.

**6.18** In summary, the growth scenarios put forward for consultation are set out below.

**Table 2: Growth Scenarios**

Scenarios based on...	Homes per year	Homes 2023-38	Employment 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
<b>Comparisons...</b>			
Recent housing delivery (2010-23)	485	7,275	5,205
Adopted LDP requirement	1,040	15,600	13,600

**6.19** All of the above housing growth scenarios are significantly lower than the identified growth requirements in the current LDP (15,600).

**6.20** Table 2 also includes a scenario which compares projected rates of housing growth with recent historic rates of housing delivery (2010-2023), with Table 3 showing rates of delivery over differing periods of time. It is evident that the projected growth under all of the scenarios significantly exceeds this rate of housing delivery, albeit it is recognised that rates seen in the decade preceding 2010 were slightly higher. Table 2 includes a ‘dwelling-led’ scenario which illustrates the likely impact on population growth and levels of employment supported if rates of delivery were sustained at 485 homes per annum. This affirms that this would lead to a lower level of population growth and reduced levels of employment likely to be able to be supported. However, projecting forward based on previous recorded levels of housebuilding is not considered to represent a credible option to support future economic growth as when modelled, this

level of housing delivery would not sustainably support a sufficient demographically generated labour force needed to support even the baseline level of economic growth and could as a result have implications for increasing levels of in-commuting.

**Table 3:** Recorded Past house building in Swansea

Period of time	Total homes built (average per annum)
Past 3 years (2020/21-2022/23)	1,190 (397)
Past 5 years (2018/19-2022/23)	2,188 (438)
LDP period (2010/11-2022/23)	6,318 (485)
LDP period pre COVID (2010/11-2019/20)	5,128 (513)
2001/02-2009/10	7,267 (807)
Highest years since 2001	1,146 in 2007/08 1,124 in 2008/09

**6.21** In terms of requirements for additional B use class land, the growth scenarios presented above generate a relatively narrow range of requirements for land, ranging from 11 hectares to 25 hectares.

## Supply Factors

**6.22** The Manual states that the unconstrained assessed need for growth should be considered against supply factors and constraints that may apply that would influence the level of need that can be realistically delivered. In the development of the preferred growth scenario and spatial strategy for delivering it, a range of delivery considerations will need to be analysed in more detail, including those set out in the following paragraphs.

**6.23** Impacts on lead in times and potential for delays in delivery when bringing developments forward can have a bearing on the ability to deliver a scale of growth, at the appropriate time. Recent AMR monitoring has identified issues that have resulted in time lags for delivery over the last 2-3 years. In particular, at times within this period dwelling completions have been impacted by the COVID-19 crisis impacting on site operations (closure of sites and social distancing), while labour supply issues, rising

costs of materials and extended lead in times due to supply chain problems are also impacting the housebuilding industry. Further factors which have affected housebuilding are the impact of sustainable drainage requirements, post planning highways consents and increased ecology requirements which have all had to be incorporated into the masterplanning process on sites and impacted on viability and in some cases delayed delivery. An up to date understanding on the likely lead in times for sites will need to be ascertained.

**6.24** The range of different developers promoting sites in Swansea, and competing in the local housing market, along with realistic levels of build rates that can be achieved by different types of developers, is a further important consideration.

**6.25** The evolving evidence base for LDP2 will need to evaluate these and some other factors that will determine what levels of growth can be delivered, including:

- environmental constraints
- social and physical infrastructure capacity
- the role and function of places
- cultural issues (e.g. Welsh language)
- development financial viability in different areas and the ability of sites to support necessary infrastructure upgrades and affordable housing delivery
- levels of affordable housing need

**6.26** A further important element of the considerations will be the established land bank of deliverable housing sites with planning consent; and other factors that may impact on the housing supply such as windfall proposals on unallocated sites; changes of use and sub-division of properties; and loss of existing housing stock through demolitions and changes of use.

**6.27** An analysis of sites already with planning consent has been undertaken. There are sites that have already commenced construction with a capacity to deliver



approximately 1,620<sup>10</sup> more homes in the Plan period.

**6.28** An assessment of sites with planning consent (comprising 10+ units) which have yet to commence has established a combined site capacity for approximately 4,170 units, including a small number of sites awaiting the completion of the Section 106 agreement. To allow for potential non-delivery of some sites and delays in delivery, a discount factor has been applied in-line with the Manual as summarised in the Table below.

**6.29** Trend based information has been used to establish an initial estimated forecast for windfall provision and potential losses of homes from changes of use and demolitions.

**6.30** These supply figures represent a snapshot in time, and it will be necessary to continue to monitor sites and trends as the Plan preparation develops.

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<sup>10</sup> This assessment has discounted a small number of sites where delivery has been stalled for a period of time with no obvious prospects of being restarted.

**Table 4: Known Housing Supply for Plan period and Approximate Potential Requirement for Housing Land for each Growth Scenario**

Known housing supply		No. of Homes
1	Sites under construction <i>Homes on sites of 10+ units that were under construction on 1/4/2023</i>	1,623
2	Sites in the landbank <i>Homes on other sites of 10+ units with planning consent or awaiting signing of Section 106</i>  Adjustment for possible non delivery of landbank sites <i>*25% discount applied to SDA sites with consent that are yet to start</i> <i>**20% discount applied to consented unallocated sites yet to start</i>	4,168  -830 -146
3	Windfall sites <i>Land which may be developed in future years but not allocated in Plan.</i>  - Large sites of 10 or more dwellings <i>The figure is based on 70% of the past annual rate recorded between 2011-23 projected forward for 13 years (excluding the first two years of the Plan period<sup>11</sup>)</i>  - Windfall sites of fewer than 10 dwellings <i>The figure is based on 70% of the past annual rate recorded between 2018-23 projected forward for 15 years</i>	1,365  818
Housing expected to be lost over the Plan period		No. of Homes
4	Change of use of homes to other uses and demolitions <i>The figure is calculated by applying the past 5-year rate to the 15-year plan period</i>	-85
<b>Total number of homes provided through the above means over 15-year Plan period (= 1 + 2 + 3 - 4)</b>		<b>6,913</b>
Residual requirement for Option 1 (7,710 homes plus 10% flexibility allowance minus known supply)		1,568
Residual requirement for Option 2 (8,430 homes plus 10% flexibility allowance minus known supply)		2,360
Residual requirement for Option 3 (9,510 homes plus 10% flexibility allowance minus known supply)		3,548
Residual requirement for Option 4 (9,510 homes plus 10% flexibility allowance minus known supply)		3,548

Source: AMR data. Planning applications status are as of 7<sup>th</sup> February 2024, build data is as at 1<sup>st</sup> April 2023.

**6.31** On the basis of the potential across these components to deliver approximately 6,913 homes, the residual estimated shortfall of housing that would potentially need to be delivered through allocated sites in LDP2 is shown in the table above. This ranges from sites with capacity for approximately 1,570 to 3,550 homes.

<sup>11</sup> The Manual states that large windfall sites should not be included in the first two years of supply to avoid issues of double counting.

**6.32** It will be necessary to continue to refine the above analysis of land bank sites during the preparation of LDP2 to ensure the amount of housing land that needs to be allocated in the Plan is based on the most recent data, for example, taking account of any sites going through the planning application process that may achieve planning consent in this time, thus becoming commitments.

## Consultation Question Prompts

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

Do you have any views on the supply considerations identified?

Your views will help inform the growth level identified in the draft Preferred Strategy. The level of growth chosen may be one of the scenarios presented in this document or a different option if considered appropriate (for example in response to views given in this consultation process and/or further refinement of the analysis undertaken so far).



# 7.0 Spatial Approaches

## Explanation and Overview

**7.1** Alongside making decisions around the scale of future growth in Swansea (as set out in Chapter 6), there are a range of approaches that could be taken in respect of where new development should be focused to deliver that growth. These are considered in this chapter and are termed ‘spatial approaches’.

**7.2** Growth requirements are not only met by new allocations for development, as there will be existing commitments with planning permission as well as ‘windfall’ sites, that can contribute to the delivery of new homes and employment accommodation (as set out in the preceding chapter). The spatial approaches consider these aspects and focus on how the identified need for housing and employment land (which is outlined in the preceding section for between 1,568-3,548 new homes and between 10.8 ha-23.7 ha of employment land) could be spatially accommodated across Swansea.

**7.3** Several different approaches are set out in the context of the key issues, vision and objectives that LDP2 needs to address and having regard to Swansea’s distinct geography. **It is important to note that no decisions are required to be made at this stage about exactly which parcels of land will be allocated for future development of homes, employment or other uses in LDP2.** Instead, at this stage the spatial approaches are deliberately conceptual, describing the types of areas within Swansea where future growth could be directed and the sorts of allocations that could be made. **The approaches being presented are potential ones to aid discussion and are not being present as any preferred option at this stage.**

**7.4** Further evidence will continue to be collated, including the detailed assessment of submitted ‘candidate sites’ for development, in order to inform decisions on the most appropriate, deliverable and economically viable sites; including findings from the assessment of GI assets and other key spatial evidence such as the LHMA outputs. Feedback garnered from consultation and engagement will inform any refinement of the

approaches put forward. It is possible that the eventual chosen approach – the ‘preferred strategy’ - could be a single or hybrid one having regard to those that are identified as potentials. It is important to note that potential approaches will be subject to a detailed Sustainability Appraisal in order to inform decision making in respect of the Preferred Strategy.

## Potential Spatial Approaches

**7.5** Having regard to the above, and reflecting on the emerging key issues, objectives, vision, context, and strategic policy issues that have been identified, the following five potential spatial approaches have been identified as to how future growth could be accommodated:

- **Urban/Brownfield focus**
- **Strategic Placemaking focus**
- **Dispersal focus**
- **Highly Connected Communities focus**
- **Housing Need Clustering focus**

**7.6** A summary analysis of each of these spatial approaches is set out in the remainder of this chapter. The five potential approaches are presented with commentary on some of the characteristics of the approaches and possible benefits and disadvantages.

**7.7** The current spatial strategy for the adopted LDP was a hybrid option pursuing a combination of approaches to deliver the land use requirements over the Plan period in a sustainable manner. This focused on the creation of a limited number of sustainable new neighbourhoods at Strategic Development Area (SDA) locations within, or close to, the established urban area. To fulfil housing needs across the County this was supported by a limited number of non-strategic medium scale edge of settlement extensions and more dispersed and smaller allocations to round off settlements.

## Urban / Brownfield Focus

**Summary** - This approach would focus development solely on Urban Centres and Brownfield land along with any existing greenfield commitments.

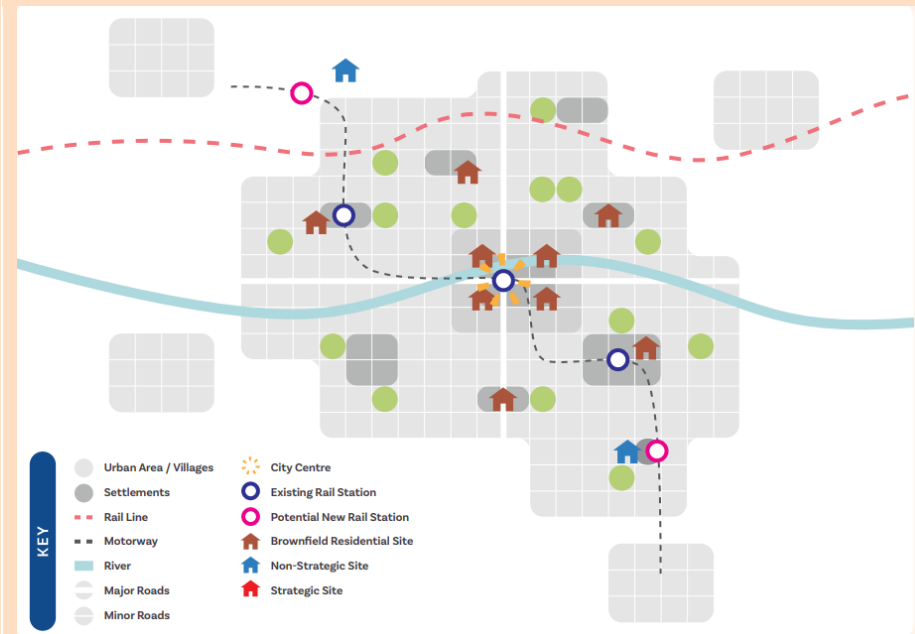
**Potential Growth Opportunities** - Viable deliverable brownfield sites within the main urban centres and settlements within existing urban and village boundaries.

**Likely opportunities within Strategic Housing Policy Zones** - Central, East, North, West, Greater North West. Limited opportunities in Gower Fringe, Gower.

### Some key features of the Approach

- Focus primarily on **urban centres and brownfield sites**.
- Delivers **regeneration benefits** within existing urban centres such as those where **transformative change** is sought and can revitalise under-utilised or vacant sites
- Steers development **away from new greenfield sites** thereby delivering biodiversity benefits
- **Can encourage higher density** development in appropriate locations
- Urban focus is likely to **enhance sustainable transport** use generally focused within accessible urban locations
- **Availability of such sites varies** across the County and may **be insufficient** to deliver the requirement
- Potential **viability constraints** on difficult / complex brownfield sites could deliver less affordable housing
- Potential **deliverability concerns** regarding availability of developers inclined to deliver brownfield sites
- Potential failure to meet developmental **needs of rural communities** where previously developed land is often lacking
- May place **pressure on release of existing employment land** to meet housing needs

### Concept Diagram



- Focus on higher density may result in **lack of overall mix** and failure to meet all identified needs
- **Less of a range and choice of sites** with a brownfield led strategy
- Pressure on **maintaining GI corridors** within the urban area by maximising development within it

#### Initial Appraisal against draft LDP Objectives

Initial high-level assessment indicates this approach could have a neutral effect in delivery of the range of proposed objectives. However there is uncertainty at the moment given the spatial detail of growth has yet to be finalised.

#### Initial Appraisal against draft SA Objectives

Initial high-level assessment indicates this approach would have a neutral effect in delivery of the range of proposed objectives. However, there is uncertainty at the moment given the spatial detail of growth has yet to be finalised.

**Consultation prompts** – What do you consider the **benefits/disbenefits** of an **Urban Brownfield** focus approach to the development strategy?



## Strategic Placemaking Focus

**Summary** - This approach is reflective of the existing strategy of the LDP with a **focus on a significant number of strategic sites at key locations** including on the edge of the urban area for both residential and mixed- use development.

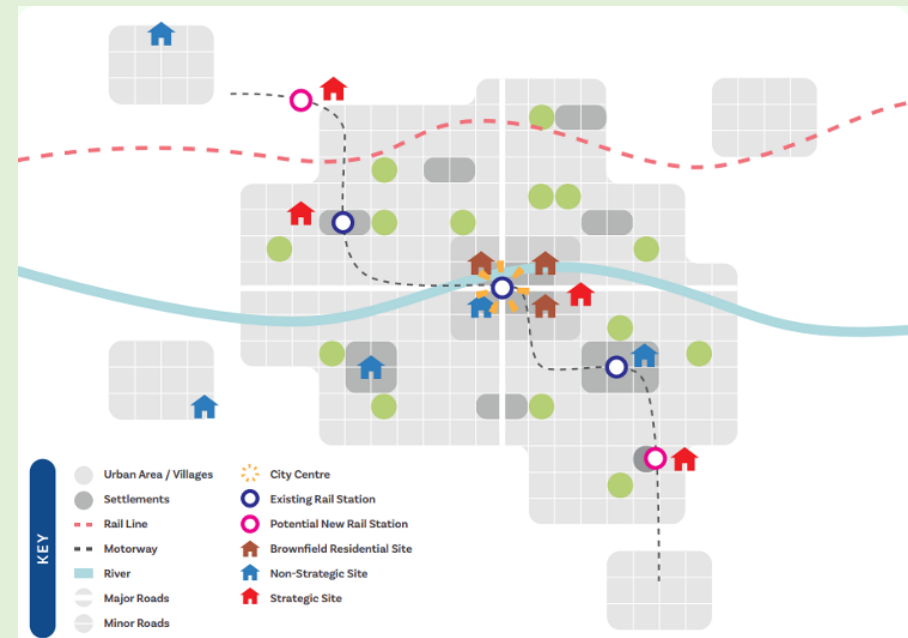
**Potential Growth Opportunities** - Viable and deliverable sites at strategic locations with good access to services capable of delivering Placemaking at a strategic scale.

**Likely opportunities within Strategic Housing Policy Zones** - Central, East, North, Greater North West. Fewer opportunities within West, Gower and Gower Fringe.

### Some key features of the Approach

- 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** to deliver sustainable, well connected new neighbourhoods
- Strategic scale maximises potential to **deliver new 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
- Potential **extension of existing allocations with adjoining land** to create new strategic opportunities.

### Concept Diagram



- Maximise **large scale brownfield sites but acceptable greenfield release** at sustainable locations on edge of urban area likely to be needed.
- Recognition that viability with regard to greenfield sites and strategic scale of delivery could **enhance Affordable Housing delivery**
- Focus on **comprehensively planned, sustainable neighbourhoods** with a distinct sense of place founded on a comprehensive masterplanning principles.
- Assist in the viability of **bringing employment related development** as part of wider strategic allocation
- Opportunity for **strategic GI enhancements** as part of large-scale sites

#### Initial Appraisal against draft LDP Objectives

Initial high-level assessment indicates this approach would have a **positive** effect in delivery of the range of proposed objectives. However there is uncertainty at the moment given the spatial detail of growth has yet to be finalised.

#### Initial Appraisal against draft SA Objectives

Initial high-level assessment indicates this approach would have a **neutral** effect in delivery of the range of proposed objectives. However, there is uncertainty at the moment given the spatial detail of growth has yet to be finalised.

**Consultation prompts** – What do you consider the **benefits/disbenefits** of a **Strategic Placemaking** approach to the strategy?

## Dispersal Focus

**Summary** - This approach would focus on a **higher number of smaller scale sites** and a **much more dispersed approach** to growth across the County.

**Potential Growth Opportunities** - Seek viable and deliverable sites in all settlements

**Likely opportunities within Strategic Housing Policy Zones** - Central, East, North, West, Greater North West, Gower and Gower Fringe

### Some key features of the Approach

- **Large number of smaller scale sites** dispersed across the County to provide new development opportunities in a broader range of 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 a **significant number of greenfield site allocations** due to limited brownfield sites in certain wards
- **Likely to be less focus on sustainable connectivity and travel use** to jobs, services and facilities
- **Viability variable** across wards so may be more challenging and difficult to deliver supporting infrastructure and Affordable Housing
- Puts **pressures on natural heritage and GI assets** in attempting to spread opportunities to more rural communities.
- **Less opportunity for pro-active placemaking** and limits strategic approach to securing infrastructure.

### Concept Diagram



- Sites wouldn't be of a scale to effectively deliver complimentary services and facilities to achieve sustainable places.
- Dispersal approach will **put pressure on environmental assets** for development
- Spread approach has **less of a focus on centre first urban brownfield regeneration**
- Potential for **wider distribution** of **employment** opportunities to rural areas

#### Initial Appraisal against draft LDP Objectives

Initial high-level assessment indicates this approach would have a **neutral** effect in delivery of the range of proposed objectives. However there is uncertainty at the moment given the spatial detail of growth has yet to be finalised.

#### Initial Appraisal against draft SA Objectives

Initial high-level assessment indicates this approach would have a **neutral** effect in delivery of the range of proposed objectives. However, there is uncertainty at the moment given the spatial detail of growth has yet to be finalised.

**Consultation prompts** – What do you consider the **benefits/disbenefits** of a **dispersal** approach to the development strategy?

## Highly Connected Communities

**Summary** - This approach would focus development on highly connected sustainable sites that would promote a reduction in car use.

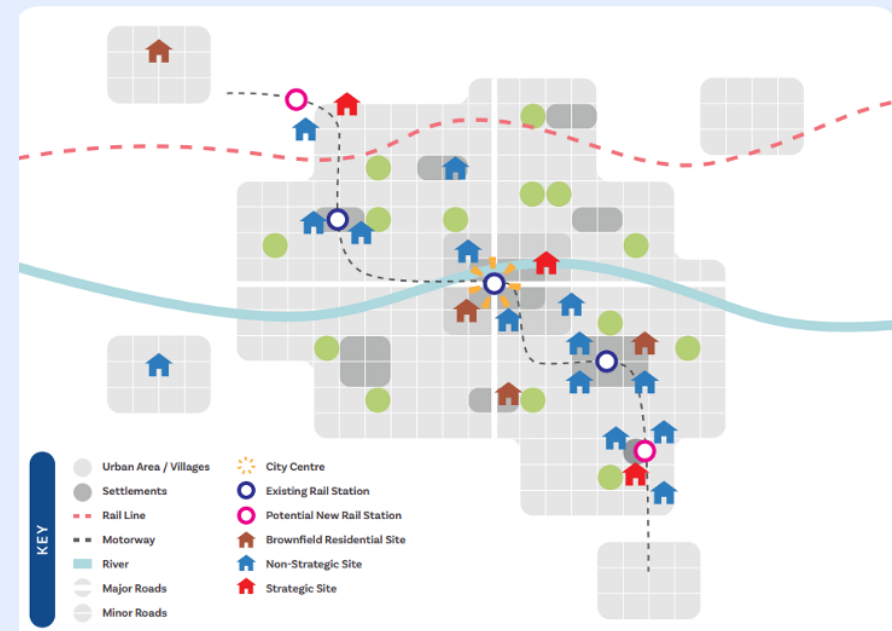
**Potential Growth Opportunities** - Viable and deliverable sites well served by services and transport networks or have the economies of scale to create sustainable 15/20-minute neighbourhoods

**Likely opportunities within Strategic Housing Policy Zones** - Central, East, North, West, Greater North West – Likely to be very limited opportunities in Gower Fringe, Gower.

### Some key features of the Approach

- 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 a mix of land uses, which reduce the 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
- Benefits in terms of '**spatial sustainability**' but issues for unconnected communities that may be 'left behind'
- Opportunity to focus **new employment** provision at **strategic accessible** locations

### Concept Diagram



### Initial Appraisal against draft LDP Objectives

Initial high-level assessment indicates this approach would have a **positive** effect in delivery of the range of proposed objectives. However there is uncertainty at the moment given the spatial detail of growth has yet to be finalised

### Initial Appraisal against draft SA Objectives

Initial high-level assessment indicates this approach would have a **neutral** effect in delivery of the range of proposed objectives. However, there is uncertainty at the moment given the spatial detail of growth has yet to be finalised

**Consultation prompts** – What do you consider the **benefits/disbenefits** of a **Highly Connected Communities** approach to the development strategy?

## Housing Need Clustering Focus

**Summary** - This approach would focus development in areas to meet greatest identified housing need as defined by the Local Housing Market Assessment.

**Potential Growth Opportunities** - Viable and deliverable sites that can provide maximum affordable housing within settlements, village boundaries and outside settlements in sustainable locations well located to the urban area

**Likely opportunities within Strategic Housing Policy Zones** - LHMA indicates greatest affordable need is within the Central and North followed by East, West, Greater North West, Gower Fringe, and Gower.

### Some key features of the Approach

- Focus on directing larger numbers of housing allocations to those locations identified as having **greatest Affordable Housing need**
- Locations for growth will be identified from **LHMA 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** affecting delivery potential. Less focus on role and function of settlements.
- **Potential overconcentration** in certain areas and pressure on infrastructure **including GI corridors**
- Will include both **brownfield and greenfield** sites as a result of focus on 'affordable housing needs' as driving factor for site selection
- Focus on **prioritising viable sites for RSLs, and the Council's More Homes Programme** along with S106 contributions to affordable housing from private developer sites
- Employment sites **targeted to align** with general housing areas but **may not** be the most strategic accessible locations

### Concept Diagram





- Certain **areas in lesser need are likely not to benefit** from potential investment and regeneration

#### Initial Appraisal against draft LDP Objectives

Initial high-level assessment indicates this approach would have a **neutral** effect in delivery of the range of proposed objectives. However there is uncertainty at the moment given the spatial detail of growth has yet to be finalised

#### Initial Appraisal against draft SA Objectives

Initial high-level assessment indicates this approach would have a **neutral** effect in delivery of the range of proposed objectives. However, there is uncertainty at the moment given the spatial detail of growth has yet to be finalised

**Consultation prompts** – What do you consider the **benefits/disbenefits** of a **Housing Need Clustering** approach to the development strategy?



## Consultation questions prompts

What are your views on the five potential spatial approaches for distributing future growth?

Have we identified all of the key features?

Are there any other aspects that should be reflected in spatial approaches?

Your views will help inform the preferred spatial approach to growth in the draft Preferred Strategy which will be informed in more detail once the detail of potential development sites that could contribute to that approach are known. The spatial approach may be one of the options presented in this document or a different option if considered appropriate (for example in response to views given in this consultation process and/or further refinement of the analysis undertaken so far).

# Appendices

## Appendix 1 Reviewing the spatial approaches against the Draft LDP2 Objectives

The below sets out an initial high-level review of the spatial approaches as set out within Chapter 9 of this Paper. It is considered that the assessment can be iteratively updated as further detail is developed in respect of the options. Moving forward, it is considered that an awareness of the importance of the delivering the Plan's objectives should be a key informant in the identification and refinement of options as part of the preparation of the Preferred Strategy.

Draft LDP Objective	1. Transformational Change	2. Centres First	3. Sustainable Economic and Employment Activity	4. The Visitor Economy	5. The Climate Emergency	6. The Nature Emergency	7. Renewable and Low Carbon Energy	8. Sustainable Development.	9. Waste and the Circular Economy	10. Mineral Resources	11. Delivering New Homes	12. Placemaking	13. Active Travel and Sustainable Integrated Transport	14. Infrastructural Capacity	15. The Cultural and Historic Environment	16. The Welsh Language	17. Well-being and Equality	18. Community Facilities
Urban Brownfield																		
Strategic Placemaking																		
Dispersal																		
Connected Communities																		
Housing Need Focus																		

Potential Alignment
  Further review required

## Appendix 2 Reviewing the emerging spatial approaches against the ISA objectives

All the growth options presented in Appendix 1 will deliver housing and economic growth thereby meeting future needs. Assessing them at this stage without greater details regarding spatial location of growth, and background evidence studies to help inform details such as urban capacity is difficult as it relies on assumption. Studies such as these will help evidence potential options for growth and spatial locations, helping inform a preferred strategy. The four spatial approaches are assessed below against the ISA objectives. The assessment is at a very broad level, as many details relating to each option are not yet known. As the LDP process progresses, the approaches and their assessment will be refined. The process of assessing the four options against the ISA objectives will consider issues raised as part of the consultation which will be taken into account moving forward in terms of the development of the options and the Preferred Strategy.

Draft ISA Objectives (2024)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Urban Brownfield	?			?			?	?		?	?	?			
Strategic Placemaking				?			?	?		?	?	?			
Dispersal				?			?	?		?	?	?			
Connected Communities							?	?		?	?	?			
Housing Need Focus					?		?	?		?					

	Likely to have positive effects (++)
	Likely to have a negative effect () (-)
?	Unknown at this stage

	Range of positive and negative effects (+/-)
	Not applicable

	ISA Objectives
1	Maintain and enhance biodiversity and geodiversity resources, including protected habitats and species; enhance green infrastructure provision, habitat connectivity and ecosystem resilience.
2	Enable people to meet their housing requirements by providing a range of sufficient good quality and affordable housing in sustainable locations, which deliver the principles of Placemaking.
3	Encourage an inclusive society by tackling social exclusion, promote equality of opportunity, reduce socio-economic disadvantage and promote cohesive and resilient communities
4	Diversify and strengthen the county's economy, increase the number of employment opportunities and improve education and skill levels while supporting the role of the County in the City Bay Region and NGA.
5	Create, maintain and enhance social and physical environments that encourage and support health, well-being and community safety and deliver Placemaking principles.
6	Ensure land is used sustainably by avoiding development on BMV agricultural land and carbon rich soil.
7	Protect and enhance the quality of inland and coastal water environments, and the quantity and quality of water resource
8	Reduce emissions and concentrations of harmful atmospheric pollutants and reduce exposure to poor air quality.
9	Reduce the need to travel through the design of new development, the inclusion of active travel infrastructure and its location close to active travel and public transport networks
10	Ensure all development adopts appropriate adaption and mitigation measures to reduce and respond to the impacts of climatic change and reduce the risk of flooding.
11	Facilitate the development of renewable and low carbon energy resources in appropriate locations
12	Encourage the circular economy, manage waste in a sustainable manner.
13	Ensure natural resources are protected and/or safeguarded and where their use is necessary, they are used sustainably to provide an adequate supply of minerals and materials for construction.
14	Protect and enhance the quality of the historic and cultural environment and assets, including the use of the Welsh language as an important element of the social and cultural fabric of the County
15	Maintain and enhance the quality and distinctiveness of the landscape, townscape and seascape. Ensure the protected landscape of the Gower AONB is conserved and enhanced.

## Appendix 3 Reviewing the growth scenarios against the Draft LDP2 Objectives

The below sets out an initial high-level review of the growth scenarios as set out within Chapter 8 of this Paper. It is considered that the assessment can be iteratively updated in this regard as further detail on the spatial location of proposed growth is known. Moving forward, it is considered that an awareness of the importance of the delivering the Plan's objectives should be a key informant in the identification and refinement of scenarios as part of the preparation of the Preferred Strategy.

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

Draft ISA Objectives (2024)	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Baseline economic forecast	?			?			?	?		?	?	?			
Long-term population growth trend				?			?	?		?	?	?			
WG population projection				?			?	?		?	?	?			
Higher economic growth							?	?		?	?	?			

 Potential Alignment
  Further review required

## Appendix 4 **Reviewing the emerging growth scenarios against the ISA objectives**

All the growth options presented in Appendix 1 will deliver housing and economic growth thereby meeting future needs. Assessing them at this stage without greater details regarding spatial location of growth, and background evidence studies to help inform details such as urban capacity is difficult as it relies on assumption. Studies such as these will help evidence potential options for growth and spatial locations, helping inform a preferred strategy.



# Appendix 5 High-level role and function review by Strategic Housing Policy Zone

## Central SHPZ

**Introduction** - The Central SHPZ largely comprises the Swansea Central Area, which includes the main retail centre and City Waterfront areas including the Maritime Quarter and SA1. Also in this zone are well-established residential areas such as Sandfields, Brynmill, Mount Pleasant and Uplands. This zone features a population of approximately 54,400 over an 18.9km<sup>2</sup> area, with a population density of 2878. This area does not form part of the existing Welsh Language Sensitive Area designated under Policy HC 3. The central area has seen a focus on regeneration activity and commercial investment, reflecting the corporate ambitions of Swansea Council and its partners in delivering transformative change, including through the Swansea Bay City Deal portfolio.

Category	Summary
<b>Housing</b>	<ul style="list-style-type: none"> <li>• There is a total of 917 unit commitments and 1,504 unit allocations within this SHPZ, as well as 411 units forecasted in Windfall developments. This equals a total provision of 2,382 units.</li> <li>• The Council's Fourth Annual Monitoring Report (AMR 4) highlights that this SHPZ has a capacity for 2,201 units on allocated sites and 88 units at unallocated sites, totalling 2,289 units.</li> <li>• Under LDP Policy H 3, proposals for residential development within this SHPZ are generally expected to provide Affordable Housing at a target percentage of at least 20%. The viability assessments conducted when preparing the Adopted LDP have informed this target percentage.</li> <li>• Since the Swansea LDP was adopted in 2019, the subsequent Annual Monitoring Reports (AMRs) have provided the following figures for new dwellings within this SHPZ: <ul style="list-style-type: none"> <li>- 2019/20 (AMR 1) – 44 dwellings.</li> <li>- 2020/21 (AMR 2) – 85 dwellings.</li> <li>- 2021/22 (AMR 3) – 59 dwellings.</li> <li>- 2022/23 (AMR 4) – 35 dwellings.</li> <li>- Total since 2019 – 223 dwellings (approx. 56 per annum).</li> </ul> </li> </ul>
<b>SDAs in Zone</b>	<ul style="list-style-type: none"> <li>• There are two mixed-use SDAs primarily located within this SHPZ (SD J / SD L), while part of the mixed-use SD K Fabian Way Corridor is also located within this Zone.</li> <li>• Under LDP Policy PS 4, 4 Ha of employment land is allocated to site SD J, totalling 4 Ha for this SHPZ.</li> </ul>

<b>Services and Facilities in Zone</b>	<ul style="list-style-type: none"> <li>• Good access to employment, services and facilities in this SHPZ: <ul style="list-style-type: none"> <li>- The City Centre retail and complementary areas form the focus of this Zone.</li> <li>- Under LDP Policy RC 5, there is one District Centre serving the residential area in the Uplands.</li> <li>- Under LDP Policy RC 6, there are several Local Centres embedded within the dense urban residential areas (including Brynymor Road / Neath Road / Maritime Quarter / Gors Avenue / Mayhill Road / St Helens Road / Graiglwydd Square / Penygraig Road / Port Tennant).</li> </ul> </li> <li>• There are various general employment sites in this Zone: The Central Area, SA1, the docks, and mixed commercial uses in the Tawe Riverside Corridor.</li> </ul>
<b>Headline Developmental Considerations</b>	<ul style="list-style-type: none"> <li>• Area is predominantly characterised as a high-density urban area. Development potential likely to be focused on brownfield regeneration opportunities with limited greenfield options.</li> <li>• As displayed on the LDP2 Constraints and Information map, the following Headline Developmental Considerations are relevant within this SHPZ; <ul style="list-style-type: none"> <li>- Historic and Cultural Environment (Ancient Monuments / Archaeological Sensitive Areas / Listed Buildings / Conservation Areas / Historic Parks and Gardens).</li> <li>- Ecosystem and Resilience (Mineral Resource Layers / Regionally Important Geodiversity Sites / Current SINC's / Sites of Special Scientific Interest / Ancient Woodland).</li> <li>- Resources and Public Health Protection (Air Quality Management Zones / Flood Zones / Agricultural Land Classification / Historic Contaminated Land / Quiet Areas).</li> </ul> </li> </ul>
<b>Renewable Energy</b>	<ul style="list-style-type: none"> <li>• The Swansea LDP Proposals map highlights that no areas within this SHPZ are allocated for Renewable and Low Carbon Energy development under LDP Policy EU 1.</li> <li>• Since the Swansea LDP was adopted, Future Wales: The National Plan 2040 has been published, which notes under Policy 16 that there are no pre-assessed areas for wind energy in this SHPZ.</li> </ul>
<b>Regional Role</b>	<ul style="list-style-type: none"> <li>• This SHPZ is included within the Swansea Bay and Llanelli National Growth Area, although the zone does not have any direct cross-border connections with any neighbouring local authorities.</li> </ul>
<b>Connectivity and Active Travel</b>	<ul style="list-style-type: none"> <li>• Relatively good connectivity in this Zone:</li> <li>• There is one train station on the South Wales Main Line located in this SHPZ (Swansea) and, as part of the Swansea Bay and West Wales Metro, one new train station is proposed to open (Landore). Enhancements are proposed under the Metro to improve the local station of Swansea and the interchanges from that station. Rail frequency enhancements, bus corridor improvements and integration projects are also included in this SHPZ with the Metro.</li> <li>• Good bus links within this Zone</li> <li>• There are four completed active travel routes located within this SHPZ (Dyfatty Interchange / St Helens Link / The Ravine, Townhill / Townhill Road). There are also two current active travel projects that are ongoing in their delivery (Walter Road and Sketty Road / Tawe Riverside Corridor).</li> </ul>

## East SHPZ

**Introduction** - The East SHPZ largely comprises the urban area East of the River Tawe and extends as far North as Clydach. It includes employment and mixed-use locations, such as Swansea Enterprise Park, Swansea Vale, Swansea Port and SA1 Swansea Waterfront. This zone features a population of approximately 37,700 over a 60.8km<sup>2</sup> area, with a population density of 620. Under LDP Policy HC 3, the Welsh Language Sensitive Area is evident within this SHPZ under the Clydach ward. The zone has seen a focus on regeneration activity, including the appropriate re-use of previously developed land.

Category	Summary
<b>Housing</b>	<ul style="list-style-type: none"> <li>There is a total of 1,397 unit commitments and 1,686 unit allocations within this SHPZ, as well as 96 units forecasted in Windfall developments. This equals a total provision of 3,179 units.</li> <li>The Council's Fourth Annual Monitoring Report (AMR 4) highlights that this SHPZ has a capacity for 1,308 units on allocated sites and 122 units at unallocated sites, totalling 1,430 units.</li> <li>Under LDP Policy H 3, proposals for residential development within this SHPZ are generally expected to provide Affordable Housing at a target percentage of at least 10%. The viability assessments conducted when preparing the Adopted LDP have informed this target percentage.</li> <li>Since the Swansea LDP was adopted in 2019, the subsequent Annual Monitoring Reports (AMRs) have provided the following figures for new dwellings within this SHPZ; <ul style="list-style-type: none"> <li>2019/20 (AMR 1) – 88 dwellings.</li> <li>2020/21 (AMR 2) – 151 dwellings.</li> <li>2021/22 (AMR 3) – 63 dwellings.</li> <li>2022/23 (AMR 4) – 21 dwellings.</li> <li>Total since 2019 – 323 dwellings.</li> </ul> </li> </ul>
<b>SDAs in Zone</b>	<ul style="list-style-type: none"> <li>There are two SDAs located within this SHPZ (SD I / SD K).</li> <li>Under LDP Policy PS 4, 4 Ha of employment land is allocated to site SD I and a further 12 Ha of employment land is allocated to site SD K, totalling 16 Ha for this SHPZ.</li> </ul>
<b>Services and Facilities in Zone</b>	<ul style="list-style-type: none"> <li>Under LDP Policy RC 5, there is one District Centre (Clydach) located within this SHPZ.</li> <li>Under LDP Policy RC 6, there are two Local Centres (Port Tennant Road / Trallwn Road) located within this SHPZ.</li> <li>The previous UDP listed various general employment sites under Policy EC 1, five of which are located within this SHPZ (SA1 / Swansea Vale / Docks / Swansea Enterprise Park / Players Estate, Clydach).</li> </ul>
<b>Headline Developmental Considerations</b>	<ul style="list-style-type: none"> <li>As displayed on the LDP2 Constraints and Information map, the following Headline Developmental Considerations are relevant within this SHPZ; <ul style="list-style-type: none"> <li>Historic and Cultural Environment (Ancient Monuments / Archaeological Sensitive Areas / Listed Buildings / Conservation Areas / Welsh Language Sensitive Area).</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>- Ecosystem and Resilience (Mineral Resource Layers / National Nature Reserve / Peat Soils / RAMSAR / Current SINC's / Special Areas of Conservation / Sites of Special Scientific Interest / Ancient Woodland / Special Landscape Area / Green Wedge).</li> <li>- Resources and Public Health Protection (Air Quality Management Zones / TAN-15 Defended Zones / Flood Zones / Agricultural Land Classification / Noise Action Plan Priority Areas / Historic Contaminated Land / Quiet Areas).</li> </ul>
<b>Renewable Energy</b>	<ul style="list-style-type: none"> <li>• The Swansea LDP Proposals map highlights that there are Local Search Areas within this SHPZ which are allocated for Renewable and Low Carbon Energy development under LDP Policy EU 1.</li> <li>• Since the Swansea LDP was adopted, Future Wales: The National Plan 2040 has been published, which notes under Policy 16 that there are some pre-assessed areas for wind energy in this SHPZ.</li> </ul>
<b>Regional Role</b>	<ul style="list-style-type: none"> <li>• This SHPZ is included within the Swansea Bay and Llanelli National Growth Area and features a cross-border role with the neighbouring local authority of Neath Port Talbot.</li> </ul>
<b>Connectivity and Active Travel</b>	<ul style="list-style-type: none"> <li>• There is one train station on the South Wales Main Line located in this SHPZ (Llansamlet), although no new stations are proposed as part of the Swansea Bay and West Wales Metro. Rail frequency enhancements, bus corridor improvements and integration projects are also included in this SHPZ with the Metro.</li> <li>• There are two completed active travel routes located within this SHPZ (Swansea Canal / Craig Cefn Parc / Jersey Road Link). There are also two current active travel projects that are ongoing in their delivery (Ynysallan Road / Fabian Way Innovation Corridor).</li> </ul>

## Gower SHPZ

**Introduction** - The Gower SHPZ is characterised by small and large villages located in rural and semi-rural landscapes, some near the Western fringe of the urban area. This zone features a population of approximately 6,000 over a 124.4km<sup>2</sup> area, with a population density of 48. Under LDP Policy HC 3, there is no incursion of the Welsh Language Sensitive Area into this SHPZ. The zone can be considered to play a key role in the County's overall visitor economy offer, whilst Gower AONB is a notable consideration.

Category	Summary
<b>Housing</b>	<ul style="list-style-type: none"> <li>• There is a total of 89 unit commitments and 25 unit allocations within this SHPZ, although there are no units forecasted in Windfall developments. This equals a total provision of 114 units.</li> <li>• The Council's Fourth Annual Monitoring Report (AMR 4) highlights that this SHPZ has a capacity for 36 units on allocated sites, although there is no capacity for units at unallocated sites.</li> <li>• Under LDP Policy H 3, proposals for residential development within this SHPZ are generally expected to provide Affordable Housing at a target percentage of at least 50%. The viability assessments conducted when preparing the Adopted LDP have informed this target percentage.</li> </ul>

	<ul style="list-style-type: none"> <li>• Since the Swansea LDP was adopted in 2019, the subsequent Annual Monitoring Reports (AMRs) have provided the following figures for new dwellings within this SHPZ; <ul style="list-style-type: none"> <li>- 2019/20 (AMR 1) – 1 dwelling.</li> <li>- 2020/21 (AMR 2) – 7 dwellings.</li> <li>- 2021/22 (AMR 3) – 7 dwellings.</li> <li>- 2022/23 (AMR 4) – 1 dwelling.</li> <li>- Total since 2019 – 16 dwellings.</li> </ul> </li> </ul>
<b>SDAs in Zone</b>	<ul style="list-style-type: none"> <li>• There are no SDAs located within this SHPZ.</li> <li>• Under LDP Policy PS 4, there is no employment land allocated to any sites within this SHPZ.</li> </ul>
<b>Services and Facilities in Zone</b>	<ul style="list-style-type: none"> <li>• Under LDP Policy RC 5, there are no District Centres located within this SHPZ.</li> <li>• Under LDP Policy RC 6, there are no Local Centres located within this SHPZ.</li> <li>• The previous UDP listed various general employment sites under Policy EC 1, although none of these are located within this SHPZ.</li> </ul>
<b>Headline Developmental Considerations</b>	<ul style="list-style-type: none"> <li>• As displayed on the LDP2 Constraints and Information map, the following Headline Developmental Considerations are relevant within this SHPZ; <ul style="list-style-type: none"> <li>- Historic and Cultural Environment (Ancient Monuments / Listed Buildings / Conservation Areas / Historic Landscapes / Historic Parks and Gardens).</li> <li>- Ecosystem and Resilience (AONB / Mineral Resource Layers / National Nature Reserve / Peat Soils / RAMSAR / Regionally Important Geodiversity Sites / Current SINCs / Special Areas of Conservation / Special Protection Areas / Sites of Special Scientific Interest / Ancient Woodland / Heritage Coast).</li> <li>- Resources and Public Health Protection (Flood Zones / Agricultural Land Classification / Historic Contaminated Land).</li> </ul> </li> </ul>
<b>Renewable Energy</b>	<ul style="list-style-type: none"> <li>• The Swansea LDP Proposals map highlights that no areas within this SHPZ are allocated for Renewable and Low Carbon Energy development under LDP Policy EU 1.</li> <li>• Since the Swansea LDP was adopted, Future Wales: The National Plan 2040 has been published, which notes under Policy 16 that there are no pre-assessed areas for wind energy in this SHPZ.</li> </ul>
<b>Regional Role</b>	<ul style="list-style-type: none"> <li>• This SHPZ is not included within the Swansea Bay and Llanelli National Growth Area and, therefore, does not have any cross-border role with any neighbouring local authorities.</li> </ul>
<b>Connectivity and Active Travel</b>	<ul style="list-style-type: none"> <li>• There are no train stations located within this SHPZ and no new stations are proposed as part of the Swansea Bay and West Wales Metro. There are no bus corridor improvements and integration projects included in this SHPZ with the Metro.</li> <li>• There are no completed active travel routes located within this SHPZ and there are no current active travel projects ongoing here either.</li> </ul>

## Gower Fringe SHPZ

**Introduction** - The Gower Fringe SHPZ is characterised by small and large villages located in rural and semi-rural landscapes, some near the Western fringe of the urban area. This zone features a population of approximately 9,600 over a 25.9km<sup>2</sup> area, with a population density of 370. Under LDP Policy HC 3, there is no incursion of the Welsh Language Sensitive Area into this SHPZ.

Category	Summary
<b>Housing</b>	<ul style="list-style-type: none"> <li>There is a total of 66 unit commitments and 95 unit allocations within this SHPZ, as well as 194 units forecasted in Windfall developments. This equals a total provision of 355 units.</li> <li>The Council's Fourth Annual Monitoring Report (AMR 4) highlights that this SHPZ has a capacity for 105 units on allocated sites, although there is no capacity for units at unallocated sites.</li> <li>Under LDP Policy H 3, proposals for residential development within this SHPZ are generally expected to provide Affordable Housing at a target percentage of at least 50%. The viability assessments conducted when preparing the Adopted LDP have informed this target percentage.</li> <li>Since the Swansea LDP was adopted in 2019, the subsequent Annual Monitoring Reports (AMRs) have provided the following figures for new dwellings within this SHPZ; <ul style="list-style-type: none"> <li>2019/20 (AMR 1) – 2 dwellings.</li> <li>2020/21 (AMR 2) – 18 dwellings.</li> <li>2021/22 (AMR 3) – 56 dwellings.</li> <li>2022/23 (AMR 4) – 26 dwellings.</li> <li>Total since 2019 – 102 dwellings.</li> </ul> </li> </ul>
<b>SDAs in Zone</b>	<ul style="list-style-type: none"> <li>There are no SDAs located within this SHPZ.</li> <li>Under LDP Policy PS 4, there is no employment land allocated to any sites within this SHPZ.</li> </ul>
<b>Services and Facilities in Zone</b>	<ul style="list-style-type: none"> <li>Under LDP Policy RC 5, there are no District Centres located within this SHPZ.</li> <li>Under LDP Policy RC 6, there are two Local Centres (Pennard Road, Manselfield Road, Station Square) located within this SHPZ.</li> <li>The previous UDP listed various general employment sites under Policy EC 1, one of which is located within this SHPZ (Crofty Industrial Estate).</li> </ul>
<b>Headline Developmental Considerations</b>	<ul style="list-style-type: none"> <li>As displayed on the LDP2 Constraints and Information map, the following Headline Developmental Considerations are relevant within this SHPZ; <ul style="list-style-type: none"> <li>Historic and Cultural Environment (Ancient Monuments / Listed Buildings / Conservation Areas / Historic Parks and Gardens).</li> <li>Ecosystem and Resilience (AONB / Local Nature Reserve / Mineral Resource Layers / RAMSAR / Regionally Important Geodiversity Sites / Current SINCs / Special Areas of Conservation / Special Protection Areas / Sites of Special Scientific Interest / Ancient Woodland Heritage Coast / Special Landscape Area / Mineral Buffer Zone / Green Wedge).</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>- Resources and Public Health Protection (TAN-15 Defended Zones / Flood Zones / Agricultural Land Classification / Historic Contaminated Land).</li> </ul>
<b>Renewable Energy</b>	<ul style="list-style-type: none"> <li>• The Swansea LDP Proposals map highlights that no areas within this SHPZ are allocated for Renewable and Low Carbon Energy development under LDP Policy EU 1.</li> <li>• Since the Swansea LDP was adopted, Future Wales: The National Plan 2040 has been published, which notes under Policy 16 that there are no pre-assessed areas for wind energy in this SHPZ.</li> </ul>
<b>Regional Role</b>	<ul style="list-style-type: none"> <li>• This SHPZ is not included within the Swansea Bay and Llanelli National Growth Area and, therefore, does not have any cross-border role with any neighbouring local authorities.</li> </ul>
<b>Connectivity and Active Travel</b>	<ul style="list-style-type: none"> <li>• There are no train stations located within this SHPZ and no new stations are proposed as part of the Swansea Bay and West Wales Metro. However, bus corridor improvements and integration projects are included in this SHPZ with the Metro.</li> <li>• There are no completed active travel routes located within this SHPZ, however, there is one current active travel project that is ongoing in its delivery (Clyne Common).</li> </ul>

## Greater North West SHPZ

**Introduction** - The Greater North West SHPZ encompasses former industrial communities such as Gorseinon and Pontarddulais, which have become primarily dormitory settlements served by large District Centres. This zone features a population of approximately 40,400 over a 98km<sup>2</sup> area, with a population density of 412. Under LDP Policy HC 3, the Welsh Language Sensitive Area is evident within this SHPZ under every in-zone ward. The zone has been a focus for growth – including through the previous UDP. It contains a number of sizable settlements which (whilst considered subordinate to the main regional centres of Swansea and Llanelli) do make a key local contribution in terms of facilities and services whilst retaining their own distinct identity and community character.

Category	Summary
<b>Housing</b>	<ul style="list-style-type: none"> <li>• There is a total of 1,478 unit commitments and 3,405 unit allocations within this SHPZ, as well as 96 units forecasted in Windfall developments. This equals a total provision of 4,979 units.</li> <li>• The Council's Fourth Annual Monitoring Report (AMR 4) highlights that this SHPZ has a capacity for 5,370 units on allocated sites and 501 units at unallocated sites, totalling 5,871 units.</li> <li>• Under LDP Policy H 3, proposals for residential development within this SHPZ are generally expected to provide Affordable Housing at a target percentage of at least 15%. The viability assessments conducted when preparing the Adopted LDP have informed this target percentage.</li> <li>• Since the Swansea LDP was adopted in 2019, the subsequent Annual Monitoring Reports (AMRs) have provided the following figures for new dwellings within this SHPZ;</li> </ul>



	<ul style="list-style-type: none"> <li>- 2019/20 (AMR 1) – 126 dwellings.</li> <li>- 2020/21 (AMR 2) – 55 dwellings.</li> <li>- 2021/22 (AMR 3) – 87 dwellings.</li> <li>- 2022/23 (AMR 4) – 152 dwellings.</li> <li>- Total since 2019 – 420 dwellings.</li> </ul>
<b>SDAs in Zone</b>	<ul style="list-style-type: none"> <li>• There are five SDAs located within this SHPZ (SD A / SD B / SD C / SD G / SD H).</li> <li>• Under LDP Policy PS 4, 14 Ha of employment land is allocated to site SD G and a further 26 Ha of employment land is allocated to site SD H, totalling 40 Ha for this SHPZ.</li> </ul>
<b>Services and Facilities in Zone</b>	<ul style="list-style-type: none"> <li>• Under LDP Policy RC 5, there are three District Centres (Gorseinon / Gowerton / Pontarddulais) located within this SHPZ.</li> <li>• Under LDP Policy RC 6, there are no Local Centres located within this SHPZ.</li> <li>• The previous UDP listed various general employment sites under LDP Policy EC 1, five of which are located within this SHPZ (Felindre Business Park / Bryngwyn Works, Gorseinon / Garngoch Industrial Estate / Land at Bryntywod, Felindre / Penllergaer Business Park).</li> </ul>
<b>Headline Developmental Considerations</b>	<ul style="list-style-type: none"> <li>• As displayed on the LDP2 Constraints and Information map, the following Headline Developmental Considerations are relevant within this SHPZ; <ul style="list-style-type: none"> <li>- Historic and Cultural Environment (Ancient Monuments / Archaeological Sensitive Areas / Conservation Areas / Historic Park and Gardens / Welsh Language Sensitive Area).</li> <li>- Ecosystem and Resilience (Mineral Resource Layers / Peat Soils / RAMSAR / Current SINC's / Special Areas of Conservation / Special Protection Areas / Site of Special Scientific Interest / Ancient Woodland / Special Landscape Area / Green Wedge).</li> <li>- Resources and Public Health Protection (TAN-15 Defended Zones / Flood Zones / Agricultural Land Classification / Noise Action Plan Priority Areas / Historic Contaminated Land).</li> <li>- A notable developmental consideration has been the position with Gowerton and Llannant WwTW, with due reference to the Carmarthen Bay and Estuaries European Marine Site.</li> </ul> </li> </ul>
<b>Renewable Energy</b>	<ul style="list-style-type: none"> <li>• The Swansea LDP Proposals map highlights that there are Local Search Areas within this SHPZ which are allocated for Renewable and Low Carbon Energy development under LDP Policy EU 1.</li> <li>• Since the Swansea LDP was adopted, Future Wales: The National Plan 2040 has been published, which notes under Policy 16 that there are some pre-assessed areas for wind energy in this SHPZ.</li> </ul>
<b>Regional Role</b>	<ul style="list-style-type: none"> <li>• This SHPZ is included within the Swansea Bay and Llanelli National Growth Area and features a cross-border role with the neighbouring local authority of Carmarthenshire.</li> </ul>
<b>Connectivity and Active Travel</b>	<ul style="list-style-type: none"> <li>• There is one train station on the West Wales Line located in this SHPZ (Gowerton), although no new stations are proposed as part of the Swansea Bay and West Wales Metro. Rail frequency enhancements, bus corridor improvements and integration projects are also included in this SHPZ with the Metro.</li> <li>• There are two completed active travel routes located within this SHPZ (Pontarddulais Link / Gowerton to Kingsbridge). There are also five current active travel projects that are ongoing in their delivery (Penllergaer to Gorseinon / Penllergaer to Fforestfach / Pontarddulais Connect / Pont Y Cob Road / Penllergaer Woods to Tircoed).</li> </ul>

## North SHPZ

**Introduction** - The North SHPZ incorporates largely residential urban areas around the fringes of Central Swansea, including Penlan, Mynyddbach, Llangyfelach, and Morriston; and also established business parks at Fforestfach and Waunarlwydd. The allocations in this Plan need to provide a different offer. This zone features a population of approximately 50,100 over a 23.2km<sup>2</sup> area, with a population density of 2,159. Under LDP Policy HC 3, there is no incursion of the Welsh Language Sensitive Area into this SHPZ.

Category	Summary
<b>Housing</b>	<ul style="list-style-type: none"> <li>There is a total of 432 unit commitments and 2,754 unit allocations within this SHPZ, as well as 44 units forecasted in Windfall developments. This equals a total provision of 3,230 units.</li> <li>The Council's Fourth Annual Monitoring Report (AMR 4) highlights that this SHPZ has a capacity for 3,244 units on allocated sites and 403 units at unallocated sites, totalling 3,647 units.</li> <li>Under LDP Policy H 3, proposals for residential development within this SHPZ are generally expected to provide Affordable Housing at a target percentage of at least 10%. The viability assessments conducted when preparing the Adopted LDP have informed this target percentage.</li> <li>Since the Swansea LDP was adopted in 2019, the subsequent Annual Monitoring Reports (AMRs) have provided the following figures for new dwellings within this SHPZ; <ul style="list-style-type: none"> <li>2019/20 (AMR 1) – 66 dwellings.</li> <li>2020/21 (AMR 2) – 72 dwellings.</li> <li>2021/22 (AMR 3) – 87 dwellings.</li> <li>2022/23 (AMR 4) – 118 dwellings.</li> <li>Total since 2019 – 343 dwellings.</li> </ul> </li> </ul>
<b>SDAs in Zone</b>	<ul style="list-style-type: none"> <li>There are three SDAs located within this SHPZ (SD E / SD F / SD G).</li> <li>Under LDP Policy PS 4, there is no employment land allocated to any sites within this SHPZ.</li> </ul>
<b>Services and Facilities in Zone</b>	<ul style="list-style-type: none"> <li>Under LDP Policy RC 5, there is one District Centre (Morriston) located within this SHPZ.</li> <li>Under LDP Policy RC 6, there are seven Local Centres (Broughton Avenue / Llangyfelach Road / Rheidol Avenue / Carmarthen Road / Conway Road / Crwys Terrace / Caereithin Cross) located within this SHPZ.</li> <li>The previous UDP listed various general employment sites under Policy EC 1, one of which is located within this SHPZ (Swansea West Industrial Park).</li> </ul>
<b>Headline Developmental Considerations</b>	<ul style="list-style-type: none"> <li>As displayed on the LDP2 Constraints and Information map, the following Headline Developmental Considerations are relevant within this SHPZ; <ul style="list-style-type: none"> <li>Historic and Cultural Environment (Ancient Monuments / Listed Buildings / Conservation Areas / Historic Parks and Gardens).</li> <li>Ecosystem and Resilience (Local Nature Reserve / Mineral Resource Layers / Current SINC's / Ancient Woodland / Special Landscape Area / ).</li> </ul> </li> </ul>

	<ul style="list-style-type: none"> <li>- Resources and Public Health Protection (Air Quality Management Zones / TAN-15 Defended Zones / Flood Zones / Agricultural Land Classification / Noise Action Plan Priority Areas / Ground Stability / Historic Contaminated Land).</li> </ul>
<b>Renewable Energy</b>	<ul style="list-style-type: none"> <li>• The Swansea LDP Proposals map highlights that no areas within this SHPZ are allocated for Renewable and Low Carbon Energy development under LDP Policy EU 1.</li> <li>• Since the Swansea LDP was adopted, Future Wales: The National Plan 2040 has been published, which notes under Policy 16 that there are no pre-assessed areas for wind energy in this SHPZ.</li> </ul>
<b>Regional Role</b>	<ul style="list-style-type: none"> <li>• This SHPZ is included within the Swansea Bay and Llanelli National Growth Area, although the zone does not have any cross-border role with any neighbouring local authorities.</li> </ul>
<b>Connectivity and Active Travel</b>	<ul style="list-style-type: none"> <li>• There are no train stations located within this SHPZ but, as part of the Swansea Bay and West Wales Metro, one new train station is proposed to open (Cockett). Rail frequency enhancements, bus corridor improvements and integration projects are also included in this SHPZ with the Metro.</li> <li>• There are two completed active travel routes located within this SHPZ (Clasemont Road / Morriston South Link). There are also four current active travel projects that are ongoing in their delivery (A48 Clasemont Road to Pentrepoeth Road / Morriston South Link Extension / DVLA to Morriston Hospital / Morriston to Llansamlet).</li> </ul>

## West SHPZ

**Introduction** - The West SHPZ rapidly expanded in the late Twentieth Century, expanding to its environmental limits from the waterfront through to the Gower AONB boundary. The zone comprises primarily residential settlements, including Sketty and Mumbles. This zone features a population of approximately 40,100 over a 23.9km<sup>2</sup> area, with a population density of 1,677. Under LDP Policy HC 3, there is no incursion of the Welsh Language Sensitive Area into this SHPZ.

Category	Summary
<b>Housing</b>	<ul style="list-style-type: none"> <li>• There is a total of 789 unit commitments and 461 unit allocations within this SHPZ, as well as 210 units forecasted in Windfall developments. This equals a total provision of 1,460 units.</li> <li>• The Council's Fourth Annual Monitoring Report (AMR 4) highlights that this SHPZ has a capacity for 92 units on allocated sites and 559 units at unallocated sites, totalling 651 units.</li> <li>• Under LDP Policy H 3, proposals for residential development within this SHPZ are generally expected to provide Affordable Housing at a target percentage of at least 35%. The viability assessments conducted when preparing the Adopted LDP have informed this target percentage.</li> <li>• Since the Swansea LDP was adopted in 2019, the subsequent Annual Monitoring Reports (AMRs) have provided the following figures for new dwellings within this SHPZ;</li> </ul>

	<ul style="list-style-type: none"> <li>- 2019/20 (AMR 1) – 70 dwellings.</li> <li>- 2020/21 (AMR 2) – 58 dwellings.</li> <li>- 2021/22 (AMR 3) – 15 dwellings.</li> <li>- 2022/23 (AMR 4) – 17 dwellings.</li> <li>- Total since 2019 – 160 dwellings.</li> </ul>
<b>SDAs in Zone</b>	<ul style="list-style-type: none"> <li>• There are no SDAs located within this SHPZ.</li> <li>• Under LDP Policy PS 4, there is no employment land allocated to any sites within this SHPZ.</li> </ul>
<b>Services and Facilities in Zone</b>	<ul style="list-style-type: none"> <li>• Under LDP Policy RC 5, there are three District Centres (Killay / Mumbles / Sketty) located within this SHPZ.</li> <li>• Under LDP Policy RC 6, there is one Local Centre (Sketty Park Drive) located within this SHPZ.</li> </ul>
<b>Headline Developmental Considerations</b>	<ul style="list-style-type: none"> <li>• As displayed on the LDP2 Constraints and Information map, the following Headline Developmental Considerations are relevant within this SHPZ; <ul style="list-style-type: none"> <li>- Historic and Cultural Environment (Ancient Monuments / Archaeological Sensitive Areas / Listed Buildings / Conservation Areas / Historic Parks and Gardens).</li> <li>- Ecosystem and Resilience (AONB / Local Nature Reserve / Mineral Resource Layers / Current SINCs / Sites of Special Scientific Interest / Ancient Woodland / Special Landscape Area / Green Wedge).</li> <li>- Resources and Public Health Protection (Air Quality Management Zones / Flood Zones / Agricultural Land Classification / Noise Action Plan Priority Areas / Historic Contaminated Land / Quiet Areas).</li> </ul> </li> </ul>
<b>Renewable Energy</b>	<ul style="list-style-type: none"> <li>• The Swansea LDP Proposals map highlights that no areas within this SHPZ are allocated for Renewable and Low Carbon Energy development under LDP Policy EU 1.</li> <li>• Since the Swansea LDP was adopted, Future Wales: The National Plan 2040 has been published, which notes under Policy 16 that there are no pre-assessed areas for wind energy in this SHPZ.</li> </ul>
<b>Regional Role</b>	<ul style="list-style-type: none"> <li>• This SHPZ is included within the Swansea Bay and Llanelli National Growth Area, although the zone does not have any cross-border role with any neighbouring local authorities.</li> </ul>
<b>Connectivity and Active Travel</b>	<ul style="list-style-type: none"> <li>• There are no train stations located within this SHPZ and no new stations are proposed as part of the Swansea Bay and West Wales Metro. However, bus corridor improvements and integration projects are included in this SHPZ with the Metro.</li> <li>• There are three completed active travel routes located within this SHPZ (Mayals Road Link / Olchfa Link / Sketty Park Link), however, there are no current active travel projects ongoing here.</li> </ul>