

Swansea LDP

Annual Monitoring, Review and Replacement

Member Briefing for Council

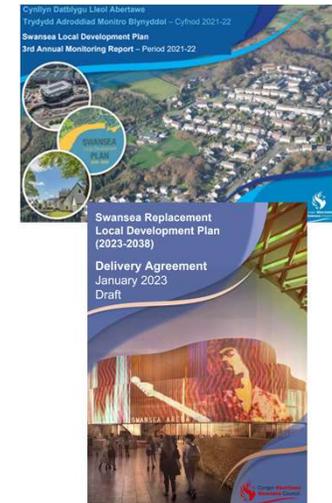
28th February 2023



Cyngor **Abertawe**
Swansea Council

Background

- **Swansea LDP** adopted Feb 2019
- *An innovative, Strategic Planning Framework that sets out a bold placemaking vision for an ambitious City at the heart of the Swansea Bay Growth Region – **shortlisted finalist National RTPI Awards 2020***
- Deliberately **ambitious, place-led** development strategy
- **Annual Monitoring Reports** have shown LDP effectively delivering Placemaking agenda
- **AMR3** now completed – shows green, amber and some red measures
- Statutory formal review of LDP every 4 years - now due
- **LDP Review Report and Replacement LDP Delivery Agreement** prepared in draft



Annual Monitoring Report 2023 (AMR 3)

- Statutory requirement to monitor LDPs annually – AMR 1 and AMR 2
- 3rd AMR prepared for period April 21- March 22
- Majority of indicators show positive policy implementation – Indicates LDP is delivering many benefits for communities
- However *delivery of housing and employment* behind forecasts
- LDP housing targets/trajectories now unlikely to be achieved
- ***But why.....***



Assessment	Action	Number of Indicators
Indicators suggest that the Plan policies are being implemented effectively and there is no cause for review	Continue Monitoring (Green)	95 (76%)
Indicators suggest that the Plan Policies are not being implemented in the intended manner.	Training Required (Blue)	0
Indicators suggest the need for further guidance in addition to those identified in the Plan	SPG required (Purple)	0
Indicators suggest the Plan Policies are not being effective as originally expected.	Further investigation/ research required (Yellow)	5 (4%)
Indicators suggest that Plan policy/ies are not being implemented.	Policy Review (Orange)	18 (14%)
Indicators suggest the Plan strategy is not being implemented.	Plan Review (Red)	7 (6%)

AMR3 – Delays in Delivery

- Combination of factors combined to cause significant time lags in pre construction periods
- Private sector and Public sector challenges
- Impact of COVID19 pandemic still felt
- Economic and political shocks
- Labour supply issues, increases in materials costs, supply chain problems
- New national legislation/development requirements:
 - *Sustainable Drainage Requirements (SuDS)*
 - *Biodiversity Enhancement/Green Infrastructure*
 - *Building regulations and standards*
 - *All impacting on viability of schemes and new ways of working across departments*
- Not just Swansea, shortfalls in delivery experienced across Wales **however...**



Positive Update and Projections

- Cardiff experience - once major sites start to deliver it leads to a significant step change in housing completions
- Allocated Sites – Increasingly positive picture including key ‘Strategic Development Areas’ and housing sites now with permission or substantive progress through planning and other departments
- Since AMR3 concluded, completions increasing across sites
- Placemaking being delivered on the ground – *‘Parc Mawr’ @ Penllergaer; ‘Gwynfaen @ Penyrheol; Parc Ceirw Garden Village @ Morriston*



Progress on Allocated Strategic Sites

Map ID	LDP Ref	Site Name	Notes
49	SD 1.A	South of Glanffrwyd Road, Pontarddulais	Pre planning stage
50	SD 1.B	North of Garden Village	Reserved Matters planning consent for the whole site
51	SD 1.C	South of A4240, Penllergaer	Under construction
52	SD.1.D	West of Llangyfelach Road, Penderry	Outline planning consent. Reserved Matters planning consent for Phases 1A & 3A and Spine Street
53	SD 1.E	North of Clasemont Road, Morriston	Pre planning stage
54	SD 1.F	Cefn Coed Hospital, Tycoch	Pre planning stage
55	SD 1.G	Northwest of M4 Junction 46, Llangyfelach	Outline planning application being determined
56	SD 1.H	North of Waunarlwydd / Fforestfach	Outline planning application being determined
57	SD.1.I	Swansea Vale	Pre planning stage
58	SD.1.J	Central Area and Waterfront	Sites under construction and coming forward
59	SD 1.K	Remainder of Fabian Way Corridor	Sites have been built and further planning applications being determined
60	SD.1.L	Tawe Riverside Corridor and Hafod Morfa Copper Works	Copperworks mixed use sites being built. Skyline scheme at pre planning stage. No planning application received for residential development

Progress on Allocated Non Strategic Sites

Map Ref	LDP Ref	Site name	Notes
3	H1.03	Townhill Campus, Townhill Road, Townhill	On site
5	H1.05	Land at Upper Bank, Pentrechwyth	Under construction Further recent planning consent for 30 flats.
8	H1.08	Land at Ty Draw Road and Llanerch Road, Bonymaen	Pre planning stage
10	H1.10	Land at Tanycoed Road, Clydach	Pre planning stage
14	H1.14	Heol Ddu Farm, Birchgrove	Built
17	H1.17	Former Four Seasons Club, Trallwn	Built
20	H1.20	Parc Melin Mynach, Gorseinon	Built
21	H1.21	Former Cefn Gorwydd Colliery, Gorwydd Road, Gowerton	Under construction
22	H1.22	Land at West Street (former Gorseinon Business Park), Gorseinon	Pre planning stage
23	H1.23	Land at Carmel Road and Bryntirion Road, Pontlliw	Full planning application being determined
24	H1.24	Land at the Poplars, Pontlliw	Full planning application awaiting decision
25	H1.25	Beili Glas, Glebe Road, Loughor	Full planning consent

Progress on Allocated Non Strategic Sites

Map Ref	LDP Ref	Site name	Notes
26	H1.26	Land at Former Penllergaer Civic Offices, Penllergaer	Built
29	H1.29	Land east of Carreg Teilo, Pontarddulais	Pre planning stage
30	H1.30	Land at Tyrisha Farm, Grovesend	Under construction
31	H1.31	Land off Brynafon Road and Gower View Road, Penyrheol	Under construction
32	H1.32	South Of Glebe Road, Loughor	Under construction
34	H1.34	Land adjacent to 114 Brithwen Road, Waunarlwydd	Majority of the site has full planning consent
36	H1.36	Penrhos Place, Gendros	Pre planning stage
37	H1.37	Manselton Primary School, Manor Road, Manselton	Full planning application submitted
43	H5.01	Land at Monksland Road, Scurlage	Pre planning stage
45	H5.03	Land adjoining Tirmynydd Road, Three Crosses	Pre planning stage
46	H5.04	Land adjoining Pennard Drive, Pennard	Under construction
47	H5.05	Land at Summerland Lane, Newton	Built
48	H5.06	Land at Higher Lane, Langland	On site

Not just residential!

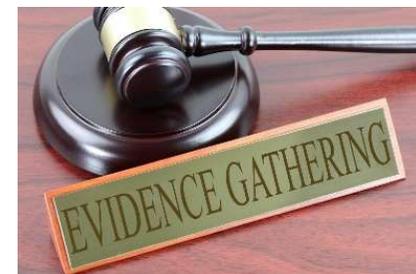


AMR3 Conclusions

- Majority of indicators green, but orange/red flags need addressing
- Some indicators flagged specific requirements for further investigation - research to update evidence for RLDP - including:
 - Residential windfall rates
 - Gypsy Traveller Need and current availability of pitches
 - High level Viability testing for Infrastructure and Affordable Housing
 - Assessing up to date Housing and Employment Land Requirements
 - Updating of policies to reflect new national policy such as Flood Risk
- AMR3 is clear that statutory 4 year review cycle is the opportunity to undertake a full review of policies and requirements and understand why some policies have not been implemented as expected – therefore produce **LDP Review Report**

LDP Review Report

- LDP review now triggered – 4 year rule
- Review Report must be prepared and submitted to WG within 6 months
- Swansea LDP Review Report already done
- Huge contextual changes - national policy and underpinning evidence
- The world has moved on....societal and economic shocks such as COVID pandemic, economic downturn, BREXIT
- Changes in behaviours (working practices, demand for local services, change to commuting patterns)
- Does evidence indicate changes needed to the locations/scale/type of housing and employment development?



LDP Review Report – Key Findings

- Whilst much of LDP operating well, evidence base needs updating
- Need to examine the growth strategy in detail and consider how the strategy can be delivered given evidence and changes to context
- Need to ensure a sufficient range of sustainable and deliverable sites providing opportunities for all sectors and housebuilders
- Specific elements of plan to be updated – Affordable Housing Need, G & T, viability, retail need, transport infrastructure impacts, flood risk and provision of areas for mineral extraction
- Changes in context of South Wales Metro need to be understood – Implications for choice of growth areas and key sites
- Various opportunities to update and improve existing policies that are otherwise working effectively

LDP Review Report – Key Findings

- Joint LDP with neighbouring authorities in the region not an option
- Swansea will go it alone but work collaboratively on joint evidence base studies
- ‘Short Form Review’ not appropriate
- **Full Review** procedure will ensure we respond to strategic issues and key policy matters, according to updated evidence base
- First key stage - **Replacement Swansea LDP Delivery Agreement** - prepared in draft

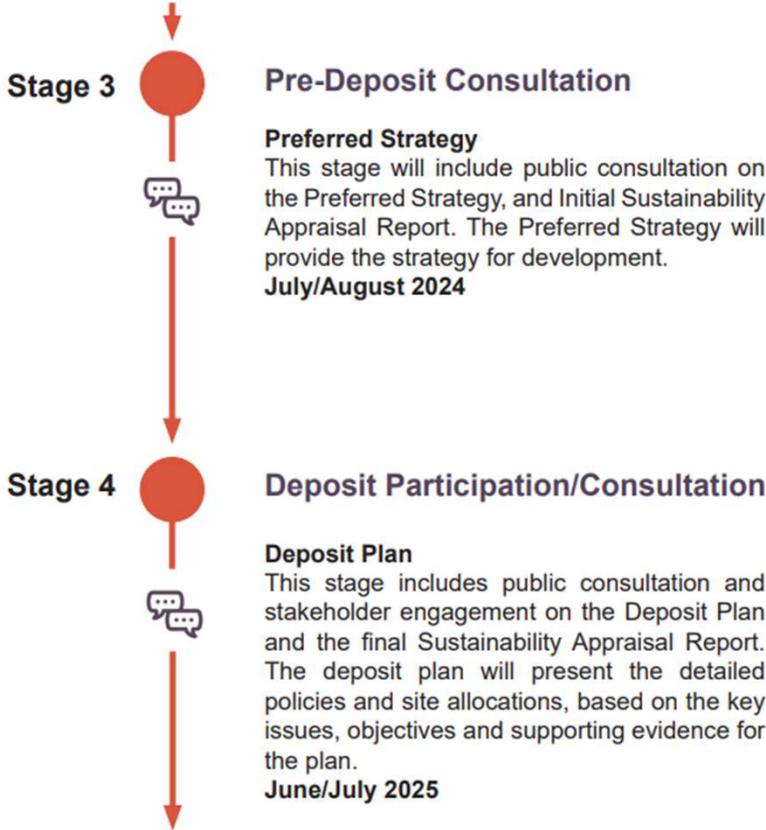


RLDP Delivery Agreement (DA)

- DA sets out how plan will be prepared focussed on 2 key elements:
 - Timetable – Key stages of Plan preparation and Timescales
 - Community involvement Scheme – how and when stakeholders will be involved



RLDP - Timetable



Stages after public consultations (Indicative Stages)

- Stage 5** Submission of Deposit LDP to Welsh Government (Dec 2025)
- Stage 6** Independent Examination (Mar/Apr 2025) The plan is examined by an Independent Planning Inspector
- Stage 7** Inspector's Report is published (Aug 2025)
- Stage 8** Adoption of the RLDP (Sep 2026)



RLDP - Community Involvement Scheme

- Essential that we work in partnership with a range of stakeholders at a variety of scales:
 - Specific Consultation Bodies – Must be consulted at key stages. Key role. Bodies responsible for critical elements of infrastructure when delivering plan i.e (WG, Dwr Cymru, Health Board, Electricity/Gas, Adjoining LPAs, NRW , CADW
 - General Consultation Bodies – Voluntary bodies, bodies representing different racial ethnic national groups, religious groups, disabled persons, business, welsh language and other community groups as considered appropriate
 - Public – Opportunity to be involved at all key statutory consultation stages

RLDP - Community Involvement Scheme

Principles of Engagement

- Engagement should take place from the start
- Consultations should include enough information for people to be able to make informed decisions
- Enough time needs to be given for consideration and response
- Each response needs to be properly considered by the Council

Method of Engagement

- ✉ • Email
- 🌐 • Website
- 🗣️ • Public Meetings
- 💬 • Social Media
- 👥 • Workshops
- 📄 • Deposit of Documents
- 🖼️ • Public Exhibitions

Types of Stakeholders

- Specific consultation bodies
- Members of the public
- Community Organisations
- Non-Governmental Organisations
- Businesses
- Council bodies and members
- Seldom heard groups

- **External Groups:**
 - Members of public (individuals and organisations)
 - Community Councils, Swansea Developer Forum, Partnership Groups, Businesses and Landowners, Consultation Bodies
- **Internal Groups:**
 - Elected Members – Key role
 - Internal Officers

Where do we go from here?

- Council 2nd March – Members asked to approve draft DA and Review Report for consultation (4 week period in March/April)
- Engagement with public and key stakeholders
- Dedicated interactive, user friendly consultation and engagement system being procured
- Drop in sessions in Civic Centre for face to face discussions
- Members to consider final version of DA (following any amendments) at future Council meeting
- Submit DA for WG approval late Spring....and off we go!



In the meantime...we focus on delivery

50% affordable 'exception sites', in Pennard and Newton complete...next Langland!



Facilitating delivery of More Homes programme

Colliers Way, Penlan



Parc Y Helig, Birchgrove



Colliers Way 2, Penlan



New sites at Gorseinon Business Park; Ty Draw Road and Brokesby Rd Bonymaen



Emerging Sites

Barratt Homes @ Llewellyn Rd, Penllergaer



Westacres @ Olchfa, Sketty



Emerging Sites

Llanmoor Homes @ Llangyfelach



Pobl @ Former Trinity St David's Campus



