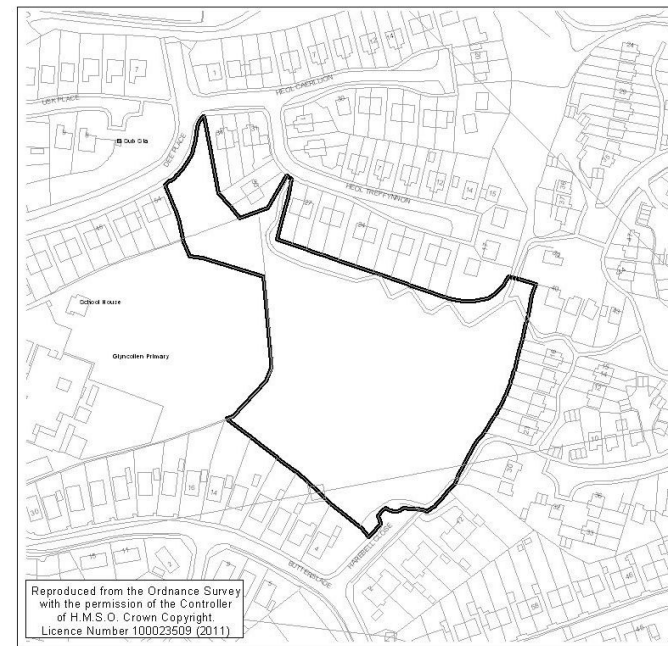


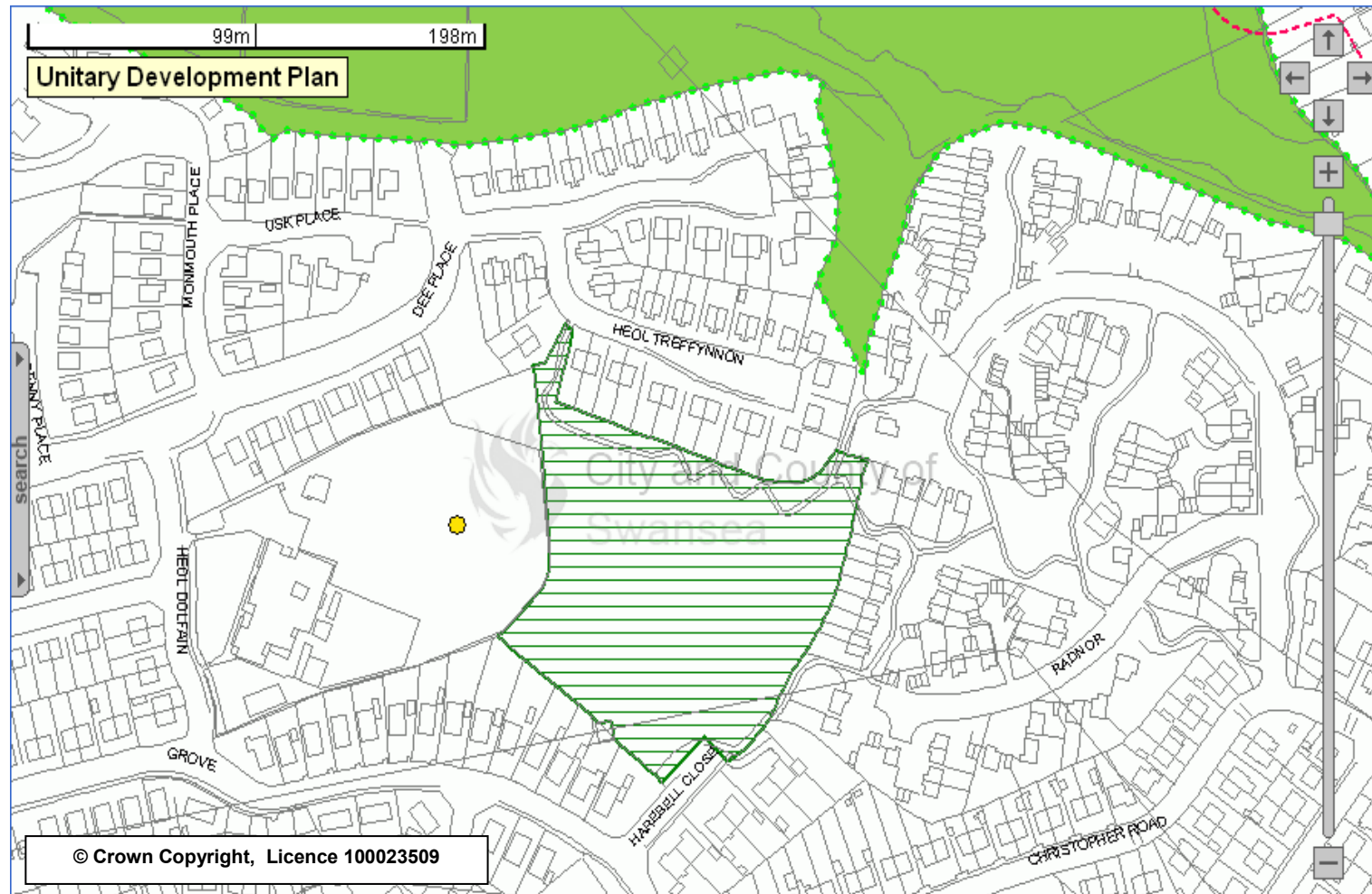
Candidate Site Assessment Report

Reference	MR015
Name	Land at rear of Glyncollen Primary School, Morriston
Description	Urban greenspace with environmental enhancement opportunities adjoining eastern side of Glyncollen Primary School. The site is also bounded by residential properties along Radnor Drive to the east, Butterslade Grove to the south and Heol Treffynnon to the north. HV overhead line crosses the southern boundary of the site and a lattice tower support is located to the rear of properties on Butterslade Grove. This tower has consent to be relocated adjoining Harbell Close entrance to the site
Size	1.7Ha
Existing Land use	Open Greenspace with Woodland
Proposed Land Use	Residential
Location Plans	OS Plan and Aerial (not to scale)



Background and History

Current UDP Policy



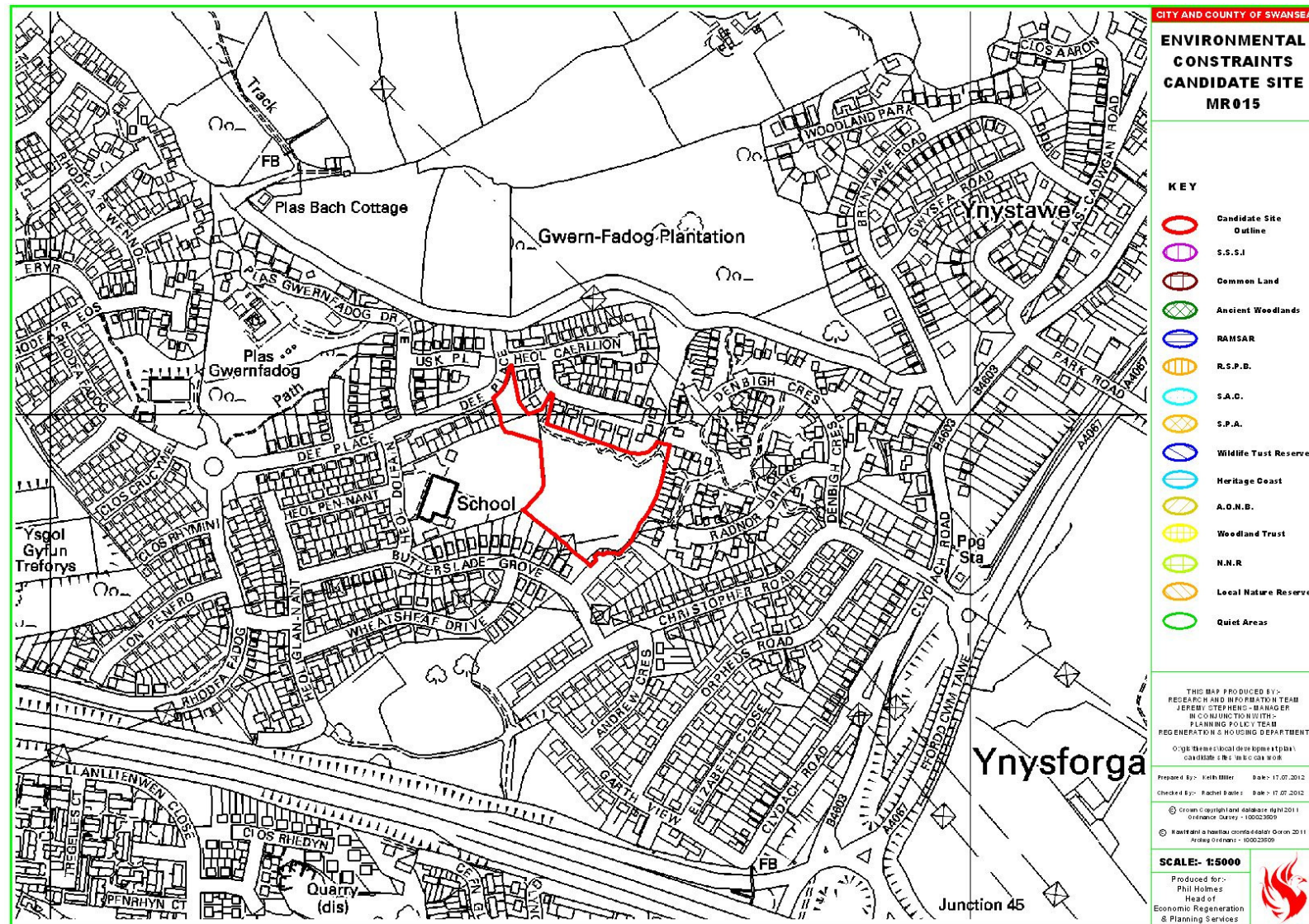
<http://swansea.devplan.org.uk/map>

Planning History

Planning Applications:

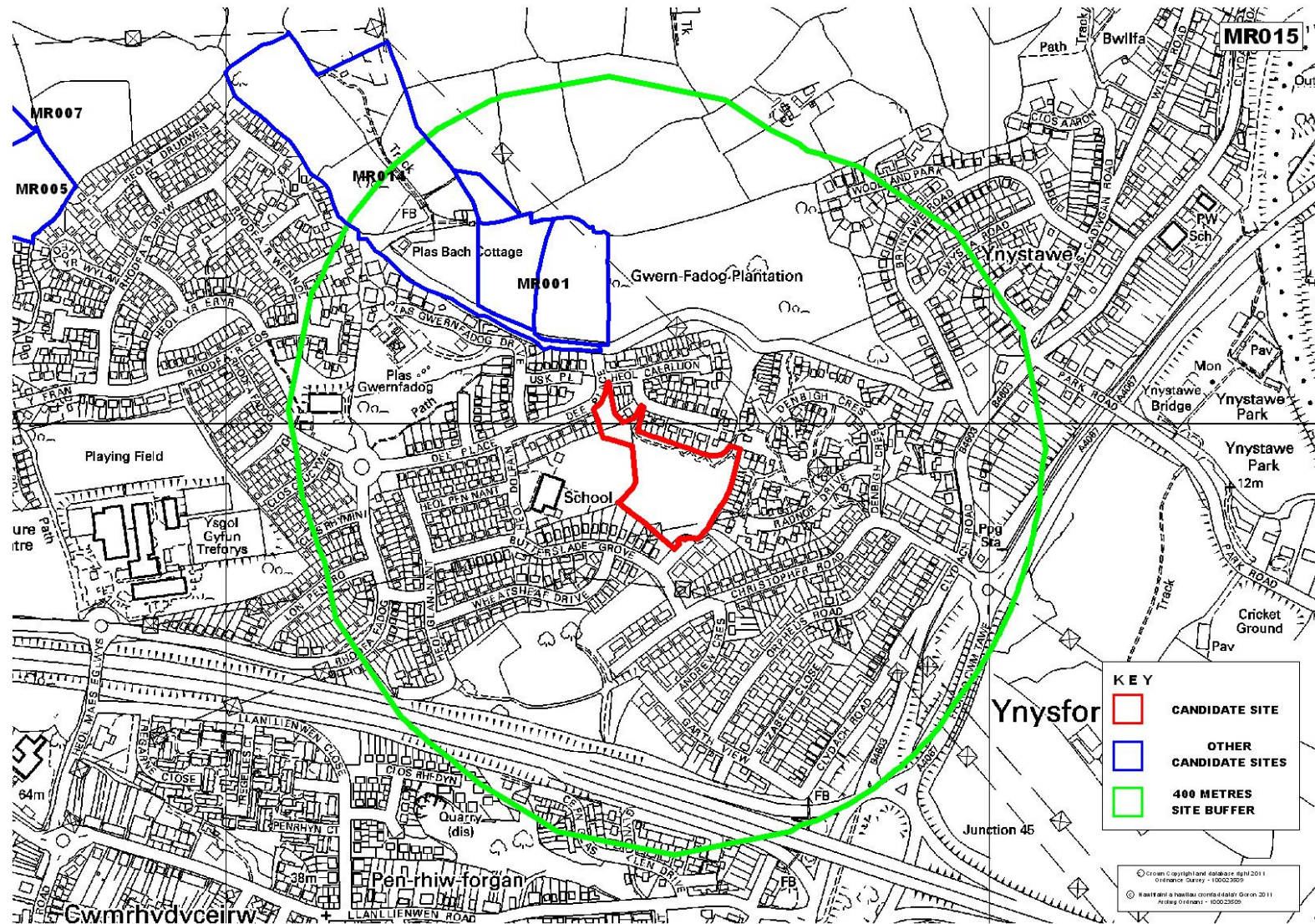
App No.	App Type Desc	Site Address	Proposal	Decision Type Code	Date Decision	Legal Agreement	Appeal Lodged	Appeal Decision	Appeal Decision Date
2009/0450	Full	Land to rear of 4 & 6 Butterslade Grove, Ynysforgan	Installation of a 35.12m high lattice tower (consultation from Western Power in accordance with Section 37 of the Electricity Act 1989)	Object	20/05/2009	N	Y	Upheld	04/08/2011

Constraints



Candidate Site Context	
------------------------	--

Candidate Site submissions within buffer



Candidate Site Public Consultation: Summary of Representations

The Candidate Site application was advertised on site in the form of site notices

45 letters of objection were received which are summarised below:

- Loss of recreational space
- Safe school route for children
- Increased traffic on already busy roads
- Adverse impact on wildlife/habitat
- Underground streams, if disturbed may cause flooding
- Green belt
- Proposed entrance point for site on Harbell Close conflicts with the proposal to move and lift the pylon that carries the overhead lines
- Adding more houses to existing sewerage system could lead to further drainage issues
- Increased noise
- Loss of privacy
- Local school overcrowded
- Additional strain on local services
- Devaluation of property
- Adverse impact on crime and anti-social behaviour
- Increased pollution
- Adverse impact to local residents/quality of life
- Inappropriate site access
- Public Right of Way
- Area has historic value
- Adverse visual impact
- Highway safety
- Oil and water pipes running through site
- Protected trees on site
- Educational resource used by local school
- Should be no net loss of woodland to ensure ecological networks are maintained and enhanced
- Buffer zones are essential to reduce damaging edge effects and ensure that their sustainability is to be improved

1 letter of support was received which is summarised below:

- Would welcome affordable housing

LDP Preferred Strategy Consultation: Summary of Representations

No comments were received specifically regarding this site

LDP Draft Proposals Map Consultation: Summary of Representations

1 letter of objection was received which is summarised below:

- The area is already saturated with traffic throughout the day and the infrastructure would not cope with any increase
- This area is also home to over 20 Oak trees and Sycamore trees which would need to be felled to create this potential development
- This area has a lot of underground streams which if disturbed would flood the properties that back on to this green land
- This area has been used recreationally by locals for over 50 years

Response to Representations

- Site forms part of the urban greenspace system – it is not Green Belt land
- No highway objection in principle but further assessment needed of the affect of more detailed proposals on peak time congestion. There are two potential points of access which are considered suitable on highway grounds. The proposed relocation of the pylon would need to be taken in any detailed assessment relating to future layout and means of access
- Surplus capacity at Comp school. No current surplus at primary but potential to increase through development funding replacement of substandard demountables. No requirement for expansion of adjoining primary school to provide additional land for education purposes
- DCWW have no drainage/sewer capacity concerns
- Scrub and mature trees have the potential for associated protected flora and fauna and ecological studies will be required if proposals for development of the site are progressed
- TPO protected trees/features of historic importance would need to be retained

-
- PROW crossing site would need to be retained and as part of any development proposal and to retain a safe route to schools
 - Utilities infrastructure expected to be crossing underneath site and would be used/diverted to serve any new development
 - Any new development would be required to achieve greenfield run off rates (i.e. not cause any surface water flooding)
 - Key issue is impact on greenspace provision – need to ensure minimum FIT and accessible open space standards are maintained
 - Devaluation of property is subjective and not a material planning consideration
 - Any new development would be built to design out crime in accordance with the Council's Planning for Community Safety SPG <http://www.swansea.gov.uk/spg>
 - Compliance with the Council's adopted design guidance for new residential development would ensure there is no loss of privacy or pollution issues arising (waste, light, noise, etc) <http://www.swansea.gov.uk/spg>
 - Local health authority have not identified any capacity issues at local medical practices. New development helps to sustain local services and/or provide additional funding. Not a constraint to development
 - The viability of affordable housing provision is considered for all new development sites

Stage 1 Summary

Site Ref MR015	Criteria			1 st Filter Check	
	No Major Constraints	Deliverability	Minimum Size	Pass	Fail
	✓	✓	✓	✓	
	Further Information				
	Stage 1 pass. Progress to detailed stage 2 assessment.				

Key Stakeholder Consultations

Internal Stakeholder	Comments
CCS Transportation	<p><u>Means of Access</u>: There appears to be potentially two points of access. Dee Place to the north and Harbell Close to the south</p> <p><u>Local Highway Conditions</u>: Peak time traffic congestion may be an issue</p> <p><u>Accessibility</u>: There is a 2 hourly frequency bus service 40m from the site</p> <p><u>Wider Issues / Combined effect</u>: Peak time traffic congestion is an issue in the locality</p> <p><u>Restrictions</u>: Assessment of the affect of development traffic on peak time congestion will need to be undertaken to determine any necessary restriction on development</p> <p><u>Transport Proposals</u>: None identified</p>
CCS Housing	<p>The SHMA identifies that around 2100 homes are needed within this strategic housing policy zone (North) over the LDP period</p> <p>There is a requirement for affordable housing across all areas of Swansea and it will be important to maximise affordable housing delivery wherever possible.</p>
CCS Biodiversity	<p>The area contains scrub and mature trees, which may fall into the SINC category of Diverse scrub. Scrub and mature trees have the potential for associated protected flora and fauna. An extended phase1 habitat survey to determine the habitats, species and for the presence of protected species. Important features highlighted may require further investigation</p>
CCS Environmental Health	No comments
CCS Education	<p><u>Glyncollen Primary</u>: Limited surplus capacity. Extension provided 2014 to remove temporary accommodation. An increase in pupil numbers will leave the school with No Surplus capacity</p> <p><u>Morrison Comprehensive</u>: New build has been completed. There is some capacity to take increase in pupil numbers, however all the developments proposed for Morrison catchment will take this school over capacity. Therefore investment required</p>
External Stakeholder	Comments
Natural Resources Wales	<p>Aerial photographs suggest BAP Habitat comprising of: woodland, grassland and scrub. Likely to support and provide foraging for bats. Site provides good connectivity. A PRoW crosses the north-west corner of the site</p> <p>Groundwater vulnerability</p>

Dwr Cymru	<p><u>Water Supply:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> The local water supply network for this ward is sufficient to meet the projected growth promoted. However, for the large sites in particular, some modest off-site mains will be required to service the sites.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> A water supply can be made available to service the proposed development site. The site is crossed by a water main for which protection measures, either in the form of an easement and / or diversion may be required.</p> <p><u>Waste:</u> <u>Initial Comments for Candidate Sites in the Ward:</u> Proposed developments in this ward ultimately drain to our Swansea Bay Waste Water Treatment Works. Based on the cumulative growth information provided for the residential, employment and the residential element of mixed sites, our assessment equates to a population in excess of circa 40,000 people. If all this growth is to be promoted in its entirety, then we will need to plan for future investment plans at the appropriate time.</p> <p><u>Site Specific Comments on the Draft Proposals Map:</u> No problems envisaged with the public sewerage system for domestic foul flows from this proposed development site.</p> <p>Swansea Bay Waste Water Treatment Works capacity – ok.</p>
Western Power	There is currently spare transformation capacity at each of the substation, which may be able to accommodate future load growth
Coal Authority	No coal mining legacy features identified by the Coal Authority.

Stage 2: Planning Assessment

Site Description			
Reference	MR015		
Name	Land at rear of Glyncollen Primary School, Morriston		
Context and Character			
Issue	Criteria	Commentary	Notes
Classification	Brownfield	Greenfield	
	Greenfield		
	Brownfield / Greenfield Mix		
Relationship to existing settlement pattern and built form	In settlement	In settlement	
	Edge of settlement		
	Out of settlement		
	Other		
Surrounding land use(s)	Agricultural	Residential and Educational	
	Residential		
	Employment		
	Leisure		
	Mixed Commercial		
	Other		
Utilities infrastructure	Water	The local water supply network for this ward is sufficient to meet the projected growth promoted Connections at adjacent residential properties	
	Sewerage		
	Electrical		
	Gas		
	Telecommunications		

LANDMAP	Geological	Geological – No information found Habitat – Dry (Relatively) Terrestrial Habitats /Built Up Areas/Residential/Green Space (Level 3) Visual & Sensory – No information found Historical – Built environment (Level 1) Cultural – Influences/Material expressions/ Urban/Urban Settlement (Level 4)	
	Habitat		
	Visual and Sensory		
	Historical		
	Cultural		
Dominant Landscape functions	Yes		
	No		
Key landscape features	Complex	Urban greenspace TPO021 & TPO100	
	Moderate		
	Simple		
Impact on areas designated for landscape value	AONB	None	
	SLA		
	Heritage Coast		
Impact on historic designations	Ancient Monument	None	
	Archaeologically Sensitive Area		
	Archaeological Site		
	Historic Park and Garden and Setting		
	Historic Landscape		
	Conservation Area		
	Listed Building		
Impact on views and vistas	-	Local views only	
Topography	Level	Undulating	
	Undulating		
	Sloping		
	Mixed		
Natural surveillance	Yes	Yes	
	No		

Proximity to public open space	< 400m	<400m	
	< 800m		
	> 800m		
Proximity to leisure facilities or recreation space	< 400m	Leisure Centre Morrison Leisure Centre - 770m Community Centre Morrison Memorial Hall - 970m Library Morrison Library – 1.8km	
	< 800m		
	> 800m		
Presence of overhead cables	Yes	Yes, an overhead power line crosses the southern point of the site	
	No		
Opportunities to provide continuity and enclosure	Yes	Could provide an infill opportunity	
	No		
Opportunities to contribute to an active street frontage	Yes	No	
	No		
Located in an aggregates safeguarding area	Yes/ No	No	
Located in a Primary or Secondary shallow coal resource area	Yes/ No	No Sandstone with potential for high specification aggregates Coal Authority information: Development Low Risk Area Coal Resource Area – Surface Coal Education/Property Coalfields	

Regeneration and Community			
Issue	Criteria	Commentary	Notes
Opportunities for new job creation	Significant	Few	
	Some		
	Few		
Opportunities to contribute to vitality and viability of the area	Significant	Some, improvements to land designated as an environmental enhancement area as part of the UDP	
	Some		
	Few		
Proximity to primary school(s)	< 400m	Catchment: Glyncollen Glyncollen Primary - 160m Ynystawe Primary - 730m Cwmrhydyceirw Primary - 930m	
	< 800m		
	> 800m		
Proximity to secondary school(s)	< 400m	Catchment: Morriston Morriston Comprehensive - 690m Bishop Vaughan Catholic Comprehensive – 2.8km Birchgrove Comprehensive – 3.4km	
	< 800m		
	> 800m		
Proximity to convenience store selling daily living essentials	< 400m	<400m Local Superstore, Rhodfa Fadog	
	< 800m		
	> 800m		
Proximity to Local Centre/District Centre	< 400m	Local Centre Rheidol Avenue, Clase 2.8km District Centre Morriston 2.1km	
	< 800m		
	> 800m		
Linguistic Impact	> 20% Welsh Speaking Ward	11.8% of people are Welsh Speaking (2011 Census)	
	16-19% Welsh Speaking Ward		
	0-15% Welsh Speaking Ward		

Environment and Climate Change Mitigation			
Issue	Criteria	Commentary	Notes
Impact on open space or recreational space	-	Development of the site would not result in a loss of Fields in Trust provision. Site is within 300m of such provision	
Impact on Greenspace	-	Development of the site would result in a loss of Accessible Natural Greenspace provision. Site is not deficient of such provision (Tier 1)	
Impact on Biodiversity	-	The area contains scrub and mature trees, which may fall into the SINC category of Diverse scrub. Scrub and mature trees have the potential for associated protected flora and fauna. An extended phase1 habitat survey to determine the habitats, species and for the presence of protected species. Important features highlighted may require further	
Flood-risk and drainage	-	No flooding issues	
Impact on agricultural land	No loss of agricultural land	Agricultural Land Classification Map = Grade 4	
	Grade 3 and below	<u>Provisional ALC Information – Welsh Government (February 2015)</u>	
	Grade 1/2	Provisional Grade: Grade 4 Other Information: FCD >225, Climate Grade 3A. Soil type Withnell 1. Probable BMV: Low Probability BMV	
Proximity to existing potential nuisance and/or sources of pollution	Odour	None	
	Noise		
	Light		
	Air		
	Waste		
Potential impact of future use on existing neighbouring	Odour	None	
	Noise		
	Light		

development	Air		
	Waste		
Land contamination	-	No issues identified	
Land stability	-	No issues identified	
Transport and Accessibility			
Issue	Criteria	Commentary	Notes
Vehicular access to public highway	Yes	There appears to be potentially two points of access. Dee Place to the north and Harbell Close to the south	
	Yes, but improvement required		
	No		
Ransom Strip	Yes	No	
	No		
Accessibility to high frequency public transport access point, i.e. train station or bus stop	< 400m	Bus Stops:- 100m – Ynysforgan, Butterslade Grove (NW-bound), Ynysforgan 450m – Ynysforgan, Orpheus Road (SE-bound, Unmarked), Ynysforgan 450m – Parc Gwernfadog, Heol Glan Nant (W-bound), Cwmrhydyceirw There is a 2 hourly frequency bus service 40m from the site	
	< 800m		
	> 800m		
Traffic conditions on nearby highway network	Regularly congested	Peak time traffic congestion is an issue in the locality	
	Congested at times		
	No significant congestion		
Potential to access community facilities and services via active transport	High	High	
	Medium		
	Low		

Deliverability			
Issue	Criteria	Commentary	Notes
Supply and Demand	Need Identified	2100 homes required within the North Strategic Housing Policy Zone during the LDP Plan period	
	No identified need		
Availability	Immediately available	Immediately available	
	Some indication of availability		
	No indication of availability		
Constraints	Physical	Assessment of the affect of development traffic on peak time congestion will need to be undertaken to determine any necessary restriction on development An extended Phase 1 Habitat Survey is required 2 TPOs Education contribution required Development of the site would result in a loss of Accessible Natural Greenspace provision PROW on part of the site Pylon and O/H lines to edge of site will need to be planned for in layout Further Traffic assessment required	
	Environmental		
	Legal		
Viability	-	AH Viability Assessment required	

Stage 2 Summary			
Key Issues	Opportunity to improve land designated as an environmental enhancement area within the UDP		
	Provides a logical infill opportunity		
	Defined as Accessible Natural Greenspace – need to ensure development does not result in deficiency within wider area and/or ensure retention of open space as part of development to ensure at least minimum standards of provision area maintained		
	Pylon positioned on edge of site but in its current or proposed relocated position would not significantly restrict development.		
	Contribution required to local Primary and/or Secondary schools to increase capacity		
	Further highways analysis required in relation to peak time congestion and proposed means of access		
	Ecological survey required		
	Safeguard PRow crossing the north-west corner of the site		
	Ground conditions survey required		
Mature /protected trees to be retained			
Are there opportunities for development to occur on adjoining land?	Yes		<u>No</u>
If yes, provide details			
Is there an alternative land use considered more suitable for the site?	<u>Yes</u>	No	N/A

If Yes, specify land use considered appropriate	Could consider partial disposal in association with improvements to local Accessible Natural Greenspace		
Should site progress to Preferred Strategy Appraisal?	<u>Yes, whole site</u>	Yes, part of site	No

Stage 3A: Assessment Against LDP Objectives

Scores =

+2	will fully meet LDP objective
+1	will have positive impact on LDP objective
0	neutral effect on LDP objective
-1	will have a negative impact on LDP objective
-2	will not meet LDP objective

		Objective	Score
Social	1	Ensure that communities have a mix of uses and facilities to create sustainable, inclusive neighbourhoods that help to bring about wider social benefits and allow community life to flourish	+1
	2	Encourage development of town and district centres as focal areas for regeneration	n/a
	3	Improve access to healthcare, lifelong learning, leisure, recreation, and other community facilities	n/a
	4	Create environments that support and promote walking, cycling and public transport as integral elements of a sustainable transport system	+1
	5	Facilitate the provision of appropriate utility and transport infrastructure to support communities and businesses	n/a
	6	Encourage appropriate development of low carbon and renewable energy resources and energy infrastructure	?
	7	Support the safeguarding and sustainable use of natural resources where appropriate	+1
	8	Facilitate the sustainable management of waste	n/a
Economic	9	Direct new housing to economically viable and deliverable sites at sustainable locations	+1
	10	Support development that positions Swansea as an economically competitive place and an economic driver for the City Region	0
	11	Facilitate growth and diversification of the local economy and an increase in high value, skilled employment	n/a
	12	Reinforce and improve the City Centre as a vibrant regional destination for shopping, culture, leisure, learning and business	n/a
	13	Ensure Swansea represents a strong commercial investment opportunity for developers and other partners to deliver the Council's priority regeneration schemes	n/a
	14	Ensure that communities have a sufficient range and choice of good quality housing to meet a variety of needs and support economic growth	+1
	15	Promote and enhance a diverse and sustainable rural economy	0

	16	Improve, expand and diversify appropriate sustainable tourism facilities and infrastructure	n/a
Environmental	17	Promote a sustainable development strategy that prioritises the re-use of appropriate previously developed land, avoids significant adverse environmental impacts and respects environmental assets	-1
	18	Preserve and enhance the County's high quality cultural and historic environments	0
	19	Conserve and enhance the County's natural heritage	-1
	20	Maintain and enhance green infrastructure networks	-1
	21	Support measures to minimise the causes and consequences of climate change	n/a
	22	Promote good design that is locally distinct, sustainable, innovative and sensitive to location	?
	23	Support the development of safe, accessible and vibrant places and spaces	+1
	24	Create environments that encourage and support good health, well-being and equality	+1

Stage 3B: Assessment Against SEA/SA Objectives

Key:

++	Will contribute to sustainability	+/-	Range of positive and negative effects
+	Will result in some positive effects	0	Neutral effects
-	Will have some negative/non-sustainable effects	?	Uncertain effects
--	Will have a negative/non-sustainable effect	X	Not applicable to policy

1.	Promotion of sustainable development	+/-
2.	Maintain and enhance biodiversity resource and protected habitats and species.	-
3.	Increase community safety and sense of security	?
4.	Enable people to meet their housing needs and provide good quality housing	+
5.	Provide high quality, accessible lifelong learning opportunities which meet future needs	0
6.	Encourage an inclusive society and promote equality	+
7.	Support the development of Swansea as a competitive place and contribute to Swansea's role as a regional economic driver	+/-
8.	Promote and enhance the rural economy	0
9.	Support the development of the environmental goods and services sector.	?
10.	Create social and physical environments that encourage and support health and well-being.	+/-
11.	Protect soil resources	-
12.	Improve the quality of inland coastal water (surf zone) and rivers	?
13.	Promote the efficient use of water resources	?
14.	Ensure development respects constraints such as floodplains and unstable land	?
15.	Promote an integrated transport system and encourage sustainable travel and development patterns that do not cause significant harm to air quality	+/-
16.	Support adaptation and mitigation measures due to climate change	x
17.	Improvement in prudent and efficient use of energy	+
18.	Development of appropriate types of renewable energy resources	?
19.	Promote the sustainable management of waste in an integrated manner, aiming towards zero waste by 2050	?
20.	Efficient use of minerals that safeguard existing resources and promote the use of secondary aggregates over primary resources where appropriate.	++
21.	Protect and enhance the quality of the cultural and historic environment	?
22.	Maintain and enhance the quality and distinctiveness of the landscape, townscape and seascape.	?

Comments:

#2: Habitat and species survey required. Rescore when completed. If necessary appropriate mitigation required;

#7: Proposal would result in a loss of designated ANGS;

#10: Located close to services/facilities to enable active transport, but possible loss of ANGS provision needs addressing;

#14: Ground condition survey required re utilities infrastructure crossing site, buffer required alongside electricity pylon: if addressed can score +;

15: Air quality/congestion issues Morriston – survey work required, including cumulative impact of all development on air quality in Morriston; public transport network close by and PROW crosses site. Facilities accessible by active travel;

#17: Walking opportunities to local convenience shop – close proximity. PROW crossing site, close to public transport network;

#22: Insufficient information to assess impact on landscape and townscape at this stage. TPO'd trees would require protection.