

**DRAFT MINUTES FROM THE EXTRAORDINARY MEETING OF PENNARD
COMMUNITY COUNCIL**

HELD ON THE 20th Mar 2025 AT 7.10 PM

Present: Cllr Susan Rodaway SER (Chair), Cllr Will Smith WS, Cllr Rachel Carter REC Cllr Cari Jones CJ, Cllr Ralph Clerk RC, Cllr Steve Sheriff SS, Cllr Richard Beynon RB, Clerk, 3 members of the Public

Apologies for absence: Cllr Mark Parkinson, Cllr Leanne Richards, Cllr Christos Georgakis

Absent: Cllr Lynda James, Cllr Cai Carter

Declarations of interest: None

All votes will be named votes

Questions from the Public relating to items on this agenda (limited to 10 minutes)

1. To formulate and agree our response to the LPD2 Preferred Strategy

Cllr Rodaway gave a brief recap of the public meeting for the benefit of those Councillors present who had been unable to attend. It was suggested that the Council support the community and object to candidate site no 118 based on the comments responses and feeling of the Public meeting.

The response to the Candidate Site register would be formulated by the Clerk in conjunction with meeting notes and the Councillor who had attended the Public meeting.

The meeting then looked at the LDP 2 Preferred Strategy document and prepare the following responses:

1.1 The Swansea Local Development Plan 2023-2038 (known as 'LDP2') will provide the new basis for determining planning applications for proposed development in Swansea. In essence, LDP2 is a new planning blueprint for the whole County and once adopted it will replace the current Swansea LDP 2010-2025.

no comment

1.2 LDP2 will set out how, and where, development should come forward to match the Council's ambitions and objectives. The overarching aim of the Plan is to ensure that place-led development happens in the right location at the right time, benefitting communities and the local economy, and that our natural and built heritage is afforded protection and enhancement. As a 15-year planning framework, LDP2 will help guide funding and investment decisions over the long term. It will also influence the formation of a range of other plans and strategies, which in combination have potential to have profound impacts on people and places across Swansea.

It is vital that the for overarching aim to be achieved that as a base minimum the County Councillor and the Community Council (if there is one) should be consulted at stage 1 before the candidate sites are accepted onto the register to ensure the process is Place Led.

1.3 As well as setting a framework for future housing and jobs growth in Swansea, LDP2 will provide a statutory basis to secure affordable homes, supporting infrastructure and a range of facilities and services through the development process. This includes for example new schools, areas of open space, leisure facilities and travel networks. By ensuring that all of this is delivered in a place-led and well-planned way, maximising the opportunities for biodiversity enhancement, LDP2 can make a significant contribution to improving the wellbeing of communities across Swansea

How is this going to be achieved so it actually happens this time.

How will Swansea CC secure the aims of 1.3 to provide affordable homes with remain affordable in the future. This did not happen in LDP1.

LDP2 must make a significant contribution to the wellbeing of the community effected. There must be policies and structures how will this be measured and the success of failures of these measures be reported.

The LDP shou not be looking at reducing biodiversity. 1.3 can not apply to any Gower sites.

1.4 The Preferred Strategy is the 'Pre-Deposit' Plan for LDP2. It sets the strategic direction and overarching principles from which the detailed plan - known as the 'Deposit' - will be drawn. The Deposit stage follows later in the process and will present a comprehensive set of planning policies, development proposals, and maps identifying settlement boundaries and land use allocations.

Whole process very confusing how can we support something without more details.

1.5 In advance of the Deposit Plan, the key requirements of the Preferred Strategy are to:

We feel this whole document has been written to appeal to Civil Servants and Planning Consultants rather than members of the public.

- **confirm the key issues, opportunities and constraints of most importance and relevance to Swansea.**

Swansea is an extremely diverse depending on the area being discussed. The LDP should not be land owner led this is NOT the same as Place led.

- **set out a vision and strategic objectives to guide the formation of planning policies and proposals.**

Which planning policies take precedence, what happened to the supplementary policies – Gower AONB Design guide

- **define the scale of housing and jobs growth that evidence shows we should plan for**

What are the parameters – Swansea as a whole or by Wards

- **identify the broad nature of how growth will be met in spatial terms.**

How is the growth being identified across Gower

- **identify the potential for brownfield land and/or 'land-banks' to provide for future development needs.**

Sounds sensible but the LDP2 needs to consider the pitfalls of these sites ie infrastructure and need.

- **highlight the existing and future role and function of the range of settlements and neighbourhoods across Swansea.**

Empty homes should be considered there are too many Air B&Bs

This has to be locally place led it needs to be understood before it is highlighted

Where is the objective in the LDP that recognises this is a risk to the accommodation objective.

- **define a set of strategic policies that provide a high level policy framework for delivering on the identified Vision and Objectives.**

The vision and objective should be looked at before developing the strategic policy.

1.6 Elements of all the above are brought together in Chapter 7 of this document in a 'Placemaking Strategy for Abertawe 2038'. This outlines how LDP2 will deliver the Plan's Vision and ensure that future development across the County comes forward in a manner that is consistent with the principles of the Placemaking Wales Charter, the duties of the Well-being and Future Generations Act, and the sustainable development requirements defined in national planning policy.

Can't comment

1.7 The formation of the Preferred Strategy benefitted from a range of consultation and engagement exercises, the details of which are available to view here [Local Development Plan 2 - Vision, objectives and options for growth - Swansea](#). As part of this Pre-Deposit process two key technical papers^[1] were published and discussed with consultees. These papers provide source and explanatory information relating to the Key Issues, Vision, Objectives, Growth Scenarios and Spatial Approaches, and thereby provide useful background to the Preferred Strategy.

This should be led by the needs of the community not the land owners

1.8 The engagement undertaken throughout the Pre-Deposit stage reflected the Community Involvement Scheme set out within the agreed LDP2 [Delivery Agreement](#). As well as comprising a public consultation, this involved discussions and workshops with key partners and stakeholders in the development process, including the Welsh Government, Natural Resources Wales, Dwr Cymru Welsh Water and the development industry. The formation of the Preferred Strategy also benefitted from detailed engagement with the Council's Elected Members. The Background Paper '*Starting the Conversation on LDP2: Engagement Report, December 2024*' provides a summary of how the

comments and feedback received during the early engagement exercises helped shape the Preferred Strategy.

The Town and Community Councils where they exist should be consulted

1.9 no comment

1.10 no comment

1.11 LDP2 draws on the evidence gathered during the plan period of the Swansea LDP 2010-2025, including the series of LDP Annual Monitoring Reports [Planning delivery and monitoring - Swansea](#) prepared since plan adoption and the comprehensive review of the existing LDP in the Swansea LDP Review Report (July 2023). These have informed the process of identifying where new evidence has been required to be produced, and has focussed on a wide range of environmental, economic, social and cultural issues.

LDP1 failed as far as we are concerned

1.12 Whilst the extent of supporting information to underpin the Preferred Strategy is significant, further evidence will also be amassed to inform the Deposit Plan.

This should involve the public perception of how the LDP1 was delivered

1.13 No Comment

1.14 In addition, the Preferred Strategy has been subject to Habitats Regulations Assessment (HRA) screening. The aim of the statutory HRA process is to assess the extent to which implementation of the plan would have any significant effects on internationally important wildlife sites. The HRA process will also be iterative and further HRA will be undertaken on the detailed Deposit Plan.

The screening needs to be more robust before the adoption of the Candidate Sites.

1.15 No comment

1.16 A [Candidate Sites Register](#) has been published detailing all sites submitted to the Council for consideration for potential inclusion in the final LDP2. It is important to emphasise that these sites listed in the register are those submitted by promoters for consideration only as part of

plan formation, i.e. this list is not the proposed allocations for LDP2. The sites will be subject to a detailed, staged assessment process to identify whether they are appropriate and necessary for inclusion in LDP2 in any form.

Stage 1 is not fit for purpose, sites on green field should have more biodiversity scrutiny applied and a conversation with the County Council and Town and Community Council where they exist should take place before inclusion.

1.17 The outcome of an initial Stage 1 Assessment of these sites, which identifies whether sites are fundamentally not appropriate to be subject to a detailed Stage 2 Assessment, is highlighted in the register.

Not transparent enough and is not place led.

2.0 Context

Gowers natural landscape needs to be considered differently from the rest of the County.

2.13 The Council is a signatory of the Placemaking Wales Charter. As a signatory, the Council pledges to:

- **Involve the local community in the development of proposals**
- **Choose sustainable locations for new development**
- **Prioritise walking, cycling and public transport**
- **Create well defined, safe, and welcoming streets and public spaces**
- **Promote a sustainable mix of uses to make places vibrant**
- **Value and respect the positive distinctive qualities and identity of existing places**

LDP2 will be a key mechanism to ensure that the Council delivers on these pledges.

All pertinent to development in Gower. Local community does not feel they have been consulted or involved

2.18 Also at the local level, the Swansea Public Service Board has produced a [Local Well-Being Plan 2023-28](#) under the terms of the Well-Being Act. This provides a blueprint for how stakeholders can best work together to improve well-being and is based on an [Assessment of local well-being in Swansea](#)

undertaken in 2022. LDP2 will provide a means to deliver upon its content, most notably those elements that have a spatial / land use component.

Well being plans should be looked at for each individual candidate site

3.0 Key Issues

3.1

Point 7 Tourism, leisure, culture and the major events sectors play a significant role in the area's economic performance, and there remains significant potential for further sustainable levels of investment in these sectors to grow and widen the 'tourism experience offer', drive up quality, reduce seasonality and increase overall spend.

Not a good reason to build on Gower or on common land.

Point 8 The rate of delivery of new homes in Swansea, including affordable housing, has been less than was previously forecasted as likely to come forward, which reflects national trends. This has been the result of a range of factors, including: an economic downturn at a macro level; varying financial viability levels across the County; shortages of labour and technical expertise; increases in build costs and complex changes in legislation; all of which are factors that continue to influence prospects for growth and investment.

Again this is not a good reason to build on Gower. Delivery of this target – it is important that candidate sites within the AONB are scrutinised against this aim as new development will negatively impact the local community and reduce cohesiveness.

Affordable homes here aren't affordable and will end up at Air B&Bs.

Doesn't meet this aim as you have empty properties

To meet the UN target 2030 removing areas of AONB will not help meeting this target.

Cllr Ralph Cook left the meeting at 8.30pm

Point 27 Long-term empty properties and second homes in Swansea are subject to Council Tax premiums to try and help increase the stock of permanent homes and avoid adverse impacts that can arise from high rates of empty properties and/or second homes, particularly with regard to the sustainability and cohesiveness of communities.

The application of affordable home policy is not fit for purpose If people can afford to buy a £500k holiday home on Gower then an extra council tax will not be a problem.

How will the planning authorities ensure that affordable homes and any of these new developments are not left empty or used as second homes as the council tax premiums are not having an effect.

4.0 Vision and Objectives

Objective 1 Deliver transformational change through regeneration

Several suggestions for Welsh street names which had cultural significance were made for the new development – none were accepted.

Objective 2 Prioritise Centres First

It is a good idea to prioritise the City Centre first

Objective 3 Provide for sustainable economic activity and good quality jobs

This can't be done on any candidate sites in rural areas or AONBs, transport links and sustainable transport should be a priority

Objective 4 Enhance the visitor economy

Tourism should be sustainable and ensure it is supported and balanced

Planning authority should keep a balance on promoting tourism and protecting the environment it is based on.

Objective 5 Respond to the Climate Emergency

Planning authority can't protect and enhance the AONB and allow large scale development. Further development on the AONB and the reduction of the landscape will damage the natural resistance to climate change

Objective 6 Respond to the Nature Emergency

You can't protect the natural environment while building on it. The planning authority should reject any application to remove natural areas or common land as this will adversely effect the resilience of ecological networks and preventing biodiversity decline.

Objective 7 Enhance the use and production of Renewable and Low Carbon Energy

The last development gave no consideration to the provision of electric car charging points, passive heat transfer of solar panels. What evidence is there that the LDPe will look at developments in a different way. What planning conditions will be placed on developers.

Objective 8 Deliver sustainable settlement growth

Giving an opt out where is the evidence that you have given this to the candidate sites

Objective 9 Facilitate transition to a Circular Economy

How ! promoting is not enough

Cllr Sheriff left the meeting at 8.44pm

Objective 11 Enhance delivery of New Homes to meet needs

Is that need real how does the planning authority apply this locally

Objective 12 Embed Placemaking

Yes please – approach is a cop out

Objective 13 Facilitate a modal shift to Active Travel and Sustainable Transport Modes

This can't be done on Gower most places are not suitable

Objective 14 Enhance Infrastructural Capacity

Can't happen on an AONB

Objective 15 Conserve and Enhance the Cultural and Historic Environment

Can't happen on an AONB without destroying the AONB

Objective 16 Promote and Safeguard the Welsh language

How? Contribute is not the same as safeguarding

Objective 17 Promote Well-being and Equality

No mention of houses for life or accessible houses. Stage 2 needs to consider houses for life which are accessible.

Objective 18 Ensure good connectivity to local services and community facilities

Transport and Employment a problem on Gower. Access to secondary and higher educations is a problem which developers should consider. Where is the sustainable transport to healthcare and educations.

As time was getting on, it was agreed to look at Item 2 so arrangements could be made.

2. To agree dates when the hall will be made available to the Community in order for them to do their responses to the LPD2.

It was agreed that the Clark would look at the hall timetable and advise the Community volunteer group when the hall would be available for them to use free of charge

Proposed by SER seconded by REC agreed by all

It was agreed to adjourn the meeting to the 26th of March in order to finish off the responses.

Proposed by SER seconded by REC agreed all

Meeting closed at 9.04pm

**DRAFT MINUTES FROM THE EXTRAORDINARY MEETING OF PENNARD
COMMUNITY COUNCIL**

HELD ON THE 26th Mar 2025 AT 7.10 PM

Present: Cllr Susan Rodaway SER (Chair), Cllr Will Smith WS, Cllr Steve Sheriff SS, Cllr Richard Beynon RB, Cllr Cai Carter, Clerk, 3 members of the Public

Apologies for absence: Cllr Mark Parkinson, Cllr Leanne Richards, Cllr Christos Georgakis, Cllr Rachel Carter, Cllr Cari Jones, Cllr Ralph Cook.

Declarations of interest: None

All votes will be named votes

Questions from the Public relating to items on this agenda (limited to 10 minutes)

Continue to formulate and agree our response to the LPD2 Preferred Strategy

5.14 Following a robust assessment using a clear and consistent methodology applied to each individual settlement, the following conclusions and recommendations were reached, which has informed the Swansea Settlement Hierarchy for LDP2:

Although key village status is mentioned none are mentioned by name.

5.15 Having regard to the outcomes of the Settlement Assessment, the resulting Swansea Settlement Hierarchy for LDP2 is listed in Table 2

Larger rural & semirural settlements Smaller than Urban Area, but still have a significant provision of services and facilities and some more urban characteristics

Significant provision of service is quite a stretch for Pennard and Southgate, we only have one road to access the village and the bus service is shared with Kittle. Bus service should be taken into account when formulating this assessment.

6.18 The existing LDP Strategy is based on the creation of a limited number of sustainable new neighbourhoods at Strategic Development Areas within, or

close to the defined boundaries. This is supported by a limited number of non-strategic medium scale edge of settlement extensions and more dispersed and smaller allocations. This included small scale appropriate development to provide Affordable Housing for Local Needs in rural and semi-rural settlements where the existing character and cohesion of the community will be maintained or improved by development.

Affordable housing for local need in Pennard Southgate and Kittle will not be affordable for local needs. LDP1 results showed that the rules supporting this were not enforceable.

There is no mention of environmental and biodiversity which is more important in rural and semi-rural settlements

The table does not show the number of houses which are in the current pipeline but have not been constructed yet.

7.7 Larger rural and semi-rural settlements have been identified as Tier 2 in the hierarchy. These vary in size, character and extent of supporting infrastructure and facilities. The key diagram identifies the general location of these rural settlements/communities, which analysis shows are generally well served by service provision. The potential for small scale growth in these settlements to meet housing needs will be assessed and this will involve the delineation of settlement boundaries around these areas. The Placemaking approach will need to ensure such proposals integrate into and contribute to sustaining these communities in a manner that is appropriate to their character, with opportunities to enhance local services in these settlements supported.

It is not just about living well locally the potential is here in Pennard as long as you don't want to work, socialise or visit gyms. We have a library and doctors surgery but both are only open part time.

“protecting these areas from inappropriate development” should apply to everywhere that is of outstanding natural beauty or national park.

7.8 Smaller rural settlements are identified as Tier 3. These have smaller resident populations than the identified larger rural settlements but still provide the opportunities for the resident population to ‘live well locally’ based on the analysis of service provision and connectivity. Such settlements will have defined boundaries and may provide opportunities for small scale growth, including infill developments, to contribute positively to sustaining and enhancing these places.

The importance of proper public transport needs to be stressed before future development is considered. **“protecting these areas from inappropriate development”** should apply to everywhere that is of outstanding natural beauty or national park.

7.9 Outside these areas, smaller rural settlements without adequate service provision will be considered as places embedded within the open countryside where policies are focussed on protecting these areas from inappropriate development.

We consider that we are rural and just because we have some services doesn't give licence for us to be developed using urban principals

"considered as places embedded within the open countryside where policies are focussed on protecting these areas from inappropriate development." This should apply to everywhere that is of outstanding natural beauty or national park.

7.10 In noting the Placemaking Wales Charter Cymru, the Placemaking Strategy ambitions and place led approach can be summarised under the 6 principles of the Charter:

- **People and Community**
- **Movement**
- **Location**
- **Mix of Uses**
- **Identity**
- **Public Realm**

We don't need to integrate our green assets we just need to not build on them. This will have an effect on the biodiversity of the area, who is doing the placemaking for Pennard Southgate and Kittle. The way we have been defined is misleading. How can we be 1 tier down from the City Centre.

7.13 This multifaceted approach will be delivered through Strategic Policies SP4 Placemaking Principles, SP5 Master planning Residential Developments, SP6 Planning Obligations for Infrastructure and Other Measures and SP13 Health and Well-being.

Plan for an ambitious level of housing and employment growth reflective of Swansea's position at the heart of the Swansea Bay and Llanelli National Growth Area, maximising development opportunities on viable brownfield sites but recognising the need for greenfield release to deliver transformational regeneration objectives.

This should not be to the detriment of the areas ecology or biodiversity. Building housed in Pennard is not going to increase jobs in the village or in Swansea.

7.14 The Placemaking Strategy seeks to provide a sustainable level of growth which will deliver an aligned level of housing and jobs provision. It identifies a level of growth that is ambitious as well as deliverable. Future growth will be focussed on highly connected locations within the urban area, revitalising our network of retail centres and taking advantage of those opportunities to

deliver placemaking at a strategic scale, maximising the delivery of Affordable Housing. This includes transformative change at key brownfield locations in central and waterside areas. The Placemaking Strategy will also facilitate acceptable small scale growth to support existing rural and semi-rural communities, whilst also seeking to provide for a range and mix of sites and respond to identified need. In this regard, it fully recognises the 'One Swansea' ethos which supports the 'Abertawe 2038' Vision.

Placemaking strategies should also include consideration to planning applications to restrict the overdevelopment of affordable and accessible existing housing stock.

7.18 The Placemaking Strategy for the delivery of new homes will be guided by the following principles and strategic aims:

- **Supporting rural housing needs through providing opportunities at appropriate sites within established well serviced settlements in accordance with the Settlement Strategy that will deliver high proportions of affordable housing and meet the identified need set out in the LHMA**

What is the identified need for Pennard Southgate and Kittle.

- **Ensuring the plan reflects a presumption against inappropriate development in the countryside outside any defined settlement boundaries.**

There should be no development in any part of the countryside. How does the plan address the lack of local employment outside of the urban areas.

7.20 The housing and job growth provision within the placemaking strategy are suitably balanced to achieve a broad alignment. This ensures that the strategy is sustainable through the provision of housing opportunities and job opportunities being broadly aligned so that enough housing is provided to cater for the potential generated labour force to fulfil housing and employment needs. A significant mismatch between housing and employment provision would lead to unsustainable levels of commuting or not generating a sufficient labour force to meet employment needs. By adopting this strategy Swansea can contribute to delivering a sustainable level of housing and economic growth at the heart of the National Growth Area. The level of growth chosen is considered to be suitably ambitious yet ultimately deliverable. It can also contribute to the achievement of wider socio-economic goals. For example in regards the Welsh language, the approach can contribute towards the retention of younger age cohorts, noting that in the 16-19 age group, the increase in the number of Welsh speakers in Swansea between 2011 and 2021 was 12.8% (with a similar increase for the 20-44 age group also)

We agree with this point. Access to the village would not cope with urban traffic. As we have said before we agree with a Centre First focus and the importance of a City Centre focus.

7.38 Detailed connectivity analysis will underpin the allocation of potential development sites to ensure that new locations for growth are well served by existing sustainable transport infrastructure or emerging new infrastructure proposals and are well served by a range of day to day facilities that people

can access within reasonable walking distances. To enable people to 'live well locally', the aim will be for proposed development sites to meet the targets of 15/20 minutes journey times to day to day services and facilities by walking, cycling and high quality public transport. The strategy will maximise opportunities arising from the investment in public transport, including identifying opportunities for higher density, mixed use development close to Metro stations

While we meet this theme, we do not have high quality public transport here.

Draft Minutes from part 3 of Ex Ordinary Meeting of Full Council

2 April 2025

8.36pm

Present: Cllr Susan Rodaway SER (Chair), Cllr Richard Beynon RB, Cllr Lynda James LJ, Cllr Rachel Carter REC, Cllr Steve Sheriff SS, Clerk, 1 member of the Public

Apologies for absence: Cllr Mark Parkinson, Cllr Leanne Richards, Cllr Christos Georgakis, Cllr Cai Carter, Cllr Cari Jones , Cllr Ralph Cook

Declarations of interest: None

All votes will be named votes

Questions from the Public relating to items on this agenda (limited to 10 minutes)

1. To formulate and agree our response to the LPD2 Candidate Site 188 registration.

The response was discussed and the following bullet points and statement agreed.

Community opinion states site 188 is unsuitable due to the following material objection:

- Registered Common land with open access and grazing rights
- AONB/SINC protection
- Dark Sky status
- Drainage, flooding, sewerage, sink holes
- Loss of recreational space/green infrastructure
- Loss of unfettered rural outlook
- Single access road into Pennard
- Pennard LDP1 site proved regulating affordable housing is a nonsense.
- potential pollution of fresh water/marine systems

- Lack of reliable public transport
- Limited local employment with no growth potential
- Site is an integral part of Pennard Burrows unique dune ecosystem connected to designated sites.
- Close proximity to archaeological medieval site.

It was proposed that an objection to the candidate site be input into the portal along with the bullet points.

Proposed by SER seconded by REC agreed by all

2. To formulate and agree our response to the LPD2 Preferred Strategy

The answers to the questions taken to the drop in session were briefly discussed these were:

the answers to the following questions are relevant to our comments regarding Candidate site 188 which we need to have ready and posted by the 18th of April.

1. Regarding the ecology report -

- who was the ecologist,
- what information was given
- what was the response.

Answer:

There are a team of ecologists involved in the programme the initial assessment of the sites was done at a very high level to see what would be required as the stages progress.

2. How was it possible to put forward the land (188) without the knowledge of the Directors of Pennard Burrows Ltd who according to Companies House are the owners/trustees of the whole of Pennard Burrows, which includes the Golf Club.

Answer:

The three Directors of Pennard Burrows were named on the submission although they had not been consulted. They would have to be on board if the site was to progress.

3. When was the decision taken to put Pennard and Southgate into the Larger Rural & Semi-Rural category (only one tier down from the City Centre)? What consultation took place?

Pennard is the only Semi-Rural settlement within the National Landscape whilst the other part of our Ward, Kittle, is classed as small Rural and is outside of the National Landscape area. How has this been decided?

This settlement survey had been conducted by ARUP. Everything was done arithmetically so that every area was treated the same.

It was suggested that the Council write to each director of Pennard Burrows Ltd asking if they were aware of the candidate site application made in their name.

The members then continued to formulate and agree our response to the LPD2 strategy document

7.40 Future Metro proposals within the LDP2 plan period also include a new rail link between Swansea and Pontardulais through reopening of the District line for passenger services with new stations identified at Pontlliw, Felindre, Morriston, Winch Wen and Landore. This has the potential to be transformative for the connectivity of these locations and for plan objectives relating to modal shift and reduced reliance on the private car. Opportunities to align strategic growth areas to emerging Metro and other local transport infrastructure improvements will be considered as part of the Deposit Plan. Key Strategic Placemaking and Regeneration Areas are identified as potential opportunities that could benefit from delivery of these key infrastructure improvements.

Development of rural areas would increase the reliance on private cars.

7.43 The delivery of affordable housing is a national priority as set out in national planning policy and is a key part of the Plan's strategy. A Local Housing Market Assessment (LHMA) has been prepared to gather information on the need for different types of affordable housing to inform the strategy. The LHMA has identified that there is need for all types of affordable housing but in particular smaller homes and social rented accommodation.

Any housing in rural areas should be 100% affordable and have covenants in place saying it must remain affordable.

7.45 Further work will be undertaken in the preparation of the Deposit Plan will be undertaken to determine the financially viable levels of affordable housing that can be delivered in different parts of the County on private developer led sites through Section 106 obligations to inform the policy approach and site allocations. Further work will also seek to identify deliverable and viable sites for allocation in the Plan for affordable housing led (e.g. RSL and Council More Homes sites) developments. Some of these sites may be in rural and semi-rural locations in line with the Sustainable Settlement Strategy where evidence shows that affordability is a particular issue. The Deposit Plan will set out the circumstances where provision of affordable housing exception sites will be considered as a further way to help meet the needs of local people in perpetuity. The Plan will support the delivery of the Council's 'More Homes' affordable housing program, including through the allocation of appropriate land for residential use

If a development considers the amount of affordable homes to be financially viable when it goes into the Deposit Plan, this should be revisited and adjusted if needed but then this must remain the amount as the development commences. So if the

affordable limit is 50% then this must not change, and should be the amount delivered, a stricter obligation must be adhered to.

7.46 While the SPRAs provide a significant opportunity to deliver sustainable development, it would not be appropriate to focus all development in these areas. Opportunities for appropriate development opportunities that can deliver a range and mix of sites and which align with the sustainable settlement strategy will be explored as part of the Deposit Plan. As well as meeting needs of communities in different parts of the County, this will enable all sectors of the housing market and house builders to make an important contribution to meeting the housing requirement. In this regard, the Placemaking Strategy embeds a 'One Swansea' approach, recognising the contribution and needs of contrasting areas, including rural communities. Providing Affordable Housing for local needs in rural and semi-rural settlements will be required to ensure that the existing character and cohesion of the community will be maintained or improved by development. It is also important to acknowledge in these locations a balance is required by the aim for highly connected sites with the need to sustain communities in our rural locations.

It is not possible to improve the AONB with any type of development. Affordable here will in reality not be affordable, Pennard Southgate and Kittle is not a highly connected site.

7.47 This core component will primarily be delivered through Strategic Policies SP1 Growth Strategy and SP3 Affordable Homes and Specialist Housing.

Facilitate an enhancement to biodiversity across Swansea, including strengthening connectivity to the County wide Strategic Green Infrastructure Network to contribute towards addressing the nature emergency

Considering sites on an AONB does not fit the objective facilitating enhancement to biodiversity across Swansea, 30 by 30 or the DECCA principles and does not contribute to addressing the nature emergency, species decline or fragmented habitats. Site 188 is a SUDS which is very important to everyone downhill especially in the Ilston community as well as in Pennard.

7.48 8 The Placemaking Strategy recognises the role of the planning system in contributing to wider objectives to address the Nature emergency and to facilitate positive net enhancement to biodiversity through development. The Swansea Nature Recovery Action plan sets out a core ambition to reverse the current decline in biodiversity and increase the resilience of ecosystems. Swansea has an ecologically diverse network of statutory and non statutory designated areas for nature including seven national network sites that are partly within the administrative boundaries. The placemaking strategy will provide the framework to ensure these are appropriately protected and managed. Facilitating enhancements to ecological connectivity across Swansea to strengthen existing wildlife corridors will help address issues of habitat fragmentation. Development will be expected to maximise

opportunities for biodiversity enhancement as part of the design of schemes to achieve an overall net benefit which will contribute to this objective.

What is being proposed with remove wildlife corridors

No replacement to this habitat or common land. It is part of a network habitat it is not ecologically separate to the rest of the Pennard Burrows SINC. No mitigation or replacement to existing biodiversity is possible therefore any development should be refused according to the stepwise approach (PPW 12)

7.51 This core component will primarily be delivered through Strategic Policies SP13: Health and Wellbeing, SP16 Facilitating Nature Recovery, SP17 Green Infrastructure and SP18 Safeguarding the County's Landscape.

Facilitate the just transition to a net zero, greener Swansea embedding the need to address the Climate Emergency

Building on an AONB is not going to address the Climate emergency as people will have to travel in private cars. We are already suffering from coastal erosion.

7.60 Tourism and the visitor economy play an important part in the wider economy of the County, contributing some £609 million in 2023 and supporting over 5,000 jobs. The Placemaking Strategy seeks to enhance and diversify the tourism assets of the County, for the benefit of both visitors and residents, recognising the opportunities for new leisure and visitor attractions, not only in terms of high quality accommodation for visitors, but also enhancing an all year round visitor economy and experience.

Being mindful that visitor and residents need infrastructure. Affordable homes should not be put forward as high quality tourist accommodation.

Key Diagram MAP

Pennard and Southgate are the only large rural settlement in the AONB. We should have the same rules and protections as the smaller rural and semi-rural settlements

8.00 Strategic Policies

8.21 Other non B-space job growth will be delivered through uses such as retail, as well as new education facilities and a number of sui generis / unique uses. Some jobs will also be accommodated through homeworking

Pennard and Southgate should be in the same group as Kittle

8.23 This assessment has involved a quantitative assessment of components based on the size of places (including number of homes, employment opportunities and development opportunities and demand), provision of everyday services and facilities, and access to public transport. The quantitative assessment has been combined with qualitative information taking in aspects such as urban character and sense of place, environmental capacity, and social and community factors such as the Welsh language.

Alongside this assessment, the LHMA and high-level viability evidence have also informed the hierarchy.

We would like to see the results of this assessment.

What about the AONB why is this not in the assessment where are the biodiversity and ecological factors.

8.26 The process of undertaking settlement boundary reviews will continue to be undertaken to inform the Deposit Plan, which will ultimately confirm precise settlement boundaries on the LDP2 Deposit Plan Proposals Map. This approach will provide clarity as to where development is acceptable, or not. Policies in the Deposit Plan will clearly articulate where and why settlement boundaries have been drawn, and which types of development are acceptable or not within each settlement tier.

The settlement boundary has already been defined during the last LDP. What consultation has happened re the settlement boundaries are you speaking to the local Town and Community Councils.

8.27 The Deposit Plan will detail the housing supply (completions, units with planning permission, new housing allocations, large windfall sites and small windfall sites) and employment land provision attributed to each tier of the settlement hierarchy so that it is clear how growth will be distributed spatially to achieve the Plan objectives and sustainable development.

Town and Community Councils should be considered as consultees.

P14: Sustainable Transport & Active Travel

Development must be in accordance with the Sustainable Transport Hierarchy for Planning and should facilitate a modal shift towards more sustainable forms of transport, in particular increasing opportunities for active travel and minimising the need to travel by private car, including by:

- i. Siting developments in sustainable, well connected and accessible locations where a range of services and facilities are within walking and cycling distance.**
- ii. Ensuring developments are designed to provide safe, inclusive and appealing Active Travel measures and which prioritise walking and cycling**
- iii. Ensuring development integrates with existing Active Travel routes, and expands these where appropriate, in order to improve connectivity across strategic networks**
- iv. Within the urban area, locating development within reasonable walking distance to high frequency bus routes**
- v. Providing opportunities for mobility hubs, shared car use schemes and Ultra Low Emission Vehicle infrastructure in appropriate locations**

- vi. Provide an appropriate level of parking provision which does not dominate developments and at a level which supports modal shift to walking, cycling and public transport**
- vii. Supporting and facilitating the delivery of strategic transport infrastructure and network enhancements that will contribute towards the provision of a sustainable and integrated transport system in Swansea, including the South Wales Metro.**
- viii. Ensure alternatives to road transport for freight are protected and /or enhanced through the safeguarding of Ports, Docks Rivers and Rail**

Development proposals should be supported by appropriate transport infrastructure improvements as required.

Transport links in Pennard Southgate and Kittle are very minimal and active travel non existent.

SP15: Climate Change and Decarbonisation

Development will need to positively contribute towards tackling the causes of, and adapting to the effects of, climate change by meeting the following principles where relevant:

Reducing carbon emissions;

Protecting and increasing important carbon sinks through the protection of important soils and the promotion of strategic opportunities for the sequestration and storage of carbon;

Promoting the Sustainable Transport Hierarchy for Planning, particularly in terms of reducing the reliance on private motorised vehicles;

Increasing the climate resilience and adaptation of the built and historic environment through incorporating sustainable building design principles, and prioritising re-use and promoting the circular economy;

Increasing the climate resilience of physical, social and digital infrastructural assets;

Reflecting the Energy Hierarchy for Planning by reducing energy demand, promoting energy efficiency and increasing the supply of renewable and low carbon energy;

Avoiding areas at risk of flooding and coastal erosion by taking a precautionary approach in accordance with national guidance;

Ensuring the sustainable consumption and management of water; and

Maintaining and enhancing ecological resilience, green infrastructure, growing spaces and tree coverage.

Developing in Pennard and Kittle will have an adverse effect on the ecology and add to climate emergency, risking further flooding problems and possible sink holes.

Increased pressure on surface water drainage and sewage. Homes in the area are not connected to main drainage network except for grey and foul waste and rely on soakaway. With increased rainfall intensity predicted how would more development be sustainable? Ilston downstream.

Further dev would decrease the land resilience to flood and more intense rainfall.

Fragmenting the land through gardens and driveways.

SP16: Facilitating Nature Recovery

Development must contribute towards addressing the nature emergency across Swansea by conserving, maintaining and enhancing biodiversity.

To achieve this development will need to:

Demonstrate it delivers an overall net benefit for biodiversity proportionate to the nature and scale of the development; NO

Protect the integrity of statutory and non-statutory designated sites, ensuring that they are appropriately managed; NO

Protect UK/European protected species in accordance with statutory requirements; NO

Facilitate ecosystem recovery and resilience; NO

Maintain and enhance the connectivity of nature networks; NO

Incorporate nature based solutions that support biodiversity and builds ecosystem resilience within the site and to the wider area;

This has not happened in previous developments.

In previous LDP – no acknowledgement of auditing the success of the nature recovery on previous LDP in subsequent years after implementation. Eg establishment of trees, hedgerows. Discharge of planning conditions need to be monitored. Where is the long term monitoring plan for biodiversity?

Integrate multifunctional Green Infrastructure to enhance the connectivity of the wider ecological network and to facilitate the dispersal and functioning of species;

Have regard to the priorities and actions of the Council's Section 6 Action Plan and County's Local Nature Recovery Action Plan.

Any development in Pennard ward would significantly fail to meet any priorities and actions of the Council's Section 6 Action Plan and would hinder its success.

Proposals likely to have an adverse effect on sites designated under European legislation and now within the UK National Site Network must be subject to a Habitats Regulations Assessment (HRA).

For development proposals affecting non statutory sites, where harm is unavoidable then this should be mitigated and offset as far as reasonably possible by compensation measures. This should ensure no overall reduction in the sites conservation value and the achievement of a net benefit for biodiversity.

This SP totally backs up our concerns regarding developing on the AONB

8.203 The GIA has split the county into six 'Green Infrastructure Target Areas' (GITAs). These are based on geographies where emerging priorities for GI enhancement or concentrations of GI assets are located. This approach, rather than based on other boundaries such as habitats or watersheds, was felt to be more appropriate when identifying areas of multi-functional GI. This is because GI assets include cultural or transportation related features that do not relate or follow environmental boundaries. As such, the GITAs do cross watersheds, ecological designations and topography but that is not intended to mean that the functional connections and links between these GI systems should be ignored. The interim GIA sets out a vision and objectives for each GITA. The priorities align with the South West Wales Area Statement and ecosystem resilience priorities. The six GITAs are:

- Parc Y Mawr**
- Gower Linkages**
- Swansea Urban Greenspace Network**
- Crymlyn Bog and surrounding area**
- Tawe Valley**
- Gower National Landscape and North/South Gower Links**

So how can development of a GITA be allowed

SP18: Safeguarding the County's Landscape

Development proposals will be required to demonstrate that no significant adverse impact would be caused to the special character and quality of the County's landscape and seascape in terms of visual, historic, geological, ecological or cultural aspects.

Within the Gower National Landscape (AONB) and its setting, development must have regard to the primary purpose to conserve and enhance the natural beauty of the area. Development will not be permitted if it would lead to deterioration of the unique natural beauty of the area, individually or cumulatively, or be incompatible with the purpose and management of the Gower National Landscape.

Much of the County's coastline is designated Heritage Coast and development proposals should protect or enhance the area's unique features and coastal characteristics.

How can this be preserved and developed

8.209 The Gower National Landscape (AONB) provides a range of benefits for the County's residents and the quality of the landscape and seascape is a major draw to visitors. Proposals for development within, or affecting the setting of, the Gower National Landscape (AONB) should have regard to the strategic objectives and policy proposals set out in the Gower AONB Management Plan, 2017 and seek to conserve and enhance the unique character and special qualities of the landscape. A Landscape Visual Impact Assessment may be required for development proposals within the Gower National Landscape (AONB).

We totally agree the AONB is for the benefit of all.

8.216 Those designated assets and sites referred to in the policy include:

- **Scheduled ancient monuments and archaeological sensitive areas;**
- **Listed buildings and their curtilage;**
- **Conservation areas;**
- **Registered Historic Parks and Gardens;**
- **Registered Historic Landscapes; and**
- **Historic Assets of Special Local Interest.**

Surely this would include Pennard Burrows, the Castle was surrounded by a village who know how wide it was spread.

**The responses to the LDP2 preferred strategy were proposed by SER
seconded by CJ agreed by all**

The meeting closed at 9.25pm