

Simon Clement

From: Mike Pugh [REDACTED]
Sent: 17 June 2026 13:13
To: EED Forward Planning
Subject: Fwd: I object to the proposed allocation of sites SR/069/001 and SR/069/003, adjacent to Clos Benallt Fawr and the A48 Carmarthen Road, within the latest Local Development Plan (LDP) for the following reasons.

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Rhybudd: E-bost allanol yw hwn ac nid oedd yn tarddu o'r Cyngor. Byddwch yn ofalus wrth glicio dolenni neu atodiadau agoriadol. Pan fyddwch yn ansicr, defnyddiwch y botwm 'Report Message'.

If this isn't the right place to submit my objections please could you send me the link , as the web site is not clear to me .

Kind regards

Mike

Subject: I object to the proposed allocation of sites SR/069/001 and SR/069/003, adjacent to Clos Benallt Fawr and the A48 Carmarthen Road, within the latest Local Development Plan (LDP) for the following reasons.

I object to the proposed allocation of sites SR/069/001 and SR/069/003, adjacent to Clos Benallt Fawr and the A48 Carmarthen Road, within the latest Local Development Plan (LDP) for the following reasons.

The sites comprise wet grazing land that is currently and consistently used for sheep and cattle grazing. The land is known to have drainage constraints. Previous development in the immediate area has encountered ongoing difficulties associated with underground springs and attenuation infrastructure installed to mitigate flooding.

It has been reported that this infrastructure has overflowed on several occasions during periods of both moderate and heavy rainfall. In accordance with TAN 15, the Council and developers must demonstrate that any development would not increase flood risk or surface water problems, either on-site or elsewhere within the catchment, including downstream impacts on the River Loughor. We have already witnessed extensive flooding within the Loughor Valley, with floodwaters reaching the level of the railway bridge at Pontardulais Station.

The land also contributes to local biodiversity and ecological connectivity. As permanent pasture containing wet areas and established field boundaries, the site should be fully assessed in accordance with TAN 5 before any allocation is considered. The proposed allocation would result in the loss of open countryside that currently forms a clear and defensible settlement boundary for Fforest.

Development of these sites would significantly extend urban sprawl into the rural landscape and adversely alter the character of the area. Furthermore, the cumulative impact of this proposal, together with substantial housing growth proposed elsewhere within the River Loughor corridor,

including developments within neighbouring authority areas, should be fully assessed before any allocation is made.

TAN 18 should also be considered, as this development would have a significant impact on traffic generation and congestion. In particular, access and egress onto the A48 would become a serious source of additional congestion.

The planning documents indicate that the Council previously considered that sufficient residential land had already been allocated within the Fforest/Hendy area and resisted further expansion beyond existing allocations. Developer representations specifically argued that land associated with the former SR/069/003 area should be allocated, whereas the Council's own assessments concluded that additional land was not required.

The land included within this LDP allocation borders a Site of Special Scientific Interest (SSSI) and lies within the wider River Loughor corridor. Continued development in such close proximity to the river will inevitably place increasing pressure on this environmentally sensitive area.

In addition, Swansea Council is currently considering an application for approximately 650 homes on the opposite side of the River Loughor, on the hillside facing the Benallt site (SR/069/003). This proposal should be taken into account when assessing the cumulative impact of development within the corridor. There are also five candidate sites within that area, all of which would contribute to further urban sprawl and increased traffic movements towards the M4 via Hendy.

Road Traffic Statistics UK records indicate traffic flows of between 7,500 and 8,000 vehicles per day on the A48 and A4138, based on traffic census data. A traffic survey was undertaken at M4 Junction 48 in connection with the Llwyn Bedw development, and no significant issues were identified. However, this survey was commissioned by the developer. While developers may argue that improvements have since been made to Junction 48, it is my view that these works have not materially altered the existing situation, particularly when considering the potential impact of further development.

Traffic management and road infrastructure are of critical importance, as Bronallt Road is widely used as a shortcut by motorists seeking to avoid congestion at the Hendy/Pontardulais roundabout near the Black Horse. While developers may seek to dismiss these concerns, the overriding issue remains that the continued development of Fforest Hill will inevitably increase surface water runoff, environmental pressures, and flood risk within the River Loughor catchment.

It is unrealistic to expect that large areas of countryside can be continuously covered by hard surfaces without significant consequences for the surrounding environment and downstream communities.

For these reasons, I respectfully request that the proposed allocation of sites SR/069/001 and SR/069/003 be removed from the Local Development Plan.

Kind Regards

Mike Pugh

17 June 2026