

Start date for new 2,000 home village in Swansea

Work will start next spring on a new community for Swansea that could eventually see nearly 2,000 new homes built.

Family-owned and run developer Llanmoor Homes, based in Pontyclun, has secured reserved matters approval for the first phase of its Pentref Rhostir (Moorland Village) development on what was low grade agricultural land at Llangyfelach close junction 46 of the M4.

The first phase of the £350m scheme – which could take up to 20 years for all 1,950 homes to be built with later phases needing approval – will see 471 homes. Of these more than 70 will be social housing. The first homes could be ready for occupation in late summer or next autumn next year, with Llanmoor targeting delivering between 75 to 100 homes a year.

The scheme is Llanmoor's largest ever development in its 56-year history and its first in Swansea. The first phase approval follows seven years of negotiations with Swansea Council. Pentref Rhostir, which will have plans for 1,950 homes, will be located on a 280 acre site. It will also include a local centre with shops, large areas of open space, sports and children's play facilities, a primary school and several community facilities, including medical, childcare and food and drink.

Affordable housing will be interspersed with other homes across the development and will make up 15% of the planned 1,950 dwellings. Llanmoor will work in partnership with the housing association Pobl to deliver the affordable element of Pentref Rhostir.

In addition, Llanmoor Homes will invest around £20m in providing and maintaining public spaces, foot and cycle paths,

sports pitches, a new near-mile-long link road through the development and a primary school. It will also provide £1m for an on-site bus service. The housebuilder is in discussions with the council over a dedicated app for residents to effectively book bus travel.

Llanmoor's managing director, Simon Grey, said: "We have worked closely with the planners at Swansea Council over the past two years to ensure that Pentref Rhostir will provide a wide variety of well-designed new homes for new residents and a wealth of new facilities, including large areas of public amenity space for both new residents and the existing communities.

"This development will have a huge emphasis on providing public space too for the well-being of both current and future generations. We look forward to providing much-needed open market and Affordable homes at this exceptional location."

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