



City and County of Swansea

**Minutes of the Economy & Infrastructure Policy
Development and Delivery Committee**

Committee Room 5, Guildhall, Swansea

Thursday, 12 October 2017 at 2.00 pm

Present: Councillor V M Evans (Chair) Presided

Councillor(s)

N J Davies
O G James
W G Lewis
T M White

Councillor(s)

L S Gibbard
P Jones
P Lloyd

Councillor(s)

P R Hood-Williams
M A Langstone
P M Matthews

Officer(s)

Stuart Davies
Ben George
Martin Nicholls

Head of Highways & Transportation
Transport Strategy Officer
Director of Place

Apologies for Absence

Councillor(s):

18 Disclosures of Personal & Prejudicial Interests.

In accordance with the Code of Conduct adopted by the City and County of Swansea, the following interests were declared:

Councillor V M Evans – Personal – minute no. 20 – River Corridor – River Corridor is on the edge of my Ward.

Councillor P R Hood-Williams – Personal – minute no. 20 – River Corridor – Chairman of Swansea Local Access Forum.

Councillor T M White – Personal – minute no. 20 – River Corridor – River Corridor is on the edge of my Ward.

19 Minutes.

Resolved that the Minutes of the Economy and Infrastructure Policy Development & Delivery Committee held on 14 September, 2017, be approved as a correct record subject to Councillor P R Hood-Williams comments regarding the possible potential for pedestrianisation between Castle Square and Wind Street being included in the feasibility study.

20 River Corridor.

The Director of Place stated that the Strategy for the River Corridor had been based on the now outdated document completed by Hyder in 2006 which stated that the vision for the Tawe Riverside Corridor was to “Develop a modern, attractive and vibrant riverside urban area, creating a place where people wish to live, work and visit, capitalising upon and celebrating the Tawe’s unique contribution to the Industrial Revolution”.

He referred to the 14 key objectives and proposals which were identified in the original River Corridor Study based around a number of Area Strategies.

He detailed the current position and future requirements for each Strategy Area as set out briefly below:

- **Morfa Distributor Road** – highway scheme completed.
- **Morfa Road Area** - a high quality mixed area of residential, commercial and light industrial uses, capitalising on the superb riverside setting, the proximity of the area to the City Centre and waterfront and also celebrate and interpret the heritage of the area.
Site disposals and planning applications/discussions ongoing – Pipehouse Wharf sale to Coastal Housing and pre planning discussions on other sites.
- **Hafod Copperworks Site** - An integrated, mixed use development of the site is proposed which preserves heritage structures, interprets industrial history and finds new uses for heritage buildings, new developments which capitalise on the location and provides a high quality living environment with strengthened links to the community. Progress with Penderyn scheme and further work planned including sale of CCS land.
- **Normandy Road Industrial Estate** - retention as a location for employment and industry, whilst visually enhancing the site, reducing the visual impact on adjacent land uses and investing in improvements to properties.
- **Addis Site** – redeveloped/complete.
- **Upper Bank/ Pluck Lake** - Encouraging a compatible mix of land uses to regenerate the Upper Bank site, Upper Bank/Brunel Wood scheme (Highgrove developments), Pluck Lake and Kilvey Woodland in need of Management plan and identification of appropriate development opportunity at Pluck Lake.
- **The Riverside** - to maximise the potential of the river as a resource for the City – for water recreation and transport, recreation on the river banks and to improve walking and cycling linkages along the valley - further work required.

With regard to the Hafod Copper Works (HCW) (Purcell Study 2014) the HCW Strategy is currently under review, along with the preparation of individual site briefs for the waterfront sites for marketing. The study area incorporates HLF bid and Penderyn scheme. The development area requires flood mitigation and off site mitigation works (JBA 2017)

The Swansea Local Plan Review Deposit Draft (2016) included high level policies for the Tawe Riverside Corridor as a Strategic Development Area - includes reference to HCW and St Thomas Station Yard.

Swansea Eastside Connections - (May 2015) Natural Resources Wales document prepared by Trilein explored the potential offered by the Lower River Tawe, Kilvey Hill, Crymlyn Bog, the Tennant Canal and the connections of these green spaces to each other and to surrounding communities.

Members noted that with regard to the Skyline/Skyluge, current interest from a New Zealand based developer for a Cable car/gondola, luge and commercial buildings. Initial discussions and site visit held with indicative cable car route identified from the highest point of Kilvey Hill descending to link with Hafod Copper works. The proposal involves a private landholding and council owned /NRW leased land on Kilvey Hill. Requires a sustainable development solution in the context of its countryside location, and needs to have regard to development and heritage priorities at Hafod Copper works site.

He detailed the further considerations:

- Riverside walkway and river/quaysides completion - Mixed private ownership, funding phasing - consistency of public realm design/finish.
- Funding to secure the future and positive use and maintenance of listed buildings and heritage features, and riverside routes/public realm (eg. Match funding HLF bids).
- Community connections, pedestrian and cycle linkages to cross river and integration of riverside and new developments.
- Infrastructure and Service needs and flood risk mitigation measures.
- Access and design layouts/relationship with new Morfa distributor road.
- Archaeology and ground conditions/contamination issues affecting most sites.
- New SSSI designation at Pluck Lake area.
- Untapped potential of water based recreation opportunities, heritage and interpretation opportunities.
- Encouraging appropriate and compatible land uses/mixed uses.
- Design/layout challenges given the configuration of sites.
- Kilvey Hill - Sustainable approach required to new recreation and leisure uses, improved access and management for the wider area.
- Former ski slope site rear of Morrisons - dereliction.

Members comments included:

- The need to incorporate foot/cycling routes on any future development proposals.
- Consideration to be given to enhancing wildlife in the areas.
- Approval/consultation with Natural Resources Wales for the proposed luge.
- Consultation with users of the riverbank (e.g. anglers etc).

The Chair thanked the Director of Place for his informative presentation.

Resolved that the matter be discussed further at the next meeting.

21 Future Transportation Strategy and Housing.

The Head of Transportation assisted by the Transport Strategy Officer George, provided a presentation on the Future Transportation Strategy.

The Transport Strategy Officer detailed:

- Context – How the Transport Strategy Works.
- Regional Working Arrangements.
- External Funding Streams.
- 2016/17 Capital Spend.
- Funding Bid Process.
- Challenges – Swansea Road Traffic Volume.
- A Growing City.
- Policy Challenges.
- Transport Policy Tensions.
- Tangible Benefits.
- Excellent Cities 2025.
- Key Opportunities and Next steps.
- Development of use for Transport and Infrastructure in Swansea.
- Parking and Integrated Transport Strategy.
- Shopping Regional Arrangements.
- City Centre Master Plan Strategy.

Challenges/considerations included: lack of funding; the duty to consider the Wellbeing of Future Generations Legislation; prioritisation of schemes in accordance with the Council's Corporate Objectives; congestion (especially on the critical areas such as Fabian Way); development and promotion of the use of bicycles in the City Centre with the introduction of cycle stations for cycle hire and ongoing work with First Cymru.

Whilst it is important to consider the future, solutions need to be devised for both the short and medium term. The regeneration team are currently commissioning a study to look at city centre master planning and the parking needs. This will be available in the next few months. This will be reported back to scrutiny once it has been completed.

The Chair thanked the Officers for the informative presentation.

Resolved that:

1. The presentation be **noted**.
2. a copy of the presentation be circulated to Committee Members.
3. The results of the feasibility study be scheduled into the work plan.

22 Wind Street Pedestrianisation.

Resolved that the matter be deferred to the next meeting.

23 Workplan 2017/2018.

The Chair and Director of Place suggested the following topics for future meetings:

09/11/17	Wind Street Pedestrianisation.	Lisa Wells.
09/11/17	River Corridor Opportunities and Development.	Phil Holmes and Huw Mowbray.
07/12/17	Housing in the City Centre.	Lee Morgan, Phil Holmes and Huw Mowbray.
11/01/18	Future Transportation Strategy (key aspects, regional feasibility study).	Stuart Davies and Ben George.
11/01/18	River Corridor Strategy.	Phil Holmes and Huw Mowbray.
To be scheduled	City Deal. Homes as Power Stations.	

Resolved that the topics identified above be incorporated into the Work Plan 2017/2018.

The meeting ended at 3.20 pm

Chair