



City and County of Swansea

Notice of Meeting

You are invited to attend a Meeting of the

Scrutiny Performance Panel – Development & Regeneration

At: Committee Room 5 - Guildhall, Swansea

On: Wednesday, 9 January 2019

Time: 10.00 am

Convenor: Councillor Jeff Jones

Membership:

Councillors: E W Fitzgerald, S J Gallagher, D W Helliwell, T J Hennegan, C A Holley, P R Hood-Williams, D H Hopkins, M H Jones, P K Jones, S M Jones, G J Tanner and T M White

Other Attendees: D H Hopkins

Agenda

Page No.

- 1 Apologies for Absence.**
- 2 Disclosure of Personal and Prejudicial Interests.**
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- 3 Minutes.** **1 - 14**
To approve & sign the Notes of the previous meeting(s) as a correct record.
- 4 Project Update Report**
 - Phil Homes – Head of Planning and City Regeneration
 - Huw Mowbray - Development and Physical Regeneration Strategic Manager
- 5 Planning and Student Accommodation** **15 - 30**
 - Councillor David Hopkins – Cabinet Member, Delivery
 - Paul Meller – Strategic Planning and Natural Environment Manager
 - Ryan Thomas – Development Conservation and Design Manager
 - Tom Evans – Strategic Planning Team Leader

Next Meeting: Monday, 11 February 2019 at 10.00 am



Huw Evans
Head of Democratic Services
Wednesday, 2 January 2019
Contact: Scrutiny 636292

Agenda Item 3



City and County of Swansea

Minutes of the **Scrutiny Performance Panel – Development & Regeneration**

Committee Room 5 - Guildhall, Swansea

Wednesday, 7 November 2018 at 10.00 am

Present: Councillor J W Jones (Chair) Presided

Councillor(s)
E W Fitzgerald
C A Holley
S M Jones

Councillor(s)
S J Gallagher
M H Jones

Councillor(s)
D W Helliwell
P K Jones

Officer(s)
Bethan Hopkins
Phil Holmes
Huw Mowbray

Paul Relf

Scrutiny Officer
Head of Service – Planning and City Regeneration
Development and Physical Regeneration Strategic
Manager
Economic Development and External Funding Manager

Apologies for Absence
Councillor(s): T M White

1 Disclosure of Personal and Prejudicial Interests.

- None

2 Minutes.

- Approved

3 Project Update Report

- Some technical details being looked for scheme designs in Swansea Central Phase 1
- Right to light issues being resolved for Marina residents
- Improved Marina access going forward
- Two people have left the team and this impacts resource
- Housing bids are Housing Association
- 13 parties interested in hotel – this needs to be 4 star

- The new bridge will have a gentle slope and be very accessible and a design focal point
- Budget issues are being resolved but this will be an ongoing process
- Big scheme which includes Beyond Bricks and Mortar
- Kingsway moving forward on track to complete
- Future proofing to allow for fibre optic cable laying
- Kingsway on budget – some WEFO funding
- Suggested an article outlining what a 'digital village' is for the public benefit
- Suggested look at City Resilience Standards
- Green infrastructure will form part of the design – creating environment and diversity thereof is crucial
- NRW leading on green infrastructure policy
- A benefit of the WBFGA
- Creating a new link to Oxford St via the old Oceana site
- Letting strategy of the building should be looked at as a whole
- Need a lifecycle strategy for businesses in Swansea
- Awaiting response on business case from government
- The Council borrows the money upfront so the projects are going ahead
- City Deal is a mechanism to deliver priorities
- Timescale for completion is 2020 with the arena in 2021
- Potential connection through existing arcade to the digital village – potential risk to the current shops
- Skyline project moving forward
- Swansea Council providing services to the boundary of the project
- No discussion as yet with Duke of Beaufort over fees for access
- Some issues in relation to flood risk which is now being looked at with NRW
- Bats in the current Copperworks building will be appropriately housed in bat houses before any work is undertaken – also taking into account lighting issues here
- Sewage for Penderyn resolved – larger development on the site will need further sewage works
- Skyline have good environmental representatives
- Anticipate Q1 2019 for Castle Square appointment
- Leases discussed for Felindre which should encourage further development
- Creates jobs and the building design will be good
- Long stay car park remaining initially then relocated if site develops in future
- Felindre planning application received

4 Penderyn Development - An Overview

- Copper was an important part of the development of Swansea
- Number of grade 2 listed buildings on the site
- The walls of the Powerhouse building are in good condition and capable of restoration
- Heritage Enterprise Scheme funds the conservation deficit on the building with expectation a private occupier will be on site
- Catalyst to develop other buildings
- Awaiting final confirmation of funding

- Should create jobs – 19.5 posts
- Functioning distillery, shop, exhibition area, barrel store and masterclasses available
- Match funding from Council in place
- Early Autumn 2019 on site
- Penderyn owners knew of site some time ago
- Need commercial element to sustain the project
- Council contributed £1.7 m to scheme and visitors will be charged for visits to the facility. The range of charges to be agreed between Penderyn and the LA.

5 Work Plan 2018/2019

- Audit items to be slotted in after report goes to SPC

6 Exclusion of Public

7 Penderyn Development - An Overview

- Restricted Items discussed

The meeting ended at 11.45 am

Chair

**To/
Councillor Rob Stewart
Cabinet Member for Economy and
Strategy**

*Please ask for:
Gofynnwch am:*

*Direct Line:
Llinell Uniongyrochol:*

*e-Mail
e-Bost:*

*Date
Dyddiad:*

Overview & Scrutiny

01792 636292

scrutiny@swansea.gov.uk

13th November 2018

BY EMAIL

Summary: This is a letter from the Development and Regeneration Scrutiny Performance Panel to the Cabinet Member for Economy and Strategy following the meeting of the Panel on 7th November 2018 with the Head of Planning and City Regeneration, the Development and Physical Regeneration Strategic Manager and the Economic Development and External Funding Manager.

Dear Councillor Stewart,

The Development and Regeneration Scrutiny Performance Panel has been meeting regularly to monitor regeneration projects within Swansea. Our meetings now consist of two parts;

1. 'Dashboard' project update from the service on regeneration projects in Swansea.
2. An in depth update on a specific scheme.

We are grateful to all of the officers who attended to provide updates and answer questions.

We heard that the Swansea Central Phase 1 is progressing well, that some technical details regarding the arena are being looked at for scheme designs and that the 'right to light' issue for Marina residents is being resolved. We also heard that the proposal for the hotel is progressing with Visit Wales and the new bridge which is being built will be accessible and an iconic design feature.

The Panel was informed that there are some budget issues but these are being resolved and this will be an ongoing process going forward.

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Regarding Phase 2 we heard that the Kingsway is moving forward and that the area is being kept as tidy as possible. The Panel was pleased to hear that we are future proofing the Kingsway for a fibre network by adding further ducting along the North side of the Kingsway. The £12m for the Kingsway is on budget with WEFO funding contributing to this.

The Panel was pleased to hear that green infrastructure will form part of the developments ensuring green spaces and interconnectivity of biodiversity. We heard that creating the environmental diversity is crucial to the design and that NRW are leading on the green infrastructure policy.

We heard how the Digital Village had received an architecture report which states that the project had the potential to be a real success and the focus is now on the design phase. Officers explained the intent for a new link to Oxford Street and that the Digital Village letting policy should be looked at as a 'whole approach' for letting, rather than a percentage of lets for a measure of success.

The Panel was informed that there needs to be a life cycle strategy for businesses in Swansea so that when they expand and grow out of their start up venues, there is a suitable space for these businesses to expand into and a thriving environment to support leisure and lifestyle. We heard that the timescales for the projects are completion by 2021 with the arena due for completion slightly earlier at 2020.

We heard how the Skyline project is progressing and that there are plans for a range of activities including mountain bike trails and a restaurant. It was explained that we as a Council will be providing services only to the boundary of the area. It was pleasing to hear that Skyline have a good environmental reputation and representatives.

The Panel heard that the Castle Square developer appointment is anticipated for Q1 next year. The Panel will continue to ask for updates on this. It is encouraging that the Felindre lease is being drafted for the distribution facility. We heard that this should act as a catalyst for further development on the site which the Panel was happy to hear.

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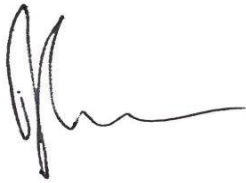
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The Panel has some observations which we wish to share with you;

1. The Panel are concerned that there seems to be a substantial delay in signing off the business case. It was expected earlier in the year and it has still not been received. Can you comment on this?
2. The Panel have concerns regarding how funding will be impacted for the overall regeneration projects with no City Deal money currently released. As the accompanying work to support the large scale projects is being funded by us, there are risks associated if the funding (for any reason) is not released or not released quickly enough. Can you comment on this?

We would welcome a response to this letter by Tuesday 4th December 2018.

Yours sincerely,



Councillor Jeff Jones
Convener, Development and Regeneration Performance Panel
✉ cllr.jeff.jones@swansea.gov.uk

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Councillor Jeff Jones
Convenor
Development & Regeneration Performance
Panel

BY EMAIL

Please ask for: Councillor Rob Stewart
Direct Line: 01792 63 6141
E-Mail: clr.rob.stewart@swansea.gov.uk
Our Ref: RS/CM
Your Ref:
Date: 3rd December 2018

Dear Councillor Jones

Thank you for your letter dated 13th November 2018 and I would respond as follows.

QUESTION 1

The Panel are concerned that there seems to be a substantial delay in signing off the business case. It was expected earlier in the year and it still has not been received. Can you comment on this please?

RESPONSE

Our five case business model was submitted in December 2017. We have received three rounds of comments from Welsh and UK Governments - February, May and the latest comments on 5th November. We have promptly responded to all queries and are busily compiling our response to the latest set of queries. We are hopeful that this will conclude matters and will allow the final sign off of the project.

QUESTION 2

The Panel have concerns regarding how funding will be impacted for the overall regeneration projects with no City Deal money currently released. As the accompanying work to support the large scale projects is being funded by us, there are risks associated if the funding (for any reason) is not released or not release quickly enough. Can you comment on this?

RESPONSE

A public sector overall subsidy for the scheme is expected. The very nature of a City Deal and a co-investment in wider spillover benefits by the UK and Welsh Governments, and local authorities to pump prime future direct and indirect private sector investment in the City is because of existing market failure: without it there would be insufficient a case to proceed. The wider public sector, as well as Council, must take a lead to stimulate regeneration. That decision in principle has already been taken, with unanimous Council approval of the City Deal.



In the interim spending commitments are having to be made before any revenue certainty, before any capital financing revenue, overall affordability certainty and before any City Deal grant certainty.

The sums proposed on an interim basis are very substantial and thus financial risk increases at each stage of approval.

In extremis, if for any reason schemes could not progress and all spend to date, plus now sought, was deemed ultimately abortive capital costs to be written off to revenue, it would exceed the totality of General Fund Reserves and clearly breach the Council's fiduciary duty. That is one of several reasons why the capital equalisation reserve was established by Council on top – predominantly to smooth future costs of the whole scheme when it fully progresses – but also to provide “insurance” in the worst case scenario. It is intended that the capital equalisation reserve is actually used to offset some of the future costs as shown in the capital financing table above, even further.

The interim source of funding is almost exclusively unsupported capital borrowing at present with the promise of some future offset from City Deal Grant, capital receipts and some limited future net revenue income streams.

Any capital spending within the envisaged affordability envelope in the medium term is predicated on creating the necessary headroom to increase overall capital financing costs by 50% and making all current and planned future revenue savings to achieve that headroom. Deviation from that plan will limit the ability to finance the future capital ambition. There is already substantial current adverse deviation from the revenue planning assumptions in the current year of over £8m per annum, most of which will roll forward as a future pressure into 2019-20.

The current planning assumption is that in agreeing these step phases all necessary action will be taken at officer and member and Cabinet level to assure and ensure no material deviation from revenue savings plans in the current and all future years to enable capital to proceed in stepwise fashion requested.

Future FPR 7 reports on the scheme will set out fully the sources of likely funding the interim position pending flows of city Funding money and the consequent risks and costs falling to both revenue and capital

Yours sincerely

COUNCILLOR ROB STEWART
LEADER & CABINET MEMBER FOR ECONOMY & STRATEGY



City and County of Swansea

**Minutes of the Scrutiny Performance Panel –
Development & Regeneration**

Committee Room 5 - Guildhall, Swansea

Wednesday, 28 November 2018 at 2.00 pm

Present: Councillor J W Jones (Chair) Presided

Councillor(s)

E W Fitzgerald
T J Hennegan
M H Jones
T M White

Councillor(s)

S J Gallagher
C A Holley
P K Jones

Councillor(s)

D W Helliwell
P R Hood-Williams
S M Jones

Other Attendees

Councillor Rob Stewart Cabinet Member for Economy and Strategy

Officer(s)

Phil Holmes Head of Economic Regeneration and Planning
Bethan Hopkins Scrutiny Officer
Huw Mowbray Property Development Manager
Ben Smith Chief Finance Officer / Section 151 Officer

Apologies for Absence

Councillor(s): G J Tanner
Co-opted Member(s):
Other Attendees:

1 Disclosure of Personal and Prejudicial Interests.

- None

2 Public Questions

- Mr Colin Jones – asked about affordability and questioned the openness of the financial process
- Councillor Rob Stewart explained that reports on finance are made public and access to the information is available at all times online and by accessing public meetings

3 Swansea Central Phase 1 Update and FPR7

- Business case was still not signed off despite assurances of sign off in June and October. Committee notified that sign off would take place early in December.
- Report makes clear some of the financial implications
- Report indicated was affordable but members would have some difficult decisions on future budgets in relation to the possible impact on other services.
- Degree of public sector subsidy needed
- Risks are known and manageable
- There will be opportunity for scrutiny as the process goes along
- Hoping City Deal business case to be signed off early December with money to then flow
- Money goes to regional office (Carmarthenshire) then to approved projects
- Rigid procedures in place to maintain quality and timescales including the Beyond Bricks and Mortar framework
- Some comparisons with larger cities are unfair as population sizes and GVA are very different
- City Deal is a catalyst - aimed at creating future projects and opportunities.
- More students in the City Centre relieves surrounding areas from HMOs
- Some private accommodation planned to help drive restaurants and shops
- Biodiversity and green infrastructure are very important aspects of the development
- New bridge more suitable and DDA compliant
- Aim is to close the gap on regional financial performance
- Difficulty if the arena doesn't make a profit – large financial risk. Concerns over competition and viability of Arena
- Capital financing charges will increase but looking to limit the impact on frontline services
- Questions over affordability
- Clarity over exact location of Arena.
- City Deal contributes £22.5 million over 15 years and so is a minor financial contributor to the £130 million project build due to be completed in 21/22

4 Exclusion of Public

5 Swansea Central Phase 1 Update and FPR7

- Exempt items discussed

The meeting ended at 4.00 pm

Chair

**To/
Councillor Rob Stewart
Cabinet Member for Economy and
Strategy**

*Please ask for:
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*Direct Line:
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*Date
Dyddiad:*

Overview & Scrutiny

01792 636292

scrutiny@swansea.gov.uk

29th November 2018

BY EMAIL

Summary: This is a letter from the Development and Regeneration Scrutiny Performance Panel to the Cabinet Member for Economy and Strategy following the meeting of the Panel on 28th November 2018. The letter concerns pre-decision scrutiny of the Swansea Central Phase 1 Update and FPR7.

Dear Councillor Stewart,

Thank you for attending the Panel meeting along with officers to discuss the Swansea Central Phase 1 Update and FPR7 Report. The Panel have some thoughts and would like to share them with you.

The Panel are in agreement that something needs to be done to improve Swansea's current situation and are unanimous that a busy and vibrant City Centre would be beneficial to both the economy and the residents of Swansea. The Panel are encouraged that the projects proposed intend to bring working and living back to the centre of Swansea and enhance the biodiversity of the City with green infrastructure projects.

The Panel also agree that in order to understand better the potential impact of the project we need to move to the next stage of approval to establish the full cost and implications on finances and make informed decisions.

Taking into account all of the above, after reading the report and hearing the responses to questions asked during the meeting, there are some comments which we would like to share with you;

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1. We appreciate that the Swansea Central Phase 1 Update and FPR7 will be continually updated however in its present position, we do not feel that the current proposal is affordable. We cannot consider any additional money or future income which is not included in this report and in its current form the project is too expensive. The panel also took into account the plans for other project borrowing that would result in further capital finance charges.
2. We have concerns that the business case has still not been signed off, despite this expecting to have been done some months ago. This delay is concerning considering work has been undertaken in anticipation of the business case being confirmed.
3. Following on from this, when the business case does come back from sign off, it should come through the proper scrutiny process for feedback so the Panel can comment on the in depth proposals and act as a critical friend to the project overall.
4. In relation to financial risk, can you clarify what risk assessments are being undertaken to assess the financial risk to the Council?
5. The Panel are concerned about the comment in the report that '*...sufficient headroom [must be] created in terms of revenue savings to pay for capital financing costs...*' this does imply an impact on the revenue budget – can you comment on this and explain what this impact is likely to be?
6. The issue of City Deal finances is a live one and each new phase should be highlighted and brought before the Panel for effective scrutiny.
7. Having to undertake pre-decision scrutiny on a complex report in such a short period of time is difficult. The short timescales can potentially impact the effectiveness of the scrutiny being undertaken.

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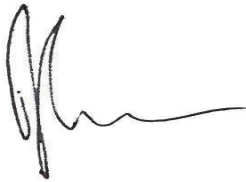
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We will feed back to Cabinet verbally at the meeting on 29th November 2018. Please can you provide a written response to this letter by 20th December 2018.

Yours sincerely,



Councillor Jeff Jones
Convener, Development and Regeneration Performance Panel
✉ cllr.jeff.jones@swansea.gov.uk

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Agenda Item 5



Report of the Cabinet Member for Delivery

To the Development and Regeneration Scrutiny Performance Panel
9th January 2019

Planning and Student Accommodation

Purpose:	To brief/update the Development and Regeneration Scrutiny Performance Panel on Student Accommodation
Content:	Overview of Council's Planning Policies on Student Accommodation
Councillors are being asked to:	Consider the information provided and to forward views to the Cabinet Member via a letter from the Panel Convener
Lead Councillor:	Councillor David Hopkins, Cabinet Member for Delivery
Lead Officer & Report Author:	Paul Meller Tel: 01792 635740 E-mail: paul.meller@swansea.gov.uk

1. Background

- 1.1 The Council's policy on Purpose Built Student Accommodation (PSBA) has been formulated as part of the Local Development Plan (LDP) process, which was informed by a detailed evidence review. The work underlying the policy included a comprehensive programme of stakeholder engagement, undertaken by consultants Litchfields on behalf of the Council as described below. The LDP, including Policy H11 'Purpose Built Student Accommodation' has been subject to an independent examination process undertaken by the Planning Inspectorate. The examination followed a number of public consultation and engagement exercises undertaken during LDP formulation. Changes have been made to the policy in response to matters arising at the Examination and these have been further consulted upon (see Section 3 below).
- 1.2 Supplementary Planning Guidance (SPG) relating to PBSA and Housing in Multiple Occupation (HMOs) was produced in draft form during 2017, which was subject to a programme of consultation and stakeholder engagement. In July 2017, Members of the Planning Committee resolved not to adopt the draft SPG, and resolved that further work be undertaken in relation to HMO thresholds and locations, but not PBSA.

- 1.3 As a result of this decision, Lichfields were appointed to undertake further research to consider these matters and any other relevant updated information, in order to provide new recommendations to the Council.
- 1.4 Subsequently, the Ministers of the Welsh Government (through the Cabinet Secretary for Energy, Planning and Rural Affairs) wrote to all Local Authorities in Wales in February 2018 to emphasise that LPAs need to: *'Put in place robust local evidenced based policies in their LDP against which planning applications for HMOs can be assessed'*, and that, *'LPAs must not delegate the criteria for decisions on planning applications to SPG'*. Having regard to this Ministerial letter, the ongoing work by advisors Litchfields, and the clear direction given by the LDP Examination Inspectors, the LDP was amended to ensure that the policy relating to HMOs (Policy H9) included a more prescriptive definition of what constitutes 'harmful concentration/intensification', including defining the actual HMO threshold limits within the policy in line with submitted evidence. These amendments have been subject to consultation. An SPG will still be produced to assist the application of the policy (e.g. to set out some of the mechanics of undertaking calculations of HMO 'concentration' levels), however the key requirements and criteria for HMO proposals is now set out in the LDP. It is anticipated that there will be public consultation on the draft SPG in spring 2019, and a finalised SPG will be ready for formal adoption thereafter.
- 1.5 The Inspectorate's decision on the LDP is expected early in the New Year and will be binding upon the Council. There is no scope to amend policy other than through a review of the LDP.

2. Analysis of Role and Demand for PBSA

2.1 Growth of the PBSA sector

2.1.1 The PBSA sector has grown strongly in recent years. This growth has seen the PBSA sector outperform many other more traditional property sectors and this trend is reflected in the increased number of investors entering this market to secure long-term income streams.

2.1.2 In the 1990s–2000s student accommodation was largely met by private, typically buy-to-let landlords, as well as halls of residences managed by Universities. However this national pattern is changing with the PBSA sector growing to help meet accommodation demand. Latest research suggests that the sector now houses a third of all full-time students in over 550,000 purpose built bedspaces in the UK. This relatively recent national trend is also now being experienced in Swansea.

2.2 Role & Importance of the Universities in Swansea

2.2.1 Swansea University and University of Wales Trinity St David (UoWTSD) make an important positive contribution to Swansea and its region. They help make Swansea vibrant, contribute to the social fabric of the area and also make a significant contribution to the local economy. Research in 2015 suggested that 6,482 Full Time Equivalent jobs are generated in Swansea from University activity – the second largest number in Wales after Cardiff. This represents 5.6% of the employment in Swansea. This same research suggests that the economic impact of the Higher

Education sector in Swansea amounted to £629.5 million (Gross Value Added) in 2014/15.

2.2.2 This importance is further re-emphasised in the Swansea Bay City Region Economic Regeneration Strategy (2013-2030) which seeks to maximise the long term development of Higher Education, such as the new science and innovation campus at Swansea University, in order to support the transition of the City Region to an important knowledge-based and innovation-driven economy.

2.2.3 The Universities are therefore very important components of the local economy and their plans for expansion will reinforce this position delivering significant benefits to the local economy.

2.3 University Plans

2.3.1 In the 2015/2016 academic year, there were approximately 21,800 students attending Swansea University and UoWTSD's Swansea Campus, including 18,340 full time students. Data relating to the home locations of these students demonstrates that 13,775 (75%) of the city's full time students live within the Swansea local authority area, with the remaining 4,565 (25%) commuting in to the universities from elsewhere.

2.3.2 Latest figures show that the number of undergraduate acceptances in 2016/2017 to UoWTSD's Swansea campus and Swansea University was up 6.4% compared with the previous academic year. The number of full-time students attending Swansea University and UoWTSD has grown by a combined average of 5.9% per annum over the last 15 years. Rolling forward this average growth rate up to 2025/2026 (next 10 years) would yield an additional 16,875 full time students, of which approximately 12,660 students (75%) could live in Swansea, if past trends were to continue.

2.3.3 A simple rolling forward of past trends, however, takes no account of the on-going major developments being undertaken by both Swansea University and UoWTSD. Whilst it is difficult to predict with absolute certainty how student numbers will change in the future, these growth plans are expected to increase overall demand for student accommodation and change the spatial demand given the relocation of major teaching centres to SA1, Fabian Way, and the City Centre.

2.3.4 In 2015/16 the majority of full time (UK) students that lived in Swansea, (49%, circa.6,700) were accommodated in private rented accommodation with 20% (circa. 2,700) in university halls of residence 29% (circa.3,300) lived at home and only 2% (circa 270) in private sector halls of residence.

2.3.5. Swansea University is seeking to grow its student numbers to 20,000 Full Time Equivalent students over the next 3 years. In addition its Strategic Plan (2012-17) set a target to have over 1,580 full time equivalent post-graduate students by 2017. There are approximately 5,000 Engineering and Management students based at the new Swansea University Bay Campus and 650 support staff. Phase 1 of the new campus construction is complete and 1,500 student residences have been constructed on-site. 500 more units were due to be completed by the end of 2017/18.

2.3.6 Establishing a strategic presence in Swansea at SA1 (Swansea's Waterfront Innovation Quarter) is one of UoWTSD's key aims. The first phase of this development will deliver a library and faculty of architecture, computing and engineering, with

associated central teaching and faculty space. Construction of phase 1 is underway and the aim is to be operational by the academic year 2018/19. This development will provide a greater geographic focus for the University, which is currently dispersed through a number of buildings across Mount Pleasant, Townhill and the City Centre.

2.4 Planning Applications for PBSA

2.4.1 In recent years, approximately 3,250 PBSA additional bed spaces have been granted planning permission or have been resolved to be granted planning permission (subject to Section 106 agreements) – Appendix A refers. Whilst this is a significant increase it is still below the anticipated level of growth in student numbers and will still mean that there is a very substantial reliance on the existing housing stock to meet future accommodation needs.

2.5 Demand

2.5.1 Whilst it is difficult to predict with certainty, current indications suggest there is likely to be a steady growth in student numbers living in Swansea in the short to medium term. This is likely to mean there will be increased demand for both HMOs and PBSA in Swansea.

2.5.2 The highest levels of demand for student occupied HMOs is likely to remain within the Uplands and Castle Wards, however, there is some evidence of an increase in HMOs (that do not require a licence under Mandatory Licensing) in St Thomas Ward due to the proximity of Swansea University's Bay Campus and the increased presence of UoWTSD at SA1.

2.5.3 In addition, planning permission has been granted for residential development on the Hendrefoilan Student Village which reinforces the shift in the provision of student accommodation away from West to Central and East Swansea. Based upon current pressures, demand for PBSA is likely to focus on sites in and adjacent to the existing University campuses/ developments and the Central Area of Swansea.

2.6 Supply

2.6.1 In terms of PBSA there has been a significant increase in new provision and conversions (constructed and in the pipe-line) both directly by the relevant Universities but also by private providers within Swansea. It is likely that this new build programme will assist in meeting a significant proportion of the increased accommodation needs of this sector but it is unlikely to significantly reverse the demand for HMOs. Indeed, whilst there is interplay between demand for PBSA and HMOs, it is not accurate to assume there is a direct correlation i.e. that future increases in PBSA supply will reduce demand for HMOs by the same amount. To make this assumption would unduly simplify a complicated process and underplay factors such as student preferences and behaviour, and the price differential between the two accommodation types.

3.0 LDP Policy on Purpose Built Student Accommodation

3.1 The following LDP extract shows the precise wording of the PBSA policy and accompanying policy amplification, as amended by the very minor 'Matters Arising Changes' identified during the LDP examination process, which largely related to use of terminology. As highlighted above, these changes were subject to a 6 week period of public consultation which concluded on the 15th December, 2018.

H 11: PURPOSE BUILT STUDENT ACCOMMODATION

Proposals for purpose built student accommodation should be located within the Swansea Central Area, and must in the first instance assess the availability and suitability of potential sites and premises at this location, unless:

- i. The proposed site is within a Higher Education Campus and is in accordance with an approved masterplan for the site; and**
- ii. In the case of the Swansea University Bay Campus, the development would not give rise to an additional number of residential units at the Campus than the number permitted by any extant planning permission; and**
- iii. The development would give rise to an overall benefit to the vitality and viability of the Swansea Central Area.**

2.5.24 Higher Education makes an important contribution to the local economy with in the region of 16,500 full time students living in the area. Many live in former family homes converted to HMOs and as a consequence parts of the County experience significant community cohesion issues resulting from harmful concentrations of such dwellings. It is preferable that student needs are met as far as possible by modern purpose built and managed schemes with the space and facilities more suited to students' needs in appropriate Swansea Central Area locations where there is good access to services, facilities and public transport to the University buildings. Such development accords with City Centre living aims and would increase footfall, and so contribute towards enhancement of City Centre vitality and viability. It may also lead to a reduction in HMOs and promote the reinstatement of dwellings to family use.

2.5.25 The Swansea Central Area boundary is defined in Policy RC 1. The Council wishes to avoid development of student accommodation that is unsustainable (including in terms of access to services, facilities and public transport) or to the detriment of the regeneration aims for the Central Area. Therefore proposals for student accommodation will not be supported outside of the Swansea Central Area unless the exception criteria are met. Although provision of such purpose built student accommodation will be encouraged within the Central Area, careful consideration will be given to the potential impact on the amenity of, or potential for conflicts with, surrounding uses.

2.5.26 There is a development opportunity to expand the Swansea University Bay Campus to the west of the existing Bay Campus site currently located within the boundary of Neath Port Talbot County Borough Council. Development proposals for education facilities to support the continued growth of the University will be supported at this location. Proposals for student accommodation will only be permitted within the expansion area where the total quantum of bedrooms does not exceed the number approved by the outline planning permission for the Bay Campus scheme, consented by Neath Port Talbot County Borough Council. This approach is enshrined within the cross boundary masterplan produced by the Swansea and Neath Port Talbot Councils. Any such proposals for student accommodation within the expansion area must be supported by evidence that the quantum of unbuilt

student accommodation on the existing Bay Campus has been, or will be, reduced by the corresponding number of units.

2.5.27 The Council may apply a condition to restrict occupation of the development to students. Where proposals are to convert an existing property (such as above shop development), applicants should also refer to Policy H 9 Houses in Multiple Occupation and Residential Conversions within Settlements.

3.2 During the examination process, the Inspectors highlighted a number of specific questions on the matter of PBSA, which the Council responded to as follows:

Q: *“Why must applicants ‘in the first instance assess the availability and suitability of potential sites and premises’ for student accommodation in the Swansea Central Area – is there evidence that there is little need for such accommodation elsewhere?”*

A: It is important that the Policy clearly sets out the Council’s position that proposals should first consider the availability and suitability of potential sites in the Central Area for a number of reasons. Fundamentally the preference for the Central Area accords with the Council’s sustainable strategy for directing large scale PBSA developments to the most sustainable locations, and the Council’s regeneration aspirations and strategies for enhancing the vitality and viability of the Central Area. It is considered that the Central Area is the most sustainably located in terms of transport options for students to access both Universities, given the bus interchange and the routing of services, and in terms of the co-location with the biggest range of entertainment and leisure opportunities. The Council is committed to locating student accommodation within the Central Area where appropriate to assist its regeneration objectives, including increasing the potential for footfall and spend in retail and leisure services.

Notwithstanding the above, Policy H11 takes a pragmatic and sensible approach to obviating the need for considering Central Area sites if the proposal is located within a Higher Education Campus and satisfies the criteria clearly expressed in the policy. The Council is clear that large scale PBSA at out of centre locations should be avoided given the adverse and unacceptable impacts that can arise related to unsustainable travel patterns and standards of amenity.

Q: *“Should the policy take a more flexible approach to developments incorporating an element of student housing outside the Swansea Central Area?”*

A: The Policy reflects the Council’s priority to regenerate the Central Area and ensure that student accommodation is delivered in the most sustainable locations. Appropriate flexibility is already built into the Policy. It enables consideration of proposals outside the Central Area on their individual merits against the Policy criteria.

Q: *“Criterion (ii) places an upper limit on the number of residential units permitted at the Swansea University Bay Campus. Is this justified by evidence and is it consistent with the growth aspirations of Swansea University and the City Deal more generally?”*

A: Planning permission for a very large quantum (up to 4,000 units) of student accommodation in association with the development of Swansea University Bay Campus has been approved by Neath Port Talbot Council on a site within its administrative boundary. Evidence shows that 2,000 units have been constructed, with

a further 400 to be completed and available for the new academic term in September 2018. The Bay Campus site is situated immediately adjacent to the administrative area of Swansea Council and, therefore, the boundary of the Swansea Plan. Policy H11 takes a pragmatic and generous approach in this regard. It seeks to respect the outcome of the relevant planning consent that has previously been determined by the adjoining Authority. Policy H11 also respects the ongoing changes made by Swansea University to the nature of its proposals for land uses within its Bay Campus, and generously provides flexibility for it to identify other land at this location to accommodate the quantum of student residential units that has been consented by Neath Port Talbot Council. The Policy emphasises this by clarifying that such proposals must be part of a wider masterplan strategy for the Campus, to provide the LPA with the appropriate context to understand why student accommodation within site SD K may be appropriate. This approach seeks to allow flexibility in how the Campus could expand over a larger area, allowing for expansion of teaching and staff facilities, and appropriate university related business uses within Strategic Development Area K.

Q: *“As student accommodation in the Swansea Central Area would be likely to benefit vitality and viability, what is the purpose of criterion (iii)?”*

A: The policy sets out that proposals for student residential accommodation should be located within the Swansea Central Area, and must in the first instance assess the availability and suitability of potential sites and premises at this location, unless the proposal conforms to criteria (i), (ii) and (iii).

4. Conclusions/Key Points Summary

4.1 In order to provide a robust and evidenced based planning framework, it is important to recognise demand and supply factors, by encouraging appropriate PBSA schemes in sustainable locations. The planning policy approach to student accommodation is set out in LDP Policy H11, which clearly sets out the Council’s position that proposals should first consider the availability and suitability of potential sites within the Central Area. The LDP also contains a policy on HMOs (Policy H9), which is a form of accommodation used by students, in high concentrations in some areas, as well as people in work, seeking work and other groups. The LDP HMO policy manages concentrations of HMOs in a way which allows for sustainable future growth to meet anticipated increases in demand for such accommodation, balanced against the need to ensure ‘over-intensification’ that can be to the detriment of amenity.

4.2 The planning strategy for the sustainable future growth of student accommodation is to tightly constrain further HMOs in areas of existing high concentrations, as long as sufficient appropriate opportunities are provided for in other sustainable locations and PBSA schemes are delivered on appropriate sites.

5. Legal implications

None

6. Finance implications

None

Glossary of terms:

PBSA – Purpose Built Student Accommodation

LDP – Local Development Plan

SPG – Supplementary Planning Guidance

HMO – Housing in Multiple Occupation

LPA – Local Planning Authority

UoWTSD - University of Wales Trinity St David

Background Papers:

Swansea LDP Examination, Statement of Swansea Council – Specialist Housing (Feb 2018): https://www.swansea.gov.uk/media/25209/HS13-SWANSEA---Specialist-Housing/pdf/HS13-SWANSEA_-_Specialist_Housing.pdf

Swansea LDP Examination, Statement of Swansea Council – Housing in Multiple occupation and Residential Conversions (May 2018) ED070: <https://www.swansea.gov.uk/article/30234/LDP-Examination---Examination-documents>

Appendices: Appendix A – Approved Student Accommodation 2007-2018

Appendix A

Approved Student Accommodation 2007-2018

App Number	2007/2829	Valid App Date	17.12.2007
Area	AREA1	Determination Date	07.04.2008
Application Type	Outline	Decision Date	19.12.2008
Ward	Landore - Area 1	Ext of Time Date	
Status	Approve subj to S106	Dev Type	Major Dwellings
Recommendation	Approve subj to S106	Draft Date	19.12.2008
Location	Land At New Cut Road/Morfa Road, Swansea		
Proposal	Mixed use development comprising 967 student accommodation units within 1 no. part 6 storey, part 7 storey, part 8 storey part 10 storey block, incorporating ground floor retail unit (Class A1), and 1 no. part single storey part 6 storey block plus up to 349 residential units, freestanding cafe/restaurant (Class A3), bicycle storage, car parking, riverside walkway, reconfigured public open space, landscaping, highways and infrastructure works (outline).		

App Number	2008/1990	Valid App Date	06.11.2008
Area	AREA1	Determination Date	01.01.2009
Application Type	Reserved Matters	Decision Date	21.05.2009
Ward	Landore - Area 1	Ext of Time Date	
Status	Approve	Dev Type	Major Dwellings
Recommendation	Approve	Draft Date	21.05.2009
Location	Land At New Cut Road/Morfa Road, Swansea		
Proposal	Details of landscaping for proposed student accommodation (reserved matters approval pursuant to outline planning application ref: 2007/2829) (resolved to grant planning permission 19th August 2008)		

App Number	2010/0071	Valid App Date	12.02.2010
Area	AREA1	Determination Date	09.04.2010
Application Type	Full Plans	Decision Date	14.04.2010
Ward	Castle - Bay Area	Ext of Time Date	
Status	Approve	Dev Type	Major Dwellings
Recommendation	Approve	Draft Date	14.04.2010
Location	The Former Post Office, 35 - 36 The Kingsway, Swansea, SA1 5LF		
Proposal	Addition of 3rd and 4th floors and conversion of 1st and 2nd floors to provide 38 self-contained units of student accommodation with external alterations		

App Number	2011/1699	Valid App Date	21.12.2011
Area	AREA1	Determination Date	15.02.2012
Application Type	Full Plans	Decision Date	05.10.2012
Ward	Castle - Bay Area	Ext of Time Date	
Status	Approve subj to S106	Dev Type	Major Dwellings
Recommendation	Approve	Draft Date	05.10.2012
Location	10 St Mary's Square, Swansea SA1 3LP		
Proposal	Change of use from offices (Class B1) to retail (Class A1) and residential flat (Class C3) at ground floor and to student accommodation (26 units) on first, second and third floors and ancillary retail and living accommodation at basement level, addition of mansard roof incorporating 3 front and 2 rear dormers, installation of 4 roof lights, associated roof plant including solar collectors and external alterations		

App Number	2014/1940	Valid App Date	22.12.2014
Area	AREA1	Determination Date	16.02.2015
Application Type	Full Plans	Decision Date	25.06.2015
Ward	Castle - Bay Area	Ext of Time Date	
Status	Approve subj to S106	Dev Type	Major Dwellings
Recommendation	Approve subj to S106	Draft Date	25.06.2015
Location	11A -12A Llanfair House St. Mary Square Swansea SA1 1JF		
Proposal	External alterations and conversion of first, second and third floors to provide student accommodation (22 residential units) with associated laundry/storage and external works.		

App Number	2016/0556	Valid App Date	12.07.2016
Area	BAY	Determination Date	06.09.2016
Application Type	Full Plans	Decision Date	05.05.2017
Ward	Castle - Bay Area	Ext of Time Date	
Status	Approve subj to S106	Dev Type	All Other Major Dev
Recommendation	Approve subj to S106	Draft Date	07.06.2016
Location	Mariner Street Car Park, 2-3 Mariner Street, 59-60 And 63-64 High Street, Swansea		
Proposal	Demolition of existing buildings on site and the construction of a purpose built student accommodation building between 6, 8 & 22 storeys (725 bedrooms comprising 145 studios & 105 cluster units) with ancillary communal facilities/services, 4 no. ground floor commercial units (Classes A1 (retail), A2 (Financial/Professional), A3 (Food and Drink), B1 (Business), D1 (non-residential Institution), and D2 (Assembly/Leisure), car parking/servicing area, associated engineering, drainage, infrastructure and landscaping works		

App Number	2016/1320	Valid App Date	26.08.2016
Area	BAY	Determination Date	21.10.2016
Application Type	Full Plans	Decision Date	14.02.2017
Ward	Castle - Bay Area	Ext of Time Date	02.11.2015
Status	Approve subj to S106	Dev Type	Major Dwellings
Recommendation	Approve subj to S106		
Location	36 Oldway Centre Orchard Street City Centre Swansea SA1 5AQ		
Proposal	Change of use of existing Oldway Centre 13-storey office building (Class B1) and upper floors of High Street block to student accommodation with construction of additional 2 storeys of new student accommodation to High Street block (556 bed spaces in total) with ancillary ground floor communal facilities/services, car/cycle parking & refuse store with external alterations to existing building envelope, and change of use of Unit No's 40, 41/42, 43/44, 45/46, 47 & 48 High Street to form a single unit - Classes A1 (Shops), A2 (Financial & Professional), A3 (Food & Drink), B1 (Business) and D2 (Assembly & Leisure)		

App Number	2016/1333	Valid App Date	24.10.2016
Area	BAY	Determination Date	19.12.2016
Application Type	Full Plans	Decision Date	21.04.2017
Ward	Castle - Bay Area	Ext of Time Date	
Status	Approve subj to S106	Dev Type	Major Dwellings
Recommendation	Approve subj to S106		
Location	Site J Trawler Road Swansea Marina Swansea SA1 1UN		
Proposal	Construction of a purpose built student accommodation building ranging from 4 to 6 storeys high, plus duplex, incorporating 287 bedrooms with ancillary communal facilities/services, 3 no. commercial units (Classes A1/A3), 43 space undercroft car park, servicing area, associated engineering and landscaping works		

App Number	2016/1523	Valid App Date	29.07.2016
Area	BAY	Determination Date	23.09.2016
Application Type	Full Plans	Decision Date	05.05.2017
Ward	Castle - Bay Area	Ext of Time Date	21.10.2016
Status	Approve subj to S106	Dev Type	Major Dwellings
Recommendation	Approve subj to S106	Draft Date	10.01.2017
Location	Sun Alliance House St Helen's Road Swansea SA1 4DQ		
Proposal	Change of use of property from offices to student accommodation comprising 78 studio apartments, with associated access landscaping works, additional windows and external alterations		

App Number	2016/1573	Valid App Date	16.11.2017
Area	AREA1	Determination Date	11.01.2018
Application Type	Full Plans	Decision Date	22.05.2018
Ward	Landore - Area 1	Ext of Time Date	
Status	Approve subj to S106	Dev Type	Major Dwellings
Recommendation	Approve subj to S106	Draft Date	09.01.2018
Location	Land At The Former Unigate Dairy Site, Morfa Road, Swansea		
Proposal	Demolition of existing on site building /structures and construction of purpose built student accommodation (up to 706 bedrooms) (Sui Generis) within an indicative access / layout of 5 blocks & scale parameters of 4 to 6 storeys with 4 No. ground floor commercial units of Block 1(A1/A2/A3 &B1) and 1 No. ground floor convenience retail store (A1) / 1 No. commercial unit (A1/A2/A3 & B1) of Block 2 together with ancillary communal uses including management / laundry / common room (D1 & D2 uses), car & bicycle parking/servicing area, associated engineering, drainage, related infrastructure and landscaping works (Outline Application - all matters reserved)		

App Number	2016/3704/FUL	Valid App Date	11.05.2017
Area	BAY	Determination Date	06.07.2017
Application Type	Full Plans	Decision Date	21.11.2017
Ward	Castle - Bay Area	Ext of Time Date	15.08.2017
Status	Approve subj to S106	Dev Type	Major Dwellings
Recommendation	Approve subj to S106		
Location	17-18 The Kingsway Swansea SA1 5JW		
Proposal	Construction of purpose built student accommodation building between 5-14 storeys for residential accommodation for students (up to 307 bedrooms) with ancillary communal facilities, cycle & bin stores, with ground floor commercial unit Retail (Class A1) and/or Restaurant (Class A3) and associated works following demolition of existing single storey restaurant building		

App Number	2017/1429/FUL	Valid App Date	31.07.2017
Area	BAY	Determination Date	25.09.2017
Application Type	Full Plans	Decision Date	13.03.2018
Ward	St. Thomas - Bay Area	Ext of Time Date	14.11.2017
Status	Application Refused	Dev Type	Major Dwellings
Recommendation	Approve subj to S106		
Location	Former Cape Horner Public House Miers Street St Thomas Swansea SA1 8BZ		
Proposal	Demolition of existing structure and construction of a 3 storey building to provide 72 bedroom student accommodation units (studios & cluster flats), access from Miers Street, landscaping and car & cycle parking		

App Number	2018/1735/FUL	Valid App Date	01.10.2018
Area	BAY	Determination Date	26.11.2018
Application Type	Full Plans	Decision Date	26.11.2018
Ward	St. Thomas - Bay Area	Ext of Time Date	
Status	Approve	Dev Type	All Other Major Dev
Recommendation	Approve	Draft Date	26.11.2018
Location	Former Vale Of Neath Public House Fabian Way Port Tennant Swansea		
Proposal	Change of use of former public house (Class A3) to 27 bed student accommodation, 2nd floor roof extension, three storey rear extension and provision of cycle storage and 5 car parking spaces		

App Number	2018/1743/S73	Valid App Date	08.08.2018
Area	BAY	Determination Date	03.10.2018
Application Type	Variation of Condition	Decision Date	03.10.2018
Ward	Castle - Bay Area	Ext of Time Date	10.10.2018
Status	Approve	Dev Type	Variation of Conditions
Recommendation	Approve	Draft Date	03.10.2018
Location	Mariner Street Car Park, 2-3 Mariner Street, 59-60 And 63-64 High Street Swansea SA1 5BA		
Proposal	Demolition of existing buildings on site and the construction of a purpose built student accommodation building between 6, 8 & 17 storeys (780 bedrooms comprising 170 studios & 610 cluster units) with ancillary communal facilities/services, 3 no. ground floor commercial units (Classes A1 (retail), A2 (Financial/Professional), A3 (Food and Drink), B1 (Business), D1 (non-residential institution), and D2 (Assembly/Leisure), car parking/servicing area, associated engineering, drainage, infrastructure and landscaping works – Section 73 application to vary Condition 2 (Plans), Condition 5 (External Finishes), Condition 6 (Details), Condition 10 (Superstructure Works), 13 (Landscaping), 14 (Archaeology), 20 (Drainage) of planning permission 2016/0556 granted 5th May 2017		

App Number	2018/2101/RES	Determination Date	12.12.2018
Area	AREA1	Decision Date	06.12.2018
Application Type	Reserved Matters	Ext of Time Date	
Ward	Landore - Area 1	Dev Type	Major Dwellings
Status	Approve	Draft Date	06.12.2018
Recommendation	Approve		
Location	Land At The Former Unigate Dairy Site, Morfa Road, Swansea		
Proposal	Demolition of existing on-site building/structures and construction of purpose built student accommodation comprising of four blocks of between 5 - 6 stories (706 bed spaces in total) with ground coffee shop/cafe (Class A3) and Gymnasium (Class D2) together with ancillary communal uses including management/ laundry/ common room car and bicycle parking/servicing area, associated engineering, drainage, related infrastructure and landscaping works - Approval of Reserved Matters - details of Access, Appearance, Landscaping, Layout & Scale pursuant to Conditions 3, 6, 7, 8 & 10 of Outline Planning Permission 2016/1573 granted 22 May, 2018		

App Number	2018/2290/S73	Valid App Date	26.10.2018
Area	AREA1	Determination Date	21.12.2018
Application Type	Variation of Condition	Decision Date	06.12.2018
Ward	Landore - Area 1	Ext of Time Date	
Status	Approve	Dev Type	Variation of Conditions
Recommendation	Approve		
Location	Land At New Cut Road/Morfa Road Swansea SA1 2ED		
Proposal	Construction of a purpose built student accommodation building of six / seven storey block - 245 bedspaces with ancillary communal facilities and associated works - Application under Section 73 to vary condition 33 (Plans) of planning permission ref. 2007/2829 and 2008/1990 (following 2018/2015/NMA)		

Agenda Item 6

Development and Regeneration Scrutiny Performance Panel Work Plan 2018/19

Date	Agenda
<p><u>Meeting 1</u></p> <p>19th July 2018 1pm Committee Room 3B</p>	<p>Finance and Budget Update</p> <ul style="list-style-type: none"> • Ben Smith - Head of Financial Services & Service Centre
<p><u>Meeting 2</u></p> <p>12th September 2018 Committee Room 5</p>	<p>Dashboard Project Update</p> <ul style="list-style-type: none"> • Phil Holmes – Head of Planning and City Regeneration • Huw Mowbray - Development and Physical Regeneration Strategic Manager
<p><u>Meeting 3</u></p> <p>7th November 2018 Committee Room 5</p>	<p>Dashboard Project Update</p> <ul style="list-style-type: none"> • Phil Holmes – Head of Planning and City Regeneration • Huw Mowbray - Development and Physical Regeneration Strategic Manager
	<p>Penderyn – An Update</p> <ul style="list-style-type: none"> • Paul Relf - Economic Development and External Funding Manager • Huw Mowbray - Development and Physical Regeneration Strategic Manager •
<p><u>Special</u></p> <p>28th November Committee Room 5</p>	<p>Pre-Decision Scrutiny – Swansea Central Phase 1 and FPR7 Report</p> <ul style="list-style-type: none"> • Councillor Rob Stewart • Phil Holmes – Head of Planning and City Regeneration • Ben Smith – Head of Financial Services and Service Centre
<p><u>Meeting 4</u></p> <p>9th January 2019 Committee Room 5</p>	<p>Dashboard Project Update</p> <ul style="list-style-type: none"> • Phil Holmes – Head of Planning and City Regeneration • Huw Mowbray - Development and Physical Regeneration Strategic Manager

	<p>Planning and Student Accommodation</p> <ul style="list-style-type: none"> • Paul Meller - Strategic Planning and Natural Environment Manager • Ryan Thomas - Development Conservation and Design Manager
<p><u>Special</u></p> <p>Budget Meeting 11th February 2019 Guildhall Council Chamber</p>	<p>Budget Meeting</p> <ul style="list-style-type: none"> • Panel to discuss their thoughts on the 2018/19 budget relating to Development and Regeneration matters.
<p><u>Meeting 5</u></p> <p>28th February 2019 Committee Room 5</p>	<p>Dashboard Project Update</p> <ul style="list-style-type: none"> • Phil Holmes – Head of Planning and City Regeneration • Huw Mowbray - Development and Physical Regeneration Strategic Manager <p>Skyline</p> <ul style="list-style-type: none"> • Huw Mowbray - Development and Physical Regeneration Strategic Manager
<p><u>Meeting 6</u></p> <p>10th April 2019 Committee Room 5</p>	<p>Dashboard Project Update</p> <ul style="list-style-type: none"> • Phil Holmes – Head of Planning and City Regeneration • Huw Mowbray - Development and Physical Regeneration Strategic Manager <p>Enterprise Zones and Business Parks</p> <ul style="list-style-type: none"> • Paul Relf - Economic Development and External Funding Manager • Paul Meller - Strategic Planning and Natural Environment Manager