

Report of the Head of Economic Regeneration and Planning

Planning Committee - 13 October 2015

Draft Fabian Way Innovation Corridor Masterplan Framework

Purpose:	To seek approval to undertake a period of public consultation on the draft Masterplan Framework document.
Policy Framework:	Planning Policy Wales, Swansea Local Development Plan (LDP) Preferred Strategy (2014), Swansea Bay City Region Economic Regeneration Strategy (2013), NPT Local Development Plan (anticipated to be adopted late 2015)
Reason for Decision:	The Masterplan Framework is being produced jointly by Swansea and Neath Port Talbot (NPT) Councils. It will form Supplementary Planning Guidance (SPG) to the two Authorities' respective Local Development Plans (LDP) on their adoption. Public consultation informs the content of SPG and improves the status and weight that may be afforded to it in future decision making once it is adopted.
Consultation:	Legal, Finance, Regeneration and Access to Services.
Recommendation(s):	It is recommended that permission is granted to undertake public consultation on the draft Masterplan Framework.
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1.0 Introduction

- 1.1 The draft Masterplan Framework document has been produced jointly by Swansea and NPT Councils to co-ordinate development in the cross-border Fabian Way Corridor area. A joint meeting of the two Authorities' Cabinet Members and Senior Officers has agreed the document as a basis for public consultation. Once adopted under the respective future Local Development Plans of the two Authorities, it will form Supplementary Planning Guidance (SPG) and a material consideration in the determination of planning applications within the Corridor area. A copy of the draft Framework is appended to this report.
- 1.2 This report provides an overview of the Framework and how it has been prepared. A period of formal public engagement is now required to inform its preparation for which approval is sought.

2.0 Background

- 2.1 The Framework covers the area red-lined in Figure 1 below.

Figure 1: The Framework area – Fabian Way Corridor



- 2.2 The document has been based on a City Region approach and takes forward the prevailing national, regional and emerging LDP local planning / regeneration policy contexts. While there are some hooks for the SPG in the adopted Swansea UDP, the Masterplan Framework contradicts some Swansea UDP policies. Therefore, the Masterplan Framework is being prepared in parallel with the emerging LDP and will form SPG to the future LDP when the Plan is adopted.
- 2.3 The Framework identifies constraints and opportunities based on detailed site assessments and close engagement with the local Ward Members, Transportation, Regeneration and Environmental Health Officers from both Local Planning Authorities, and key external stakeholders such as Welsh Water, Natural Resources Wales and The Port Health Authority. Engagement has been maintained throughout the process with the land owners (such as Associated British Ports), the Universities and Swansea Bay Tidal Lagoon. The next stage of preparation is to build on this engagement by undertaking a period of formal public consultation.

3.0 The Masterplan Framework Document

- 3.1 The Framework takes a strategic and collaborative approach and sets out a vision for a City Region 'Innovation Corridor', building upon the Higher Education and Tidal Lagoon developments and their triangle of opportunity. It supports the development of a local 'Knowledge Economy Cluster' in-line with the Swansea Bay City Region Economic Regeneration Strategy as part of a mixed use area with creativity, connectivity, innovation and place-making at its heart. The document aims to facilitate the future expansion of both Universities, capture the associated socio-economic benefits from third party Research & Development and high technology businesses seeking to cluster close to the Universities and Tidal Lagoon, and facilitate the provision of sustainable residential accommodation in appropriate locations supported by the necessary infrastructure.
- 3.2 It seeks to coordinate the transformation of derelict and under-used brownfield land and promote sustainable development, providing employment opportunities and economic benefits for the City Region, whilst complementing City Centre regeneration.
- 3.3 The Framework aims to bring about a step change in the environment of this key City Region gateway by guiding future land use and development through a place making approach, promoting high quality design and public realm building upon the environmental improvements already delivered at SA1, the Bay Campus and expected from the Tidal Lagoon.
- 3.4 It will identify priority actions with the potential to bring about long term improvement to the area's connectivity particularly by sustainable transport (in-line with the Fabian Way Corridor Transport Assessment), better integrate communities north/south of Fabian Way, and identify priority actions to enhance infrastructure to make the area competitive and sustainable.
- 3.5 These development sites are in multiple private ownership. Each has physical constraints which could hinder their individual development potential. Uncoordinated development proposals would put the long-term regeneration of the Corridor at risk. Therefore, this Framework seeks to provide an integrated strategic approach, maximise the benefits of each site, overcome site constraints, and minimise conflicts between different land uses.
- 3.6 While the Framework covers the whole Corridor, detailed masterplans already exist for SA1 and the Bay Campus. This Framework focuses on co-ordinating planning of the intervening land with these established frameworks. The Masterplan Framework is set out in Chapter 5 of the Appendix.

4.0 Proposed Consultation

4.1 It is proposed that the consultation will be undertaken for 6 weeks from the beginning of November 2015 and in the respective administrative areas will be facilitated through elements of the following as appropriate:

- Press and social media releases throughout the 6 week period to make people aware of the consultation, raise interest, and inform them how to participate;
- Targetted emails - sent to the relevant consultation bodies (including the Swansea Bay City Region Group); the local landowners concerned, local businesses and interested parties;
- Letters – and summary leaflet sent to specific communities identified by Officers/Councillors for additional engagement;
- Webpage – will provide all relevant information and documentation with a pdf copy of the document for people to comment on;
- Community drop-in information sessions – possibly three offering a cross-section of locations and including at least one in the evening to make them accessible;
- Summary leaflet – available in public locations;
- Opportunity to read and comment on a hard copy of the draft document in local Council buildings as appropriate;
- The consultation be advertised on the Swansea City Centre Big Screen, Bus Station, Civic Centre screens.

5.0 Equality and Engagement Implications

5.1 An Equality Impact Assessment (EIA) Screening has been undertaken and it has been agreed by Swansea Access to Services Team that a full EIA is not required. The screening has highlighted some of the expected positive outcomes of the Framework including the aims for:

- Better integration of communities north / south of Fabian Way
- Improved employment opportunities
- Improved sustainable travel options and connectivity
- Improved public realm and environment
- Provision of residential development in appropriate locations accompanied by the necessary physical and social infrastructure

5.2 The document will be informed by full and open public consultation as detailed above.

6.0 Financial Implications

6.1 There are no immediate financial implications arising from the public consultation. The cost of the joint public consultation exercise will need to be accommodated within existing budgets and staff resources; and shared appropriately between the two Councils.

7.0 Legal Implications

7.1 The Masterplan Framework will be a material planning consideration when determining planning applications in the Corridor area once adopted as SPG to the future adopted LDP. Before then, it will not form part of the current Development Plan (UDP) and will not attract the weight of an adopted SPG to the UDP.

Background Papers:

- City & County of Swansea Unitary Development Plan
- City and County of Swansea LDP Preferred Strategy
- Neath Port Talbot County Borough Council Local Development Plan

Appendices:

Appendix 1 – Fabian Way Innovation Corridor Masterplan Framework Working Draft