

Cabinet Member for Enterprise Development and Regeneration

Cabinet – 18 February 2016

SWANSEA CENTRAL AREA REGENERATION FRAMEWORK REPORT ON THE PUBLIC CONSULTATION EXERCISE

Purpose: To report back on the public consultation exercise undertaken on the draft Swansea City Centre Strategic Framework Review (2015).

Policy Framework: Swansea City Centre Strategic Framework Review Draft (January 2015), Swansea City Centre Strategy (2009), Swansea Community Plan Environment and Prosperity themes, Unitary Development Plan (2008), Swansea Bay Strategy Action Plan (2008).

Reason for Decision: To report back on a public consultation exercise undertaken on the draft Swansea City Centre Strategic Framework Review (Regeneration Framework), in order that it can be adopted as informal planning guidance and be used to inform the preparation of the Local Development Plan.

Consultation: Legal, Finance, Planning and Transportation.

Recommendation(s): It is recommended that:

- 1) The Swansea Central Area Regeneration Framework be amended as set out in Table 1 of this report and that the document is adopted as informal planning guidance to guide future regeneration in the City Centre and inform the preparation of Local Development Plan.

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1.0 Introduction

- 1.1 A new draft Swansea City Centre Strategic Framework Review (draft Regeneration Framework) was prepared by consultants DTZ (now called Cushman Wakefield), Vectos, Chapman Taylor and Emotional Logic and was approved by Cabinet as a draft and as a basis for public consultation in January 2015.

1.2 A current and relevant Regeneration Framework for Swansea's Central Area is essential to guide future new development and investment, and provide a robust evidence base on which to plan future regeneration. The Regeneration Framework will also help to ensure that all resources, and funding opportunities, are appropriately targeted and focused on a clear set of objectives for the Central Area which ensure that regeneration benefits are maximised.

1.3 This report outlines the public consultation process which has been undertaken, and summarises the wide range of views and comments received from residents, visitors, businesses and other organisations. The report also responds to those views and comments, and recommends amendments which will help to clarify and refine the proposals contained in the 2015 draft Regeneration Framework. Three appendices are attached to this report, which incorporate a Summary of responses to the consultation exercise (Appendix 1), The Preliminary Consultation (Appendix 2) and a copy of the revised, refined and renamed Swansea Central Area Regeneration Framework (Appendix 3). <http://www.swanseaacitycentre.com/invest-business/city-centre-strategic-framework/>

2.0 Summary of Key Objectives and Principles

2.1 The Regeneration Framework presents a Masterplan which focuses on development opportunities in a Retail and Leisure Led Mixed Use area and identifies a future role and function a range of Complementary areas set within the context of a Vision for the following 4 broad areas:

- Creating a Living Working and Learning Area
- Developing a Retail/ Leisure Led Mixed Use Centre
- Connecting to the City Waterfront
- Creating a Green Artery.

The proposals presented for these areas are set within the context of a series of Strategic Objectives themes based on Sustainability, Economic Prosperity, Design, Accessibility and Movement, and Distinctiveness and Innovation.

2.2 The Regeneration Framework promotes a range of deliverable schemes across the short, medium and longer term timeframes to stimulate regeneration, which could be funded through a combination of both public and private sector investment. To ensure an informed approach the Framework is underpinned by an Evidence Base, which is a detailed preliminary analysis of existing issues, the quality of public realm and built environment of existing areas of the Central Area, demographics, market trends, and preliminary public consultation.

2.3 Status of the Document -It is intended that this final version of the Regeneration Framework will be approved as new strategic guidance to set the regeneration agenda for Swansea's Central Area, will supersede the previous Swansea City Centre Framework (2009) and be a material planning consideration in the determination of planning applications. The document will also inform the preparation of policies for the Central Area in the emerging Local Development Plan (LDP), and in due course be adopted as Supplementary Planning Guidance to the LDP.

3.0 The Consultation Process

A preliminary consultation process was undertaken to initially inform and shape the draft document. This involved the Swansea Voices Panel, Swansea schools, and the You Are Here Consultancy Team. The formal public consultation process was undertaken following the launch of the draft Framework on 29th January 2015. A summary of the consultation activities are outlined below and the comments received during that consultation exercise are set out in Appendix 1.

3.1 Preliminary Consultation December 2014

1. Swansea Voices Panel Opinion Research Services (Swansea Voices Citizens Panel members) were asked to respond to general questions on the quality and future of the Central Area using an online or postal questionnaire. 1,260 panellists were contacted 539 and questionnaires were completed. The key questions related to what facilities were important to residents in the Central Area, what would improve Swansea as a place to visit, and what would make it unique. The results showed the importance of new shopping facilities, better parking, public transport and access to the beach.

2. Swansea Schools Consultation In order to directly engage children and young people in Swansea a short questionnaire was sent out to all schools. Seven responses were received which were primarily considered by school council forums.

3. City Futures Conference (October 2014) Design Commission for Wales in partnership with CCS held an international conference at the National Waterfront Museum in October 2014. The conference was entitled City Futures and speakers from around the world looked at addressing service and infrastructure needs, securing good living conditions and harnessing human capital.

4. You Are Here consultation (November – December 2014)

The You Are Here team were engaged as part of the team of consultants to undertake a creative led consultation to engage with the public. A series of themed events and pop ups were used in empty shops and spaces owned by the CCS, involving partnerships and targeted conversations. The Project used a variety of innovative mechanisms of engagement including:

- Re branding empty spaces through creative exercises and a programme of engaging interventions.
- Engaging City Centre users- businesses and strategic partners and general public.
- Creating a sustainable framework to guide the use of empty premises.
- Hosting Artist led events where a number ideas and potential for urban cultural regeneration of the City was explored.

The bulk of the public consultation was undertaken through face to face dialogue and conversations. There were also 295 written submissions and letters and the key findings are also summarised in Appendix 2.

3.2 Public Consultation Exercise March- April 2015

1. Briefings have been held for partners such as Healthy Cities, SERP, Swansea BID.
2. A presentation and workshop was held for the Council's Innovation Network (purple room).
3. Launch of the Regeneration Framework on January 29th 2015 workshop with Council Members, Stakeholders and business representatives.
4. The Council has engaged the media with press releases, interviews and on-line content.
5. The www.swanseaacitycentre.com website has provided up to date news on progress and provides access to the draft framework review document.
6. Social media activity (Twitter and Facebook) has been undertaken in relation to the press releases
7. Tourism trade monthly email shot (305 mailshots)
8. Direct consultation with over 250 organisations and individuals by post and by email
9. Press notice
10. Site notices around the City Centre.
11. Public Exhibitions- at 39 Union Street and at The City Centre Managers Unit on Plymouth Street on March 30th and 31st 2015.
12. Copies of the Consultation document were made available at all Swansea Libraries.
13. Targeted consultation and presentation events- SCVS, Guide Dogs Cymru, and Swansea Association for Independent Living and Maritime Quarter Residents.

Comment forms were made available at the exhibitions and on line which invited members of the public to give their views on the Regeneration Framework proposals within a four week period. This was a robust and successful consultation exercise, with a good rate of response which generally supported the wider intentions of the Regeneration Framework.

3.3 Summary of the Responses

Responses to the draft document were received through a variety of media and can generally be quantified as below:

- **14 organisations/ stakeholders responded**
- **13 individual letters from members of the public**
- **14 questionnaire response forms from members of the public**
- **23 Facebook comments-** largely focusing on the need for more car parking, the Central Area traffic system, and impacts of out of town shopping on the future of the Central Area.

3.4 The Integrated Impact Assessment Screening (IIA): A toolkit has been designed to assist in aligning policies and strategies with the values of the WHO Healthy Cities Network, with a series of criteria developed from a range of key partnership Strategies in Swansea. A multi disciplinary group of participants met to discuss the contribution that the Regeneration Framework makes to addressing those criteria. The exercise highlighted a number of areas for improvement in the Framework reflecting many of the comments received during the wider public consultation exercise.

4.0 Assessment of the Key Issues from the Public Consultation Exercise

4.1 A wide range of important issues were raised through the consultation exercises, and these are discussed briefly in the section below and set out in more detail in a schedule contained in Appendix 1. Table 1 at the end of this report also sets out the recommended changes to the Framework document which respond to the comments received.

4.2 Structure of the Document and Process

(i) **Evidence Base-** DTZ prepared a Baseline Report prior to the publication of the draft Regeneration Framework. The draft Baseline Report has been refined reflecting the range of further work that has been done since the draft was published and now includes the preliminary consultation work undertaken by the You Are Here team.

The need for specific areas of supporting information as part of an evidence base was highlighted by a small number of organisations including the Design Commission for Wales (DCFW) and the Swansea Civic Society. DCFW highlighted how a Transport and Movement Strategy needs to fix important nodal points and infrastructure and pedestrian linkages between them and work back from detailed design work.

(ii) **Structure and Format-** A number of comments were received about the structure and format of the Regeneration Framework. In order to rationalise the length and complexity of the Regeneration Framework, the evidence and analysis has been consolidated within an accompanying Evidence Base. Most notably the analysis section reviewing the quality of the public realm and historic context which was included as part of the draft Regeneration Framework has now been relocated to the Baseline Review. A number of changes have also been made to refine and consolidate the document into a more readable format which places more emphasis on the Themes, Proposals and Policy sections.

(iii) **Themes and Policy Context-** An Integrated Impact Assessment (IIA) exercise and internal consultations with the CCS Economic Regeneration section confirmed the need for a specific theme on Economy and Prosperity. It was also highlighted that improved references were required to opportunities for education, learning training and the needs of the elderly. A number of organisations also highlighted the need to reinforce areas of important policy context, including the Well Being of Future Generations Bill, Active Travel Bill, Technical Advice Note 16, Noise Action Plan, and the Ageing Well agenda.

(iv) **Implementation, phasing and programming-** A number of organisations and members of the public highlighted that the Regeneration Framework needs to carefully consider phasing and programming of development and enhancement proposals across the City, to avoid environmental impacts or negatively impacting on prosperity. It was also suggested that outcomes of the Regeneration Framework need to be monitored, people need to be kept informed of developments and that there needs to be a clear delivery plan. An additional section has been added to the Framework to indicate how these will be achieved.

4.3 Comments from the Consultation Exercise relating to the Strategy Themes

There were a number of common themes in the comments received both by organisations and members of the public, and through the Integrated Impact

Assessment screening (IIA). Matters raised in the consultation exercise are set out in detail in Appendix 1 and key points raised are summarised in the section below:

1. Sustainability

A number of organisations welcomed the approach towards sustainability and its incorporation as a specific key theme in the document, but provided a number of comments and recommendations.

The need for a specific section or key theme and more explicit reference to green infrastructure was raised in the IIA, and the need to reference nature conservation designations, use of native species to support biodiversity and how green infrastructure should deliver multiple functions, was raised by a number of organisations. A new section specifically on Green Infrastructure seeks to bring all these elements together within the amended Regeneration Framework.

Organisations such as NRW and SEF also emphasised the need to consider the importance of connections to natural assets and surrounding landscape, and the significance of air quality, noise pollution and the need to consider climate change and flood risk assessments in the Central Area development sites.

The IIA further highlighted the need to reference future trends, and also suggested the need for more links to communities adjacent to the Central Area and the need for new and enhanced facilities to support communities such as play, health facilities, and opportunities for learning such as schools.

2. Design

The Regeneration Frameworks objectives for high quality development and distinctiveness were commended by a number of organisations. It was also highlighted that there was insufficient reference to residential development, the balance of housing needs and for housing which is adaptable to meet future needs. In response to this the section on land uses and residential use has been expanded. DCFW also commented in detail on this section and suggested that that there needs to be a hierarchy of design advice, with clear guidance on what developments must do, should do and could do.

A small number of members of the public expressed some concerns over the potential indicated in the Regeneration Framework for more Tall Buildings. Revised draft Supplementary Planning Guidance has been prepared to extend the scope for tall buildings in the Central Area in order to increase the potential for intensive mixed use development. This revised guidance will be the subject of a separate public consultation exercise which will be reported back to members in due course. There was also general support for more trees and more greenspace in the Central Area especially in areas such as Castle Square, along with comments about the need for more active uses in these spaces and opportunities for play.

3. Accessibility and Connectivity

The improvement of accessibility and connectivity particularly for pedestrian and cyclists both to and within the City centre was generally welcomed, particularly the concept of enhancing North- South connections across Oystermouth Road and from the Kingsway and to the arcades on Lower Oxford Street (Sustrans, SEF, MQ residents and SCS). However the need to highlight better provision for cyclists and other sustainable modes of transport were points raised by organisations such as Sustrans and SEF. New plans have been included in the revised Regeneration

Framework to more clearly identify the routes and aspirations. The potential for bespoke transport links, shuttle bus links between the bus and rail station and the stadium was also raised by a number of respondents.

Sustrans and the Glynn Vivian Gallery also expressed concerns over the potential for two way traffic flows and the implications of increased traffic flows directed to on Alexandra Road. The Regeneration Framework points to the need for further highway modelling to explore these options.

The availability of car parking in the Central Area was a key area of concern, including the potential loss of car parking from sites being developed, and the need for the need for cheap and accessible car parking near attractions (SCVS) preferably near to attractions. A revised policy position will apply to respond to the aspirations for regeneration and new land uses set out in the Regeneration Framework.

4. Distinctiveness, Innovation and Best Practice

The concept of distinctiveness and making the most of the City's distinctive qualities was supported by a number of members of the public and organisations including NRW, WG, Sustrans and the Swansea Civic Society. The recognition of the importance of creating a sense of place and uniqueness as opposed to the development of another clone town was clearly of significance to many residents and organisations. The revised version of the Regeneration Framework highlights the further potential for exploring elements of distinctiveness and demonstrates more clearly how these could be incorporated within the proposals to develop and enhance the Central Area. SEF also draws attention to importance of community awareness and engagement in those distinctive elements and notes how public art, interpretation and trails can provide valuable learning opportunities which needed to be referenced in the Regeneration Framework.

4.4 Comments relating to the Vision, Retail Leisure Led Mixed Use Centre and Complementary Areas

- 1. Defining the Retail Leisure Led Mixed Use Centre-** The decision in respect of the Hammerson appeal against the Council's decision to grant permission for alterations to Parc Tawe in September 2015 (Appeal ref APP/B6855/A/14/2229918) demonstrated the implications of designating the entire Study Area as the 'centre, and how all areas are given shared primacy in retail and investment priority terms. This undermines the aim of identifying the retail leisure core area as the sequentially preferable location for significant new investment. The outcome emphasises the need to ensure that the Study Area is described as representing the Swansea Central Area, and the Retail and Leisure Led Mixed use Core area should be defined as the 'Centre' for retail planning and investment purposes. Refinements are made to the Regeneration Framework so that this clear in the general narrative and specific terminology throughout the documents and plans.
- 2. Comments on the Area Proposals-** The majority of the comments on the areas focused on the priority areas of Kingsway, St David's, High Street and the City Waterfront, and these are summarised briefly below and outlined in more detail in Appendix 1:

(i). Kingsway- A number of public responses focussed on issues with traffic circulation on the Kingsway highlighting the confusing nature of the network, issues with safety and timing/light phasing on crossing points. There was generally support for removing excess traffic from the Kingsway, some level of support for re-introducing two way traffic flows and suggestions for considering the merits of roundabouts rather than traffic lights. Organisations including Sustrans highlighted the need for improved linkages to the station, and improved street design for both cyclists and pedestrians. DCFW also supported the concept of improved North South connections, efforts to raise demand in the area and introducing a range of temporary interventions to encourage more life, vitality and character on the Kingsway.

(ii). St. David's/ Quadrant- The public response to the questionnaire showed that there was generally support for the principles of the development of the St. David's site including the objective to improve crossing facilities over Oystermouth Road. Responses were generally equally divided on whether the Oystermouth road crossing at St. David's should be at grade (surface) or on a bridge link with DCFW suggesting that the options need to be fully tested. There were also mixed responses to the concept of shared surfaces in the City centre with SCVS and Guide Dogs Cymru voicing strong objection on the grounds of safety.

Following the outcome of the marketing of the St Davids and LC car park site, consultants DTZ(Cushman Wakefield) highlighted the potential for leisure uses and mixed uses on the site south of Oystermouth Road. The Regeneration Framework provides scope for leisure uses and the relevant plan is amended to clarify this.

(iii). High Street- The recognition of the role of Upper High Street, and activity on the Strand was welcomed by organisations such as the Civic Society. Sustrans also expressed support also for improved wayfinding and linkages and a permeable network and between the Central Area and the river.

(iv). City Waterfront- The responses showed general support for the redevelopment the Civic Centre and adjacent sites and for making more positive use of this significant seafront asset and its potential to accommodate and high quality landmark buildings. Some concerns were expressed about the business case for the relocation of staff offices and the location of public facilities currently accommodated in the Civic Centre. A separate evaluation is being undertaken by independent consultants appointed by CCS to consider the business case for relocation. With regard to transportation and access matters, MQ residents expressed some concern about the single access to the Maritime Quarter area. Transportation modelling is being undertaken to fully understand the benefits and implications of rationalising junction arrangements on Oystermouth Road and the wider highway network.

(v) Maritime Quarter/Sailbridge- There was general support for the redevelopment of the Sailbridge site adjacent to the River Tawe and the Pilkington glass site from organisations such as the Civic Society and Maritime Quarter Residents Association. The Association in particular supported the mixed use and sustainable approach for the area, but had significant concerns

about maintenance of the public realm were keen to see a specific planning brief or strategy for the area.

(vi) Mansel Street Alexandra Road- The Civic Society query the evidence base for changing the role for this area, but expressed support for the re use of the listed Albert Hall. Further information has been added to the Baseline document in support of the changing role of the Mansel Street/ Alexandra Road area.

5.0 Progress and Next steps

- 5.1 Since the publication of the draft Regeneration Framework and in order to further consider the feasibility of concepts presented in the document, two further consultancy studies have been completed during 2015. Parsons Brinkerhoff /The Urbanists studies have considered a range of urban design and public realm options, and CCS Transport and Engineering Highway Infrastructure Review considers a range of highway solutions in key locations across the Central Area including the Kingsway. Both studies will be the subject of further reports for consideration by Cabinet in due course.
- 5.2 In June 2014 Welsh Government (WG) awarded £8.53m Vibrant and Viable Places (VVP) to support a schedule of projects submitted to WG on behalf of the Swansea Economic Regeneration Partnership. Within the approval, £2.8m is allocated for 2015/16 and 2016/17 towards Essential Enabling Infrastructure, with £1.8m of this allocated for demolition of the former Oceana building and related land assembly and £1m towards highway related improvements.
- 5.3 Key development sites at St. David's/Quadrant and the City Waterfront have been the subject of significant interest following a marketing exercise undertaken early in 2015. The Council will be working closely with the appointed development partners for St David's and the City Waterfront sites during 2016 and the principles set out in this Regeneration Framework will be used to guide and inform the final development proposals for these sites. Further developer guidance and marketing of other significant Central Area sites is proposed in the near future.

6.0 Equality and Engagement Implications

- 6.1 A full Equality Impact Assessment report undertaken and is attached as an appendix.

7.0 Financial Implications

- 7.1 There are no immediate financial implications arising from this report, however when / if capital schemes are developed FPR7 reports will be required.

8.0 Legal Implications

- 8.1 None

Background Papers: Swansea City Centre Strategic Framework Review 2015 (draft).

Appendices:

Table 1 –Schedule of recommended changes to the Swansea Central Area Regeneration Framework.

Full report and appendices web link: <http://www.swanseacitycentre.com/invest-business/city-centre-strategic-framework/>

Appendix 1 Schedule of Consultation Responses

Appendix 2 Summary of Preliminary Consultations

Appendix 3 Revised Swansea Central Area Regeneration Framework

Table 1 Schedule of recommended changes to the Swansea Central Area Regeneration Framework

A fully revised version of the Framework document incorporating all the changes set out in the table below is on the Council's intranet site

	Page of draft & page of final doc.	Recommended Key Changes to the final Swansea Central Area Regeneration Framework.
1.		Change of title- Swansea Central Area Regeneration Framework. Refinements are made through the document to reflect that the Framework is for Swansea's 'central area', with the retail and leisure led mixed use centre represented by the St David's, Quadrant, Wind Street and Oxford Street area.
2.		Key Facts- Addition of key facts and figures
3.		Plan of Central Area- included to support Area Appraisals. A new set of plans have been prepared for the final version of the Framework Review which adopts a consistent format using an updated OS base which became available during 2015.
4.	12--13	Historical Evolution of Swansea- In order to rationalise the length of the Framework document- this section analysing historic context has been relocated to the Base line document
5.	14-15	Urban Design Analysis- In order to rationalise the length of the Framework document- this section analysing historic context has been relocated to the Base line document
6.	16-17	Existing Districts, Land uses and Landmarks- This section has been reinforced with more detail analysis of the respective City centre areas- relocating text from each of the Area studies in section 3.0
7.	19-25	Quality of Public Spaces, routes and public realm- - In order to rationalise the length of the Framework document- this section has been relocated to the Base line document
8.	26-32	Connectivity and Accessibility- In order to rationalise the length of the Framework document- this section analysing broader transport context has been relocated to the Base line document
9.	33-37 17-19	Policy and Strategy Context- References added to TAN 16, UDP policy HC3 Affordable Housing, Noise Action Plan. <ul style="list-style-type: none"> • Flood Risk/climate change issues affecting the City Centre are further highlighted • Summary of previous SCC SF Planning policy context retained and strengthened, • Tall Buildings -revised draft of Tall Buildings Strategy prepared and referenced. • Central Area Car parking Standards- refinement to Framework wording to reflect a revised parking policy position that will apply to development proposals which align with regeneration aspirations. • Other relevant local and national strategies have been relocated to Appendix and include additionally Swansea Environment Strategy, Noise Action Plan, Active Travel Plan, Strategic Equality Plan, Children's and Young People's Rights, UN Convention on Rights of the child, WG Strategy for older people
10.	39-42 Pg 21-24	Sustainability- Additional references to (ii)high quality built environment,(iv) Community requirements and poverty- affordable childcare, relationship with adjacent communities, provision for young people (v)Good health, well being, and healthy living, (vi) Learning opportunities (viii)SUDS, (vi) Carbon reduction. Climate change
11.	Pg 25	Economic Prosperity- New section 2. added on Economic Prosperity- Retaining,

		attracting and Growing businesses, Creating opportunities for skills development, Maximising job creation for all, Exploiting knowledge and innovation, and Creating competitive infrastructure
12.	26-29	Design —reinforce Access for All . Include provision for cyclists. Pg 44 Tackling Seasonality added.
13.	44 Pg 27	Land Use - Residential/housing uses section reinforced to include reference to affordable housing and community needs and services
14	26-29	Design Components - Signage- include reference to bilingual requirements Addition of references to Public Art
15	45 30	Green Infrastructure - Additional section highlighting scope for multi functional space, biophilic design, green roofs and walls, visual and physical linkages to the surrounding topography and landscape, designations, new greenspace and enhanced greenspace.
16.	47-50 31-35	Access and Connectivity <ul style="list-style-type: none"> • New plans added showing key highways routes and cycle routes. • Reference added about expanding Click and collect market • Additional clarification to Central Area Car Parking policy, to reflect regeneration aspirations. • Reference low speed zones • Digital Connectivity paragraph added. Addition of photographs and indicative images of Kingsway from the Urbanists commission. • Reference consultation with access and Cycle groups.
17.	51 36	Distinctiveness - ‘ref also to Best Practice’, <ul style="list-style-type: none"> • Market visibility and connectivity and accessibility • Additional reference to Fairness/ fair society, Premiership football team, Greenspace/landscape environmental distinctiveness. Incorporation of You Are Here outputs.
18	52 38-39	‘Central Area Vision’ replaces ‘3.3 Area Vision themes’ - Revised plan included, with amendment to position of ‘green artery’. Introductory section refined to clarify role of the respective areas, and the need to consolidate and protect the Retail leisure led mixed use City Centre Core within the Central Area. New plan clarifies the extent of the Retail leisure led mixed use CC core.
19	56 40	3.4 Retail Leisure Led Mixed Use Centre and Complementary Areas - Clarification of roles of Retail Leisure Centre and Complementary Areas as part of the Central Area. Amendment made to confirm that Wind Street and Lr.Oxford Street are part of the Retail Leisure centre along with Q/St David’s and Oxford St (as in the 2009 Strategy). New plan to identify the respective Areas.
20.	58-59 53-56	Kingsway-/Orchard Street - New plans, Area Descriptions relocated to ‘Existing Districts’ earlier in the plan. Key messages from Baseline review to include air quality. Next steps covered in new section 4 at the end of the document
21.	63-65 57-59	High Street - New plans, add reference to a mix of residential types. Area Descriptions relocated to ‘Existing Districts’ Landmark building marked on plan Next steps covered in new section 4 at the end of the document
22	66—69 42-46	Quadrant/ St Davids - New plan. Area Descriptions relocated to ‘Existing Districts’ earlier in the plan. Replacement of Llys Dewi Sant Church Hall. Plan now identifies scope for MSCP as in draft text. Plan also identifies new <u>mixed use/leisure</u> development as in text. Next steps covered in new section 4 at the end of the document
23.	72-74 60-63	City Waterfront - New plan- remove LC site for clarity. Add reference to biodiversity/ecology of site Area Descriptions relocated to ‘Existing Districts’
24.	76-77 64-66	Mansel Street/Alexandra Road - new plan. Area Descriptions relocated to ‘Existing Districts’ earlier in the plan Key message- evidence to support changing role

25.	80-83 50-52	Oxford Street- New plan. Area Descriptions relocated to 'Existing Districts' earlier in the plan. Plan includes rest of Oxford Street.
26.	84-87 47-49	Wind Street- New version of plan incorporating area west of Wind Street up to Princess Way and including the whole of Castle Square
27	88-91 67-69	Parc Tawe- New version of plan added. Area Descriptions relocated to 'Existing Districts' earlier in the plan
28	92-94 70-72	Maritime Quarter /Sailbridge- New version of plan incorporating area down to seafront/dunes and clarifying development potential at site 9 , Inclusion of Harbour View Square (Fronting dunes and Atlantic Sq (Swansea Point), Extent of Active frontages on Sailbridge site and requirement for landmark buildings clarified. Primary and secondary pedestrian routes rationalised
29	73-74	Delivery, Funding and Phasing- New section drafted.