



City and County of Swansea

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

Committee Room 5, Guildhall, Swansea

Thursday, 9 November 2017 at 2.00 pm

Present: Councillor V M Evans (Chair) Presided

Councillor(s)

N J Davies
P Jones
W G Lewis

Councillor(s)

L S Gibbard
J W Jones
P M Matthews

Councillor(s)

O G James
M A Langstone

Officer(s)

Caritas Adere
Gail Evans
Allison Lowe
Tracey Meredith

Legal Executive
Principal Regeneration Manager
Democratic Services Officer
Head of Legal, Democratic Services and Business
Intelligence and Monitoring Officer
Director of Place

Martin Nicholls

Apologies for Absence

Councillor(s): P R Hood-Williams, S M Jones, P Lloyd and T M White

24 Disclosures of Personal & Prejudicial Interests.

In accordance with the Code of Conduct adopted by the City and County of Swansea, no interests were declared.

25 Minutes:

Resolved that the Minutes of the Economy and Infrastructure Policy Development & Delivery Committee held on 12 October 2017, be approved as a correct record.

26 River Corridor Opportunities and Development. (Presentation)

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

To accompany the report provided at the last meeting, Gail Evans, Principal Regeneration Manager then provided a visual presentation, which outlined the work completed to date, the current position and future requirements for each Strategy Area in relation to the following:

- **Morfa Distributor Road** – scheme completed. 1.7 km in length with 3 metre shared use path. Delivered through a phased delivery programme and close liaison with the private sector to secure match funding. The benefits would improve access to jobs and services, open the corridor to development, reduce congestion and air quality problems on the A4067 Neath Road, Hafod and improve walking and cycling links.
- **Hafod Morfa Copperworks** – outlined the history, context and next steps in relation to:
 - The Powerhouse Redevelopment via HLF Enterprise funding decision due in May 2018 with prospective completion date of Autumn 2021 (subject to funding).
 - Hafod Morfa Masterplan – based on Purcell Masterplan 2014. Refreshed Masterplan in development to guide next steps.
- **Skyline Cable Car** – Kilvey Hill to Hafod – decision awaited from the New Zealand based developer.
- **White Rock** – looking at other opportunities in relation to recreation, etc on the Eastside of Swansea.
- **Copper Quarter – Addis Site** – completed and lessons learnt for future developments.
- **Pipehouse Wharf** – Conditionally sold to Coastal Housing Group. The site could contain a mixture of accommodation that addresses housing needs of the local area, as well as a selection of properties providing much-needed affordable housing for the local community. Surveys would take place in the coming months, exploring areas including archaeology and drainage.

She was able to confirm that actions would be taken in relation to comments that Members had raised in the last meeting in relation to:

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

She also outlined the further considerations and next steps as follows:

Access and Infrastructure

- Riverside walkway/cycleway- Need to complete riverside walkway and cycleway on the west side of the river, and make appropriate connections to the river front from adjacent communities.
- Eastern riverside/cycleway- Heritage park and wildlife/biodiversity opportunities. Consider appropriate limited scale leisure opportunities on the Eastern side.

- Alternative Park and Ride provision to free up space and the potential for development/enhancement around the Hafod/Copperworks destination.

Leisure and Heritage

- Kilvey Hill- Sustainable approach required to new recreation and leisure uses, improved access and management for the wider area. Consultations being undertaken with NRW and private landowner.
- Funding to secure the future and positive use and maintenance of prominent listed buildings and heritage features.(eg. Match funding HLF bids)
- Infrastructure and Service needs for new development, and flood risk mitigation measures.
- Untapped potential of water based recreation opportunities, heritage and interpretation opportunities. Further consultation proposed and funding opportunities for River pontoon structures.

Development and Environmental Enhancement

- Encouraging appropriate and compatible land uses/mixed uses. Could there be any additional development opportunities?
- Design/layout challenges given the configuration of sites. Any further development opportunities?
- Any requirements for environmental enhancement such as structural planting screening, to improve views and amenity.

Members commented on the items below:

- The need for more employment opportunities for local people via commercial, light industry, mixed use developments in the scheme;
- The need for another river crossing link for pedestrians / cyclists in order to link St. Thomas to the City Centre to avoid the very confusing and sometimes congested River Tawe Bridges.
- Restoring the Bascule Bridges.
- Biodiversity on the Eastern side – eg a Micro eco-park / nature reserve, managed sympathetically and the possibility of involving relevant experts in a study of current plant / wildlife species.
- Further scoping to link in with S.106 agreements to secure access to the Riverside - working with landowners.
- Ensuring that access routes, particularly footpaths / cycle paths are safe for users.
- An access route from Morfa to Whiterock car park.
- Inclusive consultation with all users including anglers, rangers, Wheelrights, users of bridleways, etc.
- Query whether the potential housing redevelopment site could be split up into smaller plots for private purchase eg homeowners who could have their own riverside access for a pontoon (prime land).
- Whether the Housing development would consist of mixed or affordable housing.
- An educational development / gallery for schools to access / study in.
- The need to engage with the local communities in order to avoid isolation in relation to access, parking and infrastructure.

The Chair thanked the Officers for the informative presentation.

Resolved that:

1. The presentation be noted;
2. A copy of the presentation be circulated to Committee Members;
3. Officers proceed with the schemes but if any difficulties arise during the process they be reported back to the Committee for further consideration.

27 Workplan 2017/2018.

The Chair and Director of Place suggested the following amendments to the Work Plan:

07/12/17	Housing in the City Centre	Lee Morgan, Phil Holmes, Huw Mowbray
07/12/17	Homes as Power Stations	Martin Nicholls
11/01/18	Economy	Phil Holmes (& invitation to Business Reps)
08/02/18	Future Transportation Strategy (key aspects, regional feasibility study)	Stuart Davies & Ben George
08/02/18	River Corridor Strategy	Phil Holmes & Huw Mowbray
To be scheduled	City Deal Wind Street – Pedestrianisation	Phil Holmes Lisa Wells

Resolved that the amended Work Plan be noted.

The meeting ended at 3.04 pm

Chair