



Report of the Director of Place

Economy and Infrastructure Corporate Delivery Committee – 23 February 2023

Tawe Riverside and Levelling Up

Purpose:	To provide an interim report on the Tawe Riverside Corridor Actions
Policy Framework:	Swansea Local Development Plan (2019),
Consultation:	Regeneration, Planning, Highways, Culture and Tourism, Access to Services, Finance, Legal.
Recommendation:	It is recommended that the: 1. Economy and Infrastructure Corporate Delivery Committee note the interim report and discuss any relevant next steps.
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Legal Officer:	Scott Dummett
Access to Services Officer:	Rhian Millar

1.0 Introduction:

- 1.1 The Tawe Riverside Corridor is part of the Lower Swansea Valley immediately to the East of Swansea City Centre and is a defining feature in Swansea's landscape with a significant role in the history and development of the City. The riverside is part of the City's waterfront and along with Swansea Bay and the Maritime Quarter, it is what makes Swansea distinctive and gives it a unique quality as a place to live work and to visit.
- 1.2 A report was presented to the Economy and Infrastructure Corporate Delivery Committee (**CDC**) in December 2022 which set out the planning policy context for the Tawe Riverside and Hafod Morfa strategic development area and reflected on the work undertaken on a draft Tawe Riverside Strategy (2019). Whilst the draft Strategy document has informally guided development and investment in the area, it was agreed that a further report would be brought back to CDC during the Spring of 2023 to consider priorities, funding opportunities, deliverability and next steps with regard to longer term actions.
- 1.3 Projects identified in the draft Tawe Riverside Strategy were included in the successful 2023 Lower Swansea Valley Levelling Up bid. This second update report

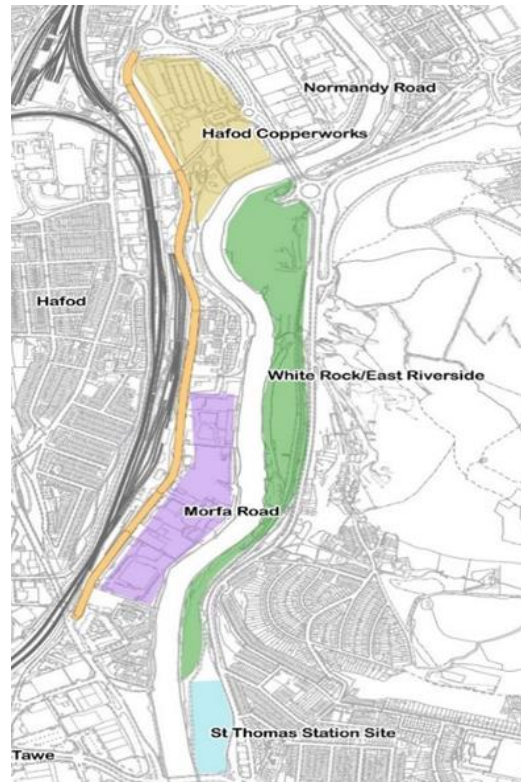
therefore outlines the key projects included in that funding bid, along with progress to date with other regeneration schemes in the Tawe Riverside corridor. This is intended to be an interim report with a fuller review of actions and programmes in due course and at a date to be agreed.

2.0 Context of Tawe Riverside Area

The location of the Tawe Riverside area, its development sites and regeneration areas are shown in plan1.

The area includes the 6.9 acre St. Thomas Waterfront site and Hafod Morfa Copperworks sites. These are two of a number of sites in Swansea that are being taken forward for development in partnership with Urban Splash.

Various other proposals and initiatives have also been discussed and identified for the enhancement and regeneration along the East Riverside and Morfa Road West Riverside areas.



3.0 Lower Swansea Valley Levelling Up Bid 2023

3.1 The Lower Swansea Valley (**LSV**) was formerly the industrial core of the region and many of the remaining buildings at Tawe Riverside's Hafod/Morfa Copper works and White Rock are of historical value, with listed or scheduled monument status. With grant support, the Council is already delivering a number of restoration and regeneration schemes on this site, including notably the Penderyn Distillery and Visitor centre at the former Powerhouse and Rolling Mill. The overall aim has been to preserve and enhance heritage buildings and bring them back into viable commercial or community uses to contribute positively to the high quality mixed use aspirations for this new waterfront heritage destination.

3.2 The Lower Swansea Valley Levelling Up funding approval is for an £18m project which will further enable the city to celebrate its rich industrial and maritime heritage. The initiative consists of three projects which lie within the broadly defined area of the Tawe Riverside Strategy and Maritime Quarter. Parts of these LSV projects have been previously highlighted in the draft Tawe Riverside Strategy, some projects are new initiatives building on the previously defined vision and objectives included in adopted and draft policies for the area. The key aims and focus of these projects included in the bid are summarised below:

(i) Project 1 Hafod Morfa Copperworks – The overall aim is to consolidate the industrial legacy of the copper industry on the banks of the River Tawe at the Hafod-Morfa Copperworks, preserving the rich heritage features including several listed buildings, releasing them for business use, preparing for new private sector investment and increasing connectivity of local communities and visitors. The project specifically includes proposals for the restoration, extension and positive re use of key buildings including the following:

- **Laboratory building-** restored and refurbished to create a landmark restaurant/ food and beverage space.
- **Vivian and Musgrave Engine Houses-** sensitively extended and fitted out as heritage visitor attraction and cafes.
- **Rolling Mill-** refurbished and fitted out as a market-place and food hall.
- **V & S Sheds-** restored and refurbished for displaying and storing locomotives and tracks along with landscaped public spaces.

(ii) Project 2 Community and Water space Accessibility - This project includes two new pontoons on the banks of the river Tawe for improved use of the river space for travel, recreation and leisure. The bid also identifies the potential for the regeneration and enhancement of the Victorian railway arches at the Strand and High Street Station. The Strand Arches Project identifies the scope for enabling improved connectivity with safer pedestrian links around the train station and wider Morfa Road area, increasing footfall, providing a catalyst for regeneration and opportunities for local businesses, attracting greater footfall around the area and responding to current and proposed developments around the station, linking to other modes of transport, and the wider masterplan for the city.

(iii) Project 3 Swansea Museum - creates a mutual destination within the heritage corridor in upgrading and enhancing Swansea Museum. This will enable a richer display of Swansea's maritime and industrial history, with the collections in a larger enhanced space and facilitating the release the Copperworks Rolling mill for mixed use regeneration and economic benefit.

3.2 Economic Case and Impact of the Levelling Up bid

The projects identified in the Levelling Up bid are anticipated to deliver the following economic, social and community benefits for the City:

- **Job and GVA creation** – expected to support 106 gross direct jobs, 69 net additional jobs and will generate £5.7m gross direct GVA per annum and £3.7m net additional per annum.
- **Increased footfall** – programme will enhance over 6,000 sqm of public realm settings in Swansea, thus increasing footfall and supporting surrounding businesses and amenities.

- **Visitor numbers** – through the above investments there will be a forecasted increase of 11,500 additional visitors to the V&S Shed and engine houses. The overall programme of investment will bring about an additional 8,350 additional overnight visitors and 31,200 daytime visitors each year.

3.3 Hafod Morfa Copperworks (HMCW) wider programme

(i) Skyline Luge Leisure proposal - This major new sustainable leisure attraction will have its main visitor arrival point at the HMCW /Landore Park and Ride site and will open up significant potential for sustainable tourism and recreation activities at Kilvey Hill.

Further work is progressing well in terms of acquiring the necessary land for the scheme, preparation of funding and legal agreements and various technical studies are being undertaken to inform the design and the enabling works which will be required. Urban Splash and Skyline are co ordinating master planning objectives to ensure the scheme meets strategic planning and placemaking requirements. A planning application will be submitted for the proposal in the Summer of 2023 and a number of public engagement events are planned leading up to that submission.

(ii) HMCW River Pontoon - A new river pontoon is to be installed at the quayside near the restored Musgrave and Vivian Engine Houses. This will provide enhanced access to the copperworks for residents and visitors and will pioneer sustainable transport options and further recreation-based regeneration in the waterway. The project has been jointly funded by the European Maritime and Fisheries Fund, Small scale Coastal Infrastructure Fund with WG. Planning permission has been approved and installation should be undertaken this Summer 2023. A small number of stakeholder groups will initially pilot the use of the pontoon, but in the longer term it could be offered to other community groups and users for accessing the river space.

(iii) Morfa Road Regeneration Area and riverside walkway -Further private sector regeneration is likely to come forward incrementally in this area and will include sites such as the former Pipehouse Wharf. The key challenge will be to ensure that a more sustainable community and commercial area is developed by enhancing its connectivity, supporting its mixed-use role, reorientating development to face the river and streets, and enhancing the quality of its environment. Feasibility work will be undertaken in March 2023 to consider the options available to deliver the missing incomplete sections of the walkway/cycleway on the west side of the river, the delivery of which have been precluded by private landownerships and river bank topography. This is an important action which will create a direct walking /cycling route between the city centre and HMCW /Liberty stadium.

(iv) Lower Swansea Valley and Hafod Morfa Heritage Trails- A series of local trail leaflets have been published for the LSV , Hafod Copper works, White Rock and Morryston Park. The aim of these trail publications are to raise awareness of the areas' significant local heritage, to encourage local community use and support for the routes and the key points of interest and to encourage more visitors to the area. Greater walking and cycling activity on these local routes also complements the wider Tawe Riverside destination as a place to visit, supporting the local economy and contributing to enhancing community health and well-being encouraging outdoor activity recreation

and leisure. To launch the leaflets a series of organised walks were held in August 2022. This work with the Friends groups links into the Heritage-led Regeneration work being done in Morriston and at the Copperworks site to encourage more visitors to the area to support the local economy.

4.0 Next steps and Way Forward

- 4.1 The sections above have highlighted current progress with a range of initiatives and projects being delivered across the Tawe Riverside area. The Levelling Up funding will be a significant boost to support the next stages of regeneration for a number of projects along the river corridor. These projects will act as a catalyst for development and further regeneration in due course as we work towards the objective of delivering a new destination for Swansea's riverside waterfront.
- 4.2 In terms of next stages for the projects identified in the Levelling Up bid, resources will be allocated to work up designs and feasibility where required, and programmes developed to secure delivery. These are substantial areas of work with a programmed end date of 31 March 2025.
- 4.3 Further work is required to develop and refine the Masterplan for Hafod Morfa Copperworks, to respond to the outputs from technical studies and incorporate a number of development requirements which are emerging for the site. The Council will continue to work with Skyline Luge and Urban Splash to ensure the scheme aligns with strategic planning and placemaking objectives and responds to planned consultation and feedback from stakeholders and communities.
- 4.4 A number of further projects were identified in the draft Tawe Riverside Strategy (2019) which can be explored further, and there may be other new initiatives which can be added to these proposals and actions. However, there will be resourcing and funding issues, which will require detailed consideration of prevailing priorities for the Regeneration and External Funding Team who would lead on the delivery on a number of these alongside the commitments that will emerge from the recent Levelling Up funding bid approval. A further report will be brought to the CDC later this Spring to evaluate the scope for further projects and report back on progress with the LSV Levelling up projects and regeneration of key sites.

5.0 Integrated Assessment Implications

- 5.1 The Council is subject to the Equality Act (Public Sector Equality Duty and the socio-economic duty), the Well-being of Future Generations (Wales) Act 2015 and the Welsh Language (Wales) Measure, and must in the exercise of their functions, have due regard to the need to:
 - Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Acts.
 - Advance equality of opportunity between people who share a protected characteristic and those who do not.
 - Foster good relations between people who share a protected characteristic and those who do not.

- Deliver better outcomes for those people who experience socio-economic disadvantage.
- Consider opportunities for people to use the Welsh language.
- Treat the Welsh language no less favourably than English.
- Ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.

5.2 The Well-being of Future Generations (Wales) Act 2015 mandates that public bodies in Wales must carry out sustainable development. Sustainable development means the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the 'well-being goals'.

5.3 Our Integrated Impact Assessment (IIA) process ensures we have paid due regard to the above. It also takes into account other key issues and priorities, such as poverty and social exclusion, community cohesion, carers, the United Nations Convention on the Rights of the Child (UNCRC) and Welsh language.

5.4 An Integrated Impact Assessment Screening form has been completed which identified positive impacts for all protected characteristic groups in: increased wellbeing, benefiting future generations, community and poverty benefits, socio economic benefit, benefiting tourism. In terms of engagement and consultation, a member and officer workshop was held in 2019 which enabled the preparation of a draft Strategy document. The draft now needs updating and there will be an opportunity for the community to get involved in shaping the future of the area. As the process continues further site-specific consultation will take place and proceeding this site specific full IIA reports will be developed where required.

5.5 The draft Tawe Riverside Strategy and actions arising from it have been prepared with full consideration of the Council's duties to work towards Wales' shared well-being goals and to contribute to sustainable development and management of natural resources under the Well Being of Future Generation (Wales) Act (2015).

5.6 The recommendation of the IIA Screening Form was that further site-specific consultation will take place and that site specific full IIA reports will be developed where required.

6.0 Financial Implications

6.1 There are no financial implications currently associated with this interim update report. As capital schemes are developed FPR7 reports will be prepared which will add the schemes onto the capital programme.

7.0 Legal Implications

7.1 There are no legal implications currently associated with this interim update report.

Background Papers: None

Appendices:

Appendix A - IIA