

**To:**  
**Cllr Robert Francis-Davies**  
**Cabinet Member for Investment,**  
**Regeneration, Events & Tourism**

*Please ask for:*  
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Scrutiny

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**BY EMAIL**

*Date*  
*Dyddiad:*

4 December 2023

**Summary:** This is a letter from the Service Improvement, Regeneration and Finance Scrutiny Performance Panel to the Cabinet Member for Investment, Regeneration, Events and Tourism, following the meeting of the Panel on 14 November 2023. It focusses on updates on Skyline and Copr Bay developments. This letter does not require a formal response.

Dear Cllr Francis-Davies,

On the 14 November, the Panel met to discuss the Skyline and Copr Bay developments. We are grateful to yourself, the Leader and officers for their attendance and contributions. We noted that on 13 November the planning application for Skyline went live. This therefore affected the available information and ability to answer the public questions that were brought to this meeting. You have agreed to send some of the public questions to Skyline for a response where appropriate. Copr Bay was dealt with entirely in closed session however we would appreciate in future the opportunity to discuss the non-confidential aspects of this site in open session due to public interest where possible.

Regarding Skyline you stressed the potential increase in tourism this development could bring, with over 5m visitors coming into Swansea and Skyline looking to add nearly 500,000 more. This would in turn encourage other companies to invest in Swansea and grow tourism in the area. We asked where the figure of the 500,000 had come from and heard that the figures come from Skyline but you emphasized that they carried out a number independent reports as part of their business plan. Both Skyline and Welsh Government have invested funds in this development based on these figures.

Officers stressed that Kilvey Hill will still have unhindered public access for walkers and cyclists. The gondola will provide additional access the top of the hill, but this will not pass over any residential or commercial buildings. Later this month a public open space notice consultation period will commence. Skyline will now progress its planning

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application and develop the next phase of the scheme with work aiming to commence on site next year.

You stated that council money going into this project is replicating the support given to other companies across Swansea by providing additional capital in which is fully repaid. Without this it could affect levelling up bids and other local developments like Penderyn.

We queried the increase in cost from £35m to £40m which was explained to us as inflation and the addition of a new linear park to the plans. We wondered if this would end up as the final figure and it was stressed that Skyline are responsible for the costs not the local authority.

We asked for an update on seeking possessory title for some of this land in the Land Registry and an update on any additional money from the Council or Welsh Government. These questions were dealt with in private session.

### **Your Response**

We await the response from Skyline regarding the public questions that have been forwarded and we are interested in any thoughts you may have on the contents of this letter but in this instance, we require no formal written response.

Yours sincerely,

### **Councillor Chris Holley**

Convener, Service Improvement, Regeneration and Finance Performance Panel

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