

**APPENDIX 1**

**RPB Assessment Panel – Project Information Forms for the Tranche 1 projects**

**RPB ASSESSMENT PANEL – PROJECT INFORMATION FORM (PIF)**

PROJECT NAME: Llanbradach Strategic Park and Ride

SECTION/TEAM SUBMITTING PROJECT: Head of Infrastructure

LOCATION AND WARD: Llanbradach Village, Llanbradach

**DESCRIPTION:**

This project proposes a new park and ride facility in Llanbradach that would accommodate up to 500 spaces. The existing station only has 10 P&R spaces which is deemed totally unsuitable for the introduction of a much better and frequent rail service under Transport for Wales. The availability of an accessible public transport network is critical to service these areas within the county borough and a P&R at this location would remove traffic and reduce congestion on the strategic highway network.

The location of the new park and ride would be located some distance from the existing rail station and as such the scheme would require a new rail halt to be constructed.

Residual land at this location could accommodate employment growth

Overall benefits include

- Increasing levels of public transport use
- Reducing car usage on heavily congested networks
- Improve modal interchange
- Create employment opportunities by improving connectivity to a larger catchment
- Allowing those who cannot afford their own cars to access more employment/training opportunities
- Make good use of derelict land and stimulate local employment opportunities and local land assets becomes more attractive to investors.

Programme timeframe of 2023 is achievable for feasibility /design and implementation. WG and Transport for Wales are aware of this project and have been supportive.

This bid seeks £150k to match fund a Regional Transport Bid for resources to undertake further feasibility/design work on this project in 2019/20. This work will provide a robustly costed project which will prove beneficial when seeking funding to implement the scheme.

STRATEGIC FIT (SF) ASSESSMENT (R A G):

<b>R A G Status</b>
60%

Notes:

TOTAL PROJECT COST ESTIMATE (£): £300,000 budget required for feasibility works. £150,000 is being requested to act as match

DELIVERABILITY ASSESSMENT (R A G):

<b>R A G Status</b>
60%

Notes:

<p><b>CCBC REGENERATION BOARD RECOMMENDATION: APPROVAL</b></p> <p>The provision of a large, strategic park and ride facility at Llanbradach will help to absorb the excess park and ride demand and also create new demand at a station that does not currently benefit from a notable park and ride facility. It will encourage greater use of the rail service on the Rhymney Valley line for those in the Mid Valleys area and offer a more accessible rail network that will enable car users to switch to rail for their everyday journeys. The proposed scheme will increase levels of public transport use, reduce levels of car use, and improve modal interchange by providing a new strategic park and ride facility.</p> <p>Identifying the necessary match for the Local Transport Fund bid is critical to feasibility/design work being conducted in 2019.</p> <p>The proposals contribute to the following themes within the CCBC Regeneration Strategy:</p> <ul style="list-style-type: none"><li>• Supporting people</li><li>• Supporting Business</li><li>• Supporting Quality of Life</li><li>• Connecting People and Places</li></ul> <p><i>DATE: 15<sup>th</sup> January 2019</i></p>	<p><b>CHAIR'S SIGNATURE</b></p>
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## RPB ASSESSMENT PANEL – PROJECT INFORMATION FORM (PIF)

PROJECT NAME: Park Lane Hotel Development

SECTION/TEAM SUBMITTING PROJECT: Head of Regeneration and Planning

LOCATION AND WARD: Caerphilly Town Centre, Morgan Jones ward.

### DESCRIPTION:

This project is aimed at stimulating the visitor economy in Caerphilly. It is acknowledged that to date, the town and Caerphilly castle are not attracting the visitor numbers they should. As a response, the Council has cleared 0.2 hectares of Council owned land at Park Lane in order to accommodate a use that would bolster the town's current visitor offer. In addition, Cadw have recently produced a masterplan that they hope to implement over the next 5 years to double the visitors to the castle and turn it into a Tier One destination

Plans are in place to develop a quality 4 star hotel at the Park lane site. A preferred developer has been secured and there is interest from the Accor Hotel group to take up residency at this site.

- Welsh Government's Visit Wales Team have indicated that they are willing to support the scheme financially through grant aid to ensure that a prestigious building and hotel operator are secured.
- At present the preliminary designs for the site show a 70plus bedroomed hotel development over 4 floors with a strong food and beverage offer – consisting of restaurant and banqueting/conference facilities.
- Although the scheme has stunning views over the castle, it is somewhat hidden and out of the way of the main commercial strip on Cardiff Road.
- An opportunity has presented itself to purchase the currently empty No.25 Cardiff Road and add it into the red line boundary of the site. This would give the site much better visibility and presence.
- The owner of the property is keen to sell and the preferred developer is keen to add this land into the red line boundary and will be willing to increase his annual premium on the proposed long lease if this can be achieved.
- WG have agreed in principle to a mixture of loan and Targeted Regeneration Investment grant allow the Council to purchase the building. It is then intended that the developer will demolish the building when he commences his hotel build. The WG loan element could be repaid with the annual income from the developer whilst the Council need to find match funding to secure the grant element.
- This bid seeks a capital contribution of £40,000 to be used as match to secure TRI grant.
- Overall benefits include:
  - Beneficial use of brownfield site in the heart of the town centre
  - Bolstering visitor offer in town and therefore increase spend and dwell times in the town.
  - Opportunity for local supply chains - both in construction and running of venue
  - Opportunities for local people to gain employment
  - Act as a catalyst to further investment in the visitor, evening and wedding/conference economy
  - A small outlay of £30k could secure up to £10m of hotel development

STRATEGIC FIT (SF) ASSESSMENT (R A G):

<b>R A G Status</b>
42.5%

Notes:

TOTAL PROJECT COST ESTIMATE (£): £10million. £40,000 request to act as match to TRI grant for purchase of No. 25 Cardiff Rd.

DELIVERABILITY ASSESSMENT (R A G):

<b>R A G Status</b>
70%

Notes:

**CCBC REGENERATION BOARD RECOMMENDATION: APPROVAL**

This is identified as a strategic project in the recently adopted Caerphilly Basin Masterplan and is one of the key schemes identified for the regeneration of Caerphilly Town Centre and the development of its visitor economy. The small financial requirement from the Council will help towards bringing a town centre brownfield site back into beneficial use and will help ensure up to £10m is invested in a quality hotel at Park Lane.

The time envelope for purchasing No. 25 is very short, so it is imperative that the Council establishes the match funding required for the TRI application for financial support

The proposals contribute to the following themes within the CCBC Regeneration Strategy:

- Supporting people
- Supporting People
- Supporting Quality of Life

DATE: 15<sup>th</sup> January 2019

**CHAIR'S SIGNATURE**

## RPB ASSESSMENT PANEL – PROJECT INFORMATION FORM (PIF)

PROJECT NAME: Oakdale Business Park Expansion

SECTION/TEAM SUBMITTING PROJECT: Head of Regeneration and Planning

LOCATION AND WARD: Oakdale Plateaux, Penmaen ward.

### DESCRIPTION:

Oakdale business park is the largest employment site in the County Borough and consist of a number of distinct plateaux. There are still substantive amounts of undeveloped employment zoned land on Plateau 1, 2 and 4.

The Council is currently working with Welsh Government (WG) to develop out Plateau One. Fifteen Hectares will be unlocked when Welsh Government invest up to £3m towards introducing the necessary infrastructure to the plateau to make it attractive to investors.

On a smaller scale, land next to General Dynamics on Plateau 2 is being sold to Senior Flexonics who will build a hi- tech research facility there. A core component of this scheme is a WG funded access road that will provide access to Senior Flexonic's new facility and will also provide spinal access to the remaining 7 hectares of undeveloped land.

Plateau 4 at Foxes Lane has residual undeveloped land of circa 2 hectares that is currently lying dormant at the northern most part of the plateau.

The current momentum with Plateau 1 and 2 needs to be maximised and it is proposed that feasibility work be undertaken to establish costs of providing the necessary infrastructure to the remainder of Plateau 2 and Plateau 4.

Although the Council are unlikely to fund any infrastructural works from internal budgets, there should be opportunities to bid into WG or other funding vehicles to implement spinal infrastructural works to open up these sites for development.

£100,000 is being bid for to undertake this feasibility work. At present, this will not lever in any external match funding towards feasibility but it will provide a budget to allow the Council to appoint consultants to work up costed proposals that can then be used to target external funding mechanisms which may unlock millions.

The benefits of the proposals are set out below:

- Land is owned by the council which makes it easier to undertake feasibility study
- A strong feasibility study and skeleton layout would allow the Council to market the plateaux more actively.
- Costed proposals and preliminary layouts will make any applications for external funding more coherent
- It will allow the private sector to better understand the upfront costs of putting the infrastructure in themselves (should external funding not become available)
- It will hopefully lead to the infrastructure being provided which in turn will stimulate further investment from the private sector employment

STRATEGIC FIT (SF) ASSESSMENT (R A G):

<b>R A G Status</b>
38.75%

Notes:

TOTAL PROJECT COST ESTIMATE (£): feasibility £100,000 with no match funding identified. Project implementation £2million plus.

DELIVERABILITY ASSESSMENT (R A G):

<b>R A G Status</b>
50%

Notes:

<p><b>CCBC REGENERATION BOARD RECOMMENDATION: APPROVAL</b></p> <p>This is CCBC’s largest council owned undeveloped employment site and has regional significance. It has been identified as a Cardiff Capital Region Strategic Site and therefore every opportunity should be taken to maximise its potential and fulfil its purpose of creating local jobs. Providing infrastructure on the plateaux will makes the sites more attractive to investors and stimulates the local economy, hopefully attracting millions of pounds worth of private investment.</p> <p>It is critical that these feasibility works are undertaken to continue the momentum being experienced on Plateau 1.</p> <p>The proposals contribute to the following themes within the CCBC Regeneration Strategy:</p> <ul style="list-style-type: none"><li>• Supporting people</li><li>• Supporting Business</li><li>• Supporting Quality of Life</li></ul> <p><i>DATE: 15<sup>th</sup> January 2018</i></p>	<p><b>CHAIR’S SIGNATURE</b></p>
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