



CABINET – 28 JUNE 2023

SUBJECT: CAERPHILLY TOWN 2035 – PENTREBANE STREET REDEVELOPMENT SCHEME

REPORT BY: CORPORATE DIRECTOR FOR ECONOMY AND ENVIRONMENT



1.0 PURPOSE OF REPORT

- 1.1 To update Cabinet on the Pentrebane Street redevelopment project and to seek approval for a preferred Development option.

2.0 SUMMARY

- 2.1 Caerphilly town centre is an established sub regional centre, has excellent connectivity to Cardiff and the wider region and is a gateway to the County Borough from the south. The town is designated by Welsh Government (WG) as a town of strategic importance and in 2019 in recognition of this, CCBC identified a need for a placemaking plan to harness and focus this investment in a coherent manner. This placemaking plan, titled “Caerphilly Town 2035”, provides a bold vision for the town centre and identifies a series of projects/interventions that will help to achieve its goals over a 15-year period. The vision is ambitious and long term and includes a number of “corner stone” projects that have the potential to transform Caerphilly town centre and the role it performs in the Cardiff Capital Region. One of these projects is the redevelopment of the southern side of Pentrebane Street in the heart of the town centre.
- 2.2 The purpose of this report is to update Cabinet on progress with the redevelopment scheme since it was first reported to Cabinet in January 2021 and to seek Cabinet approval for pursuing one of three development options that have been devised by Linc Cymru Housing Association (Linc) in an Options Appraisal Report which has been presented to CCBC and WG.
- 2.3 This report outlines the requirement for additional properties on Clive Street to be included in the CPO should the recommended option for redevelopment within Linc’s Options Appraisal report be approved by Cabinet and negotiations with the property owners are unsuccessful.

- 2.4 Should the recommended development Option be approved by Cabinet, there will be a need to seek approval from WG to amend the current funding letter and Cabinet are being asked to acknowledge there will be a need for amendments within this letter so that the financial offer of assistance from WG can be updated.
- 2.5 If the preferred option is approved by Cabinet the cost profile on the overall project increases and Cabinet should acknowledge that there is likely to be a requirement from WG that CCBC may need to contribute towards the project cost increase. Initially there will be a requirement for an additional £250k to cover legal and agent fees associated with the purchase of the additional properties identified within Linc's options appraisal report and management and maintenance costs of the purchased properties.

3.0 RECOMMENDATIONS

3.1 Cabinet is requested to:

- I. Approve the inclusion of the additional properties on Clive Street to deliver the preferred development option, Option 03, in the Linc Options Appraisal Report
- II. Agree that the CPO, when sought, is extended for the preferred option to include the additional properties required on Clive Street.
- III. Agree to funding an additional £250,000 from uncommitted capital earmarked reserves to support the fees associated with the acquisition of the additional properties and their management before transfer to Linc.
- IV. Acknowledge the requirement for amendments to the WG Funding Letter and the proposed Back to Back Agreement with Linc.
- V. Acknowledge there is likely to be a requirement from WG for the Council to make a further funding contribution to match their financial contribution to facilitate delivery of the scheme, and that this will be subject to a further Cabinet report.

4.0 REASONS FOR THE RECOMMENDATIONS

- 4.1 To ensure the delivery of this cornerstone Caerphilly 2035 project, which would help stimulate further economic regeneration in the town centre and provide much needed affordable housing in the Caerphilly Basin.

5.0 THE REPORT

Background

- 5.1 Caerphilly Town Centre has the potential to become a modern and culturally significant sub regional centre through the intensification of commercial, leisure and tourism uses. Its proximity to Cardiff and its location on an arterial railway/road route connecting Cardiff with the Valleys means that the town is ideally located to act as a focus for economic growth and regeneration.
- 5.2 In 2017 the Valleys Taskforce published *Our Valleys, Our Future*, the Taskforce's high-level plan which identified Caerphilly as one of 7 Strategic Hubs which would be prioritised for investment by Welsh Government, the Cardiff Capital Region and the Valleys Taskforce. In light of this recognition, the Council has concentrated much of its regeneration activity in the town of Caerphilly to exploit these funding opportunities.

5.3 Caerphilly Town 2035 identifies 8 core ambitions for the town to focus these objectives into. These are set out below:

- A RENOWNED TOURISM DESTINATION that fully exploits the presence of Caerphilly Castle to provide a unique visitor experience that people want to revisit.
- A CONNECTED TOWN with a modern transport interchange that provides a landmark entrance to the town, connects the town to the wider region and provides a base from which to actively explore the surrounding landscape.
- A BUSINESS DESTINATION with a landmark hub at the transport interchange, a bespoke development corridor that connects the interchange with a consolidated Caerphilly Business Park, and a series of flexible workspaces in the town centre.
- A GREAT PLACE TO LIVE with an excellent environment for existing and new residents that is based on a choice of new homes, accessible workspaces, and diverse leisure choices.
- A LEISURE TOWN... that provides a varied retail and leisure offer that satisfies everyday requirements, but also includes bespoke products and great food and refreshments day and night.
- INCLUSIVE AND ENGAGING PUBLIC PLACES a town with a network of unique green streets and spaces that optimise views of the Castle, provide space for outdoor activity and are safe and accessible.
- A SMART TOWN ... with excellent digital infrastructure for new workspace and a distinctive digital brand that businesses, public services, residents and visitors can inform and benefit from.
- A LOW CARBON TOWN ... which is designed for the energy needs of the 21st Century to facilitate low energy use, renewable energy and travel, low environmental impact and adaptability.

5.4 The appointment of a Caerphilly Programme Manager, supported by a multi-disciplinary consultant team has given Caerphilly Town 2035 real traction and many of the projects are developing at pace. This report concentrates on one of the first cornerstone projects to reach delivery status, that of the Pentrebanne Street redevelopment scheme, a joint project between CCBC, WG and Linc Cymru Housing Association. This project delivers on at least five of the core ambitions outlined in paragraph 5.3 above and is key in establishing Caerphilly as a vibrant modern town in which to invest, providing much needed residential accommodation and flexible commercial space.

5.5 The need for a redevelopment scheme at Pentrebanne Street was brought to Cabinet in January 2021 when the red line boundary for the scheme comprised of the three buildings on the southern side of the street to facilitate a demolition and redevelopment scheme comprising of 64 Net Zero Carbon apartments (50% social rented) plus ground floor flexible commercial space. The decision to redevelop was based on the fact that the buildings on site are in a poor state of repair and the indoor market had suffered from under occupation for a significant period. The dilapidated nature of the buildings had resulted in visual blight, further reducing footfall to this part of the town centre and negatively impacting existing businesses. At the time, Cabinet was content to approve £200k from capital earmarked reserves to fund the fees associated with the purchase of the buildings from three different freeholders.

The Pentrebane Street Project

Background

- 5.6 As outlined above, the Council has been working in partnership with WG and Linc and to date the scheme has identified and secured WG Transforming Towns funding of £4,124,993 to acquire the three freehold interests comprising 1-13 Pentrebane Street (including the Market Hall) and provide funding to Linc for the construction costs of the ground floor commercial space element of their proposed redevelopment of the site. WG Social Housing Grant and Linc's own funding will provide the funding for the social housing element of the scheme, with WG's Transforming Towns currently funding the remainder of the development funding.
- 5.7 This scheme will be an exemplar case study for future town centre developments and will help attract further investment for regeneration in this important part of Caerphilly. The vision is to create an exciting mixed-use development that will be a flagship scheme for Caerphilly Town Centre, offering:
- New commercial opportunities at street level that will attract creative businesses.
 - Provide high-density, social rent, private rent and market sale apartments.
 - Promote the integration of work, home, shopping, transportation, and public space in Caerphilly.
 - Meet the aspirations and needs of the local community and future generations.
 - Delivery of a scheme which has been designed using a fabric first approach to reduce energy usage and lower the overall carbon footprint to provide new homes that will be Net Zero Carbon and EPC A rated. This will greatly support residents of this scheme in the current energy crisis by keeping energy costs to a minimum.
 - Ensure that externally, the landscape will integrate sustainable drainage systems (SUDs) that will manage surface water run-off, enhance biodiversity and help to generate a high-quality amenity space for residents and the public.
- 5.8 As outlined in the January 2021 Cabinet Report the first key element of this project is the completion of the land assembly process which is tasked to CCBC. Once the site assembly is completed, CCBC are obligated to pass over the freehold interest in the site to Linc for one pound. The original scheme would then see Linc procure the construction of up to 64 Net Zero Carbon apartments (50% social rented) with ground floor commercial accommodation to include co-working space, retail units and a café.
- 5.9 CCBC have agreed to undertake a CPO if necessary to assemble the ownership of the three properties, as detailed in the Cabinet Report dated 27th January 2021. Cabinet approved £200K for legal and acquisitions costs for this task of which circa £104K has been spent.

Current Position

- 5.10 Linc initially attempted to secure agreement of the interests directly with protracted negotiations taking place with the owners. Negotiations have now been taken over by the Council and progress has been made on the acquisition of two of the three freehold interests:

- 3-5 Pentrebane Street – a purchase price of £500,000 has been agreed with the owners for vacant possession. Contracts have been formally exchanged with a completion date of 17th August 2023 agreed with the Seller.
 - Market Hall – a purchase price of £1,331,000 for vacant possession has been agreed with the owners. Contracts have been formally exchanged and the Market closed on 23rd January 2023. The property has been inspected and vacant possession has been agreed which resulted in a completion of the purchase on 17th March 2023
 - 1-1A Pentrebane Street – The building suffered fire damage in November 2022 which caused severe damage to the roof and excessive water damage to the two tenancies on the ground floor. These two businesses have not been able to trade since then. Heads of Terms (HOTs) have been agreed with the owners of the freehold of the property, along with their interest in the 2nd Floor of 3-5 Pentrebane Street and their long leasehold interest in 16-20 Clive Street.
- 5.11 During the acquisition negotiations, Linc and their architect Childs Sulzman have reviewed the proposed development and concluded that there are good reasons to investigate further design options for the scheme. A Concept Stage Design Report' prepared by Childs Sulzmann. provides detailed information on how the design development of the scheme has progressed from 2018 to now.
- 5.12 The design of the scheme has evolved significantly over the last 3-4 years as a result of many factors including planning advice, technical due diligence, market conditions and a continued focus on delivering a high-quality regeneration scheme which will have a positive impact on the town centre.
- 5.13 Design proposals for the scheme date back to 2018 where the intention was to acquire three freehold land interests to develop a mixed-use scheme. The acquisition at that time was to be progressed by CPO or by negotiation. The scheme was due to deliver 64 new homes across 3 blocks. A pre-application submission was made to the Council's planning department in October 2021 receiving feedback outlining numerous concerns from the Planning Department and in particular the Design and Placemaking Officer at that time. The scheme has been amended following this pre-application feedback and the massing design of the proposed scheme has been reviewed leading to two additional massing/layout options being considered. This has resulted in the development of three possible options for the scheme which all include commercial/retail space on the ground floor of the development with upper residential storeys fronting Pentrebane Street and Clive Street. The Concept Stage Design Report considered the following factors as part of the review:
- practical construction issues, making it difficult for the scheme to be built out in its first iteration without significantly negatively affecting existing properties on Clive Street.
 - increased construction costs and demonstrating value for money.
 - increasing the number of apartments provided - based on the requirement for smaller houses in the Caerphilly Basin.
 - improving accessibility through the site.
 - improving affordability and
 - reducing the impact on surrounding occupiers and ensuring that the development sits well within its urban environment.

Options Appraisal

- 5.14 Based on the information outlined above Linc have now identified three development options in an Options Appraisal Report that has been submitted to the Council and Welsh Government for consideration. Below is a short summary of each option but more detail is given in **Appendix 1**.

Option 01

- 5.15 This is basically the pre application design as considered by Cabinet in January 2021. This scheme comprises three new blocks, providing 64 residential units in total with land take being focused on Pentrebane Street with the need to acquire the three properties as outlined in Section 5.10 above.

Option 02

- 5.16 This scheme comprises a total of 59 units and retains the commercial element on the ground floor in Pentrebane Street. From a design perspective it removes the top storey from the two large blocks in Option 01 and creates a third block along the frontage along Clive St. Cabinet should note that this option requires the leasehold interests for 16-20 Clive Street to be brought into the redline boundary.

Option 03

- 5.17 This option extends further along Clive Street and will provide a total of 73 units with the same configuration as Option 02 across the two large blocks but increasing the third block along Clive St to create additional commercial units on the ground floor, more residential units above and enhancements to the public open space within the scheme. This option would see those properties identified in Option 2 brought into the redline boundary plus 8-12 Clive Street.

- 5.18 Each option can be delivered, but each has its opportunities and constraints which have been considered by Linc and CCBC to identify how the options contribute to the aspiration of the Caerphilly Town 2035 Plan (**See Appendix 2**). The assessment of these opportunities and constraints from a practical and financial perspective has been undertaken as part of the Linc Options Appraisal report.

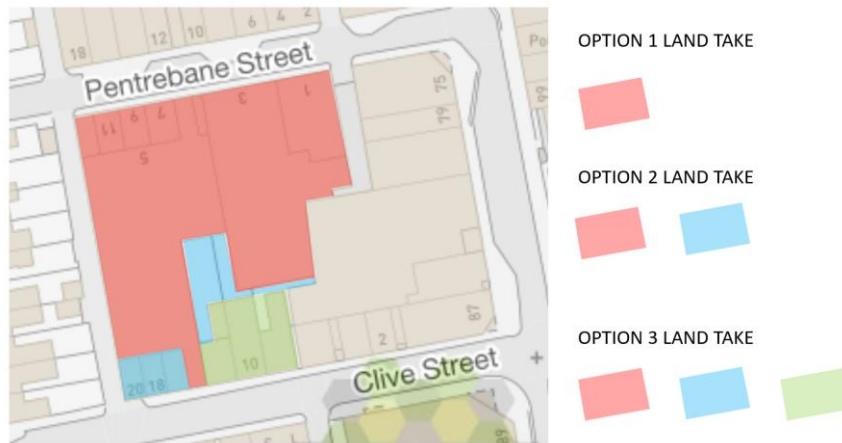
- 5.19 There will be a different requirement for land assembly with each option. The legal land interests associated with each option are set out in more detail in Table 1 below.

Table 1: Options Appraisal - Legal Land Interest

Property	Type of Interest	Option 1	Option 2	Option 3
1 Pentrebane Street and 2nd floor Unit 3	Freeholder			
	Tenant Shop 1a	✓	✓	✓
	Tenant Shop 1b			
3- 5 Pentrebane Street	Freeholder	✓	✓	✓
Indoor Market	Freeholder	✓	✓	✓
Unregistered Garden	Unregistered	✓	✓	✓
16 -20 Clive Street	Freeholder			
	Long Leaseholder			
	Tenant Shop 16		✓	✓
	Tenant Shop 20			
	Tenant Flat			
8 * 8a Clive Street	Freeholder			
	Tenant Shop			✓
	Tenant Flat			
10 Clive Street	Freeholder			
	Tenant Shop			✓
	Tenant Flat			
12 Clive Street	Freeholder			
	Long Leaseholder			✓
	Tenant Shop			
	Tenant Flat			

5.20 It is easier to understand the land take with each option if shown visually. The diagram below summarises the land take position with each option.

Diagram 1 – Option Appraisal Land Take



5.21 Following Linc’s detailed review of the three principal options, Option 03 is the preferred scheme for Linc, WG and CCBC, having due regard to the issues outlined in this report. As outlined in Table 1, the preferred option will require additional properties and interests, including four residential tenancies above commercial units to be acquired along Clive Street. CCBC will look to acquire these properties through negotiation but there will be a need to support this with a wider CPO that covers all the land identified to ensure that CCBC and Linc have the tools to deal with some complicated legal matters relating to the red line site.

Back-to-Back Agreement (CCBC & Linc)

5.22 As outlined in section 5.6, the scheme has approved funding from WG. The current WG funding approval letter to CCBC contains clauses that will require amendment to enable Linc to develop and manage the project effectively and efficiently going forward, particularly if Option 03 is pursued. These amendments have been discussed in detail between the three parties (WG/CCBC/Linc) and their respective legal representatives. As well as the longer-term amendments to the documentation between the parties it has been further agreed that WG will require an” interim” amendment to the terms of the funding letter to CCBC should the additional properties on Clive Street be included into the scheme.

5.23 The WG grant approval is made to CCBC but the actual redevelopment project will be undertaken by Linc. Ownership of the properties purchased by CCBC will be transferred to Linc to allow them to progress with demolition and redevelopment. The Council will assemble the properties before transferring to Linc and there will be a need to manage these properties in the interim. In addition, WG approved funding to the Council for the construction element of the Commercial/retail space on the ground floor will be released/transferred to Linc from CCBC as the scheme progresses. Accordingly, there is a requirement for a legal ‘Back-to-Back’ (B2B) Agreement between CCBC and Linc that will cover all of these elements of the project.

5.24 This B2B agreement will mirror the clauses and obligations which CCBC will be obliged to meet under WG’s funding terms and conditions. Effectively the B2B will transfer these conditions of funding onto Linc. The agreement will also set out how and when Linc will take ownership of the land interests from CCBC. Each party’s Legal teams have been working on this B2B and a ‘Heads of Terms’ in respect of the B2B agreement has been agreed between CCBC and Linc with a view to concluding the legal arrangements once the preferred option and funding package has been agreed.

Next Steps

- 5.25 If Cabinet are minded to approve Option 03 then officers will look to act quickly to agree a revised funding package with Linc and WG utilising both Transforming Towns and Social Housing Grant to deliver the scheme. This package will be reported to Cabinet in due course for approval and may contain a requirement for a CCBC funding contribution towards the scheme.
- 5.26 Officers will be able to conclude the B2B agreement between CCBC and Linc and seek a revised interim funding letter from WG to enable acquisition of the additional properties on Clive Street, with a view to agreeing a final funding letter from WG following agreement of the funding package.
- 5.27 Officers will also continue the land assembly process to acquire as many interests as possible by agreement to minimise the requirements of the CPO. This will be made possible if the request for an additional £250k towards legal fees and property management is approved.
- 5.28 Officers will ensure that the owners and occupiers of the affected properties, as well as the other locally affected businesses, will be kept informed of the plans for the redevelopment. An Engagement Strategy is being delivered for the broader work under the Caerphilly 2035 Placemaking Plan to ensure that local residents and businesses can fully engage in the proposed projects and initiatives that will contribute to the town centre's transformation. An additional, specific, engagement strategy will be delivered in partnership with Linc Cymru to ensure that all affected by the Pentrebane Street scheme have an opportunity to discuss their concerns and to help us keep any disruption in the area to a minimum during the delivery of the scheme.

Conclusion

- 5.29 All parties agree that Pentrebane Street requires redevelopment and there is consensus that the larger, more ambitious Option 03 is the most appropriate option to pursue as it will generate maximum benefit to the current town centre offer. If Cabinet are minded to approve this option, the benefits are numerous, as outlined below:
- Reimagining and reworking of an underutilised and underperforming area within the town centre to fully realise its potential.
 - Create a more robust town centre that offers diversity. In an age where retail is faltering in town centres it is imperative that there is diversity in the town to help it combat this cycle of decline and help grow as a service, entertainment, leisure and commercial centre.
 - The provision of new high quality energy efficient housing in Caerphilly (including affordable housing) and in doing so stimulate an increase in town centre footfall, spend and general vitality.
 - Supporting the diversification of the town centre offer – making the town more resilient to the current pressures on retail and commerce.
 - Deliver opportunity for local supply chains; both in construction and in the running of the development once built.
 - Local people to gain employment opportunities through the project.
 - The scheme will create apprenticeship opportunities and work experience placements via the build contract.
 - The scheme will act as a catalyst to further investment in the town centre in the same manner as a key anchor tenant stimulates further investment in commercial ventures.
 - Significant development investment to Pentrebane Street.

- A community benefits fund will be established for local projects.
- Add to the existing visitor offer.

6.0 ASSUMPTIONS

6.1 It is assumed that Welsh Government and Linc Cymru continue to support this Caerphilly Town 2035 cornerstone project. Although progress has been slow on this project, it has recently gathered momentum with the Council acquiring the market hall and being close to purchasing 3-5 Pentrebane Street. This effectively shows the intent of all parties to ensure that the redevelopment scheme at Pentrebane Street needs to progress.

7.0 SUMMARY OF INTEGRATED IMPACT ASSESSMENT

7.1 The recommendations contained in the report will have a positive overall impact. The link to the IIA form is attached.

[Link to IIA](#)

8.0 FINANCIAL IMPLICATIONS

8.1 Due to the length of time to assemble the site, construction costs have increased and Linc have highlighted the need for additional funding. WG have agreed to review the revised costs but cannot guarantee that they can meet 100% of the uplift in costs and would look to Linc and CCBC to contribute, if possible.

8.2 It has been agreed that further discussions between the parties will be concluded following WG's review of Social Housing Grant, which is due in June 2023. Once the contributions from SHG are clarified, WG's Transforming Towns team will be in a better position to establish the additional funding required to deliver the scheme.

8.3 It is difficult to assess exactly what the final additional costs will be for the preferred option as tenders for the project will be sought by Linc in 18-24 months' time to accommodate the timescale for assembling the site and concluding a CPO. Current estimates show that the additional costs for inflation are circa £2million and the additional specification and space associated with the preferred option could be a further £2million. Hence Option 03 could cost £4m more than the current funding package.

8.4 In order to progress with the acquisitions required if the preferred option is approved, Officers request that a further £250k be allocated from uncommitted capital earmarked reserves to cover the additional legal costs/fees associated with this process and the costs associated with property management until such time as the property stock is transferred to Linc.

8.5 It should be noted that some of the inflation costs of construction have been partially mitigated by increases in rental values for the properties.

8.6 Current cost estimates for the options are being assessed by Linc. It should be noted that the original costings were based on 100% social rented whereas the preference

for all parties is for a mix of 60% Social Rented with 40% Market rental. Linc will run further options so that direct comparisons can be made between the chosen mix.

- 8.7 The higher level of market rental provision within the scheme will result in a higher funding requirement from WG's Transforming Towns and possibly a request for CCBC from WG to help fund part of the gap. The magnitude of this contribution is as yet to be determined but Cabinet should note that there is likely to be a further request for funding towards this project.

9.0 PERSONNEL IMPLICATIONS

- 9.1 There has been and will continue to be a requirement for officers from a variety of internal departments within the Authority to dedicate time and energy to the projects identified in Caerphilly Town 2035 and Pentreban Street is no exception. The Caerphilly Programme Manager along with CCBC Legal and Property team have had a fundamental role in driving the project forward. As the project progresses, input from the Council's Communication Team, Town Centre Management Team and support services such as Finance and Legal will be required.

10.0 CONSULTATIONS

- 10.1 All comments received from consultees have been incorporated into the report.

11.0 STATUTORY POWER

- 11.1 The Local Government Acts 1998 and 2003.

- 11.2 Town and Country Planning Act 1990

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Consultees:

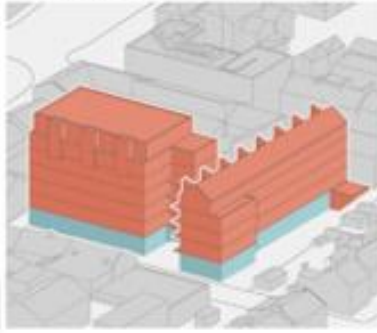
Cllr Jamie Pritchard, Cabinet Member for Prosperity, Regeneration and Climate Change
Cllr Andrew Whitcombe, Chair of Housing and Regeneration Scrutiny Committee
Cllr Patricia Cook, Vice chair of Housing and Regeneration Scrutiny Committee
Cllr Stephen Kent, St Martins
Cllr James Fussell, St Martins
Cllr Colin Elsbury, St Martins
Christina Harray, Chief Executive
Mark S. Williams, Corporate Director for Economy and Environment
Stephen Harris, Head of Financial Services and Section 151 Officer
Robert Tranter, Head of Legal Services/Monitoring Officer
Ben Winstanley, Head of Land and Property Services
Rhian Kyte, Head of Regeneration and Planning
Nick Taylor Williams, Head of Housing
Vickie Julian, Senior Lawyer
Jane Roberts Waite, Strategic Co-ordination Manager, Housing
Mark Jennings, Principal Housing Strategy Officer
Lynne Donovan, Head of People Services
Anwen Cullinane, Senior Policy Officer

Allan Dallimore, Regeneration Services Manager

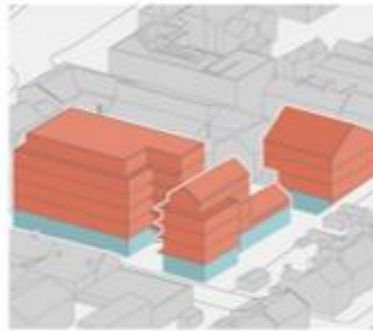
Appendices: Appendix 1 – 3D Visuals of Each Project Options
Appendix 2 – Project Options Appraisal

Appendix 1: 3D Visuals of Each Project Options

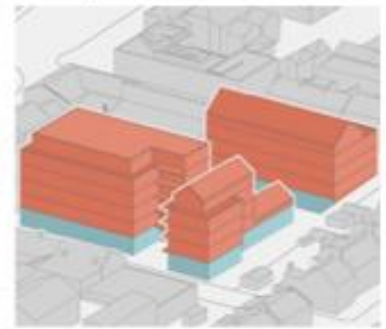
Option 01 | Pre-Application Design



Option 02 | Design Development



Option 03 | Design Development



4 Storey Block | 2 Storey Block | 7 Storey Block

2 Storey Block includes 9-10 Olive Street as part of site boundary | 2 Storey Block | 4 Storey Block

2 Storey Block includes 9-10 Olive Street as part of the boundary | 2 Storey Block | 4 Storey Block



Appendix 2: Project Options Appraisal

Option	Pros - Opportunities	Cons - Constraints
Option 01	<ul style="list-style-type: none"> • Least number of land interests • Opportunity to regenerate part of a wider scheme. • Mix of new apartments for Social Rent and Market Rent, the latter which can be offered to those displaced from their rental homes. • Provision of co-working and embryo business units to attract tech and creative businesses around a central hub. • Delivery of an energetic scheme design to encourage younger professionals into the town centre. • Meets the project specific objectives. • Meets the 2035 Placemaking Plan 8 key objectives . 	<ul style="list-style-type: none"> • Significant Party Wall Issues - worst position • Significant Rights to Light issues – worst position • Practical issues in construction which result in massively increased costs • No comprehensive regeneration of wider scheme
Option 02	<ul style="list-style-type: none"> • Least number of land interests • Opportunity to regenerate part of a wider scheme. • Mix of new apartments for Social Rent and Market Rent, the latter which can be offered to those displaced from their rental homes. • Provision of co-working and embryo business units to attract tech and creative businesses around a central hub. • Delivery of an energetic scheme design to encourage younger professionals into the town centre. • Meets the project specific objectives. • Meets the 2035 Placemaking Plan main key objectives. 	<ul style="list-style-type: none"> • Not quite a comprehensive regeneration of wider scheme • Requirement for CPO for robust land assembly • Significant Party Wall Issues • Significant Rights to Light issues • Practical issues in construction which result in increased costs
Option 03	<ul style="list-style-type: none"> • Significant opportunity to regenerate wider scheme as part of Caerphilly 2035 Plan • Most positive impact on wider area. Presents a better frontage onto Clive Street • Mix of new apartments for Social Rent and Market Rent, the latter which can be offered to those displaced from their rental homes. • Provision of co-working and embryo business units to attract tech and 	<ul style="list-style-type: none"> • Most number of land interests • Requirement for CPO for robust land assembly • Redevelopment of residential flats above shops on Clive Street • Significant Party Wall Issues- better position • Significant Rights to Light issues – better position • Less construction issues due to comprehensive redevelopment

	<p>creative businesses around a central hub.</p> <ul style="list-style-type: none"> • Delivery of an energetic scheme design to encourage younger professionals into the town centre. • Meets the project specific objectives. • Meets the 2035 Placemaking Plan main key objectives 	

Pentrebane Street – Placemaking Plan Options Review – Stride Treglown - 24th February 2023

	Option 01	Option 02	Option 03
Overview	64 dwellings – ‘the pre-application design, split across 3 blocks’.	59 dwellings – ‘removing the top storey from the two large blocks in option 01, creating a third block along Clive Street’.	73 or 75 dwellings (both figures mentioned) – ‘the same configuration as option 02 across the two large blocks but increasing the third block along Clive St to create additional commercial units on the ground floor, residential units above and enhance the public open space within the scheme.’
Land Use Principle	<ul style="list-style-type: none"> • Residential / café / co-working / works units supported 	<ul style="list-style-type: none"> • As per previous option but second café not supported as it may lead to over supply in the local area. 	<ul style="list-style-type: none"> • As per Option 01. Residential frontages on Clive Street supported due to the site’s peripheral town centre location.
Height and Massing	<ul style="list-style-type: none"> • Agree with general CCBC comments on the visual impact of the proposals and a reduction in height should be explored. • Overshadowing of surrounding (predominately Pentrebane Street) residential properties and central courtyard (within the development) not provided. 	<ul style="list-style-type: none"> • General reduction in height (7 > 6 storeys) supported. This will sit more appropriately with neighbouring buildings (especially heritage assets). • Least severe impact on Bartlett / Clive Streets. • Overshadowing of surrounding (predominately Pentrebane Street) residential properties and central courtyard (within the development) not provided. 	<ul style="list-style-type: none"> • General reduction in height (7 > 6 storeys) supported. This will sit more appropriately with neighbouring buildings (especially heritage assets). • Overshadowing of surrounding (predominately Pentrebane Street) residential properties and central courtyard (within the development) not provided. Likely to be worst performing with this option due to the scale of the proposed massing on Clive Street.
Ground Floor Interface	<ul style="list-style-type: none"> • No meaningful presence on Clive Street. • Bin store in northern corner lacks meaningful first impression / street level interface given this is the closest point to the high street. Query whether principle of ground floor uses should be flipped with café brought closer to Cardiff Road? • Boundary treatment between Access Lane and lowered public realm on western edge of site unclear – query what benefits this space provides. Full depth Work Units that extend to boundary (where proposed trees are located)? Why do they all need double frontage? Above which public realm that is on the same level as the Access Lane... 	<ul style="list-style-type: none"> • Bin store in northern corner lacks meaningful first impression / street level interface given this is the closest point to the high street. Query whether principle of ground floor uses should be flipped with café brought closer to Cardiff Road? • Additional ‘café’ space on Clive Street – this location, on the periphery of the town centre, on a one-way road and not on a substantial thoroughfare is questionable. Combine space with adjacent Work Unit? • May also compete with existing businesses in the vicinity. • Poor street interface / outlook of sole residential dwelling fronting the western Access Lane • Recess / access adjacent to the proposed café may present safety concerns 	<ul style="list-style-type: none"> • Entrance lobby in northern corner improves initial impression of the scheme and will provide street level activation. • The delivery of the three residential dwellings replaces non-purpose designed commercial space (adapted from residential), offers the opportunity for improved façade treatment and reduces dilution of commercial premises that might pull footfall away from the high street. • Concern about the proximity of the building line to the back of the footpath. No private outside space which may create privacy issues. • Provides a “better” critical mass of neighbouring dwellings to help promote a sense of community. • Slight reduction in width of Pentrebane Street footpath not supported. May impact the potential for the proposed trees to fully establish their canopies.

<p>Public Realm</p>	<ul style="list-style-type: none"> • Potential for safety issues / anti-social behaviour given the extent of secluded spaces across the scheme. • Servicing strategy – likely to be on Pentrebane Street) unclear. Query how the Works Units will be serviced and what impact this will have on the streetscape. 	<ul style="list-style-type: none"> • Enlarged courtyard space in centre of scheme promising, but yet to be fully designed. • Opportunity for Biodiversity Net Gain considerably higher than previous Option. • Opportunity for new parklet in front of proposed café on Clive Street • Unclear how the courtyard proposals interface with the rear boundaries of the surrounding existing properties to the south and east. • Servicing strategy – likely to be on Pentrebane Street) unclear. Query how the Works Units will be serviced and what impact this will have on the streetscape. 	<ul style="list-style-type: none"> • Further enlarged central courtyard space, yet proposed layout / street furniture appears to prioritise business occupants rather than residents above. Missed opportunity for play space / residential amenity / informal seating areas / recreation / food production etc. • Opportunity for Biodiversity Net Gain considerably higher than previous Option. Green walls should carefully be considered due to their maintenance costs and potential for fire spread. • Unclear how the courtyard proposals interface with the rear boundaries of the surrounding existing properties to the east. • The applicant should work with CCBC to explore how Clive Street can be adapted to improve the residential outlook / interface through tree planting, permeable surfaces, seating, bicycle parking etc. through a reduction in on-street car parking. This will be supported in the placemaking plan. • Servicing strategy – likely to be on Pentrebane Street) unclear. Query how the Works Units will be serviced and what impact this will have on the streetscape.
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