

Caldicot LUF Appendices



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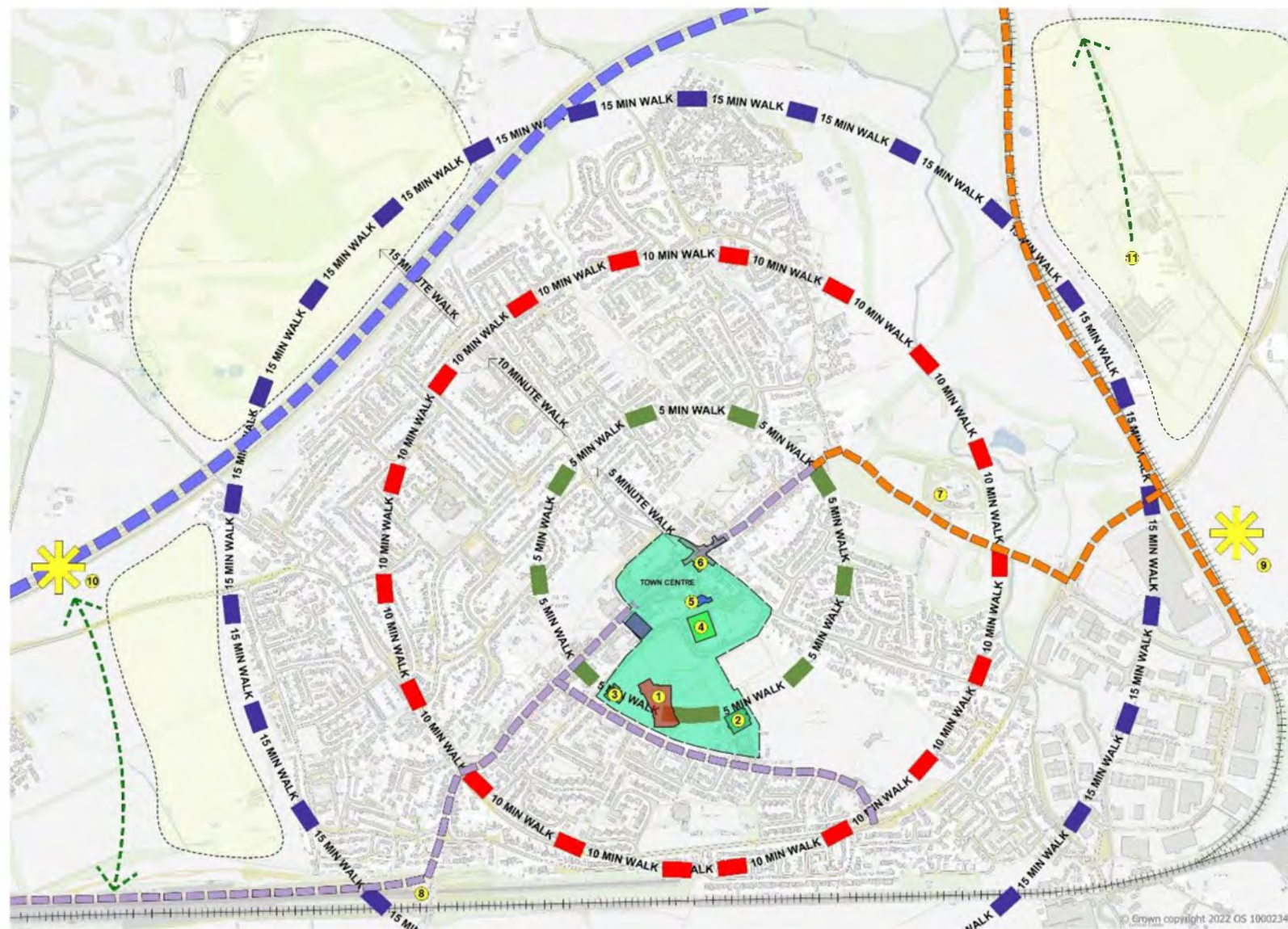
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Appendix A

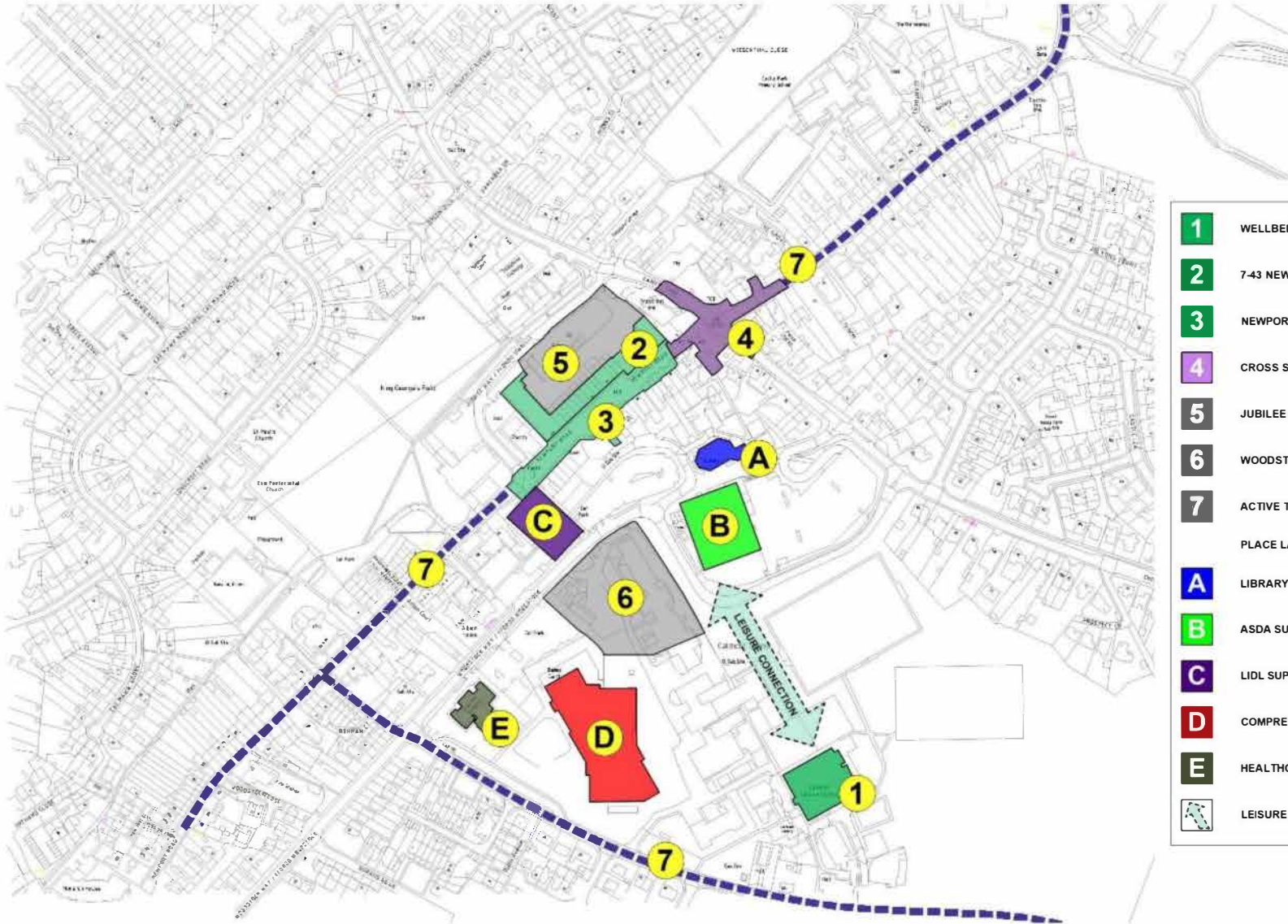
Spatial and Town Centre Plan





- 1** COMPREHENSIVE SCHOOL
- 2** LEISURE CENTRE
- 3** HEALTH CENTRE
- 4** SUPERMARKET
- 5** LIBRARY
- 6** CROSS SCHEME COMPLETED
- 7** CALDICOT CASTLE
- 8** SEVERN TUNNEL JUNCTION
- 9** DEMENTIA FRIENDLY & CARE HOME
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- TOWN CENTRE AREA
- 5 MINUTE WALKSHED
- 10 MINUTE WALKSHED
- 15 MINUTE WALKSHED
- SHARED ROUTE
- ACTIVE TRAVEL ROUTE
- M48
- TRAIN LINE
- OPTIONS FOR STRATEGIC GROWTH





- | | |
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| 1 | WELLBEING CENTRE |
| 2 | 7-43 NEWPORT ROAD |
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| 4 | CROSS SCHEME COMPLETED |
| 5 | JUBILEE WAY IN TOWN LIVING |
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| 7 | ACTIVE TRAVEL PIPELINE PROJECTS |
| PLACE LANDMARKS: | |
| A | LIBRARY |
| B | ASDA SUPERMARKET |
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| D | COMPREHENSIVE SCHOOL |
| E | HEALTHCARE |
|  | LEISURE CONNECTION |

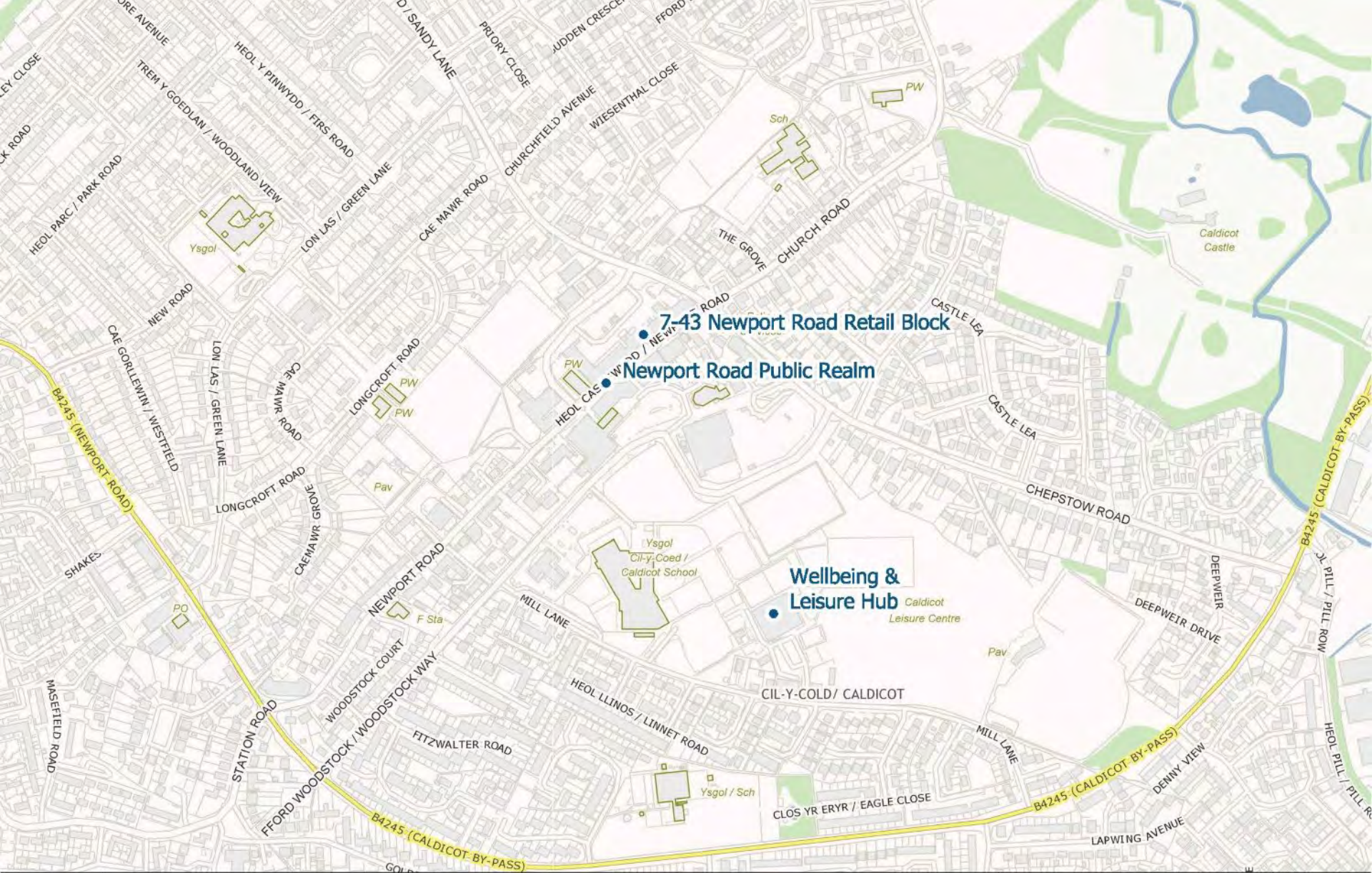


Appendix B

GIS Location

Map File





Caldicot LUF Bid - Project Locations

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OS 100023415



Appendix C

Consultation

Evidence



Caldicot Town Centre Stakeholder Group Terms of Reference



Caldicot Regeneration Stakeholder ‘Group’

Terms of Reference

1. Introduction

- 1.1 This document sets out the Terms of Reference for the Caldicot Regeneration Stakeholder ‘Group’ and covers its structure, remit, membership and operation.
- 1.2 The “Group” will not be formally constituted and it will not have legal status.
- 1.3 The “Group” is ‘consultative’ and not ‘executive’.

2. The Structure of the ‘Group’

- 2.1 The ‘Group’ is to comprise of representatives from the following sectors:
 - Elected Members (county, town and community councils)
 - The Business Community
 - The Third/Voluntary Sector
 - Public Sector Partnerships
 - Officers
- 2.2 The ‘Group’ is to comprise of the following:
 - Elected Members – 2 x Severnside Area Committee 2 X Caldicot Town Council
 - The Business Community - TBA
 - The Third/Voluntary Sector – Caldicot Town Team, Caldicot Communities Working Together, Caldicot Events Committee
 - Public Sector Partnerships – Gwent Police, ABHB,
 - MCC Officers – 2 x Regeneration, 1 x Strategic Projects, 1 x C&PD
- 2.3 The ‘Group’ shall endeavour to provide equal representation from each sector to a maximum of 16 invitees.
- 2.4 The “Group” should solely comprise of representatives of organisations who intend to (and are capable of) making a contribution to the delivery of regeneration plans for Caldicot Town Centre
- 3. Purpose of the Caldicot Regeneration Stakeholder ‘Group’
- 3.1 The purpose of the ‘Group’ is to oversee the projects and initiatives that comprise the Caldicot Town Centre Regeneration Scheme and to regularly review and if necessary recommend amendments to MCC, to reflect the changing priorities of the local community.

The themes currently identified under the Caldicot Town Centre Regeneration Scheme are:

- i. The Caldicot Cross Destination Space
- ii. The TRI Property Improvement Scheme (UCPEF/UCLG)

iii. 7-43 Newport Road - Block Improvements

iv. Jubilee Way Urban Courtyard

v. Enterprise Hub (subject to options appraisal)

vi. Church Road

3.2 The definition of Town Centre is a matter for consideration and agreement by the 'Group', but would typically include those projects that are located in the town centre or are within close proximity and have a direct impact upon the town.

3.3 The Stakeholder 'Group' will be expected to work positively and in partnership to:

- Promote and improve the economic, social and environmental well-being of Caldicot Town Centre
- Operate as a cohesive local stakeholder partnership, promoting consensus and commitment.
- encourage people to become involved in the delivery of projects to the betterment of the town centre
- Support and facilitate local sustainable development.

4. Roles and Responsibilities

4.1 All members of the 'Group' will be committed to applying and promoting the following principles:

- Accountability
- Equality & Social Inclusion
- Integrity
- Community Involvement
- Maximising the value of resources
- Sustainability

4.2 All members of the 'Group' will be expected to respect each other's position and work positively towards consensus in the best interest of the 'Group' and Caldicot Town Centre

4.3 Responsibilities for all 'Group' Members:

i. To propose, discuss and agree recommendations on the strategic direction of projects to regenerate Caldicot Town Centre.

II. Ensure that all partners have the relevant information and the opportunity to contribute whilst recognising the constraints of individual members and partnership members.

iii. To consult with and involve communities to ensure that they are informed and their views are properly reflected in any decisions that 'Group' considers.

iv. Provide support and direction for relevant projects and their respective project managers.

v. Liaise and co-ordinate with other community 'Group's not represented on the 'Group'

vi. To respect the views of other members regardless of their gender, race, age, ethnicity, disability, religion, sexual orientation or any other status.

5. Membership

5.1 Members of the 'Group' will commit to the necessary time and effort to undertake their roles effectively.

5.2 Regular attendance is important. If a member is absent on a regular basis the 'Group' will have the ability to remove the representative from the 'Group' and their representative organisation may nominate an alternative member.

5.4 The 'Group' will have the ability to select additional members or co-opt individuals as required on majority approval.

5.5 It is the responsibility of 'Group' members to cascade information within their own organisations and communities to raise awareness of the Caldicot Regeneration Programme

6. Meetings of the 'Group'

6.1 The 'Group' shall meet at least 6 weekly to consider progress.

6.2 The 'Group' will be chaired by the 'Strategic Lead for Urban & Physical Regeneration' who will issue an agenda and relevant documentation, by email, at least 3 working days in advance of the meeting.

6.3 Where required, decisions on recommendations to MCC will be made as far as possible by consensus.

6.5 Declarations of interest must be declared at the start of each meeting.

6.6 Each member organisation can nominate a deputy to attend if their nominated representative is unable to attend.

6.7 Urgent matters can be discussed at a meeting subject to the agreement of the majority of the attending 'Group' members.

7. Administration

7.1 The 'Group' will be supported by Monmouthshire County Council who will provide appropriate administrative and technical support, unless otherwise agreed by the 'Group'

7.2 The 'Group' may from time to time amend these Terms of Reference, subject to the agreement of the majority of the 'Group' members.



Consultation Summary

Caldicot LUF Submission		
Project		
7-43 Newport Road	<i>How did we consult?</i>	<ul style="list-style-type: none"> 2016 to 2021 2016 Initial strategy and masterplan – open drop-in session and survey which identified 7-43 as a key priority 2019 Caldicot regeneration action plan – proposals further developed for the retail block - community drop in an exhibition in an empty premise 2020-21 – digital and community webinars through Covid-19 2022 – local stakeholder workshop on Store 21 and potential uses and activities
	<i>What was the response?</i>	<p>2016 – over 150 people engaged and over 65 people completed the survey</p> <p>2019 – over 200 people engaged face to face on proposals</p> <p>2020-21 – use of static displays hard to monitor no of touchpoints but we met the community through community webinars (20 people attended) and use of digital surveys (over 100 responses)</p> <p>2022 – 5 groups attended with a note of the meeting further on in this document; there is consensus for a mixture of enterprise and community activities which provides a local destination</p>

	<i>What were the main issues?</i>	<ul style="list-style-type: none"> ▪ An urgent need for improvements ▪ Rear service yards and their relationships to the car park ▪ Canopies creating shelter ▪ Refurbishment is better option in terms of disruption ▪ Management and co-ordination of Store 21
	<i>How has the consultation influenced the final design proposals</i>	<ul style="list-style-type: none"> ▪ A focus on Store 21 unit and how it can realise community needs ▪ How the public realm animates frontages ▪ Canopies do not help with anti-social behaviour ▪ Designs have responded to the above ▪ Stakeholder workshop held in June 2022
Newport Rd Public Realm	<i>How did we consult?</i>	<ul style="list-style-type: none"> ▪ March 2020 (second lockdown) ▪ 2 static exhibitions in empty shop window with QR codes to survey as well as a VR link to view ideas on mobile phones ▪ 2 community webinars ▪ 2 online surveys ▪ Use of email and printed surveys as well
	<i>What was the response?</i>	50 responses per survey 15 people attended each community webinar
	<i>What were the main issues?</i>	<ul style="list-style-type: none"> ▪ Nothing significant ▪ Concerns over 7-43 Newport Road being the main priority ▪ Catch 22 over lack of shops versus quality public space ▪ Management of cycling
	<i>How has the consultation influenced the final design proposals</i>	<ul style="list-style-type: none"> ▪ Urban centre property grants spent on commercial properties to improve viability and trading ▪ Plans to acquire 7-43 Newport Road as keynote block ▪ Role of the outdoor market and its location

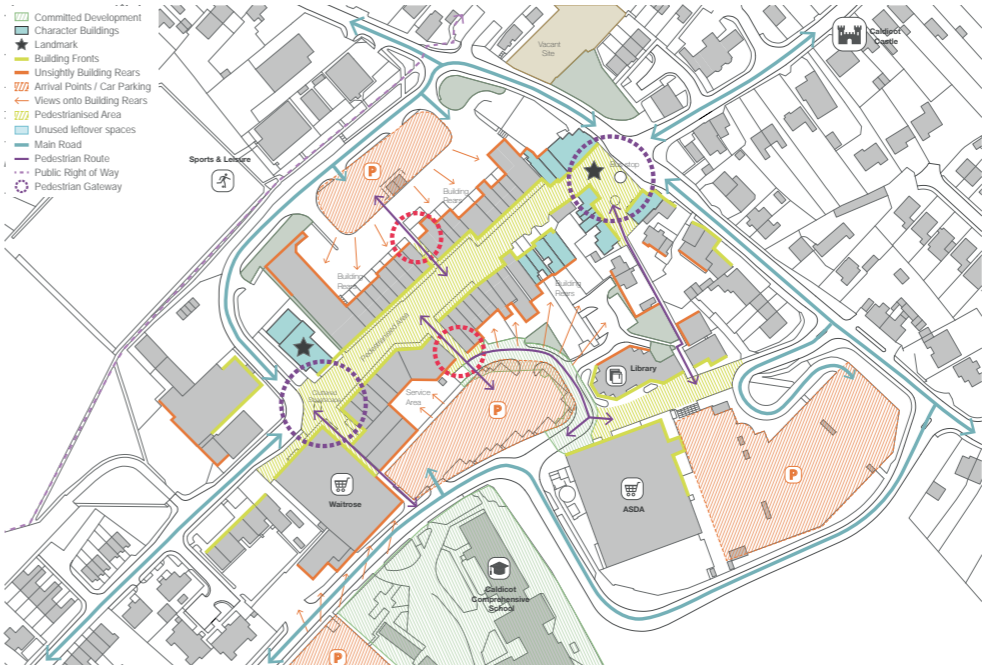
Well-being & Leisure Centre Hub	<i>How did we consult?</i>	<ul style="list-style-type: none"> ▪ Public exhibitions (display boards) ▪ Publications (such as letters and flyers) ▪ Press Release ▪ School workshops ▪ Face to Face Engagement events ▪ Website – Delivered by Leisure Specialists TA6 ▪ Social media posts ▪ Online surveys and engagement ▪ Dedicated microwebsite <p>As Covid-19 led to a second lockdown, online consultation with members of the public was undertaken between 10th June 2020 and 24th July 2020.</p> <p>A virtual meeting was held with the head and deputy head of Caldicot School 4th June 2020 to discuss the proposals. A face-to-face meeting was held with Squash Wales and representatives of the Caldicot Squash club on 28th February 2020. These discussions were requested due to Squash being one of the key stakeholders who would be impacted by the preferred proposals.</p>
	What was the response?	758 online responses online
	What were the main issues?	Concerns over squash court facility being lost
	How has the consultation influenced the final design proposals	Yes. Retention of squash courts with enhanced changing room facilities.

7-43 Newport Rd



6.2 PUBLIC CONSULTATION PANELS

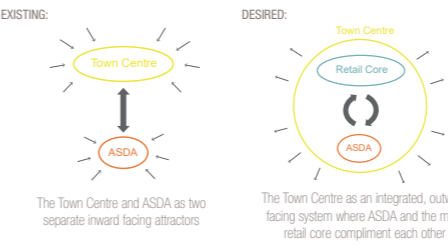
WHAT DO WE KNOW SO FAR?



What does this look like?



What is our conclusion?



Caldicot has all the ingredients to become a thriving town centre with its attractive historic part and landmarks and, more importantly, the existing anchor uses such as ASDA, Waitrose or the library. However, those uses are located on the edges of the town centre, which is disconnected from its surroundings as inward facing structure, presenting a poor quality environment of rears and servicing areas to the outside. Furthermore, the architectural form of the existing buildings limits the range of retailers in the town centre and reinforces the lack of vitality and sense of place.

WHAT IS HAPPENING ALREADY IN CALDICOT?

The Linkage Scheme

The Caldicot Town Centre - Making better connections scheme primarily aims to create an improved pedestrian route between the ASDA store and Newport Road as the main retail core of the town centre. At the same time, the access to the Waitrose Car Park is rearranged to Woodstock Way in order to minimise

vehicular movement on the link road. This will be a first step towards a better connected town centre that provides a safe, friendly and attractive pedestrian environment for visitors and locals alike.



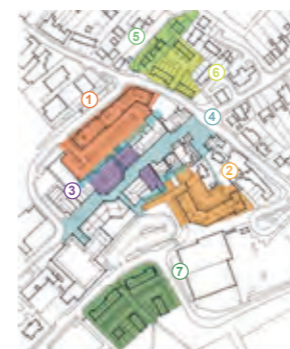
Caldicot Comprehensive School

Proposed is the demolition of the existing secondary school buildings and the construction of a new 3-storey building placed at the heart of the site with the front entrance facing Mill Lane.



WHAT ARE WE PROPOSING?

Identified Projects



- ① Woodstock Parade
- ② Jubilee Way
- ③ Remodelling Retail Units
- ④ Improving the Built Environment
- ⑤ Town Council Offices
- ⑥ Former White Hart Site
- ⑦ Land off Woodstock Way

This masterplan illustrates our initial thoughts as a direct response to the issues and opportunities we have identified in the analysis of Caldicot Town Centre and its surroundings. The masterplan can be broken down in a number of projects as shown on the left hand side, which will be explained in further detail.

We believe that whilst cosmetic environmental improvements are important, a more contemporary and forward thinking approach is required. Therefore, we propose a more profound remodelling of the town centre by creating new frontages to the outside, rationalising existing car parking and servicing arrangements, extending and merging existing retail units, allowing for the creation of an enhanced linkage between ASDA and the town centre as well as relocating the library/one stop shop/ Town Council as an important attractor into a purposely fitted unit in the heart of the town centre.

6.2 PUBLIC CONSULTATION PANELS

WHAT COULD THIS LOOK LIKE IN DETAIL?

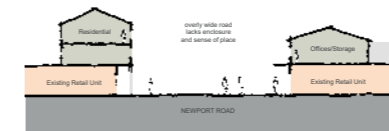
Remodel Retail Units

EXTENSION OF RETAIL UNITS IN PLAN



The existing architectural form provides predominantly small retail units around and under 1000sqft, which significantly limits the range of retailers which might take up units. Proposed is to merge existing retail units and extend frontages onto Newport Road in order to create larger units for a greater variety of retail offer. This also has a positive effect on the streetscape by narrowing down the width of the road, thus improving the sense of vitality in the town centre and focusing the market function on either end of the pedestrianised area. In addition to that, this opens up the opportunity to relocate the library and one stop shop into a purposely fitted unit in a strategic location in the town centre, where it can act as a major attractor and hub, bringing more footfall and activity to Newport Road.

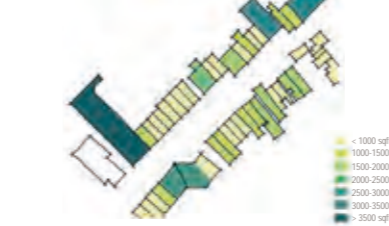
EXISTING STREET SECTION



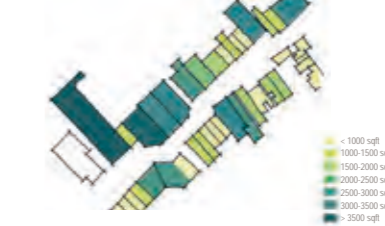
PROPOSED STREET SECTION



EXISTING RETAIL UNIT SIZES:



PROPOSED RETAIL UNIT SIZES:



Improve the Built Environment



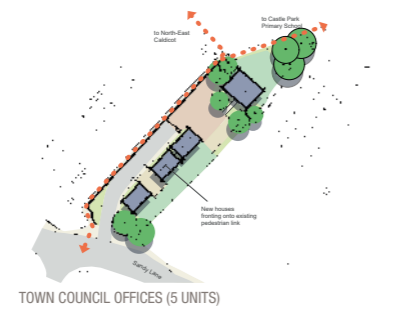
The current impression of Caldicot Town Centre is dominated by a low quality environment of the public realm with building rears, service areas, unattractive boundary treatments and a cluttered streetscape. Furthermore, a big part of the existing architectural form is characterless with bland facades and a monotonous feel. The main objective of this identified project theme is therefore to improve the physical environment of the town centre through cosmetic changes such as general refurbishment, upgrading paving and replacing street furniture. This could also include a strategy for lighting, public art, planting and signage in order to enhance the pedestrian experience and provide a comfortable, attractive shopping environment.

PRECEDENT EXAMPLES:

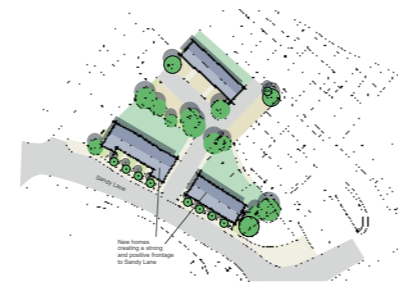


WHAT COULD THIS LOOK LIKE IN DETAIL?

Providing Sustainable Housing



TOWN COUNCIL OFFICES (5 UNITS)



FORMER WHITE HART (11 UNITS)



LAND OFF WOODSTOCK WAY (25 UNITS)

There are a few sites in close proximity to the town centre that pose a development opportunity for residential use in both public and private ownership. Identified in the masterplan are two adjacent sites off Sandy Lane and another site off Woodstock Way that will become available through the Caldicot Comprehensive School scheme. The objective is to use the potential of derelict or underused land, and generate receipts to the public purse that can then be used to fund other projects within the town centre.

WHAT ARE THE NEXT STEPS?



The view onto the extended retail frontages and relocated library when approaching from the Western end of the town centre.



Improved building rears and the more legible gateway to the town centre as seen from the reorganised Jubilee Car Park.



The view along Newport Road from the Eastern end of the pedestrianised area on a market day.



The 2-storey apartment block along Jubilee Way creates a new frontage and improves the first impression of the town centre for visitors.

Following this public exhibition there will be a period for reflection and response. We will consider all the comments and information received during the consultation and assess them against the current proposals. We can then make any revisions and adaptations deemed necessary before taking the project forward into the final report preparation which will set out the Visioning Report and Development Plan for Caldicot.

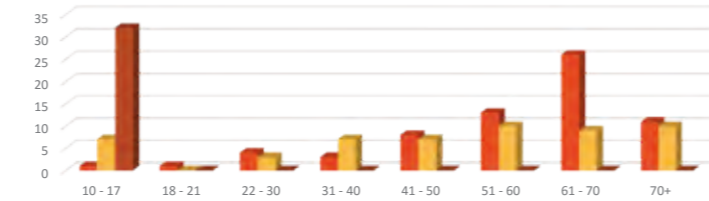
The focus of the project will subsequently be moved to funding and delivery, which will not happen overnight as this is a long-term holistic vision for the town. There are various private and public sector funding sources and investment opportunities and these are currently being explored.

Once funding is secured, work can then begin on phasing, delivering and implementing the Visioning Report and Development Plan.

6.3 PUBLIC CONSULTATION RESULTS

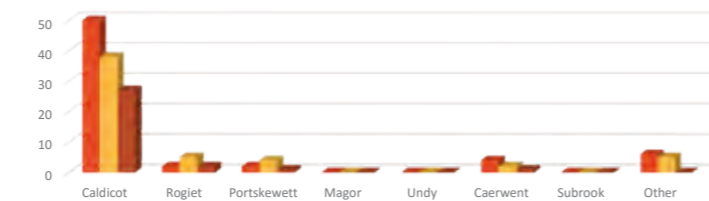
Question 1, What is your age?

Ages	Saturday	Tuesday	School
10 - 17	1	7	32
18 - 21	1	0	0
22 - 30	4	3	0
31 - 40	3	7	0
41 - 50	8	7	0
51 - 60	13	10	0
61 - 70	26	9	0
70+	11	10	0
Totals	67	53	32



Question 2, Where do you live?

Place	Saturday	Tuesday	School
Caldicot	50	38	27
Rogiet	2	5	2
Portskewett	2	4	1
Magor	0	0	0
Undy	0	0	0
Caerwent	4	2	1
Subbrook	0	0	0
Other	6	5	0
Totals	64	54	31



Question 3, The gateways into the town centre from the car parks needs improving

Answer	Saturday	Tuesday	School
Strongly Disagree	0	0	0
Disagree	2	2	0
No View	6	1	1
Agree	38	32	16
Strongly Agree	21	19	15
Totals	67	54	32



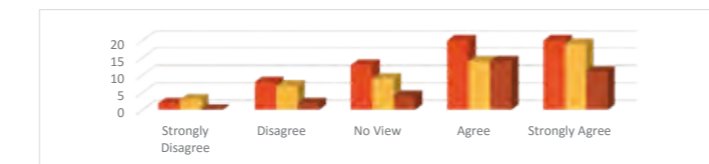
Question 4, The link between Asda and the town centre needs improving

Answer	Saturday	Tuesday	School
Strongly Disagree	0	0	0
Disagree	1	1	0
No View	9	5	2
Agree	34	31	13
Strongly Agree	21	13	16
Totals	65	50	31



Question 5, Introducing additional residential into the town centre will increase activity and vibrancy

Answer	Saturday	Tuesday	School
Strongly Disagree	2	3	0
Disagree	8	7	2
No View	13	9	4
Agree	20	14	14
Strongly Agree	20	19	11
Totals	63	52	31



Question 6, There is a need to attract larger non-food retail stores into the town centre

Answer	Saturday	Tuesday	School
Strongly Disagree	0	2	2
Disagree	1	3	0
No View	5	4	5
Agree	38	35	12
Strongly Agree	21	11	12
Totals	65	55	31



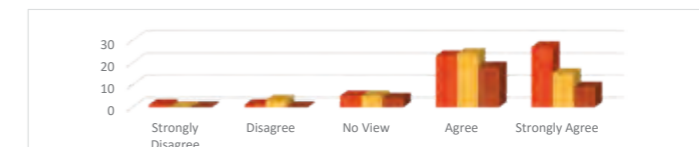
Question 7, Combining the Library, One Stop Shop and Town Council in one purpose made location in the main shopping street will bring additional people/footfall into the heart of the town centre

Answer	Saturday	Tuesday	School
Strongly Disagree	5	3	0
Disagree	7	2	0
No View	4	4	3
Agree	17	25	10
Strongly Agree	30	19	18
Totals	63	53	31



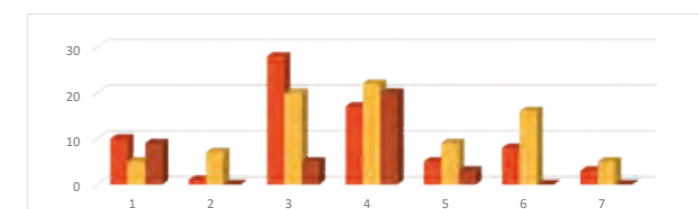
Question 8, The public realm, floorspace and street furniture is tired and needs replacing

Answer	Saturday	Tuesday	School
Strongly Disagree	1	0	0
Disagree	1	3	0
No View	5	5	4
Agree	23	24	18
Strongly Agree	27	15	9
Totals	57	47	31



Question 9, Which of the seven identified projects do you feel is the most important

Project	Saturday	Tuesday	School
1	10	5	9
2	1	7	0
3	28	20	5
4	17	22	20
5	5	9	3
6	8	16	0
7	3	5	0
Totals	72	84	37



Store 21 – How Can it Benefit the Town?



Caldicot Town Centre Regeneration
Store 21 – How Can it Benefit the Town?
7-43 Newport Rd, Caldicot town centre
14th June – Together Works

1. Purpose

As part of the ongoing discussions on the town centre, the County Council organised an open workshop with local stakeholder organisations to seek views on the vacant Store 21 building which is located within 7 to 43 Newport Road in Caldicot town centre.

2. Background

The Council explained that it would like to acquire the building from the current landlord/leaseholder in order to improve and refurbish the external appearance as well as the internals. Whilst it would wish to retain the retail businesses currently trading, it does see an opportunity to explore the opportunities that Store 21 could provide for the town centre, which needn't be pure commercial but meets social and community need. The key objective is to improve the current town centre offer and experience. Council officers did state that the business case would have to be presented to elected members in terms of the costs and benefits of such a proposal.

3. Discussion

Caldicot Town Team shared with the meeting that it was about to agree terms with the leaseholder for use of Store 21 that comprised of an indoor market, soft play, community use and more. The Town Team discussed with the County Council a possible time frame for acquisition and refurbishment, with 12 months as the earliest time it would want to enter the building, if the sale was successful.

There was wider discussion about well-being and wellness in the town, with Mencap talking about social exclusion and the role of public transport. The current quality of public transport was seen as poor, with those the need to consider physical barriers that restrict activity, access to work, learning and more. Apart of capital investment there is a need to look at local services so that things are joined up.

The meeting also discussed the revenue costs of running community services with the need to consider staff, heating, ICT and other daily running costs. This needs to be sustainable.

The meeting all agreed on the need for inclusion, with Together Works a positive example of something that is cheap and cheerful with far reaching benefits. One of the organisations also shared their experiences where things haven't worked so well, with their community theatre group being moved out of a Council asset. They discussed the value they bring to the community and how Store 21 could help.

On specifics the meeting discussed some of the following uses and activities for the building.

- A community theatre space but it would need a high enough ceiling and be flexible for other uses (the school is a physical challenge to use)
- Community arts space across South Wales is in high demand
- A pop up cinema that could work with the theatre use
- An agile working space
- A co-working space that is linked to business support
- Town team plans of retail, youth focused events, pop up community events, soft play, trialling and generating evidence for semi-permanent uses
- Health and fitness – place that signs you to well-being and leisure centre – flexible space for yoga, Zumba, tai chi, etc
- Need to watch demand from the community – trialling and piloting
- Cookery skills – link in with the community fridge
- Well-being courses
- Links to Mens Shed and other live projects
- Supper club, test space for food and drink businesses
- Secure bike area
- A small café that supports other activities

There was discussion on the skate park location and whether we need to be smart about locating facilities that encourage activity and linked trips.

Other post meeting comments on Store 21 centred on sound insulation for the residential flats above and how to treat the rear elevation and its relationship to the car park in terms of access, movement and parking.

Newport Road Public Realm



CANOL TREF CIL-Y-COED

Syniadau i Wella'r Ardal i Gerddwyr

CALDICOT TOWN CENTRE

Ideas to Improve the Pedestrianised Area



Pam ydyn ni yma?

Gyda chefnogaeth Llywodraeth Cymru, mae Cyngor Sir Fynwy yn canolbwyntio ar adfywio canol tref Cil-y-coed. Nod cyffwrdd Cynllun Adfywio Canol Tref Cil-y-coed yw creu:

- Lleoliad gwell ar gyfer gweithgaredd masnachol;
- Cyfleoedd i ddefnyddio'r gofod ar gyfer gweithgareddau lles, hamdden a chymdeithasol ychwanegol;
- Gwell seilwaith gwyrdd - yn benodol coed, planau ac ymylon;
- Gwell cyfleoedd ar gyfer bioamrywiaeth o fewn ardaloedd trefol;
- Gwell anwydd i ymwelwyr - darparu gwybodaeth ar gyfer canol y dref ac atyniadau twristiaeth anghysbell;
- Gwell cysylltedd Teithio Llesol (cerdded a beicio) er mwyn annog newid ymddygiad a hybu lles.

Yn gyffwrdd, i greu gofod mwy gweithredol a chymdeithasol sy'n bywogi fryntiadau, yn ysgogi datblygiad economaidd lleol ac yn cyflwyno diben newydd i ganol y dref a'r strydoedd cyfagos fel Heol Casnewydd a Heol yr Eglwys.

Yr Ardal i Gerddwyr

Wedi'i newid i le i gerddwyr yn unig ym 1995, mae canol y dref wedi bod yn tanberfformio, gyda'r parth cyhoeddus dyddiedig a phensaernïaeth y 1960au, a dyfodd o amgylch y ffiniant economaidd yng ngwaith dur Llanwrn rhyw 5 i 10 milltir i'r dwyrain o'r dref yn cyfrannu at y cynig masnachol gwael. Er ei fod yn gymharol wastad, hygyrch a linellol, mae golygfa stryd canol y dref o ansawdd gwael ac mae ganddo naws cyfyngedig i gerddwyr - gan beidio ag annog treulio amser yno neu mewn gweithgaredd cysylltiedig h.y. teithiau i Gastell a Pharc Gwledig Cil-y-coed gerllaw ac asedau ac atyniadau eraill y dref.

Nodau'r Astudiaeth

Prif nodau'r astudiaeth dylunio ar gyfer ardaloedd cerddwyr Heol Casnewydd yw:

- Creu amgylchedd canol tref o ansawdd uchel sy'n ystyriol o gerddwyr ac sy'n annog mwy o gerdded a beicio yng nghanol y dref ac o'i hamgylch
- Archwilio cysylltiadau gwell ag asedau hanesyddol ac amgylchedd h.y. Castell a Pharc Gwledig Cil-y-coed, Caeau Chwarae Brenin Siôr V, rhan Gwastadeddau Byw o Wastadeddau Gwent ac ati;
- I nodi cyfleoedd ar gyfer treulio mwy o amser yno, gweithgareddau cymdeithasol sy'n ategu defnyddiau canol y dref a swyddogaethau eraill ac sy'n gweithio gyda'r agenda ail-ddychmygu ac ail-wpasu ar gyfer y Stryd Fawr.
- Gwella hygyrchedd ar gyfer pob oedran a lefel o allu corfforol fel ei gilydd;
- Darparu coridor deniadol a diogel er mwyn annog plant ysgol a'u teuluoedd i deithio rhwng yr ysgol a'r cartref
- Gwella/rhesymoli arwyddion, goleuadau stryd mwy effeithlon, dylunio i waredu ar folardiau/rheiliau sy'n ddiangen
- Cyflwyno mwy o goed a gwyrddi i'r dref, sy'n gwella bioamrywiaeth leol ac yn mynd i'r afael â newid yn yr hinsawdd

Proses yr Astudiaeth

Dechreuodd yr astudiaeth ym mis Ionawr 2021 gyda Roberts Limbrick Architects yn cael eu penodi gan Gyngor Sir Fynwy. Dros y mis diwethaf, rydyn wedi:

- Arolygu graddau'r cyfleoedd fel ceblau trydan, mwy, dŵr a band eang fel ein bod yn deall ein cyfyngiadau dylunio a hefyd y datrysiadau posibl
- Edrych ar amgylchedd presennol canol y dref i weld beth sy'n gweithio a beth sydd angen ei wella
- Cynnal sgorsiau gyda swyddogion y Cyngor Sir ar anghenion y farchnad awyr agored yn y dyfodol o'r cwnyllunio, digelwch ar y fydd, seilwaith gwyrdd, anghenion cerdded a beicio a gofynion eraill

Yn ystod mis Mawrth rydyn yn ceisio barn y gymuned loel a sefydliadau lleol ar y dyluniadau sy'n dod i'r amlwg ar gyfer yr ardal i gerddwyr. Ar ddechrau mis Mawrth rydyn am gael eich adrodd ar y dyluniadau a'r syniadau cyfnewinol.



Ariennir gan Raglen Teithio Llesol Llywodraeth Cymru a Chyngor Sir Fynwy
Funded by Welsh Government's Active Travel Programme and Monmouthshire County Council



Ariennir yn Rhamol gan
Llywodraeth Cymru
Part funded by
Welsh Government

monmouthshire
council

Why Are We Here?

With the support of Welsh Government, Monmouthshire County Council is focussing on the regeneration of Caldicot town centre. The overall aim of the Caldicot Town Centre Regeneration Scheme is the creation of:

- An enhanced setting for commercial activity;
- Opportunities to use space for additional wellbeing, leisure and social activities;
- Improved green infrastructure - specifically trees, planting and verges;
- Improved opportunities for biodiversity within urban spaces;
- Enhanced visitor signage - providing information for the town centre and outlying tourist attractions;
- Improved Active Travel (walking and cycling) connectivity to encourage behavioural change and well being.

Overall, the creation of a more active and social space that animates frontages, stimulates local economic development and presents a renewed purpose for the town centre and its surrounding streets such as Newport Road and Church Road.

The Pedestrianised Area

Pedestrianised in 1995, the town centre has been underperforming with the poor commercial offer being contributed to by its dated public realm and 1960s architecture that grew around the economic boom in Llanwrn steelworks, some 5 to 10 miles to the east of the town. Although relatively flat, accessible and linear, the town centre street scene is of poor quality and has limited pedestrian legibility - discouraging dwell time and connected activity i.e. trips to the nearby Caldicot Castle & Country Park and other town assets and attractions.

Study Aims

The main aims of the design study for the pedestrianised areas of Newport Road are:

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Study Process

The study commenced in January 2021 with Roberts Limbrick Architects appointed by Monmouthshire County Council. Over the last month or so, we have:

- Surveyed the extent of services such as electric, gas, water and broadband cables so we understand our design constraints and also possible solutions
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- Held conversations with County Council officers on the future needs of the outdoor market, planning, road safety, green infrastructure, walking and cycling needs and other requirements

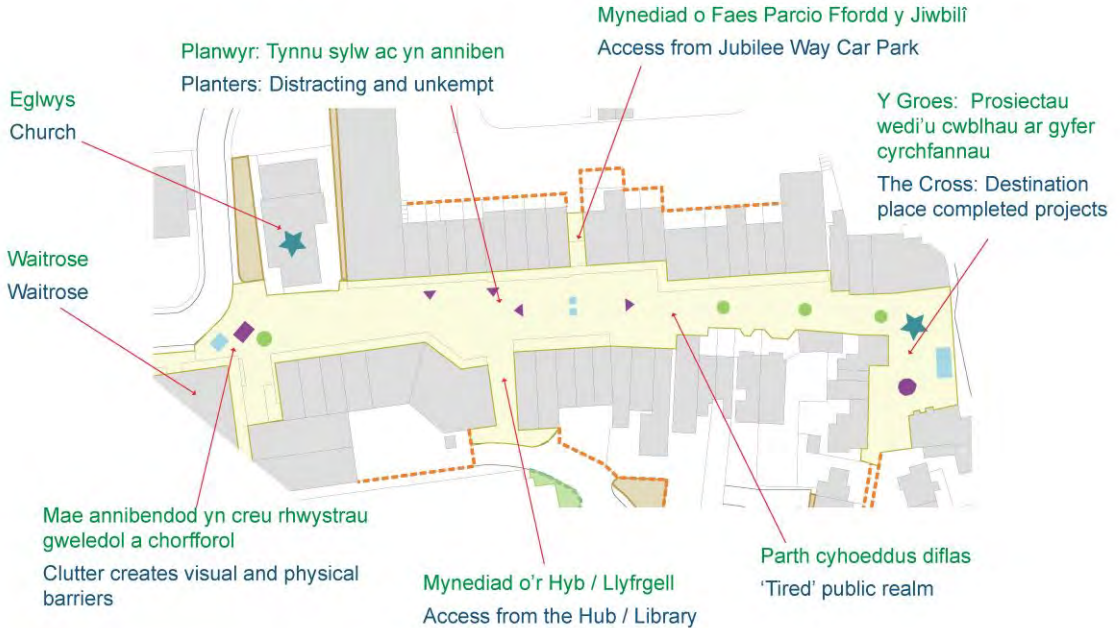
During March we are seeking views from the local community and local organisations on the emerging designs for the pedestrianised area. In early March we want your feedback on the initial design and ideas.

CANOL TREF CIL-Y-COED Syniadau i Wella'r Ardal i Gerddwyr

CALDICOT TOWN CENTRE Ideas to Improve the Pedestrianised Area

Cil-y-coed Heddiw

Caldicot Today



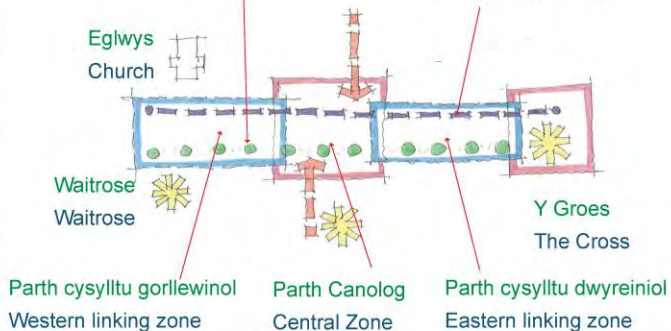
Cysyniad Cychwynnol Initial Concept

Coed newydd yn helpu i greu strwythur

New trees help create structure

Band treftadaeth: cysylltu drwy Ganol y Dref

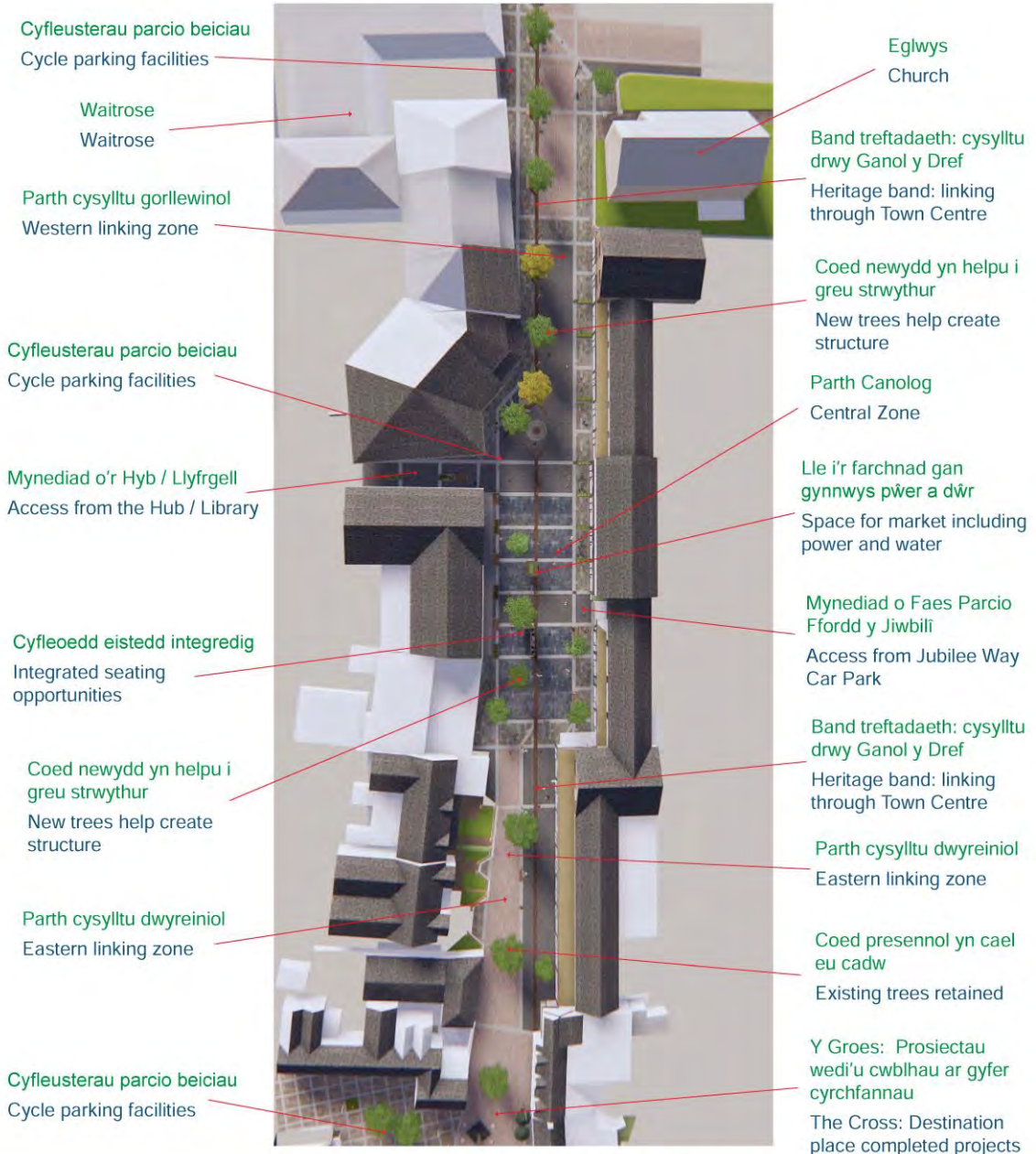
Heritage band: linking through Town Centre



CANOL TREF CIL-Y-COED
Syniadau i Wella'r Ardal i Gerddwyr

CALDICOT TOWN CENTRE
Ideas to Improve the Pedestrianised Area

Cynllun Syniadau Cychwynnol Cil-y-coed Caldicot Initial Ideas Plan



CANOL TREF CIL-Y-COED
Syniadau i Wella'r Ardal i Gerddwyr

CALDICOT TOWN CENTRE
Ideas to Improve the Pedestrianised Area

Argraffiadau Syniadau
Cychwynnol yr Artistiaid

Initial Ideas
Artists Impressions



Golygfa'r porth gorllewinol gyda
phlannu coed cryf

View from western gateway with
strong tree planing

Yn edrych i'r dwyrain o hen Store 21
Looking east from former Store 21



Parth Canolog gyda chyswilt â'r
Hyb / llyfrgell a amlygwyd gan
strwythur celf gyhoeddus

Central Zone with link to The Hub
/ library highlighted by public art
structure

CANOL TREF CIL-Y-COED
Syniadau i Wella'r Ardal i Gerddwyr

CALDICOT TOWN CENTRE
Ideas to Improve the Pedestrianised Area

Argraffiadau Syniadau
Cychwynnol yr Artistiaid

Initial Ideas
Artists Impressions



Parth canolog y tu allan i Fratelli
Central zone outside Fratelli

Yn edrych i'r dwyrain o'r cyswllt
Canolfan / Llyfregll
Looking east from the
Hub / library link



Gofod marchnad wedi'i
integreiddio i'r cynllun.
Dolen i faes parcio Ffordd
y Jiwibili wedi'i amlygu gan
strwythur celf gyhoeddus

Market space integrated into
scheme.
Link to Jubilee Way car park
highlighted by public art structure

DWEUD EICH DWEUD / HAVE YOUR SAY

Sylwadau

Er mwyn ein helpu i lunio'r dyluniadau ar gyfer ardal gerddwyr canol y dref, hoffem glywed eich barn.

Yn ystod mis **Mawrth**, gallwch gymryd rhan yn y ffyrdd canlynol:

Syniadau ac Opsiynau - 1af I'r 7fed Mawrth

- Arddangosfa ffenest o syniadau, mewn uned yng Nghanol y Dref
- Ewch i www.monmouthshire.gov.uk i weld cynigion
- Gweminar cymunedol gyda'r nos ddydd Iau 4^{ydd} Mawrth - gwrandewch ar y dylunydd a throsglwyddo'ch sylwadau - e-bostiwrch eich manylion atom i gofrestru ar gyfer hyn yn MCCRregeneration@monmouthshire.gov.uk neu ffoniwch 07970036191
- Gellir gweld yr arolwg ar-lein drwy wefan y Cyngor yn ogystal â chael copiau papur os ydych am ein ffonio neu ddanfôn e-bost atom
- Fel arall, e-bostiwrch sylwadau neu rhowch alwad i ni:

Sadie Beer

Swyddog Ymgysylltu Canol y Dref

Cyngor Sir Fynwy

Neuadd y Sir, Y Rhadyr,

Brynbuga, NP15 1GA

Cynllun Arfaethedig - 22ain Mawrth i 29ain Mawrth

- Cyflwyno arddangosfa ffenest o ddyluniadau terfynol arfaethedig er mwyn gwella gofod canol trefi
- Ewch i www.monmouthshire.gov.uk i weld y cynllun terfynol
- Gweminar gymunedol gyda'r nos, 25ain Mawrth - gwrandewch ar y dylunydd yn siarad am y dyluniad terfynol

Y Camau Nesaf

Unwaith y byddwn wedi derbyn eich sylwadau a'ch bod wedi cwblhau'r arolwg, byddwn yn eu darllen ac yn dod o hyd i ffyrdd o ddatblygu'r dyluniadau ymhellach. Unwaith y byddwn wedi dod yn ôl atoch ddiwedd mis Mawrth gyda'r cynllun terfynol, cymerir y camau canlynol:

- Cyflwyno adroddiad yn ôl i'r cyngor sir ac aelodau lleol
- Mireinio'r dyluniadau os oes angen, ac yn amodol ar gyllid, datblygu'r cynllun ymhellach i fod yn ddyluniad manwl yn barod ar gyfer cais ariannu i Lywodraeth Cymru yn y dyfodol
- Gwylwch y gofod hwn am newyddion pellach

Diolch am eich diddordeb a'ch cyfraniad i'r broses.

Cyngor Sir Fynwy

Comments

To help us shape the designs for the pedestrianised area of the town centre, we'd like to hear your views.

During the month of **March**, you can participate in the following ways:

Ideas & Options - 1st to 7th March

- Window display of ideas in a Town Centre unit
- Visit www.monmouthshire.gov.uk to view proposals
- Evening community webinar on Thursday 4th March— listen to the designer and pass on your comments — please email us your details to register for this at MCCRregeneration@monmouthshire.gov.uk or phone 07970036191
- Online survey can be accessed through the Council's website as well as paper copies available if you phone or email us
- Otherwise, please email comments or drop us a line at:

Sadie Beer

Town Centre Engagement Officer

Monmouthshire County Council

County Hall, The Rhadyr,

Usk, NP15 1GA

Proposed Scheme - 22nd March to 29th March

- Window display of proposed final designs to improve town centre space to be presented
- Visit www.monmouthshire.gov.uk to view final scheme
- Evening community webinar, 25th March- listen to the designer talk through final design

Next Steps

Once we have your comments back and you have completed the survey, we'll read and find ways to develop the designs further. Once we have come back to you in late March with the final scheme, the following steps will be taken:

- Present a report back to county council and local members
- Refine the designs if required, and subject to funding, develop the scheme upto detailed design in readiness for a future funding bid to Welsh Government
- Watch this space for further news

Thank you for your interest and contribution to the process.

Monmouthshire County Council

CANOL TREF CIL-Y-COED

Syniadau i Wella'r Ardal i Gerddwyr

CALDICOT TOWN CENTRE

Ideas to Improve the Pedestrianised Area



Pam ydyn ni yma?

Gyda chefnogaeth Llywodraeth Cymru, mae Cyngor Sir Fynwy yn canolbwyntio ar adfywio canol tref Cil-y-coed. Nod cyffredinol Cynllun Adfywio Canol Tref Cil-y-coed yw creu:

- Lleoliad gwell ar gyfer gweithgaredd masnachol;
- Cyfleoedd i dddefnyddio'r gofod ar gyfer gweithgareddau lles, hamdden a chymdeithasol ychwanegol;
- Gwell seilwaith gwyrdd - yn benodol coed, plannu ac ymylon;
- Gwell cyfleoedd ar gyfer bioamrywiaeth o fewn ardaloedd trefol;
- Gwell anwyddion i ymwelwyr - darparu gwybodaeth ar gyfer canol y dref ac atyniadau twristiaeth anghysbell;
- Gwell cysylltiedig Teithio Llesol (cerdded a beicio) er mwyn annog newid ymddygiad a hybu lles.

Yn gyffredinol, i greu gofod mwy gweithredol a chymdeithasol sy'n bywogi fryntiadau, yn ysgogi datblygiad economaidd lleol ac yn cyflwyno diben newydd i ganol y dref ar strydoedd cyfagos fel Heol Casnewydd a Heol yr Eglwys.

Yr Ardal i Gerddwyr

Wedi'i newid i le i gerddwyr yn unig ym 1995, mae canol y dref wedi bod yn tanberfformio, gyda'r parth cyhoeddus dyddiedig a phensaernïaeth y 1960au, a dyfodd o amgylch y ffiniant economaidd yng ngwaith dur Llanwrnaw rhyw 5 i 10 milltir i'r dwyrain o'r dref yn cyfrannu at y cynnig masnachol gwael. Er ei fod yn gymharol wastad, hygyrth a linellol, mae golygfa stryd canol y dref o ansawdd gwael ac mae ganddo naws cyfyngedig i gerddwyr - gan beidio ag annog treulio amser yno neu mewn gweithgaredd cysylltiedig h.y. teithio i Gastell a Pharc Gwledig Cil-y-coed gerllaw ac asedau ac atyniadau eraill y dref.

Nodau'r Astudiaeth

Prif nodau'r astudiaeth dylunio ar gyfer ardaloedd cerddwyr Heol Casnewydd yw:

- Creu amgylchedd canol tref o ansawdd uchel sy'n ystyriol o gerddwyr ac sy'n annog mwy o gerdded a beicio yng nghanol y dref ac o'i hamgylch
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- I nodi cyfleoedd ar gyfer treulio mwy o amser yno, gweithgareddau cymdeithasol sy'n ategu defnyddiau canol y dref a swyddogaethau eraill ac sy'n gweithio gyda'r agenda ail-dychymgu ac ail-bwrpasu ar gyfer y Stryd Fawr;
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- Darparu coridor deniadol a diogel er mwyn annog plant ysgol a'u teuluoedd i deithio rhwng yr ysgol a'r cartref
- Gwella themsiemoli anwyddion, goleuadau stryd mwy effeithlon, dylunio i waredu ar folardiau/thellau sy'n ddangos
- Cyflwyno mwy o goed a gwyrddnï i'r dref, sy'n gwella bioamrywiaeth leol ac yn mynd i'r afael â newid yn yr hinsawdd

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Yn ystod mis Mawrth rydym yn cerio i ben y gwybodaeth a safon y dyluniadau sy'n dod i'r amlwg ar gyfer yr ardal i gerddwyr. Ar dechrau mis Mawrth rydym am gael eich adborth ar y dyluniad ar syniadau cyfnewidiol.

Why Are We Here?

With the support of Welsh Government, Monmouthshire County Council is focussing on the regeneration of Caldicot town centre. The overall aim of the Caldicot Town Centre Regeneration Scheme is the creation of:

- An enhanced setting for commercial activity;
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IONAWR-CHWEFROR
Sut mae Canol y Dref yn gweithio ar hyn o bryd?

JANUARY-FEBRUARY
How Does the Town Centre Work Now?

YN GYNNAR YM MIS MAWRTH
Beth yw ein Syniadau ar gyfer Canol y Dref a Beth ydych chi'n ei Feddwl?

EARLY MARCH
What are Our Ideas for the Town Centre and What Do You Think?

DIWEDD MAWRTH
Gwrandao ar eich Adborth er mwyn Cyflwyno Cynllun a Ffaiwr

LATE MARCH
Listening to Your Feedback to Present a Preferred Scheme

EBRILL YMLAEN
Datblygu'r Cynllun ar gyfer Ariannu a Chyflwynu yn y Dyfodol

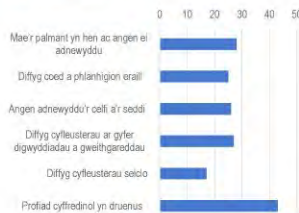
APRIL ONWARDS
To Develop the Design for Future Funding and Delivery

CANOL TREF CIL-Y-COED
Syniadau i Wella'r Ardal i Gerddwyr
CALDICOT TOWN CENTRE
Ideas to Improve the Pedestrianised Area



Cyfle i Ddweud Eich Dweud - Opportunities to Have Your Say

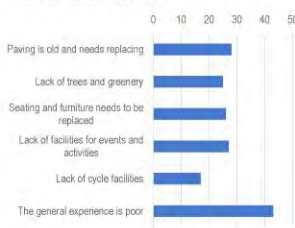
Beth yw'r prif faterion?



Dewiswch un gair er mwyn disgrifio canol tref Cil-y-coed ar hyn o bryd?



What are the main issues?



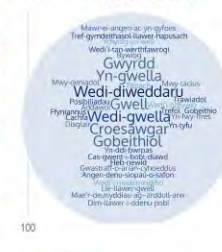
Please provide one word for
Caldicot town centre now?



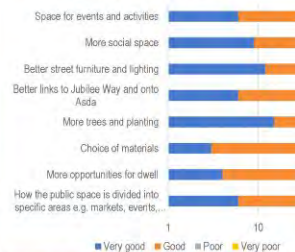
I ba raddau ydych yn cytuno gyda'r cynigion
canlynol ar gyfer gwella canol tref Cil-y-coed?



Rhowch un gair ar sut y gwelwch ganol tref Cil-y-coed os bydd y buddsoddiadau hyn yn digwydd



To what extent do you rate with the following town centre improvement proposals?



Please provide a single word on how you see Caldicot town centre if these investments take place?



Mae angen mwy o ofod
gyrdd, mwy o goed.
Man chwarae yn y
canol i blant o dan 15
mlynedd oed

Mae angen
gwella'r
lwybrau a'r
gyfer seiclo a
cherdded

Mae dal
angen naw
pentrefol.

A fydd yna
lwybr beicio?

Dim masnachwyr arllan –
siop fara, siop llyfrau, siop
rhodion, siop dillad
ayyb.

Mae canol
y dref i gyd
yn dyrch
yn dienus.

Llawer o'r problemau yn ymwneud gyda'r siopau, nid yr estheteg

Mae angen buddsoddi er mwyn denu y manwerthwyr / masnachwyr cywir.

Mae'r dref wedi dyddio, y palmarnt yn hen ac nid yw'n atyniadol

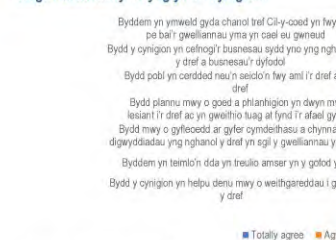
Mae'r parciau a'r castell mor agos.

The map shows a town center with a central square, a river, and several streets. Six speech bubbles are placed around the map, each containing a resident's comment:

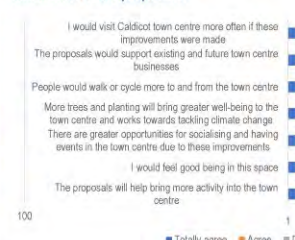
- Top Left:** "There needs to be more green space, more trees. A play area in the centre for under 15s"
- Top Center:** "Cycling and walking routes need to be improved."
- Top Right:** "Needs to still have a village feel"
- Bottom Left:** "Will there be a cycle way through?"
- Bottom Center:** "No artisan traders - bread shop, book shop, gift shop, clothes retailer etc."
- Bottom Right:** "The whole town centre looks dreadful."

Need to invest in bringing the correct retailers / traders.

I ba raddau y byddech yn cytuno gyda'r datganiadau canlynol ynglŷn â'r cynigion?



To what extent do you agree with the following statements on the proposals?



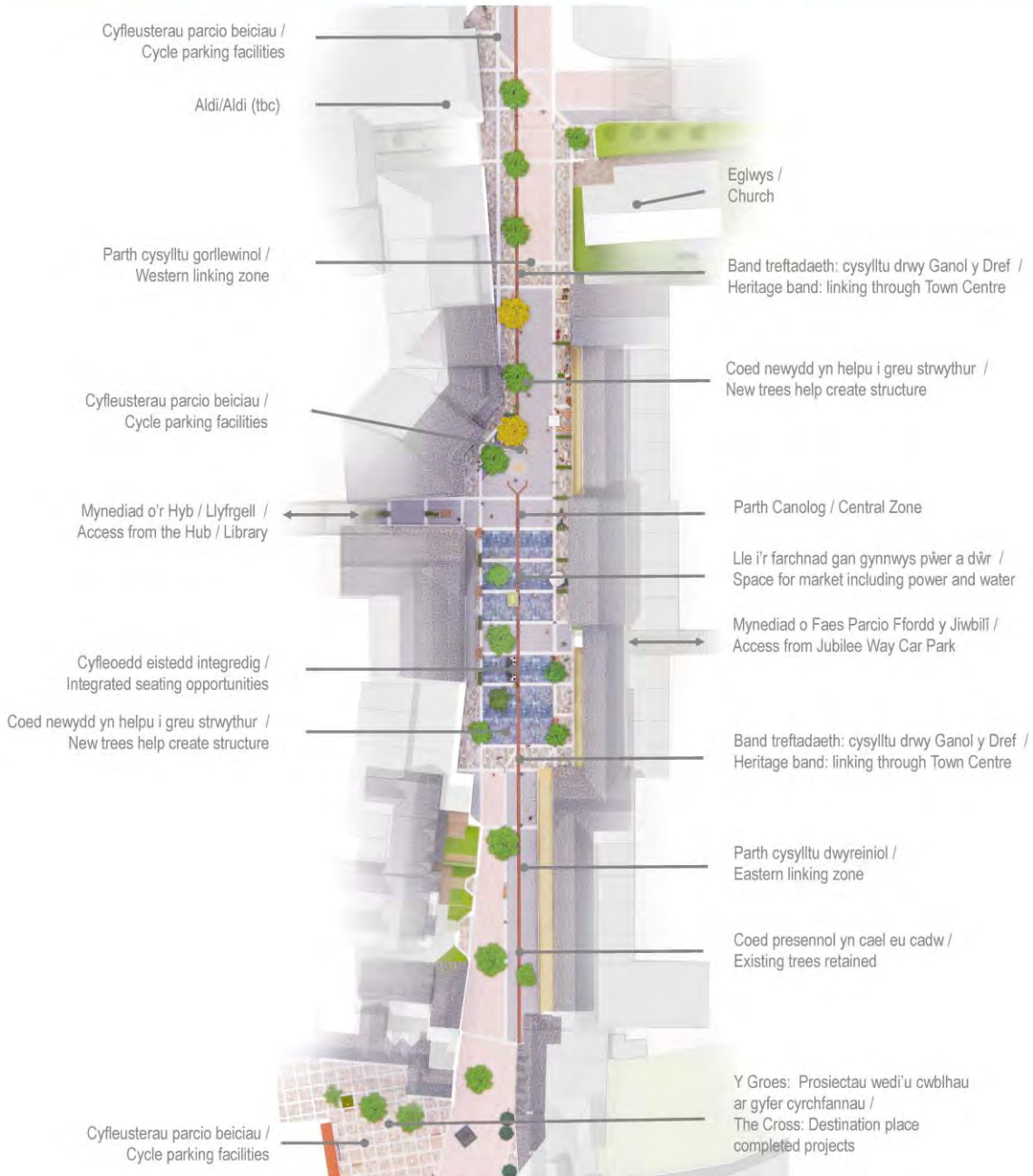
CANOL TREF CIL-Y-COED

Syniadau i Wella'r Ardal i Gerddwyr

CALDICOT TOWN CENTRE

Ideas to Improve the Pedestrianised Area

Ein Cynllun Arfaethedig / Our Proposed Scheme



CANOL TREF CIL-Y-COED

Syniadau i Wella'r Ardal i Gerddwyr

CALDICOT TOWN CENTRE

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Lleoddd gadael beiciau, coed, goleuadau / Cycle stands, trees, lighting



Eistedd y tua allan, band treftadaeth yn cychwyn / Sitting out, heritage band emerging



Arddangosiadau palmant, bwyta allan, treulio amser/ Pavement displays, eating out, dwell



Lleoddd i adael beicu, llecyn canolog, lle i dreulio amser / Cycle stands, central space, dwell



Gwell marchnad, coed a lleoddd i eistedd y tu allan / Enhanced market, trees and sitting out



Band treftadaeth yn cysylltu ardal y Groes / Heritage band linking the Cross area



Gwell ffyniadau siopau, coed a phlanhigion / Enhancing shop frontages, trees and planting



Llecyn canolog, lle i gyfarfod, bwyta allan, treulio amser / Central space, meeting up, eating out, dwell

CANOL TREF CIL-Y-COED Syniadau i Wella'r Ardal i Gerddwyr CALDICOT TOWN CENTRE Ideas to Improve the Pedestrianised Area

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Cefnogi Teithio Llesol (Cerdded a Beicio) / Supporting Active Travel (Walking & Cycling)



Lleoedd i adael beiciau, ffynhonnau dŵr cyhoeddus, pŷmpiau beic a gorsafoddd offer/ Cycle stands, public water fountains, bike pumps and tool stations

Galluogi Digwyddiadau/Gweithgareddau yng Nghanol y Dref/ Enabling Town Centre Events/Activities



Enghraifft o strwythur a chanopi hydwyth ar gyfer digwyddiadau a gweithgareddau / Example of a tensile structure and canopy for events and activities

CANOL TREF CIL-Y-COED
Syniadau i Wella'r Ardal i Gerddwyr
CALDICOT TOWN CENTRE
Ideas to Improve the Pedestrianised Area

DWEUD EICH DWEUD / HAVE YOUR SAY

Sylwadau

Er mwyn ein helpu i lunio'r dyluniadau ar gyfer ardal gerddwyr canol y dref, hoffem glywed eich barn.

Yn ystod mis **Mawrth**, gallwch gymryd rhan yn y ffyrdd canlynol:

Cynllun Arfaethedig - 22ain Mawrth i 29ain Mawrth

- Cyflwyno arddangosfa ffenest o ddyluniadau terfynol arfaethedig er mwyn gwella gofod canol trefi
- Ewch i www.monmouthshire.gov.uk i weld y cynllun terfynol
- Gweminar gymunedol gyda'r nos, 25ain Mawrth - gwrandewch ar y dylunydd yn siarad am y dyluniad terfynol
- Fel arall, e-bostiwch sylwadau neu rhowch alwad i ni:

Sadie Beer

*Swyddog Ymgysylltu Canol y Dref
Cyngor Sir Fynwy
Neuadd y Sir, Y Rhadyr,
Brynbuga, NP15 1GA*



**Dweud eich Dweud
Have Your Say**

Comments

To help us shape the designs for the pedestrianised area of the town centre, we'd like to hear your views on the final proposed scheme. You can do this in a number of ways.

Proposed Scheme - 22nd March to 29th March

- Window display of proposed final designs to improve town centre space to be presented
- Visit www.monmouthshire.gov.uk to view final scheme
- Evening community webinar on the 25th March - listen to the designer talk through final design
- Otherwise, please email comments or drop us a line at:

Sadie Beer

*Town Centre Engagement Officer
Monmouthshire County Council
County Hall, The Rhadyr,
Usk, NP15 1GA*

Y Camau Nesaf

Unwaith y byddwn wedi derbyn eich sylwadau a'ch bod wedi cwblhau'r arolwg, byddwn yn eu darllen ac yn dod o hyd i ffyrdd o ddatblygu'r dyluniadau ymhellach. Unwaith y byddwn wedi dod yn ôl atoch ddiwedd mis Mawrth gyda'r cynllun terfynol, cymerir y camau canlynol:

- Cyflwyno adroddiad yn ôl i'r cyngor sir ac aelodau lleol
- Mireinio'r dyluniadau os oes angen, ac yn amodol ar gyllid, datblygu'r cynllun ymhellach i fod yn ddyluniad manwl yn barod ar gyfer cais ariannu i Lywodraeth Cymru yn y dyfodol
- Gwylwch y gofod hwn am newyddion pellach

Diolch am eich diddordeb a'ch cyfraniad i'r broses.

Cyngor Sir Fynwy

Next Steps

Once we have your comments back the following steps will be taken:

- Present a report back to county council and local members
- Refine the designs if required, and subject to funding, develop the scheme upto detailed design in readiness for a future funding bid to Welsh Government
- Watch this space for further news
- Please email us your detail if you want to be updated in the future

Thank you for your interest and contribution to the process.

Monmouthshire County Council

HAVE YOUR SAY!

Please scan the QR code with the camera on your smartphone and this will take you to the County Council's website, where you can:

- Download and view these display panels
 - Complete the online survey
 - Leave us your contact details



Ladybird
Pottery @

Craft Coffee

HAVE YOU

SAY

DWEUD EICH
DWEUD

Y O U R





Kodak's AstuteArch®

- **Proteins** are essential building blocks of cells, involved in nearly all biochemical processes
- **Enzymes** are proteins that act as biological catalysts, speeding up chemical reactions in the cell
- **Antibodies** are proteins that help the immune system fight off infections and diseases
- **Structural proteins** provide support and shape to cells and tissues, such as collagen and keratin
- **Transport proteins** move molecules and ions across cell membranes, such as hemoglobin and ion channels
- **Signaling proteins** are involved in cell communication and regulation, such as hormones and growth factors
- **Motor proteins** are responsible for movement and mechanical work, such as myosin and kinesin
- **Defense proteins** protect the body from pathogens and foreign substances, such as antibodies and complement proteins
- **Regulatory proteins** control gene expression and cellular processes, such as transcription factors and cyclins
- **Storage proteins** store amino acids and other molecules for later use, such as casein and ferritin
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Proses yr Astudiaeth

- **Wavelength** is the distance between two consecutive peaks or troughs of a wave. It is denoted by the Greek letter λ (lambda).
- **Frequency** is the number of waves that pass a fixed point in a given amount of time. It is denoted by the letter f .
- **Amplitude** is the maximum displacement of a wave from its equilibrium position. It is denoted by the letter A .
- **Period** is the time it takes for one complete cycle of a wave to pass a fixed point. It is denoted by the letter T .
- **Wave speed** is the distance a wave travels in a given amount of time. It is denoted by the letter v .
- **Wave equation** relates wave speed, wavelength, and frequency: $v = \lambda f$.
- **Transverse waves** are waves in which the particles of the medium move perpendicular to the direction of wave propagation. Examples include electromagnetic waves and waves on a string.
- **Longitudinal waves** are waves in which the particles of the medium move parallel to the direction of wave propagation. Examples include sound waves and seismic P-waves.
- **Standing waves** are waves that appear to be stationary, formed by the interference of two waves traveling in opposite directions.
- **Diffraction** is the bending of waves around obstacles or through openings.
- **Interference** is the combination of two or more waves to form a new wave pattern.
- **Refraction** is the change in direction of a wave passing from one medium to another with a different speed.
- **Reflection** is the bouncing back of a wave when it reaches a boundary that it cannot pass through.

CALL 800-225-5273

[illegible]

Immunological Health Images of People

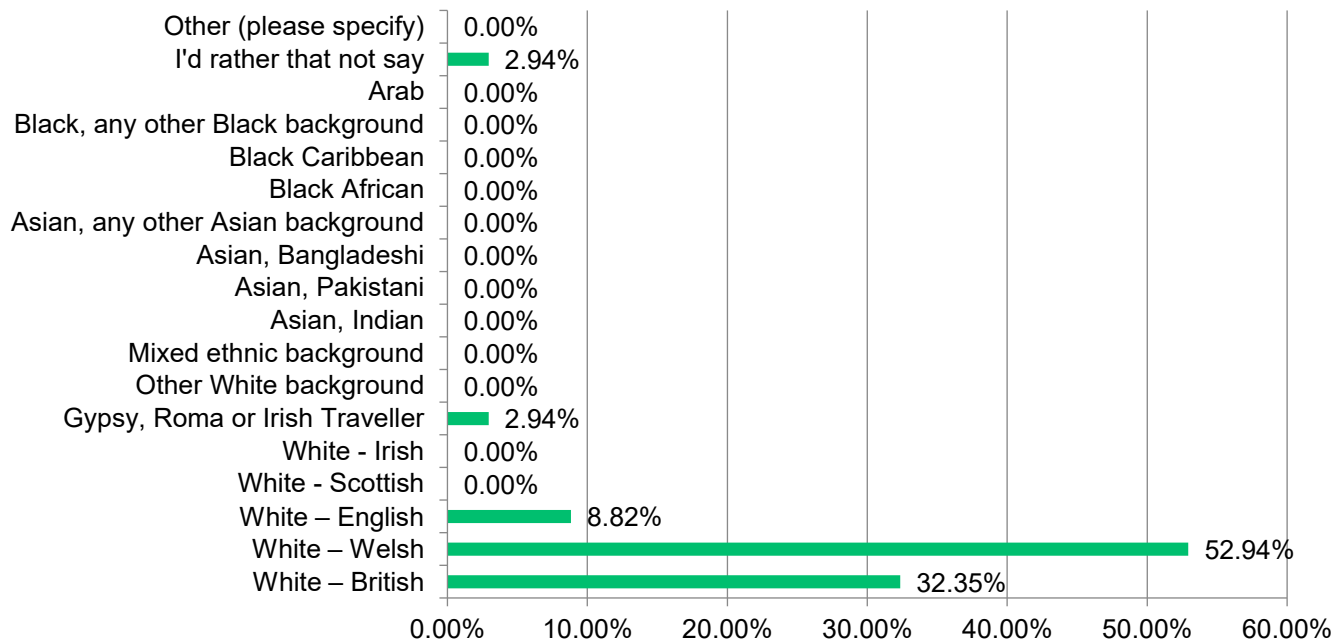
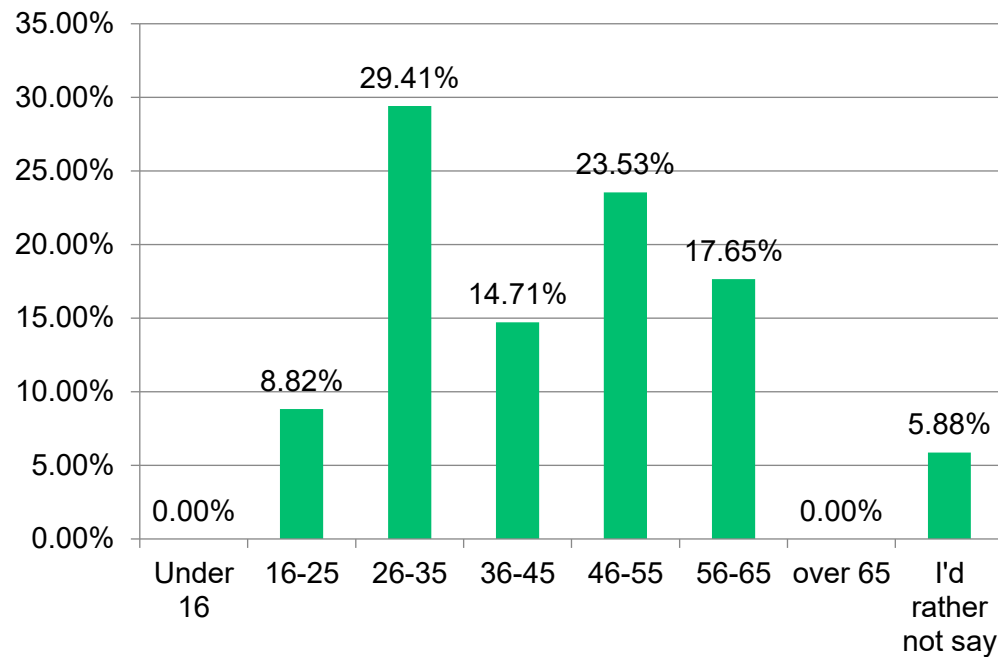
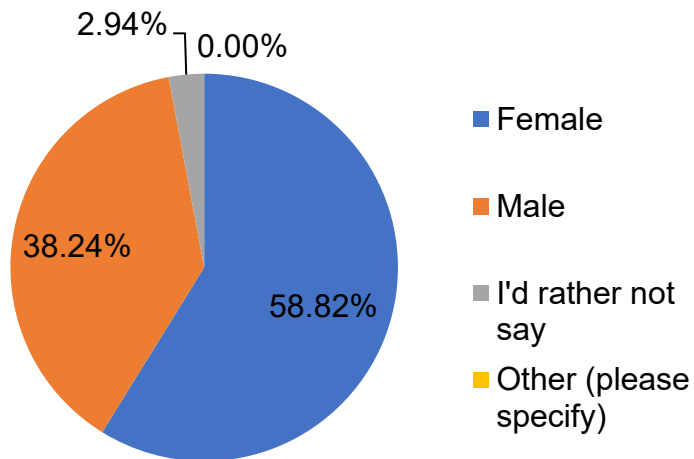
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Mycoplasma (Mycoplasma 217)

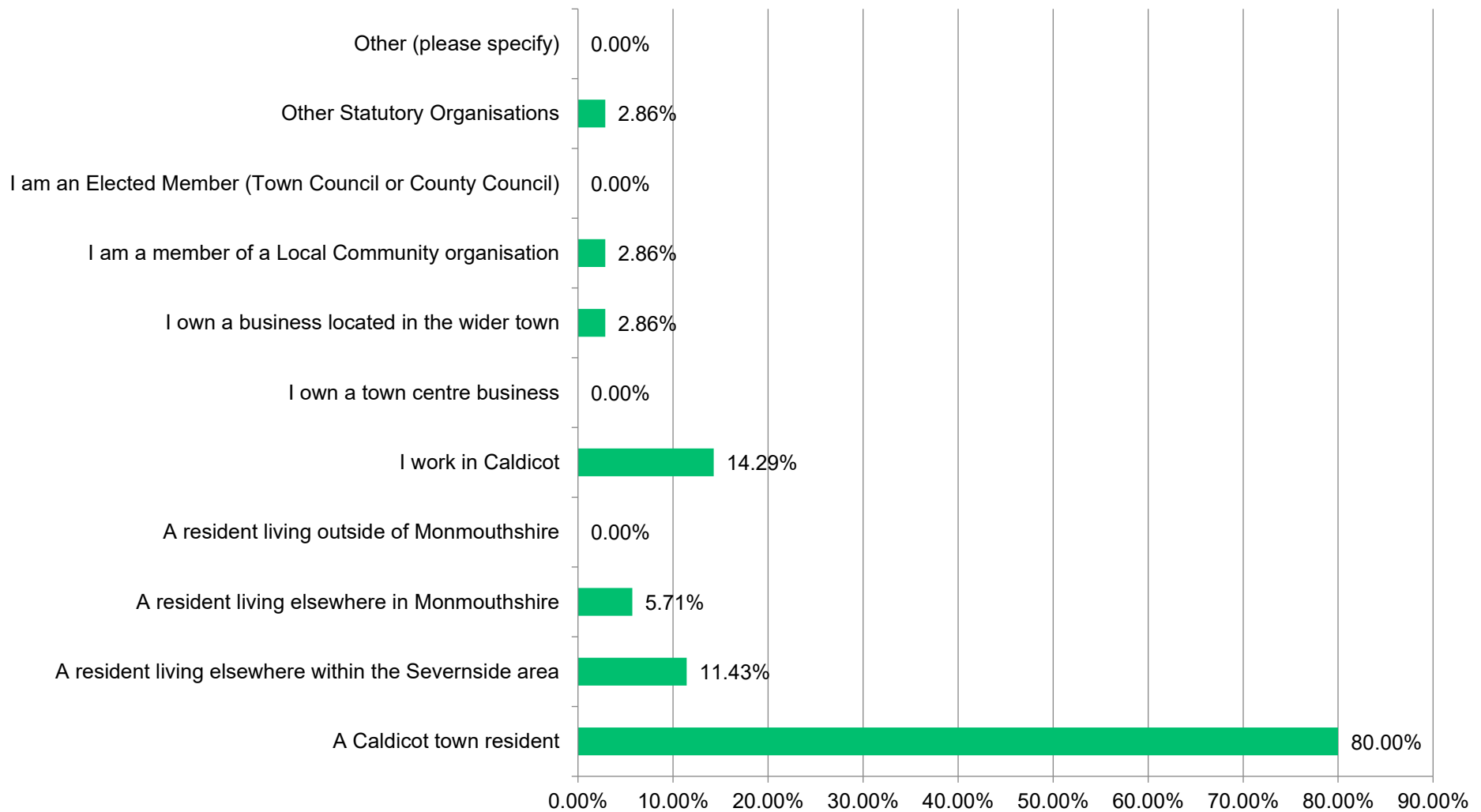
Spoke Control System



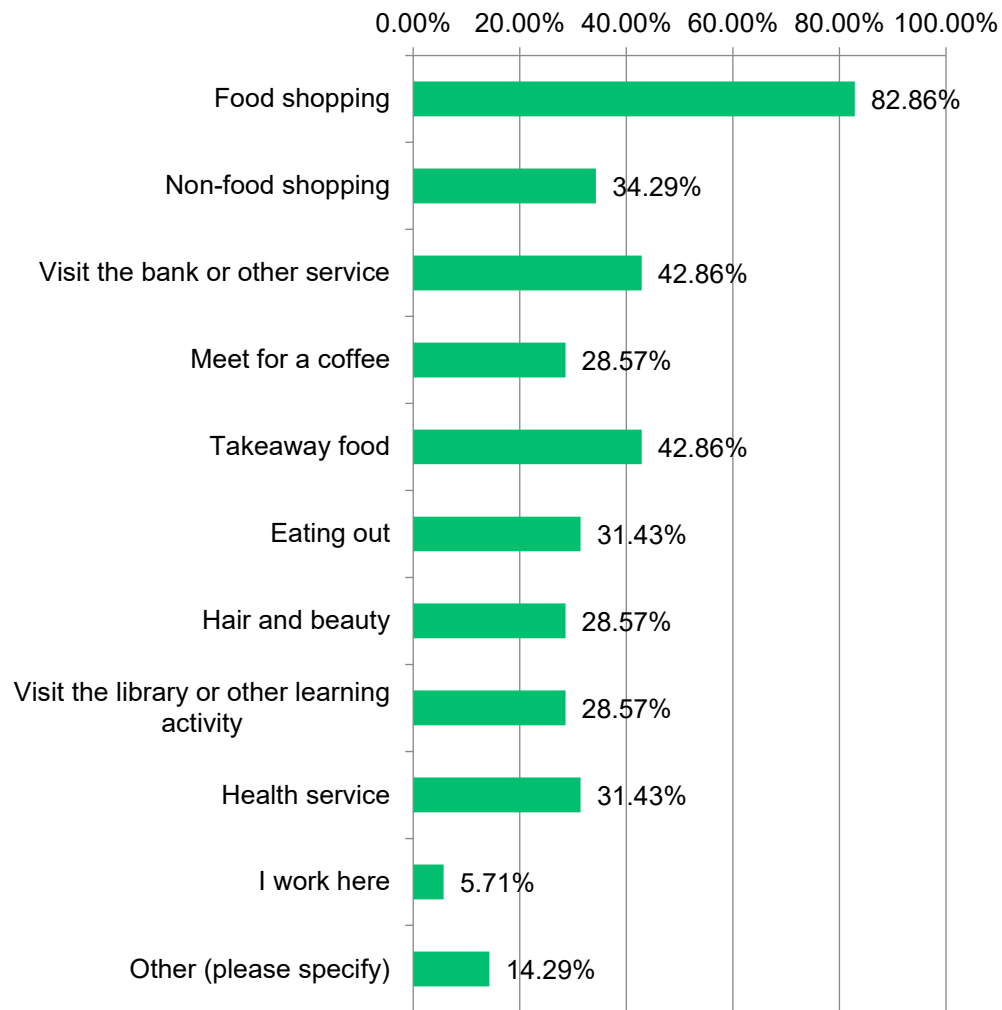
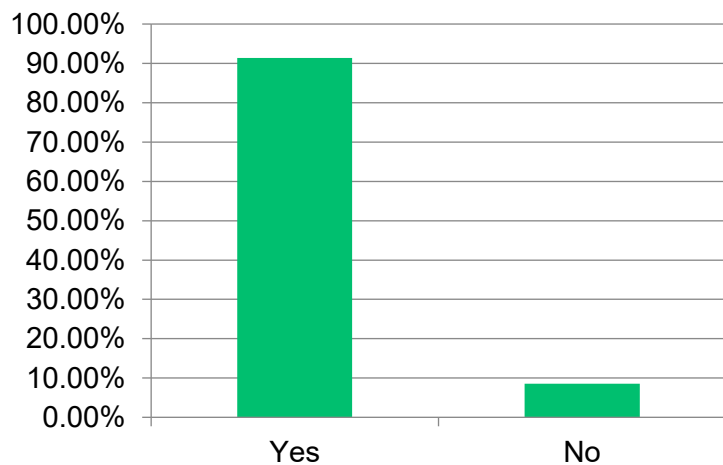
Newport Road Connections Study

Consultation Results

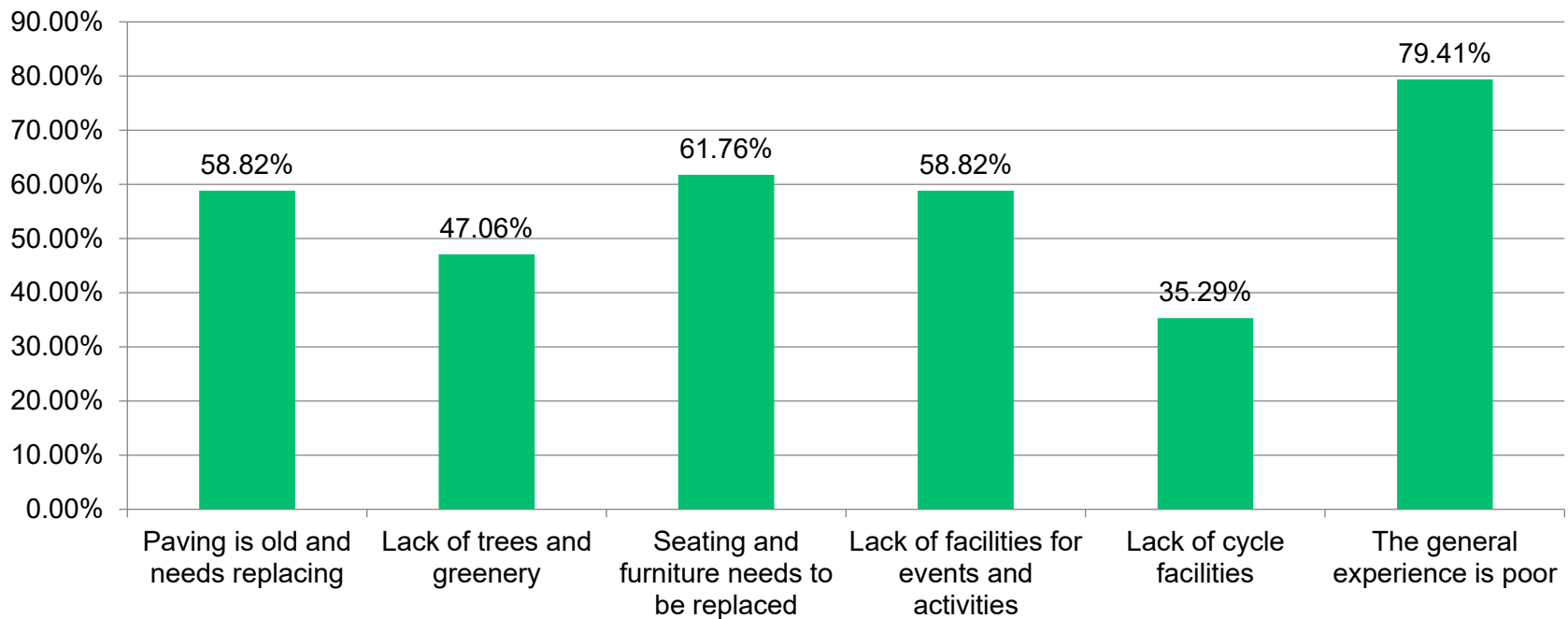




Did you regularly visit Caldicot town centre before the Covid-19 pandemic?



From your experiences, what do you see as the main issues with the current pedestrianised area (please choose upto three)?



Are there any other issues or needs we should be bearing in mind?

There needs to be a cycle track in village. Too urban

The recent improvements at the east end were very disruptive with only cosmetic changes and a redesigned bus stop. Only do things if it makes real improvement

Unattractive route to the town centre. No identity in the town centre. No vibrancy in the evening in the town centre.

Yes - difficult to cycle to town center and shops

No place to leave bike

shop fronts look extremely tired and dirty

Safety for children and those with impaired vision, clear distinction between pavements and roads.

Public toilets are horrible.

No decent shops

B

Parking on new areas in the evenings for takeaways. Dangerous at night

The building facades look a mess and are tired. Just make the town look unappealing.

The lack of shops is the overall reason I would say people do not visit. The cost of rent for businesses seems very high which will deter businesses from opening. The shops all look very tired and could do with a facelift to make them more appealing to businesses. Things such as better coffee shops/deli would bring more people to the village who are likely to spend time there.

The whole town centre looks dreadful. The quality of the town centre does not reflect the high house prices in the area. It looks awful and out of date. Business rates are too high for new and innovative businesses to open. Needs major update

The town is dated, paving is old and is not attractive. I would love to cycle from Undy but there is no provision along a 60mph road.

No safe crossing point from Chepstow Rd to church Rd.

A serious lack of shops in the village. When I was a teenager the village was a hustle and bustle and full of lovely shops. Now there is nothing to go there for - I only enter the village now for the chemist or bank.

Trying to bring more independent businesses into the town centre

Caldicot used to be a stunning village but has been destroyed by over development and no investment in what we had. The best local buildings have been destroyed since the 1970s

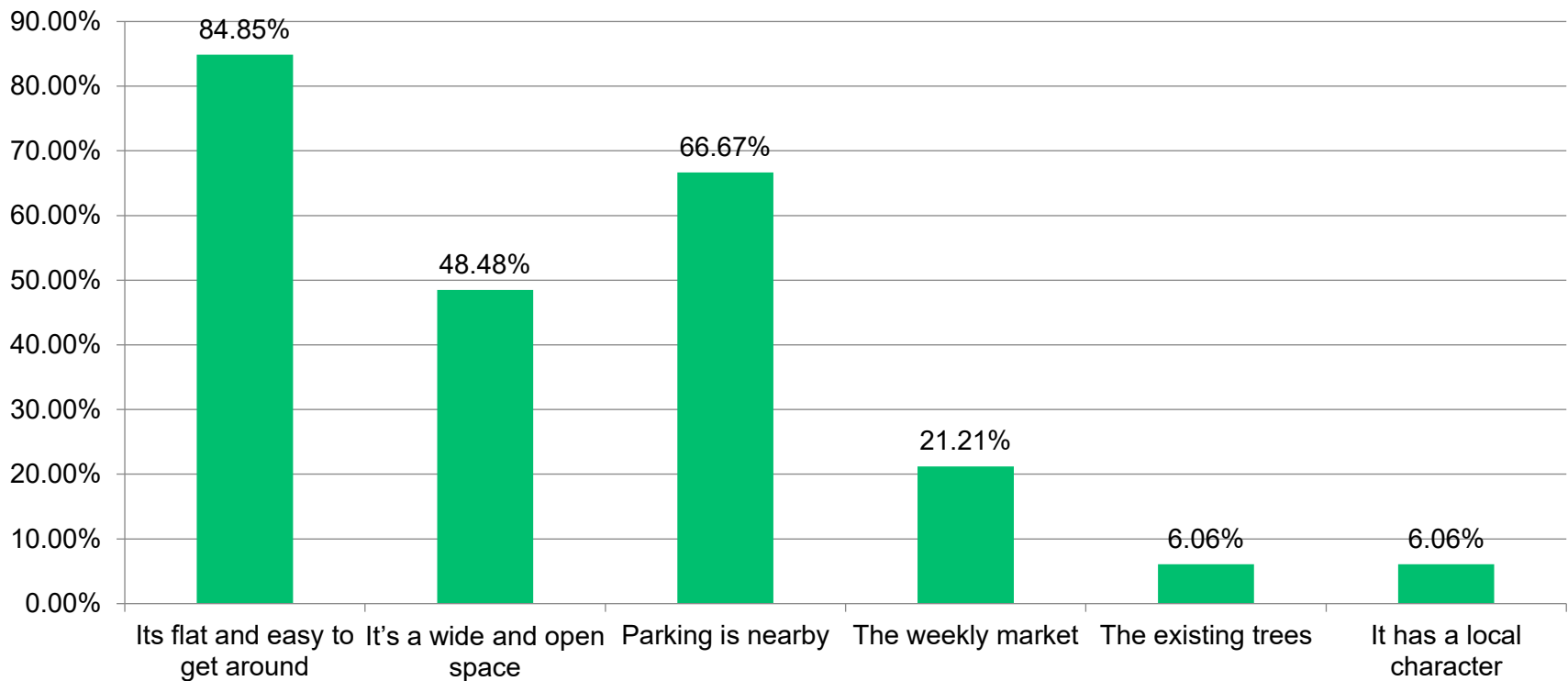
There's should be shops here that give people a reason to come here. It just looks run down and tacy. I would love to visit a nice coffe shop but they all look run down. Also as a vegan, not many options...

At the moment as the town centre isn't busy for most of the time it's mainly used by teenagers, which is fine, but as it's quiet they tend to zoom through on bikes. This causes issues, especially with the older generation who aren't as mobile. Suggest there is suitable design in street furniture to slow down cyclists, force them to dismount in town centre etc.

It needs a nice coffee shop like coffee one or costa rather than the cafes (aroma) which doesn't attract most residents of Caldicot. It also needs another bar/restaurant to attract footfall around the town centre.

We need the empty shops filled

From your experiences, what do you see as the main positives with the existing pedestrianised area (please choose upto three)?



Are there any other positives that you see in the pedestrianised area?

Planters are nice

Mix of businesses

Seats

Vehicle traffic free.

No

Traffic free.

no

No

none

N

Safe area to walk around without having to cross roads.

The space is large and well lit, but other than that it is tired and not used to its full potential. There is no character to the village at all and nothing that would draw people in.

Safe for small kids.

It was very convenient when by children were smaller

No especially now waitrose has gone no reason to use it won't go to Aldi either.

Unfortunately I do not see any positives of the village these days.

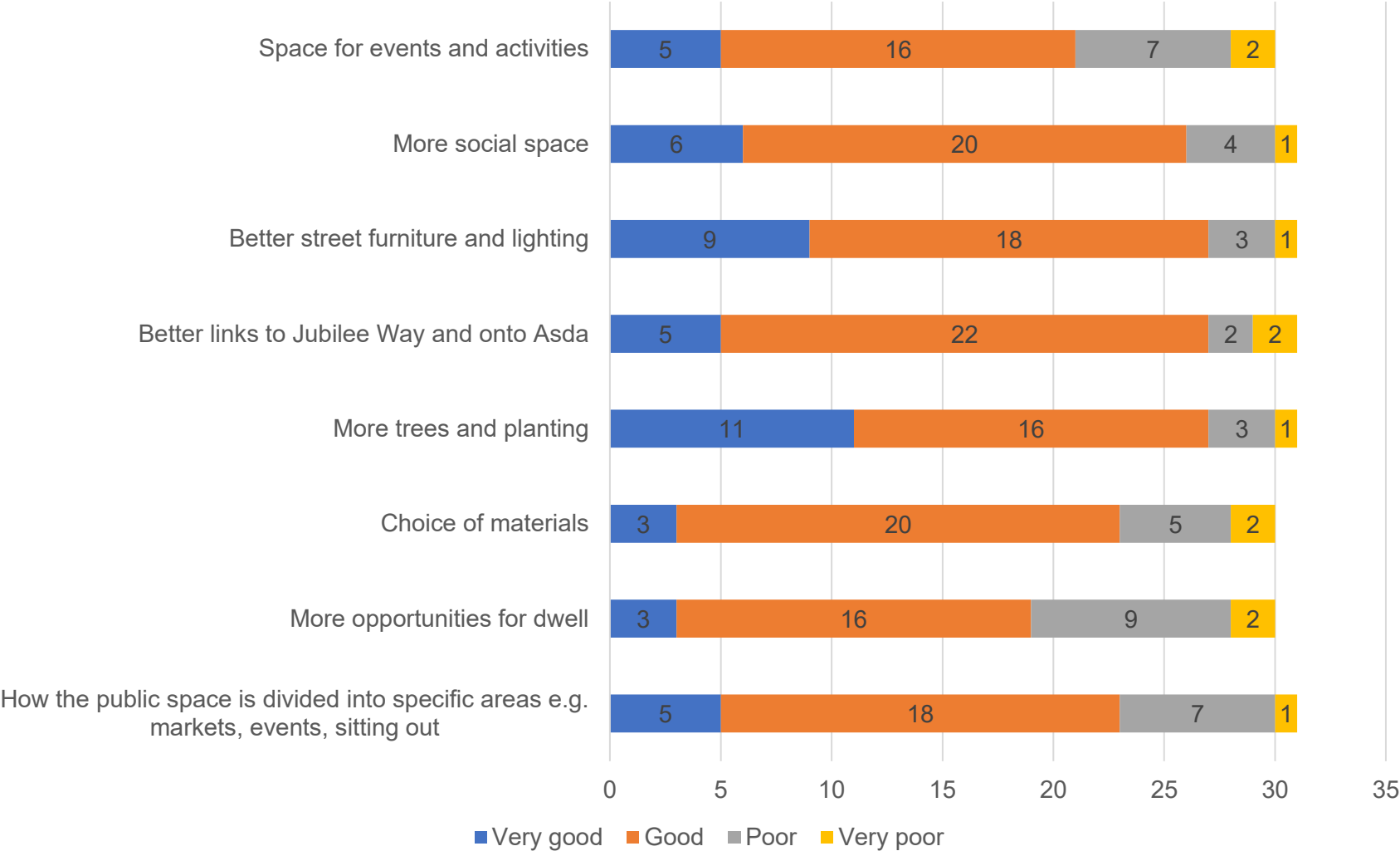
No, very dated

The parks and castle are so close by.

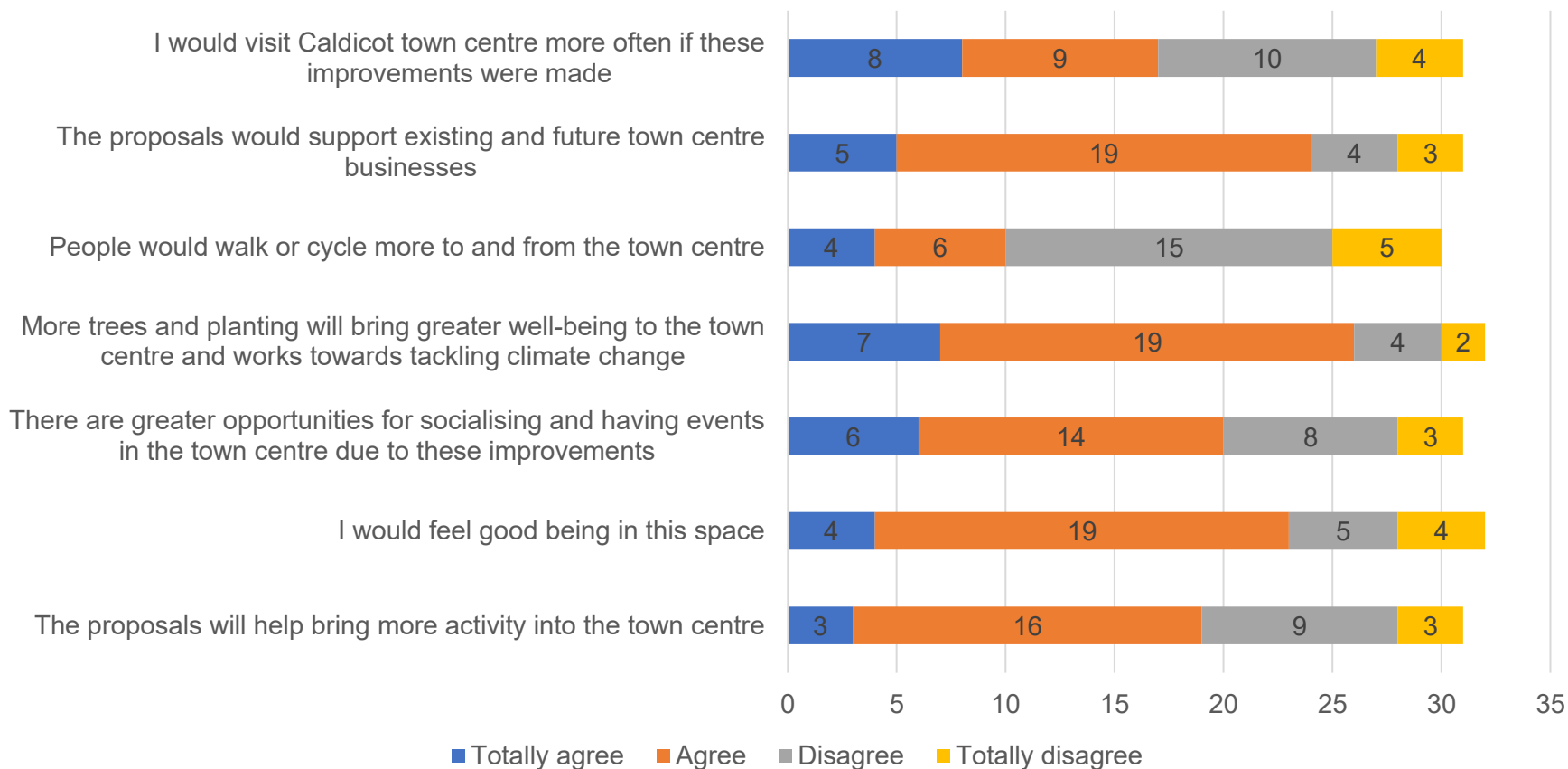
Caldicot Now



To what extent do you rate with the following town centre improvement proposals?



To what extent do you agree with the following statements on the proposals?



Caldicot Future



Other Comments

There needs to be more green space, more trees. A play area in the centre for under 15s. Doing this won't encourage new and decent shops into the town as the rent is too high. Now aldis coming everything else will shut and we'll just have aldi. This is the spiral of deprivation.
Yes. Consultation links to this survey are very poor. Are you serious about consulting the public ? Unclear about the policies as well as the design, e.g. vehicle access for deliveries at what times in the day ? Hopefully as per new transport guidance cycling will be allowed. Questions surrounding materials are difficult to ask without knowing what is proposed. Access to the town is very important and missing from this survey. Some of the questions in this survey are irrelevant and non-compliant with equalities legislation. Doesn't give options for the public to look at, just focuses on one design. Not really in the spirit of public consultation.
I like to leave my car and sometime cycle\walk to pick up shopping. Cycling and walking routes need to be improved. No information about cycling\walking in proposal
How is the area going to be improved for cyclists as it important for cyclists to get into town and ride along Newport Road to the castle, it's an important through route, the presentations doesn't show this
Will there be a cycle way through?
I would like some more Welsh themes or prominence for Welsh language or bilingual names for streets etc
Question 15, isn't worded great, did you want our views on work already completed (that's what I've given) or views on how important those things are (that seems to be what the question is asking but the answers don't represent that i.e good/poor, a better answer would be high/low etc.)
Needs to still have a village feel.
Parks need more
Parking needs to be thought through.
A lot of the problems with Caldicot center are not the aesthetics but the shops. We used to visit more when Waitrose was there, as it had a really good range of products (which Asda does not have even though it's a bigger unit!) the other shops don't offer much so people go to Spyttly or Chepstow. I don't think people will be encouraged to walk or cycle more just because it's more pleasing on the eye. We live in an outlying village, we'd like to be able to cycle and walk but the roads are treacherous with no footpaths. The council should look at the wider area and transport links like a path along the old railway to Crick. Do that and attract better shops and people will come to Caldicot to shop!
There needs to be more signage around the cross area to tell motorists it is a shared space. There should be a police presence more often to stop cycling and antisocial behaviour. Some to get rid of the pigeons would be good.
I think Caldicot town centre could be a lovely local village if the right shops/coffee/deli were available. The facelift of the place will help but I think the MOST important thing would be working with local property owners to agree a reasonable rent and market this to potential businesses that would help the area thrive (not more hairdressers, charity shops or tatty shop fronts). The space is available to make it great but I do not think just replacing the flooring and planting a few trees will change much, its all about people having a reason to want to go there in the first place, then spend more time/money there.
Town centre not reflective of the demographic. People have to go to Chepstow or magor to support independent business. Nothing good ever opens. The only business that's made an effort to look good is the Italian. Everything else and eye sore. The flats above the shops are an eyesore. Could at least sharpen them up. Render the brickwork. What businesses are going to move there if it looks out dated and uninviting. There are over 10,000 houses in the catchment area and all we have are some betting shops and charity shops. Where are the cafes, different shops. It's an embarrassment. Not helped by crappy Asda which can't even sell quality produce but it's got the monopoly on everything at the moment.
Caldicot is surrounded by new housing estates and a growing population, both in the town and in the surrounding villages of Magor / Undy, Rogiet. The nearest supermarket is in the town but people will go to Chepstow and Newport to avoid the outdated and often scruffy town of Caldicot. The area is flat which would be easy to cycle to but the investment is not made to provide cycleways into the town for shopping & leisure activities or for children to attend school
It needs a cycle track right through from train station to Castle or its not helping active travel. Also safe crossing point at church road to shops.
Encourage businesses to open shops in the village and you will an increase in footfall, until then, the plans are a waste of public money.
No
Keep up the good work
Look forward to seeing the improvements
Shops need to be filled and decent seating rather than filling it with trees etc. People won't visit if there is few shops to look at. Maybe increase market availability, advertise for more stalls etc

Wellbeing & Leisure Centre Hub



Communications Plan - Overview

Background

Caldicot Leisure Centre is one of four leisure centres run by MonLife and owned by Monmouthshire County Council. The leisure centre, which was built in 1974 is located in the south of the county and currently contains:

- 1 x 20m Swimming Pool
- 1 x Sauna
- 1 x floodlit FIFA approved 3G pitch
- 1 x Fitness Gym
- 1 x 4 court multipurpose sports hall
- 1 x full size astro turf pitch
- 1 x 4 court, outdoor multi-use games area
- 2 x squash courts
- Various outdoor pitches
- Skatepark
- Other multi use areas.

The Centre continues to be well used, particularly by leisure swimmers, local clubs and gym users, the outside areas are well used by numerous football and rugby clubs, the Comprehensive School and many other young people who access the skate park.

The current Leisure Centre looks tired and dated and is in stark relief to the new Caldicot School with which it shares a campus. With a population of circa 11k, Caldicot is set for growth and with the Severn Bridge tolls no longer in place and a brand-new 21st Century School complete, the demand for affordable housing has risen considerably within the area. A £10M revamp of the town centre has been approved which would see an apartment complex, a vibrant shopping centre and new road infrastructure, all as part of a South East Wales Regeneration plan. The economic potential of 'Severnside' is seen as essential to meet the demands of the growing population.

Caldicot was the first place to become home to a 21st Century School in Monmouthshire followed by Monmouth Comprehensive. Our Leisure Centres were also on the list to undertake some major re-development works.

In 2018/19, a £7.4M refurb of Monmouth Leisure Centre was completed which included a 25m, 5 lane swimming pool, extensive gym, two studios, a soft play, café and toning suite.

With the evident success of Monmouth Leisure Centre and the potential changes to the town of Caldicot, Monmouthshire County Council members were presented with 3 different options of development to consider in January 2020 - £12M, £8.3M or a £6.3M refurb, a unanimous decision was made to support the £6.3M option which will include;

- A soft play and café area
- Village style changing
- New steam room and sauna
- A toning suite,
- A new spin and fitness studio
- A multi-purpose meeting / party room
- External Changing facilities
- Anew skate park
- Additional Parking

Such a facility would meet the objective of broadening the range of activities that could be provided in Caldicot and help create a modern community hub fit for our future generations.

Although we fully appreciate that this model might not meet the particular needs of everyone in the local area, we are confident that the chosen option is based on current factors including usage, areas for future development and aligns with local and national objectives.

The Well-being of Future Generations (Wales) Act 2015 and the Sport Wales Strategy were used as tools in the decision making process. (See links to both below):

[Well-being of Future Generations Act](#)

The Well-being of Future Generations (Wales) Act 2015 is a key piece of legislation for Wales, which seeks to improve the social, economic, environmental and cultural wellbeing of Wales. The public bodies listed within the legislation (including Local Authorities) must act in a manner, which seeks to ensure that the needs of the present are met, without compromising the ability of future generations to meet their own needs. The actions arising from the Act will see a number of public bodies, such as Natural Resources Wales, Local Health Boards, Local Authorities and Public Health Wales working together and with the wider community, to think more about the long-term and look to prevent problems.



Sport Wales Strategy

Sport Wales Strategic Intent:

1. Be Person – Centred
2. Give every young person a great start
3. Ensure everyone has the opportunity to be active through sport
4. Bring people together for the long term
5. Showcase the benefits of sport
6. Be a highly valued organisation

The Brief

The brief is to engage with the public, stakeholders and partners using a range of consultation methods and tools. The groups to contact have been identified as the following:

- Casual Leisure Centre Users
- Community Clubs
- Community Groups
- Gym Users (members)
- Casual Gym Members
- Leisure Swimmers
- Aqua Members (adult & junior)
- Skate Park users
- Caldicot Comprehensive School
- Foodbank
- Nursery
- Town Council
- Members
- Monmouthshire County Council
- Staff

The MonLife project Officer with support from other team members will look to organise, lead and implement the entire consultation ensuring that Monmouthshire County Council / MonLife remain impartial in the process.

A number of engagement options we will use are:

- Public exhibitions (display boards)
- Publications (such as letters and flyers)
- Press Release
- School workshops
- Face to Face Engagement events
- Website – Delivered by Leisure Specialists TA6
- Social media posts
- Online surveys and engagement

The website has one key advantage over more traditional methods of consultation - it will be designed so that information will be conveyed in a manner that is accessible it will encourage people to sign up for regular updates on both the progress of the build and also any future relevant information. The marketing and sales team could then use the database to promote upcoming offers.

However, other routes of consultation are also desirable, particularly because they would allow us to capture the views of those who did not have access to the web or were simply more comfortable with face-to-face engagement. A series of public consultations will take place in areas that would encourage participants from the key groups identified in the brief.

The recommendation is that exhibition boards will be placed in Caldicot Leisure Centre, Caldicot Community Hub and County Hall Usk. Face to face, presentations will be made at town council meetings, within the leisure centre for existing users and in The Zone youth centre directed at the users of the skate park. Where appropriate, smaller consultation sessions will be held with affected groups such as the Comprehensive School, Squash Club and users of the other buildings on site.

There are a set of principles used for community engagement. It requires consultation programmes to:

1. Notify and identify the stakeholders and local communities that are to be consulted.
2. Inform those being consulted about the proposals, what they are being consulted on, the parameters of the consultation and any constraints (financial, technical, political, geographical).
3. Consult the relevant stakeholders and the general public to obtain their views.
4. Measure, then analyse and document their responses.
5. Report back to stakeholders and the local community about the views that were expressed.
6. Respond to the consultation by amending proposals or explaining if changes cannot be made.
7. Publish a detailed consultation report.

This ensures that all relevant stakeholders are addressed in a manner that is relevant to their needs, that they have adequate information upon which to form an opinion, and that we effectively capture the views of those being consulted. The feedback is then given to all participants in the consultation and then the findings of the consultation will be published for a wider audience to view.

Well-being & Leisure Centre Proposals - Consultation

Digital consultation via web portal.

A microsite was developed for online consultation with members of the public. It was open from 10th June 2020 – 24th July 2020 and we had a total of 758 responses in this timeframe. (See attached Caldicot Survey Report). See below for some headline stats which may compliment the Active Travel elements of the bid.

- Only 27.3% of users actively travel to and from the leisure centre.
- 80% of users travel less than 5 miles to get there.
- Q4 on the survey links to cycle facilities / infrastructure

A link to the microsite was shared with the following key stakeholders and through their wider networks, all the below was actioned on 10th June 2020.

- All local primary schools (Chepstow and Caldicot cluster)
- Caldicot and Chepstow Secondary School
- Sport Development
- Youth Service
- Community Partnership Team
- Monmouthshire Hubs
- A county that serves
- All National Governing Bodies
- Town and Community Council
- 75 Community Groups including sports clubs, voluntary groups and other shared users of the site
- Internal staff emails and intranet posts
- Local Press
- Social Media such as Facebook and Twitter

Public consultation (face to face)

A full communications plan was created with step by step processes. Due to Covid restrictions we were unable to hold face to face engagement once the digital platform was closed. (see attached plan for further information).

Town and Community Council

Emails sent to the town clerk asking for them to share the digital consultation link to their councilors. A Monlife representative attended the Caldicot Regeneration Stakeholders group to provide a regular update to all members on the developments.


Individual County Council Members

Due to Covid restrictions impacting on our consultation plan face to face engagement with individual County Council members was restricted. However, the digital consultation was shared directly and positively received.

Separate meetings with local pressure groups

A virtual meeting was held with the head and deputy head of Caldicot School 4th June 2020 to discuss the proposals, something that was very well received by the school and they were in full support of the re-development offering to assist wherever possible.

A face-to-face meeting was held with Squash Wales and representatives of the Caldicot Squash club on 28th February 2020. These discussions were requested due to Squash being one of the key stakeholders who would be impacted by the preferred proposals. Specific squash related questions were built in to the online questionnaire to ensure that the voices of the squash users were heard before any final decision was made. The intention was to hold a wider consultation with this group after 24th July 2020 but Covid restrictions meant that it was not possible.

The background image shows a bright, modern gym interior. In the foreground, a man in a blue t-shirt is seen from behind, looking towards the center. In the middle ground, a man in a green patterned long-sleeve shirt is walking and drinking from a water bottle. In the background, a woman in a pink top is standing near some equipment, and another person is running on a treadmill. The gym has large windows, wooden flooring, and various exercise machines. A motivational quote is visible on the wall: "IT MAY HURT NOW BUT ONE DAY IT WILL BE YOUR WARM UP".

Caldicot Leisure Centre Development CONSULTATION SURVEY REPORT

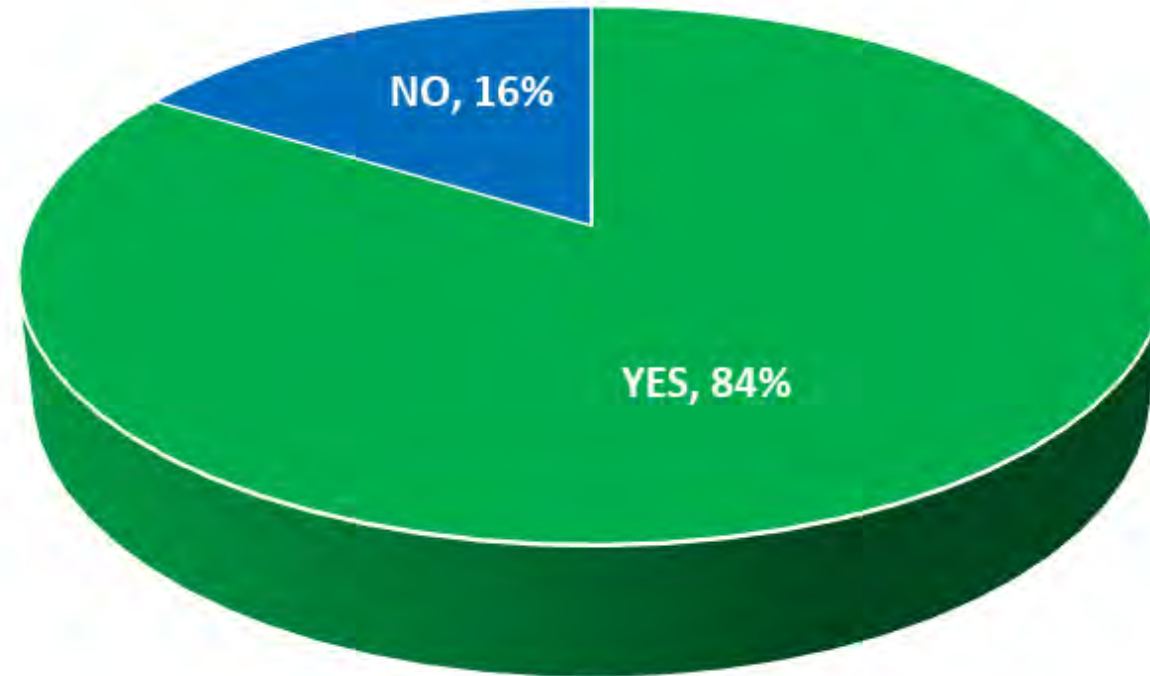
Conducted 10th June - 24th July 2020



Ar gyfer meddwl, corff ac enaid ein cymuned
For the mind, body and soul of our community

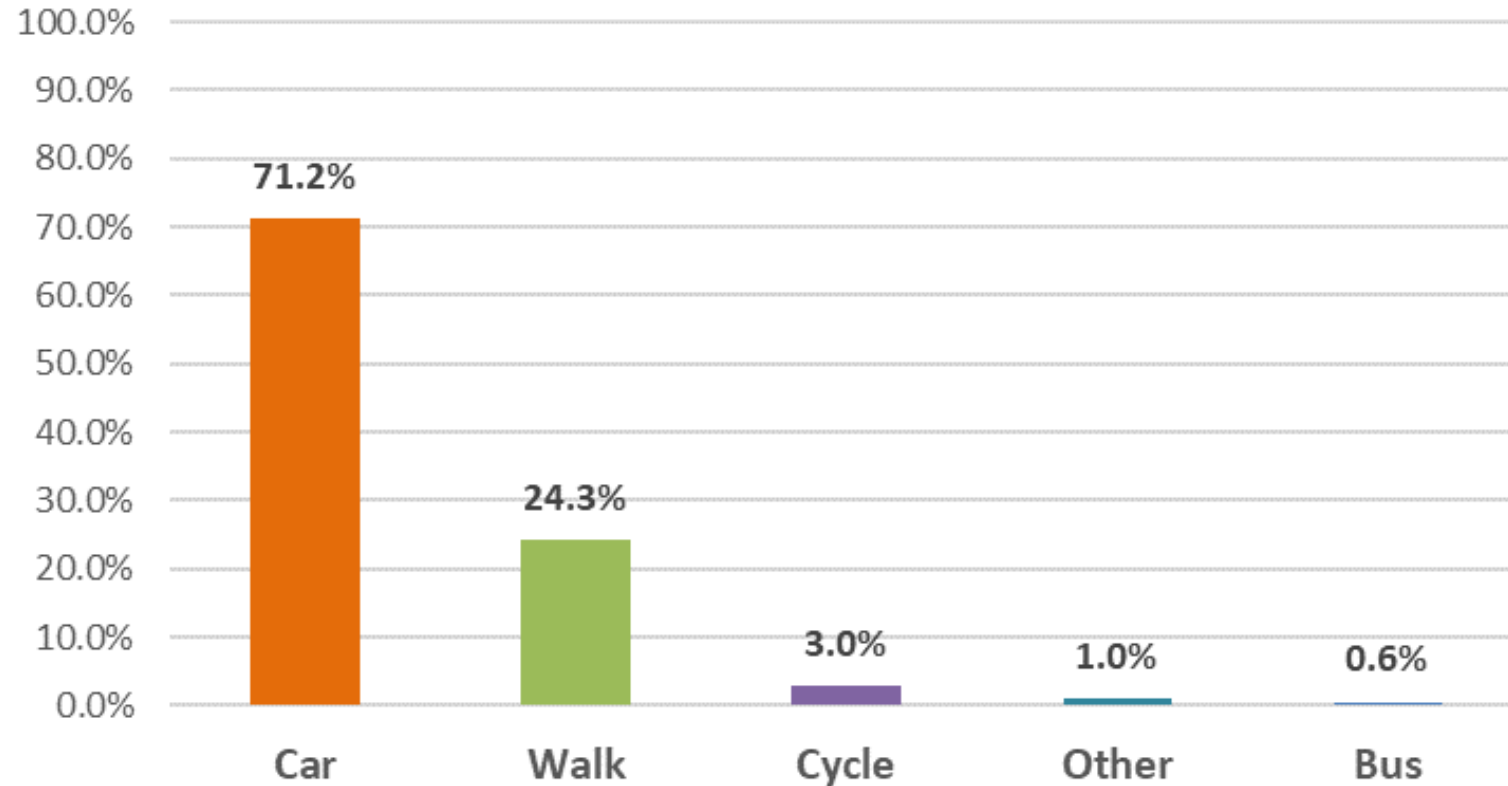
Question 1

Do you use Caldicot Leisure Centre?



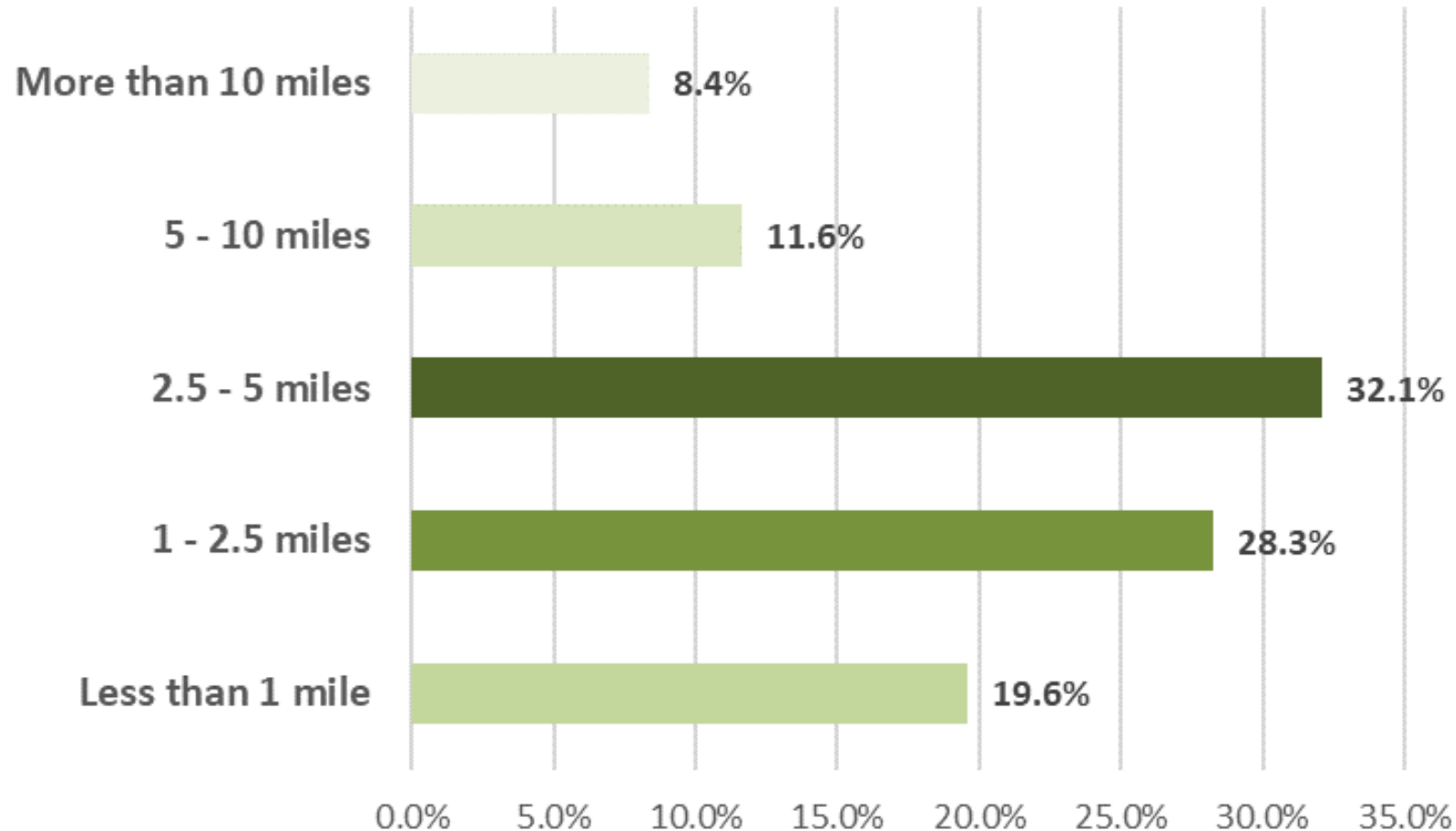
Question 2

How do / would you mostly travel to Caldicot Leisure Centre?



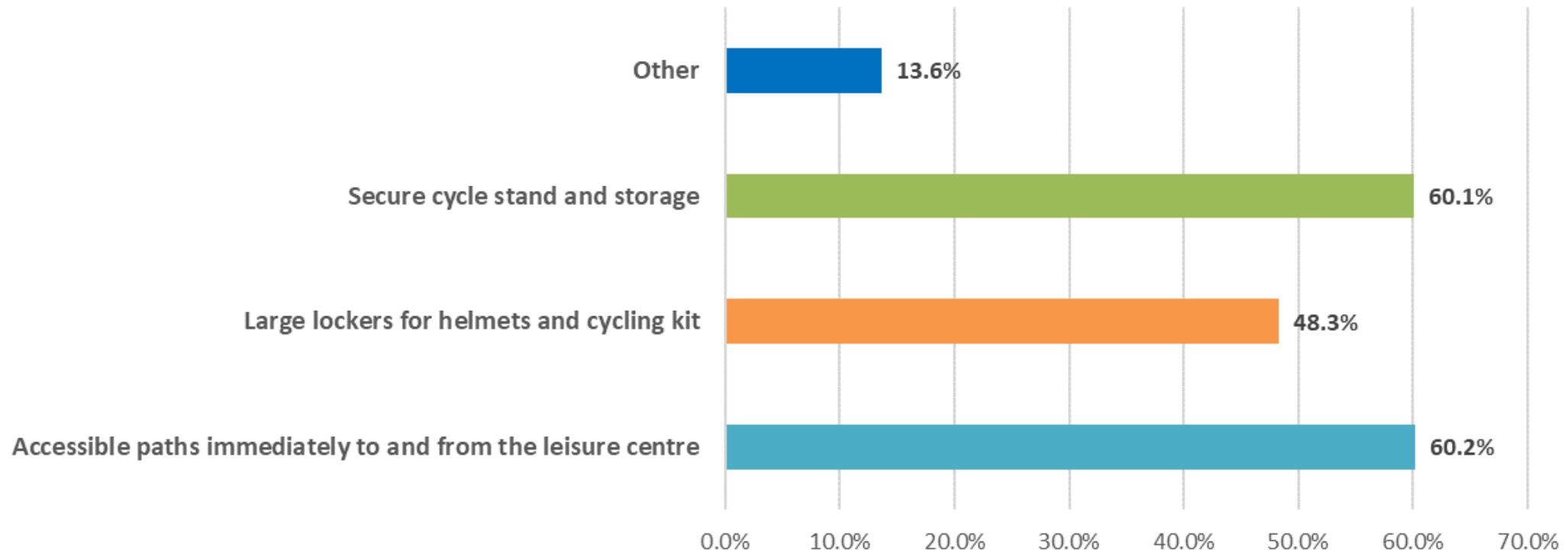
Question 3

How far do / would you travel to access Caldicot Leisure Centre?



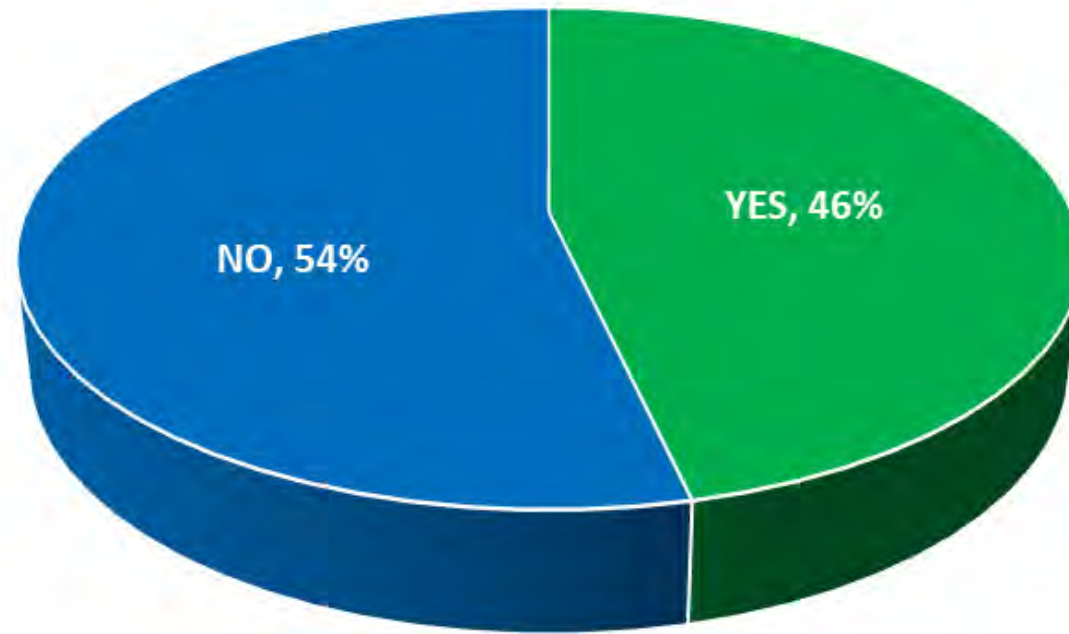
Question 4

What facilities would you identify as being needed to encourage more walking and cycling to the leisure centre?



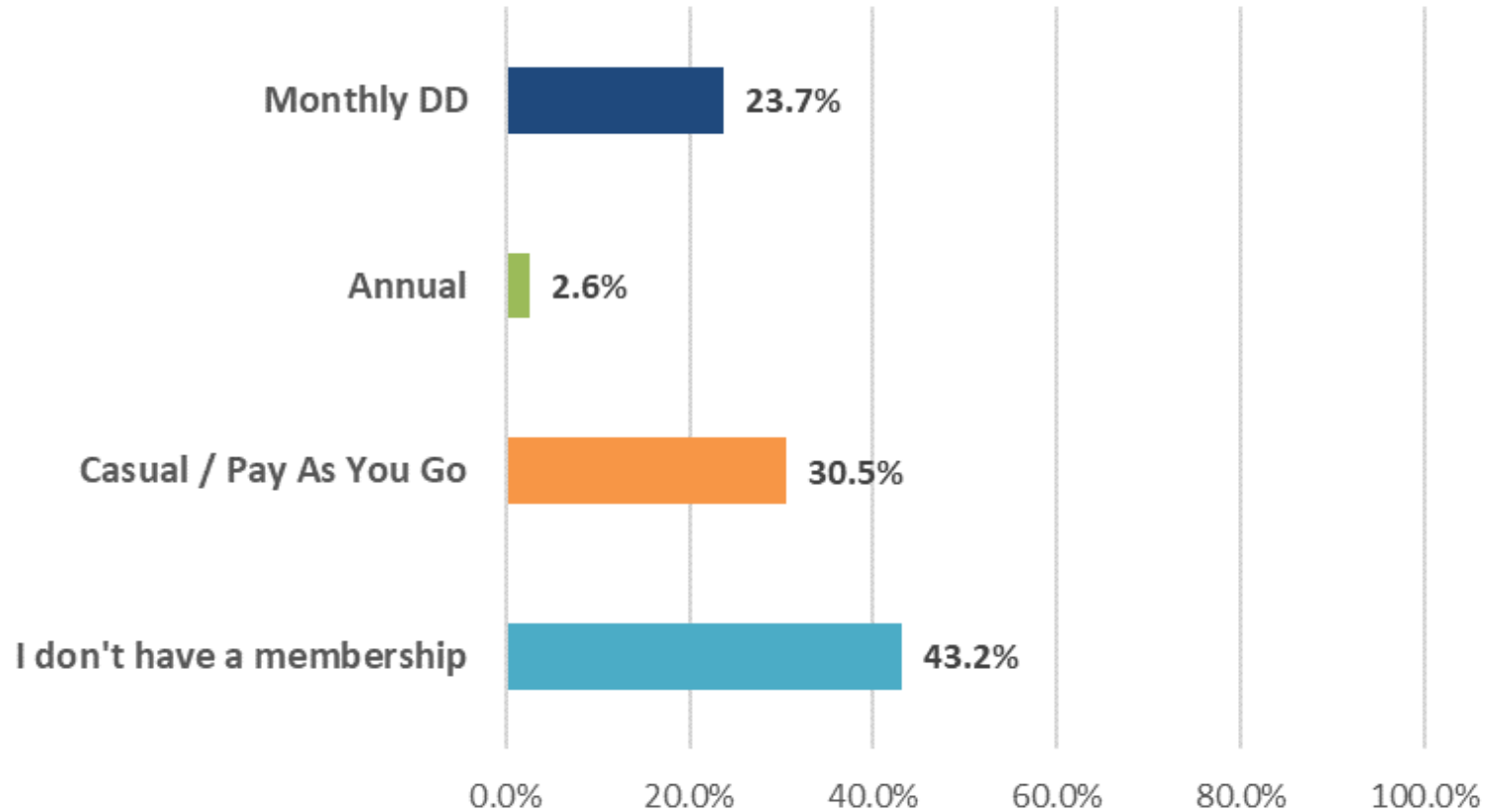
Question 5

Would improving certain routes encourage you to walk or cycle more often to the leisure centre?



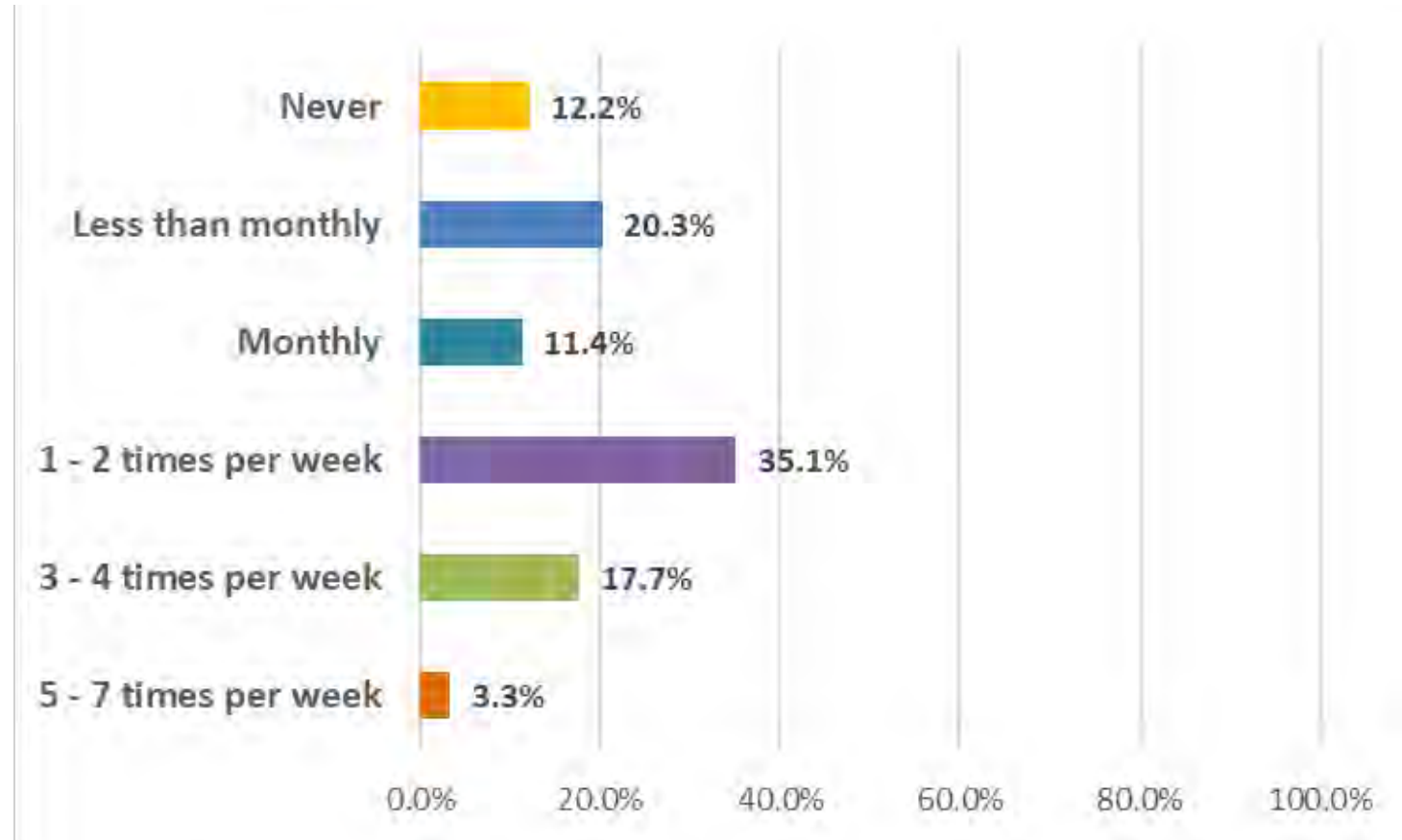
Question 6

What kind of MonLife membership do you have?



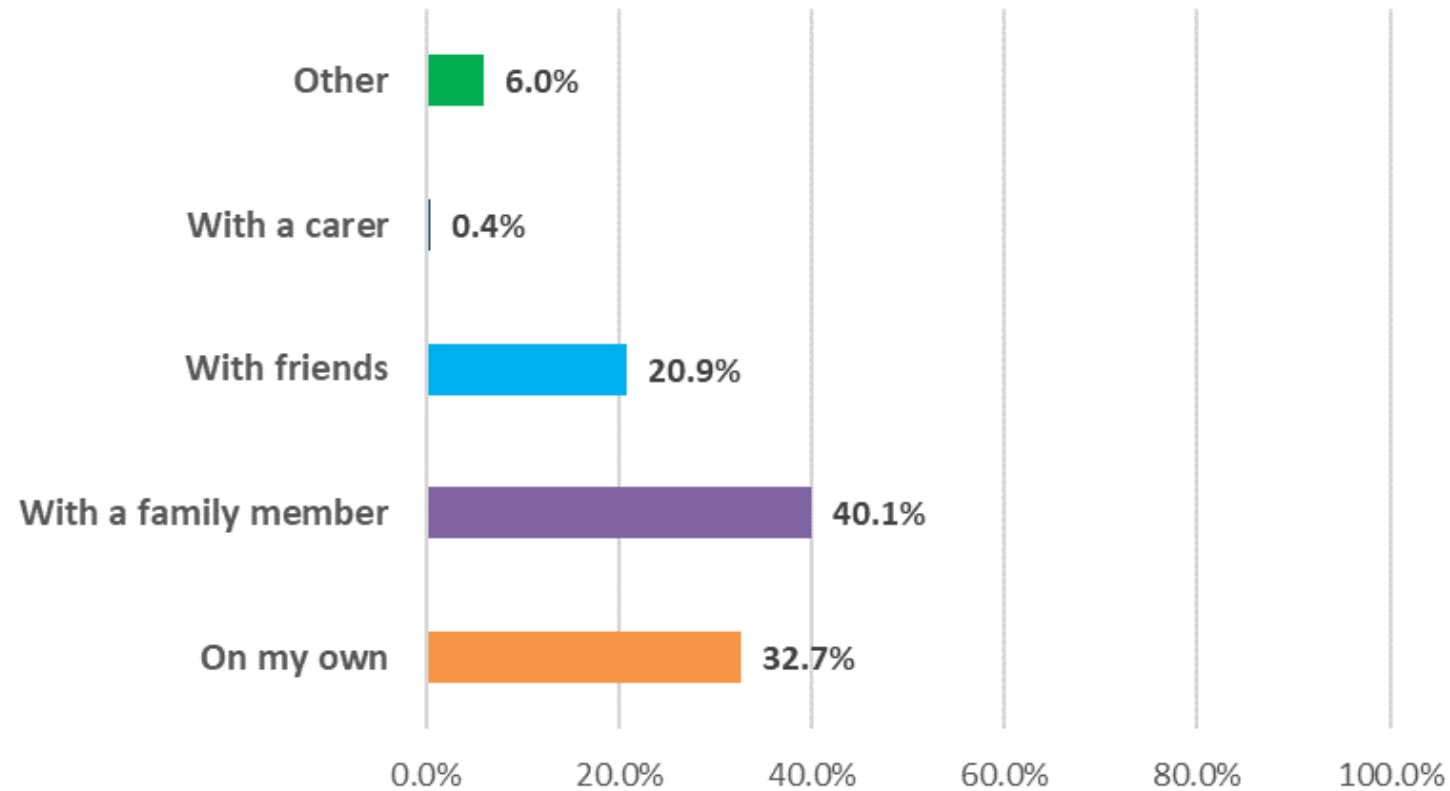
Question 7

How often do you currently use Caldicot Leisure Centre?



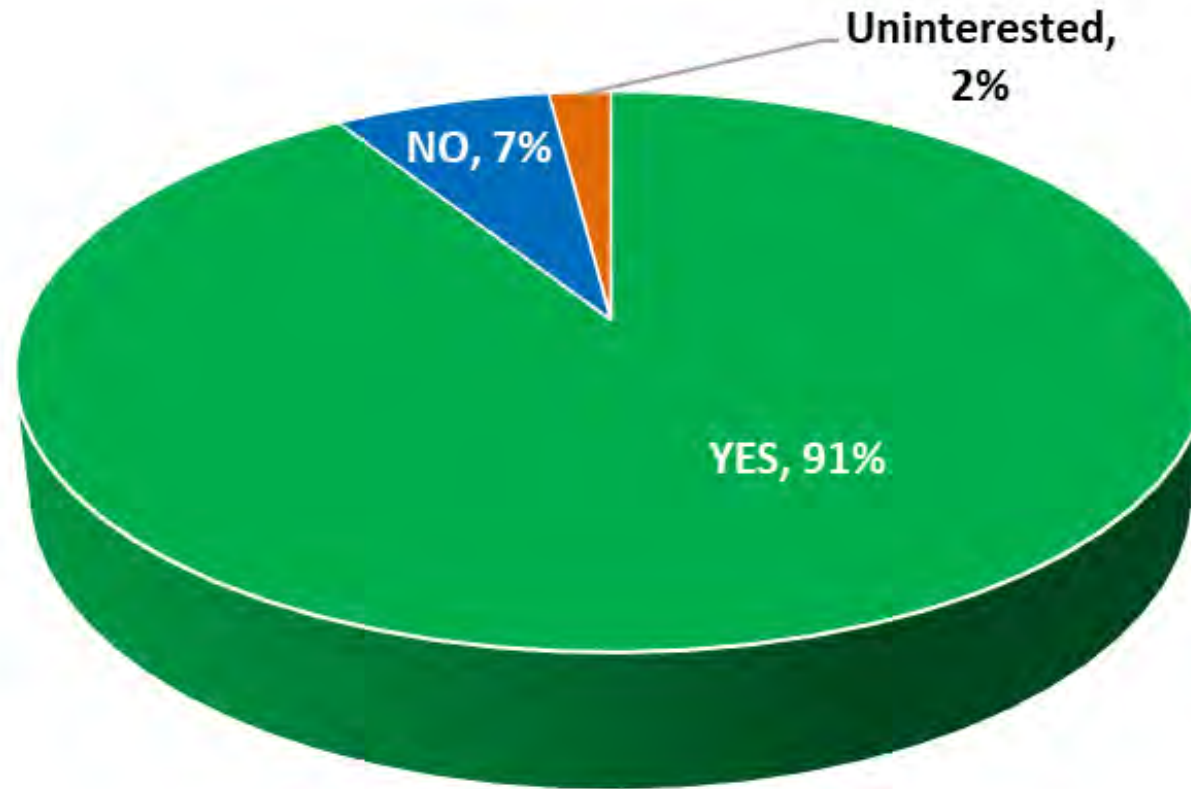
Question 8

Who do / would you mostly use the current Leisure Centre with?



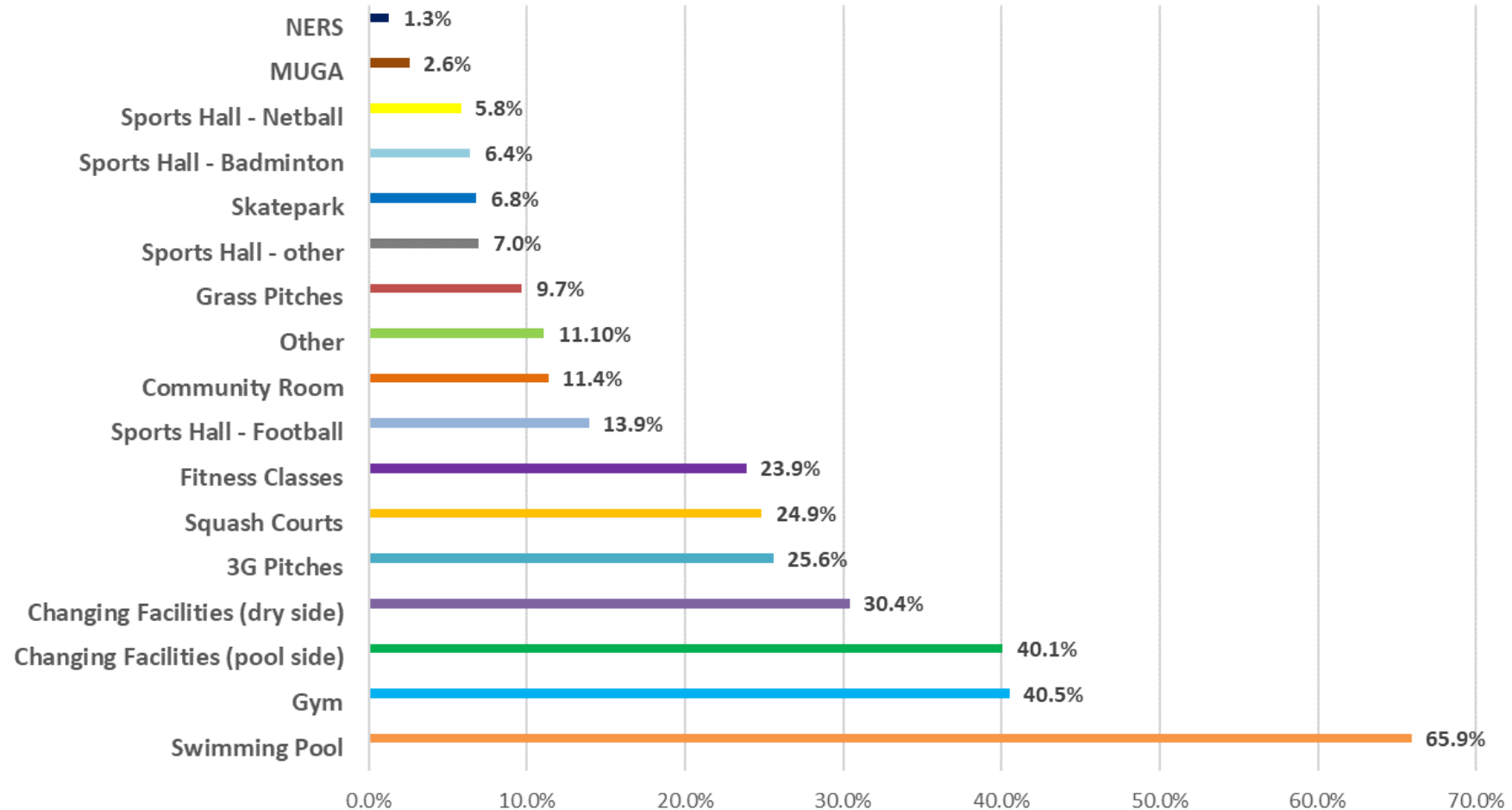
Question 9

Do you think that Caldicot Leisure Centre needs upgrading?



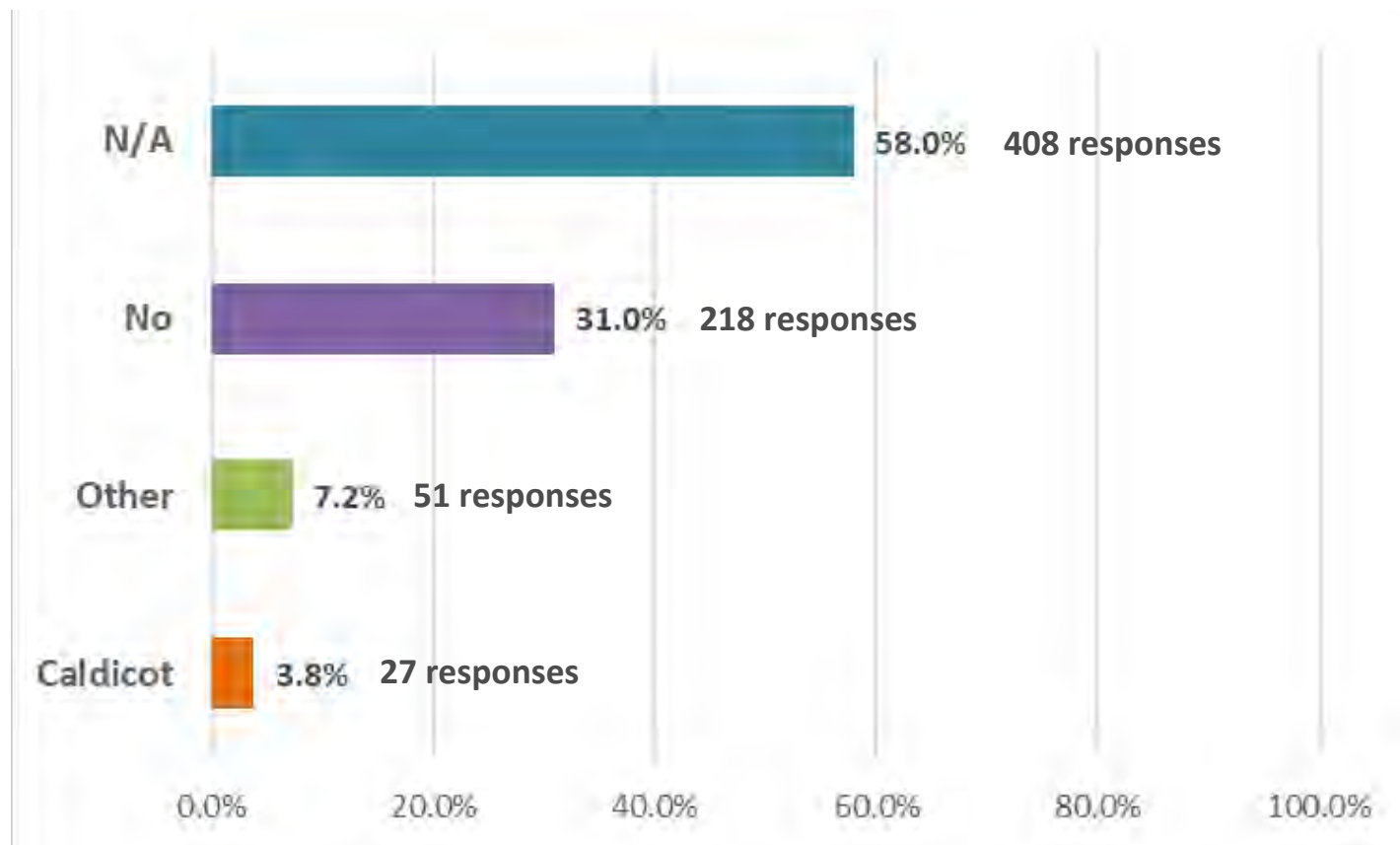
Question 10

Which facilities do you or your family currently use?



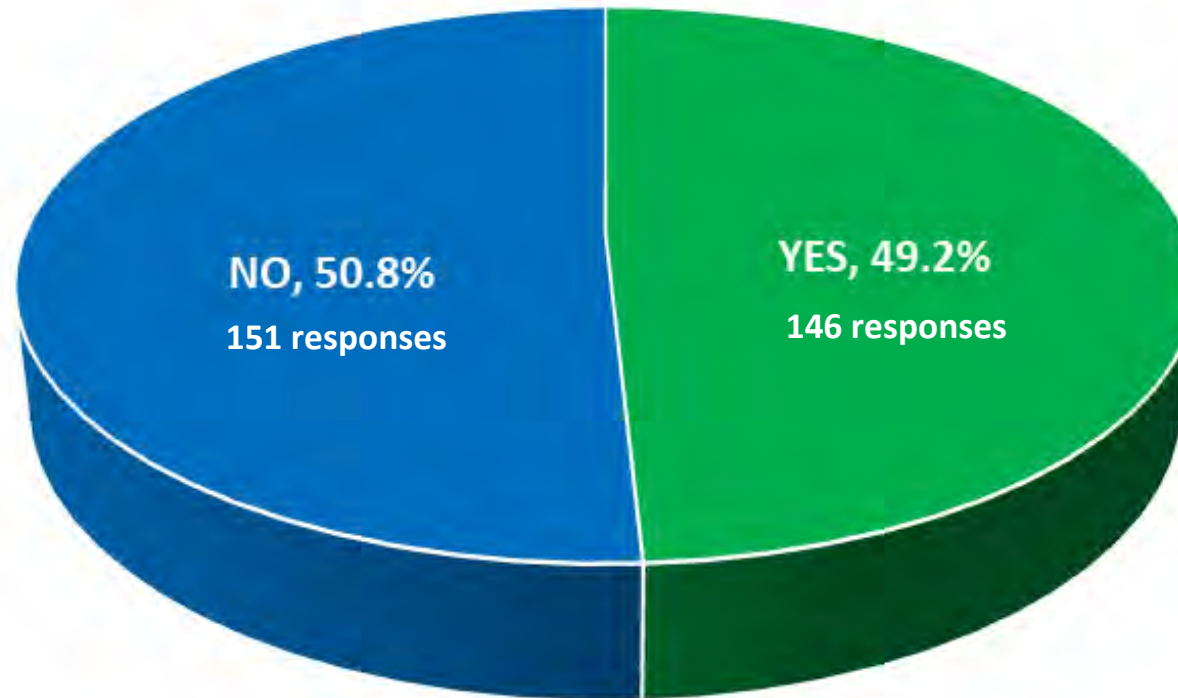
Question 11

If you have selected Squash in the question above are you a member of a Squash Club?



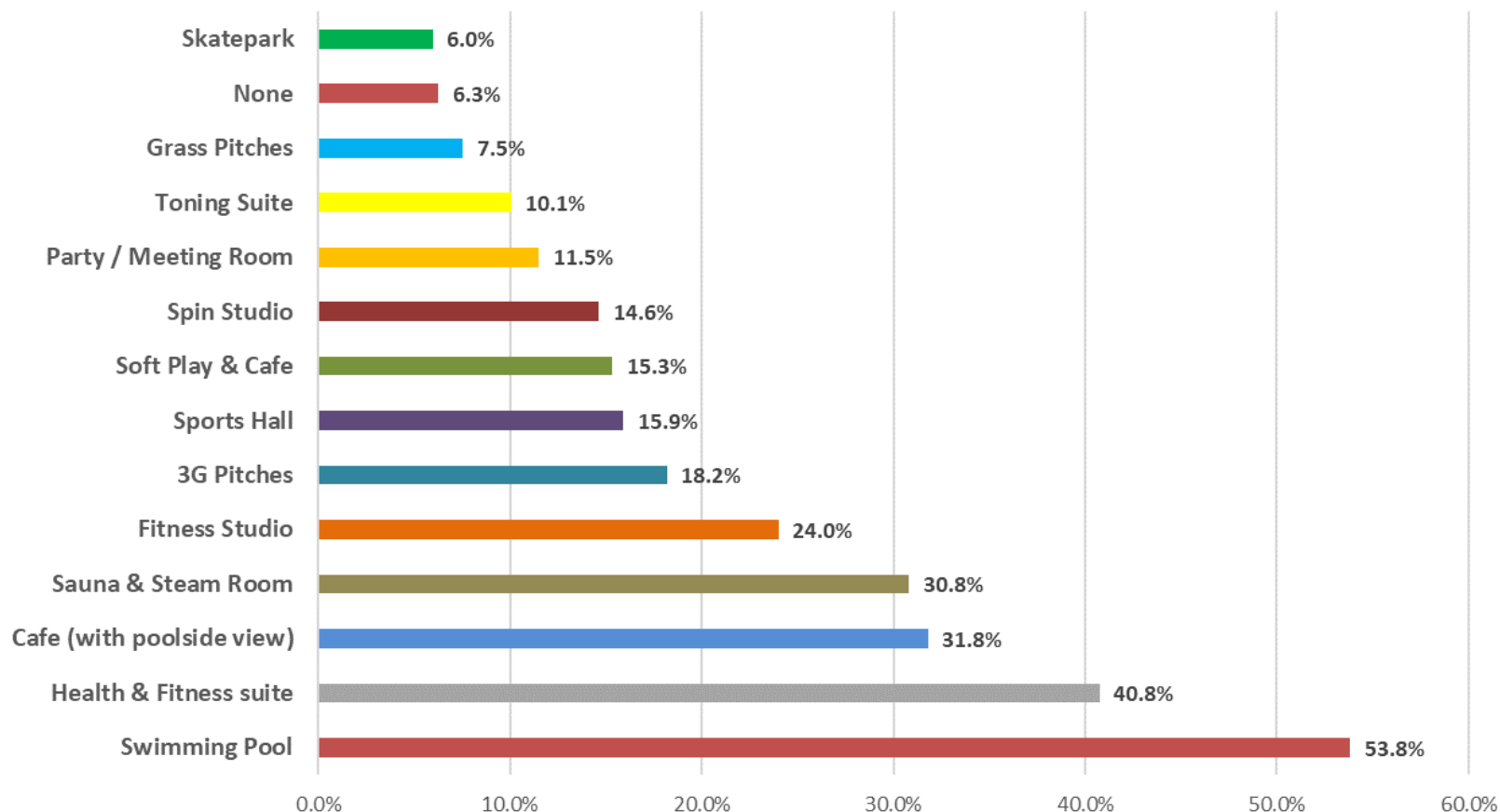
Question 12

Do you play recreational Squash at Caldicot LC?



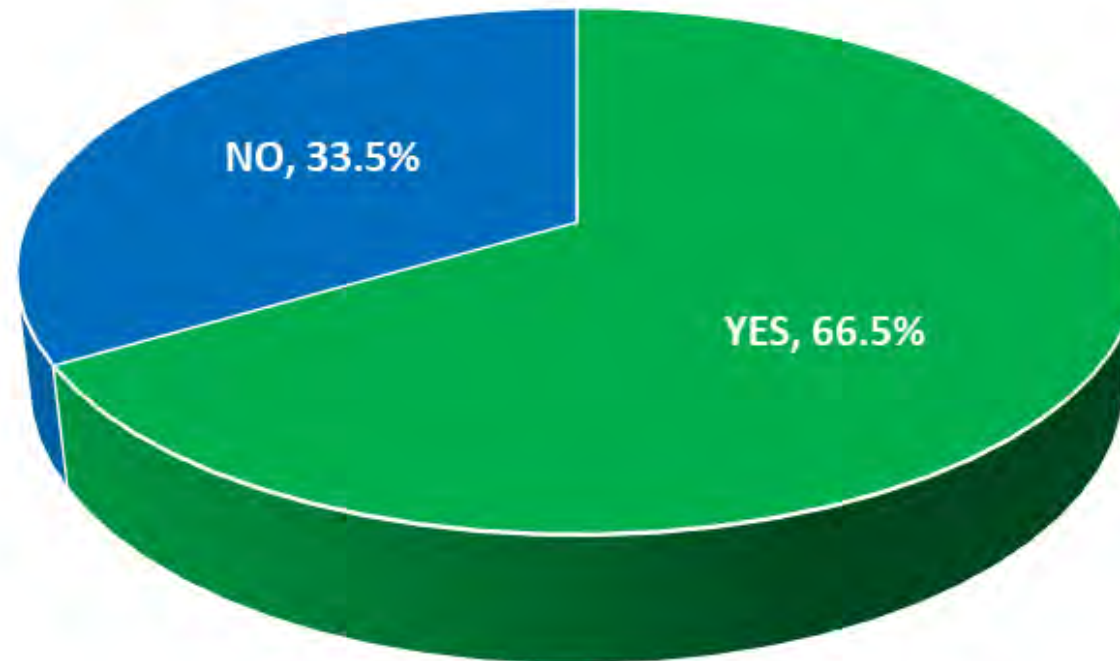
Question 13

Which of the proposed facilities for the new development are you or your family most likely to use?



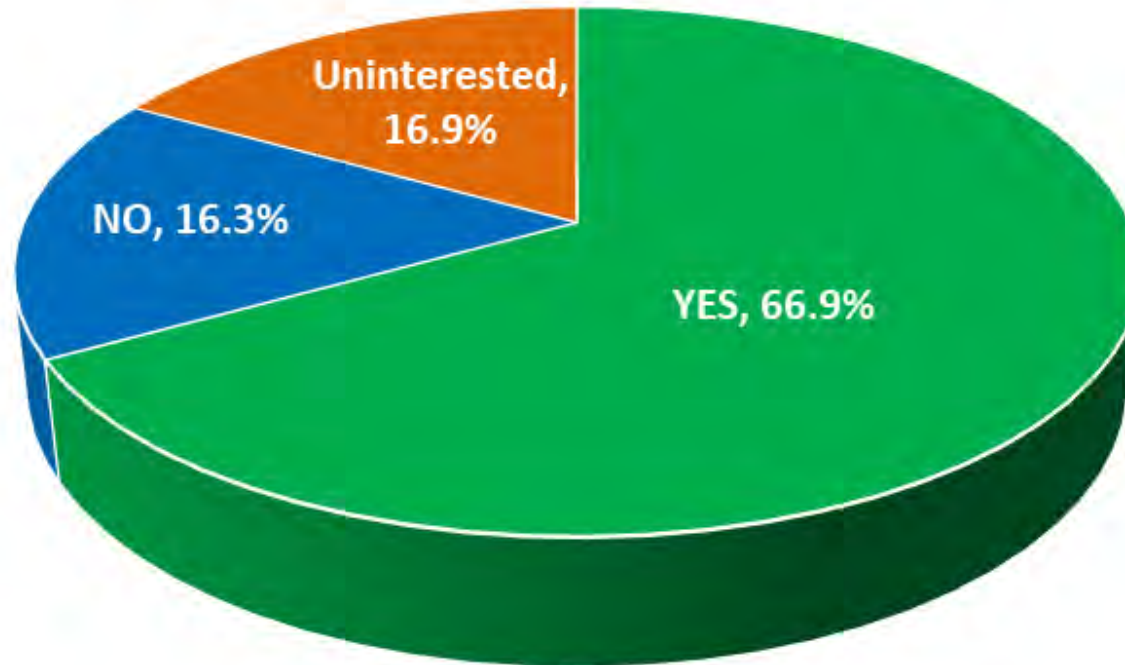
Question 14

The website <http://monlifeleisuredevelopment.co.uk/> provides information and images of the proposed redevelopment, do you think that the proposed facilities meet your needs?



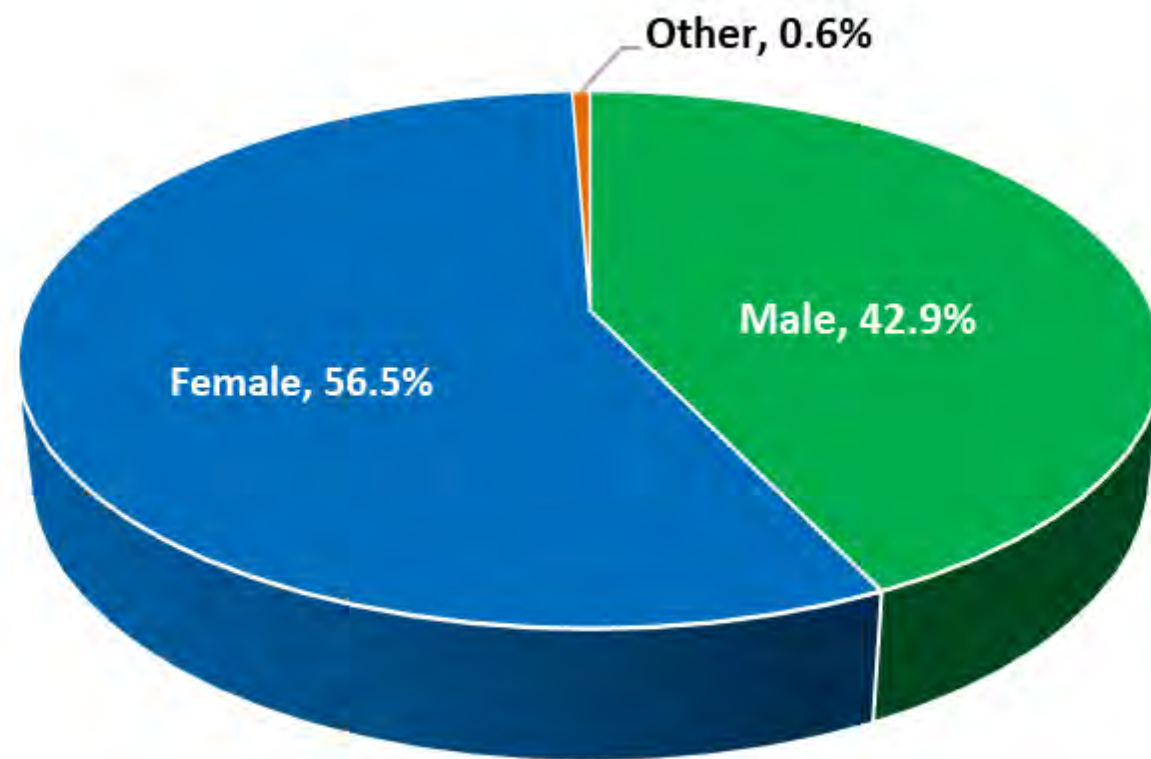
Question 15

Will the re-development encourage you to use the centre more often?



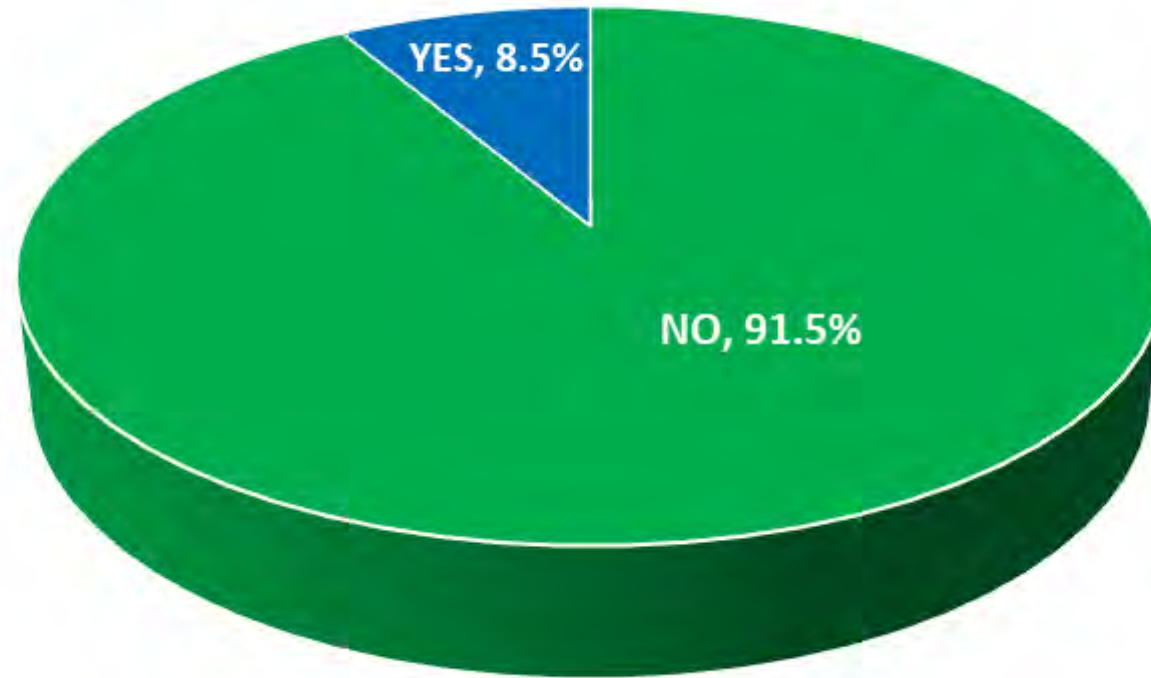
Question 16

To which sex do you most identify?



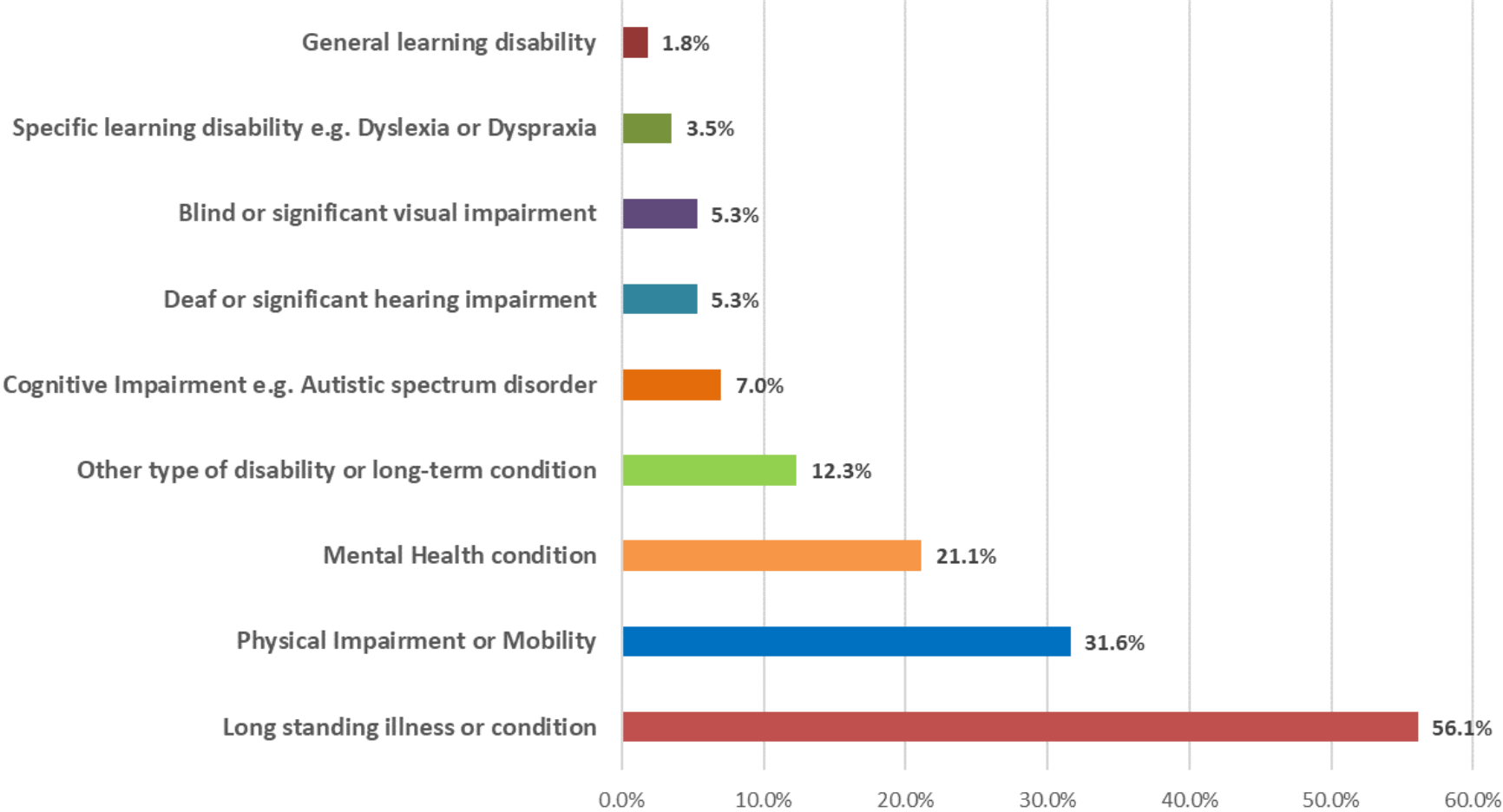
Question 17

Do you consider yourself to have a disability as defined by the Equality Act?



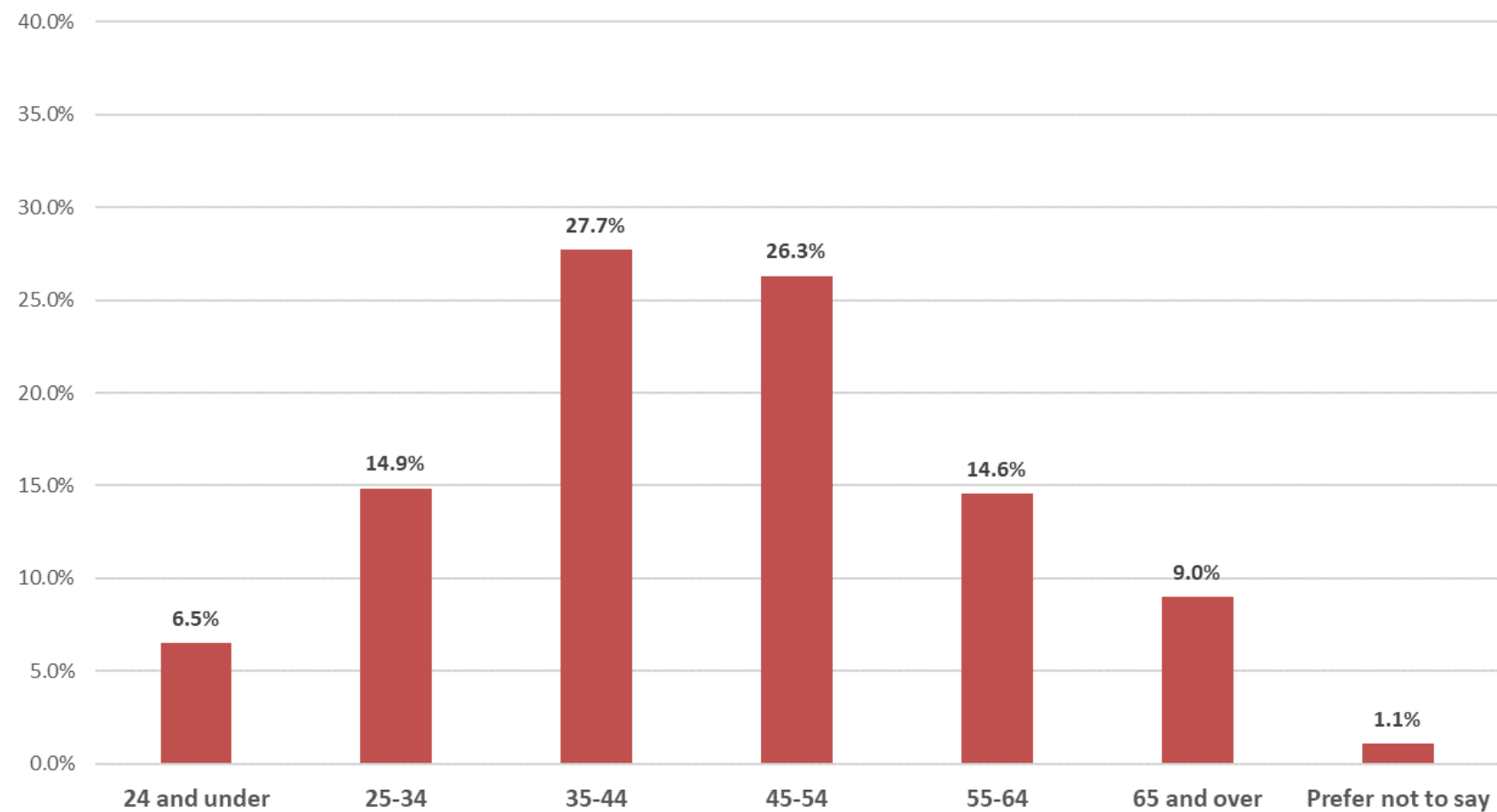
Question 18

Would you describe your disability as...



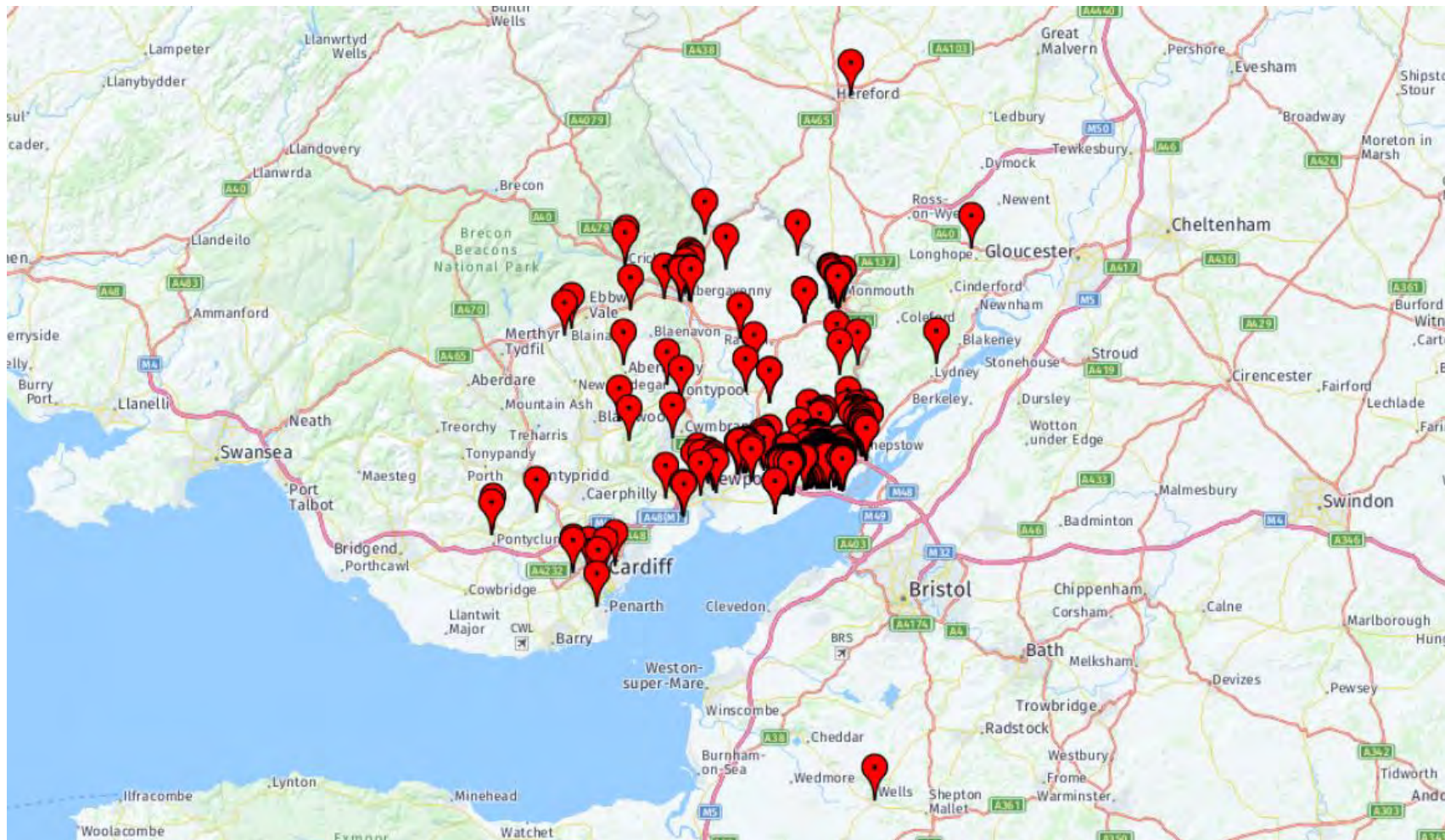
Question 19

Your Age:



Question 20

Your Post Code:

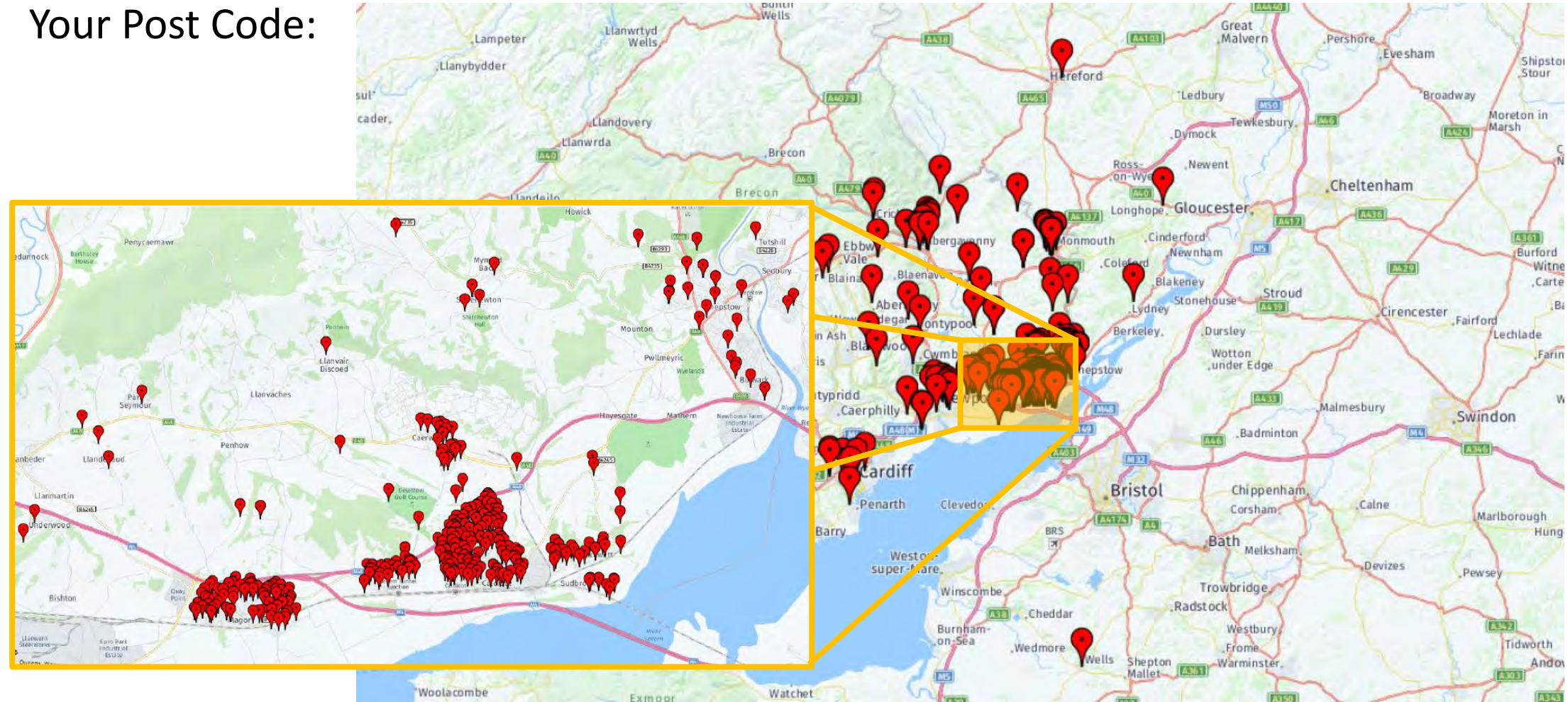


Ar gyfer meddwl, corff ac enaid ein cymuned
For the mind, body and soul of our community

Caldicot Leisure Centre Development
CONSULTATION SURVEY REPORT

Question 20

Your Post Code:



Appendix D

Photos of Caldicot

Town Centre



Caldicot Today

Town Centre Environment



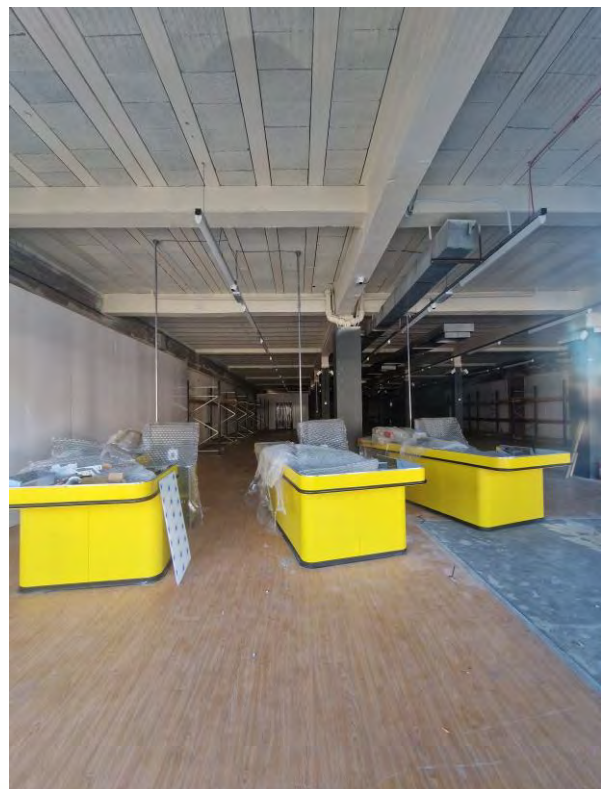
Caldicot Today

Vacant Premises



Caldicot Today

Store 21 – Proposed Community Hub



Appendix E

Community

Data Profile



Caldicot

Well-being & Data Profile

Severnside

Environmental Well-being

The Severnside area includes several areas of population in the south of the county – including Portskewett, Caldicot, Rogiet, Magor and Undy – and also has the mainline railway to South Wales and the M4 motorway. The landscape along the coastal zone is primarily flat, with productive fields of Grade 2 and 3 agricultural lands, bounded by traditional reens to drain the low lying land, protected from coastal flooding by a flood bank.³³⁷ The land rises to the north to a series of low hills before rising further towards Wentwood.

Severnside has extensive environmental assets, some of which benefit from international protection, and habitats include marine, freshwater, species-rich grassland and ancient woodland. As described in the Chepstow and Lower Wye section, the Severn Estuary is of international importance for wintering and passage waterfowl, saltmarshes, exposed sandbanks, fish feeding areas and an unusually large natural tidal range which influences the species that occur here. The estuary is protected as a Ramsar site, overseen by the United Nations, as well as a Special Area of Conservation protected by European legislation.³³⁸



Severn Estuary

There are 8 Sites of Special Scientific Interest that protect the Gwent Levels area to create a large tract of well-connected land and associated reens. The SSSIs incorporate the estuary, woodland, wet farmland and drainage ditches, wetland and marsh and meadow.³³⁹ The Gwent Levels SSSI has seen the successful reintroduction of water vole, which have spread far beyond the reintroduction sites. The Levels also support otters and many other species, and Gwent Wildlife

Trust is working on a Shrill Carder Bee Project to maintain Monmouthshire's population of this rare bumblebee. There are 31 Sites of Importance for Nature Conservation in this area, many of which are meadow and grassland and help to provide a flower-rich resource for this important species and other pollinators.

The Living Levels Partnership is a lottery-funded programme to promote and reconnect people to the heritage, wildlife and wild beauty of the historic landscape of the Gwent Levels.³⁴⁰ This includes preserving and protecting approximately 5,700 hectares of land, including much of the Severnside area and is a mixture of habitats such as coastal floodplains, reens, saltmarshes and mudflats.

However, a major threat to environmental resilience in this area comes from further development, which would reduce the extent of the natural areas as well as potentially break up currently well-connected habitats. Concerns about further development as a result of the proposed M4 relief road have receded now that Welsh Government has turned down that proposal, removed the corridor for the route of a proposed highway, and reiterated their plans for no new major road-building schemes.³⁴¹

Other threats to the wildlife, property and infrastructure of this area include flooding and inundation by saline water from the Severn Estuary. Much of the levels area is protected by flood defences, and discussions over the maintenance of these are ongoing with NRW. There is uncertainty about the extent of future sea-level rise, but with models anticipating between 22 and 28cm rise at Cardiff by 2050 and potentially 43-76cm by 2080 as a result of climate change, the risk of coastal flooding increases.³⁴² Rising sea levels are also a threat to the saltmarshes and mudflats that make the Severn Estuary so valuable for wildlife since research suggests that 77% of these face being 'squeezed' against existing sea defences causing a movement of sediment and habitat loss for thousands of wading birds.³⁴³

Parts of Caldicot are at risk of flooding where the Nedern Brook joins the River Severn. There are also a significant number of properties (138) and people (498) at high or medium risk of surface water flooding in the wider Severnside area, the largest number of people likely to be affected out of all of the 5 areas of Monmouthshire.³⁴⁴ In February 2020, widespread surface water flooding occurred in and around the grounds of Caldicot Castle and the Severn Bridge Industrial Estate affecting numerous properties and businesses, as well as several roads, residential

properties and gardens.³⁴⁵

The Nedern Brook has poor water quality.³⁴⁶ In the Gwent levels, a unique reed and ditch network is under pressure from development and diffuse rural, industrial and sewage pollution.³⁴⁷ There is also a large Groundwater Source Protection Zone covering most of Portskewett Ward, and half of Caldicot as far south as the Severn Estuary.³⁴⁸



Caldicot Castle in the Gwent levels

The Severnside area has some accessible green spaces, such as Magor Marsh, Caldicot Castle Country Park, the Nedern Brook Wetlands site, Rogiet Countryside Park and Black Rock.

However, most of the towns and villages in the area are deficient in easily accessible natural or semi-natural greenspace.³⁴⁹ Compared with elsewhere in the county, fewer people in Severnside said that the landscape and countryside are what is good about where they live. There is 74km of public rights of way enabling people to explore the countryside, including access to the Wales Coastal Path.

Many of the Tree Preservation Orders in this area are in urban areas, villages and around historic estates where they are important landscape features. Some areas of woodland are also protected by Tree Preservation Orders.³ However,

"Lots of open countryside around for walking and leisure"

in comparison with the rest of Monmouthshire, and Wales as a whole, Severnside has much less urban tree cover. Rogiet only has 8.4% tree cover and Caldicot has 8.7% (compared with a Welsh average of 16.4%), with a subsequent reduction in the benefits given by urban trees such as reducing runoff, increasing biodiversity and providing shading and cooling.

There are no Air Quality Management Zones in Severnside and no areas of particular concern for air quality. Although nitrogen dioxide and particulate levels are likely to be high along the M4 and M48 corridors, they are not located close to sensitive receptors such as

homes or schools.

There is no local Transition Town group or similar. However, through the work of the Caldicot Town Team and other groups, there are small groups of people working together on a range of different sustainability projects. The council is working closely with volunteers to run the new TogetherWorks space in Caldicot, which will be the venue for several re-use and repair projects, such as a Library of Things, Repair Café and community fridge, so it is expected that this will become a focus for a range of community sustainability initiatives.³⁵³

Economic Well-being

As with Chepstow and Monmouth, Severnside includes house prices that are among the most and least expensive in Monmouthshire. Overall, it is the second least expensive area of the county, though.³⁵⁴

Vacancy rates in the centre of Magor have decreased from 13.6% in 2019 to no vacant units in 2021.

However, rates in the central shopping area of Caldicot have risen compared to last year, to 13.4%.³⁵⁵ Caldicot's easy access to the motorway and proximity to Newport means that there is a high trade draw away from the town for certain goods – mainly to Spyttly Retail Park in Newport, but also Bristol's Cribbs Causeway and Cardiff.³⁵⁶

What would you like your community to look like in the future?

"I would like it to be a community hub of cafes and independent shops"

"More variety of shops. People coming here because there's something here they want – one-off shops for instance"

In this area, 7% of the working-age population receive employment-related benefits, with 10% considered to be income deprived. 200 people (1.1%) are claiming Job Seeker's Allowance or Universal Credit for unemployment, of which 40 are aged 16-24. 11.7% of children are in low- income families.

In the Severnside catchment area, 18% of households are below 50% of the median income for the UK, and 25% are below 60%, as compared with 17% and 22% respectively for Monmouthshire, and 25% and 33% for Wales as a whole.³⁵⁷ The Elms has the joint second- lowest percentage of working-age people in income deprivation in the county, while Shirenewton has the joint lowest percentage of working-age people in employment deprivation.³⁵⁸ Improvement work focussed on Severn Tunnel Junction will benefit Caldicot, Magor/Undy and Rogiet, by making it easier for people to travel by train.

Social Well-being

Severnside's population of just over 20,000 includes the largest proportion of working-age residents, with 60.8% aged between 16 and 64 and the lowest proportion of people aged 65 and over (22.4%).³⁵⁹

3 of the 11 most deprived areas in Monmouthshire are located within Severnside: West End, part of Dewstow and Green Lane and part of Severn. For each area, the main category of deprivation is the physical environment which covers air quality and emissions, flood risk and green space.³⁶⁰

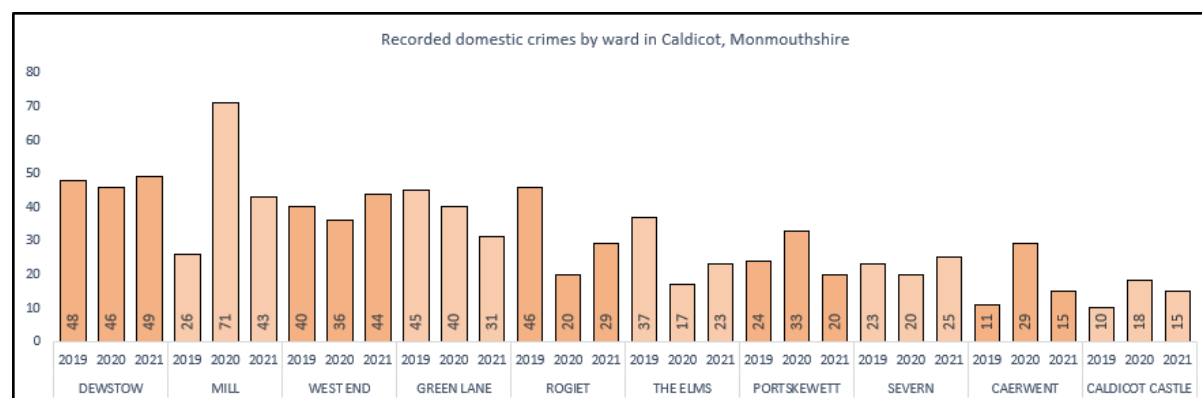
West End has the lowest percentage of key stage 4 leavers entering higher education, at 10.2%.³⁶¹ Flying Start is available to some residents and their young children in West End.

On average, travel times to several services are shorter when compared to other areas in Monmouthshire and are more in line with the Wales average, as classified by the Wales index for Multiple Deprivation.

81% of people in Severnside reported good or very good health in the 2011 census. Again, variations within the area are notable, ranging from 75% in Dewstow to 89% in The Elms. Dewstow & Green Lane 2, followed by West End, have the highest rates of people living with long term limiting illness in the Severnside area. West End also sees the highest rates of cancer incidence in the Severnside area.

From November 2020 to November 2021, overall crime in Caldicot remained the same, at 20.7% of the county's. There has been a reduction of recorded crimes for Shoplifting, Theft, and Commercial Burglaries. However, there has been a marked increase in Residential Burglary, which is up from 34 recorded incidents to 65. Other notable increases are in Criminal Damage and Arson, Rape, and Other Sexual Offences. From April 2020 to March 2021, 230 incidents of ASB were recorded in Caldicot, accounting for 20.3% of all reported ASB across Monmouthshire. The wards with the highest prevalence were Green Lane, Mill and Severn Wards. As of January 2021, there were 52 adults accessing support, 29 for alcohol and 23 for other substances.

Dewstow in Caldicot has recorded the most domestic-related crime over the last three years. From January 2021 to November 2021, Dewstow made up 17% of all recorded crime in the Caldicot area. There is a significant rise in the amount of recorded domestic abuse crimes in Mill in 2020; 37% of these crimes were recorded as Violence without injury.



Cultural Well-being

Severnside is uniquely placed as being the landfall of the instantly recognisable new Prince of Wales Bridge in Wales. The area is bordered by the Severn Estuary coast line, including the Caldicot and Wentloog levels, and Magor Marsh is an important part of the landscape used by visitors and residents.

Severnside has the 2nd highest proportion of those declaring themselves as Christian (62.2%) as well as the lowest proportion of those stating they are of a religion other than Christian (1.1%). In terms of ethnicity, figures show the area has a lower

proportion of the population who are mixed race and black ethnicity compared to the other areas, whereas the proportion of population of white ethnicity is 98.5%.

The Severnside area is covered by the Cas-gwent, Cil-y-coed a'r Cyffiniau Welsh language society. Coffee mornings are held regularly in the Caldicot library.

Severnside is one of 2 of the 5 areas with Welsh medium education, with Ysgol Gymraeg y Ffin, located in Caldicot. This could be one of the reasons why figures for Welsh within Monmouthshire are at their highest in this area: 11.2% of the population of Severnside stated that they were able to speak Welsh as well as 8.3% saying they could speak, read and write in Welsh.³⁶³

In Severnside, Caldicot Castle and Country Park is of particular historical importance and is increasingly being used for festivals and events. Over the past few years, the Castle has hosted a range of events from music concerts to archery competitions. The area also has a number of other historically significant features.



Caldicot Castle

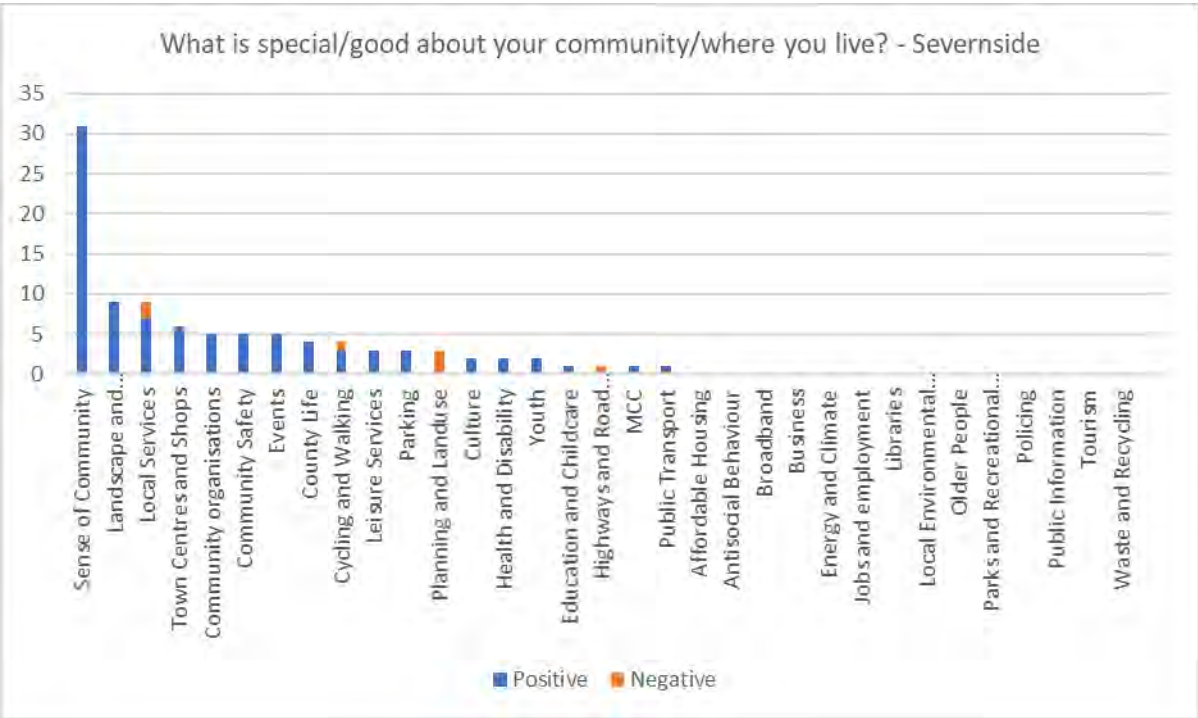
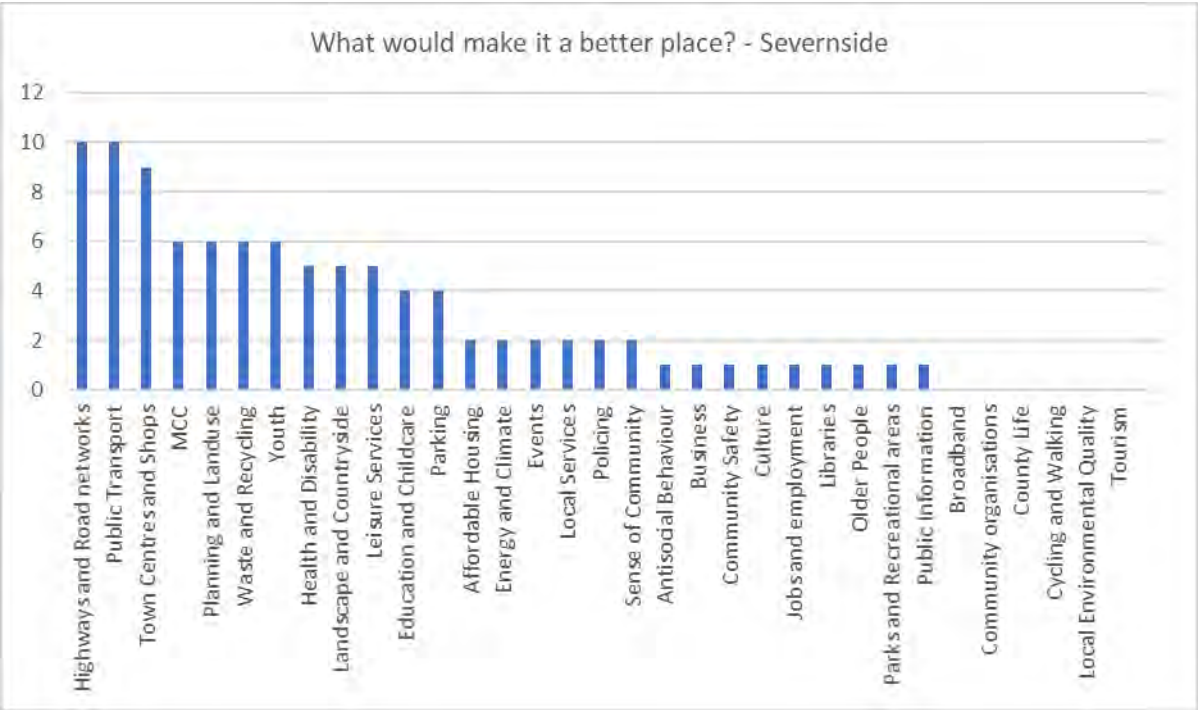
Travel time to a leisure centre in the area is slightly higher than the average for Wales: on average it takes 68 minutes on

public transport and 12 minutes on private transport.³⁶⁴ Travel time to a library in the area is also slightly higher than the average for Wales, taking 55 minutes on public transport and 11 minutes on private transport.³⁶⁵

Engagement responses

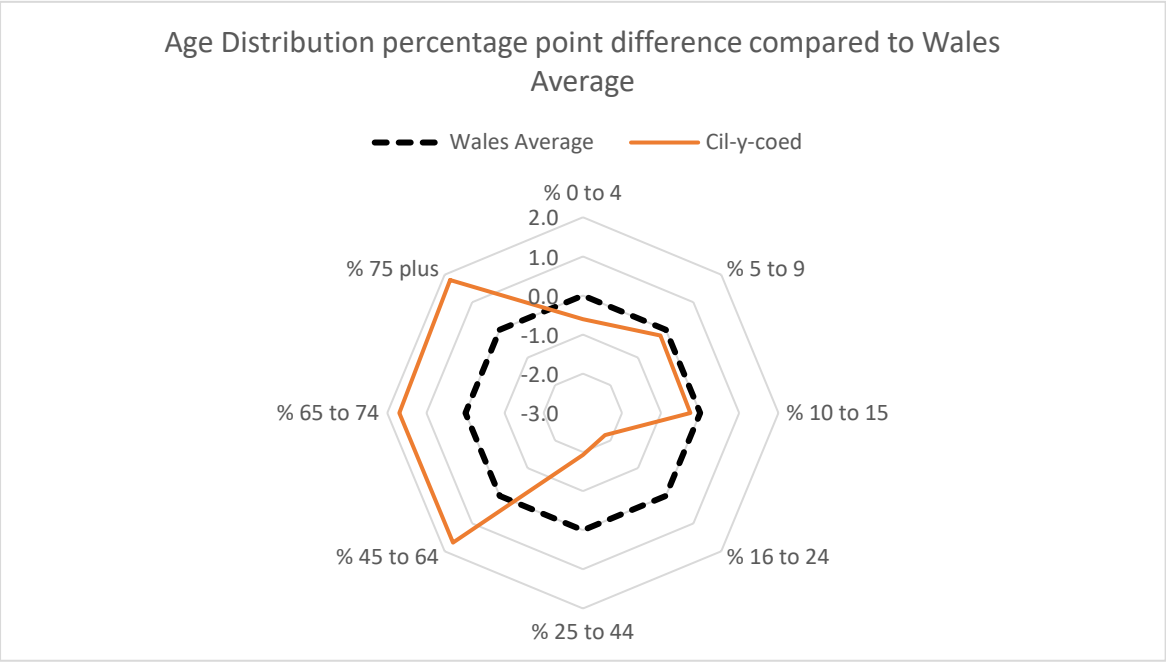
A summary of the responses from the area to some of the engagement exercise questions is provided. To make it easier to analyse the many diverse comments that were received to the open-ended questions that were asked, comments were grouped into categories or themes. This allows us to identify some of the most common themes that respondents in the area mentioned.

The following graphs show the themes that were used to categorise the comments, and where appropriate, whether these were more positive or negative in response is provided.

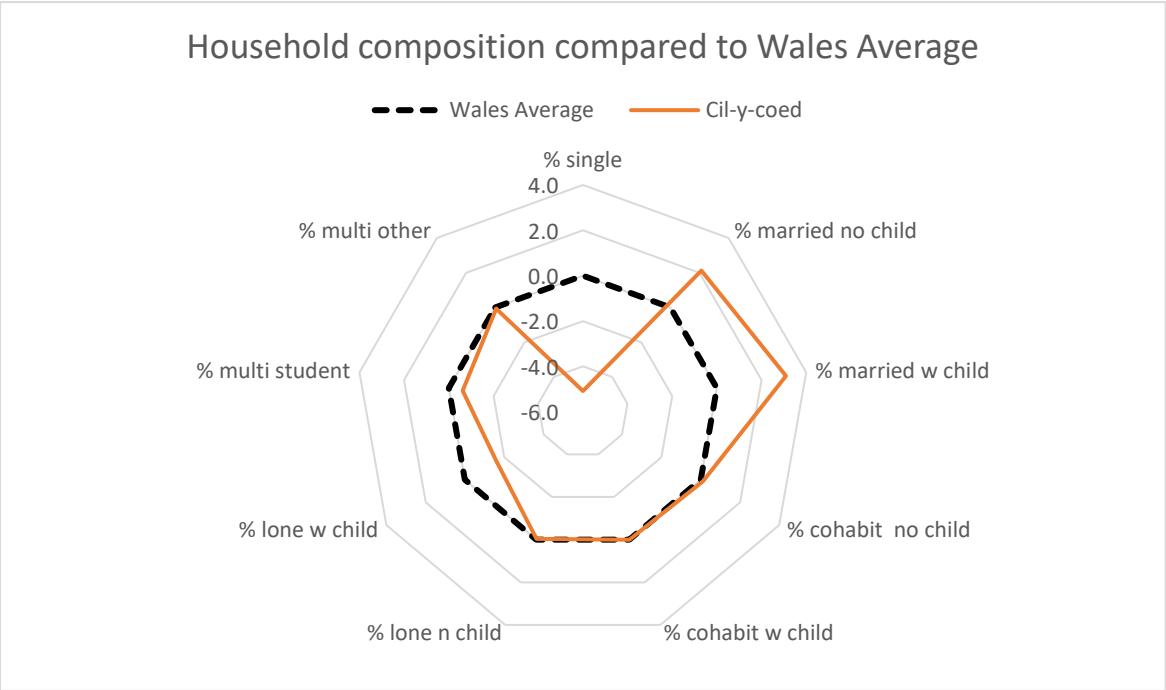


Census

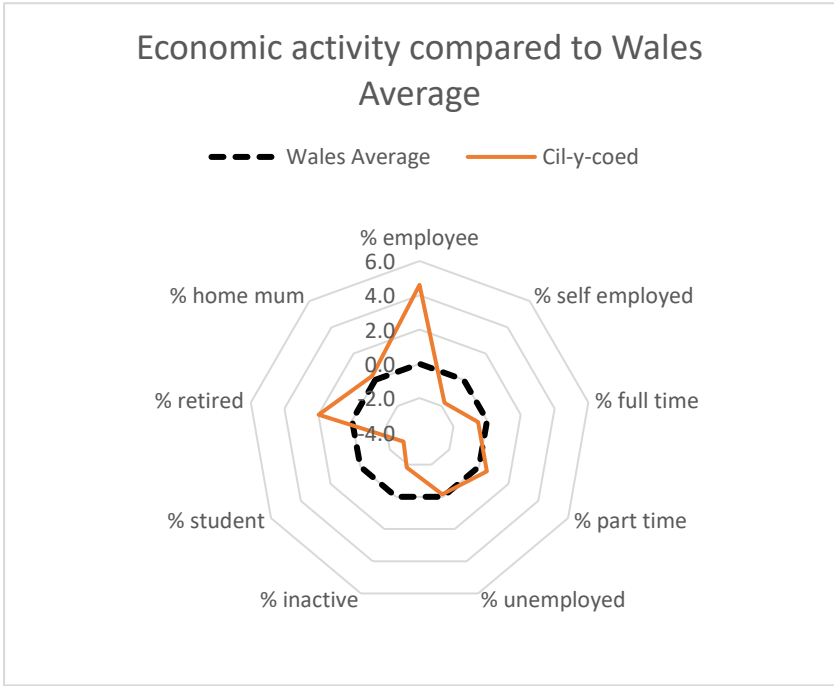
Age



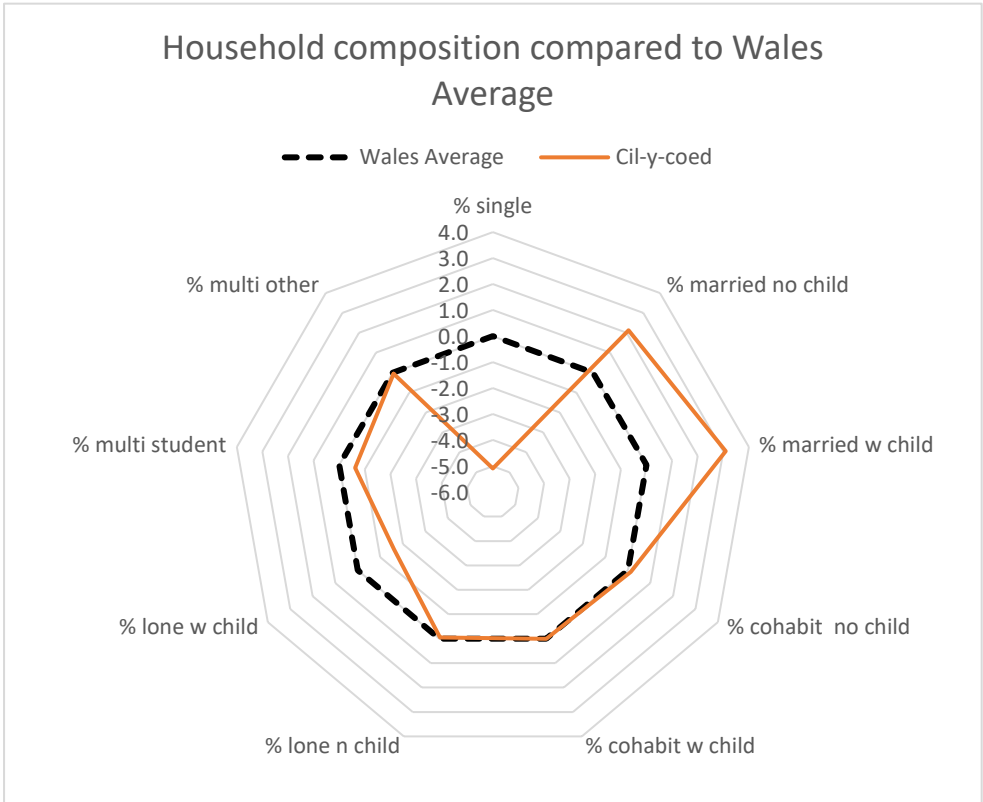
Household



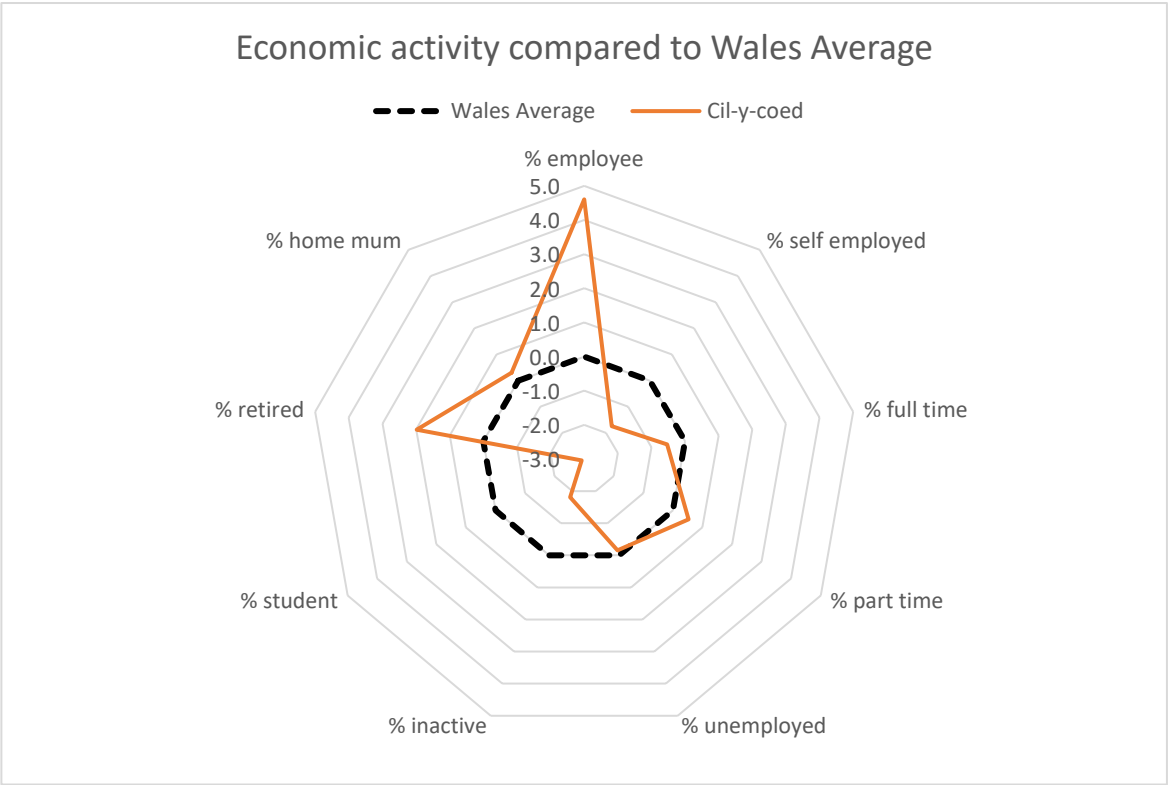
Economic Activity



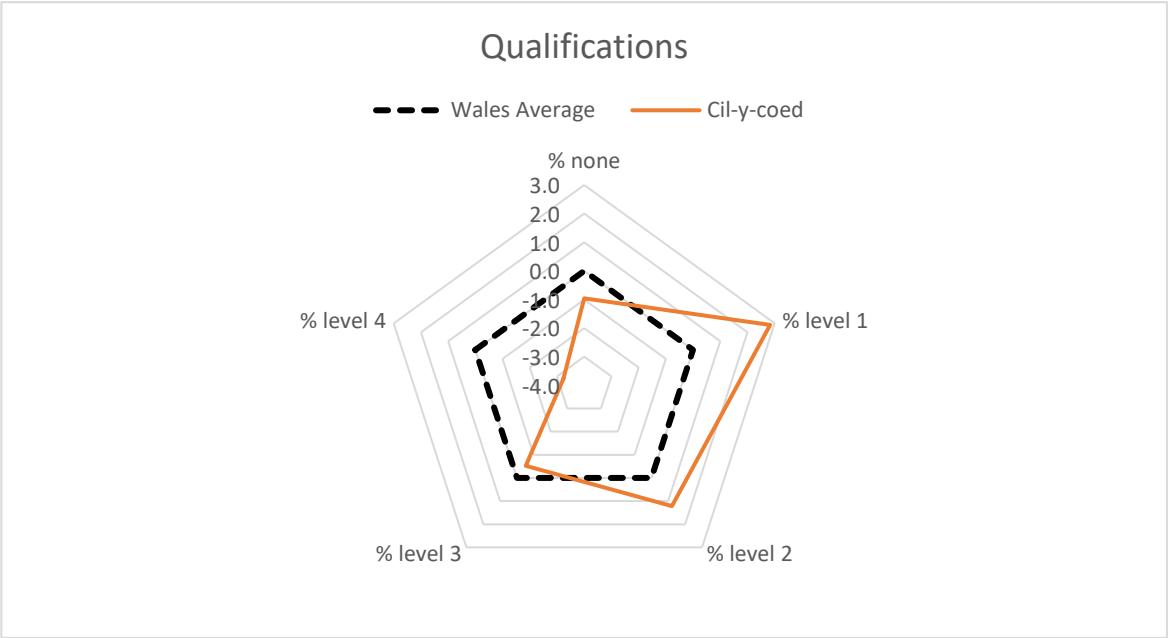
Household Composition

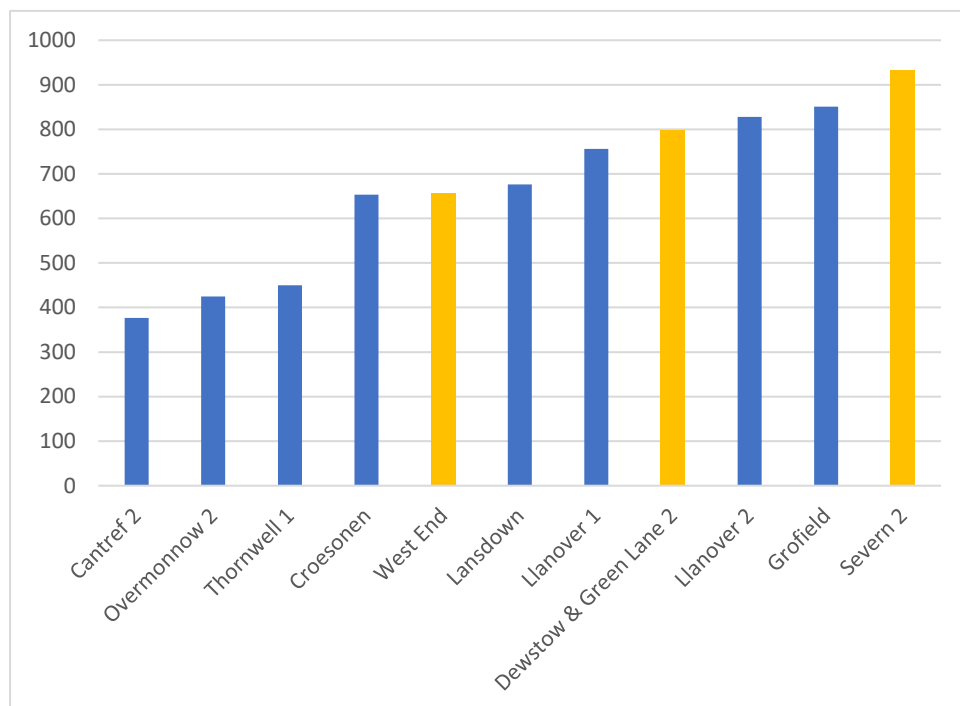


Economic Activity



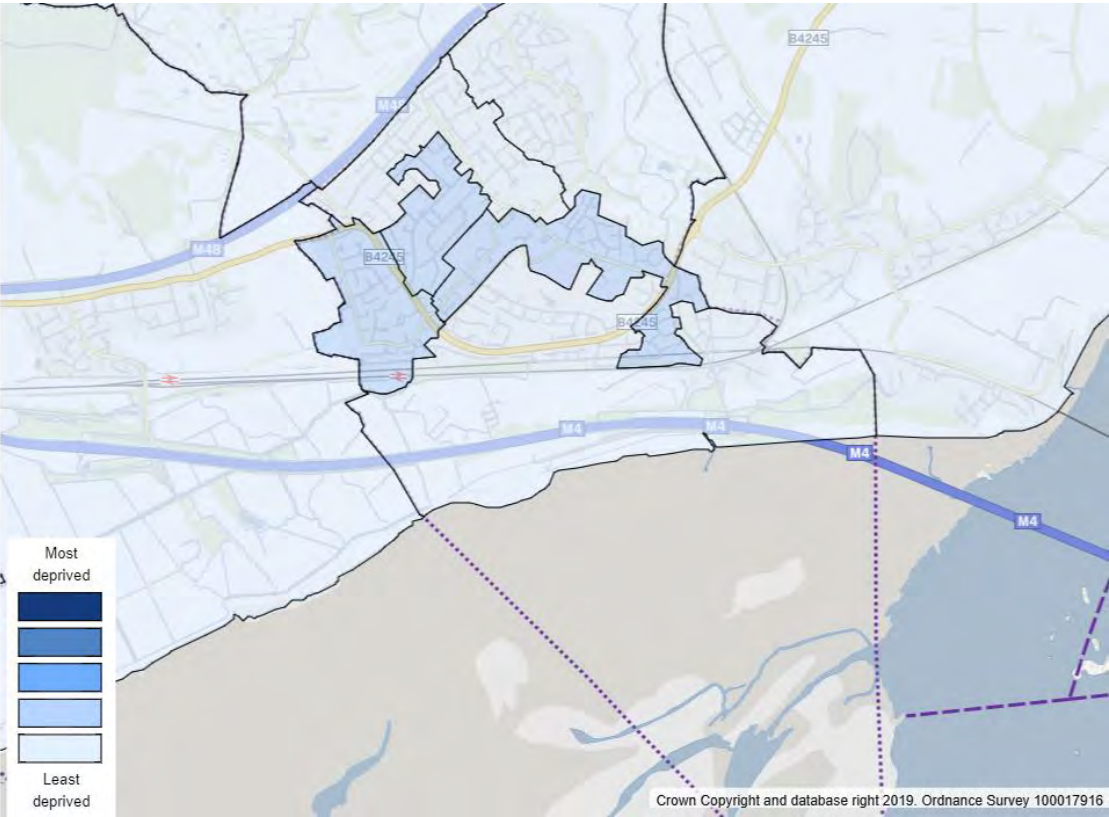
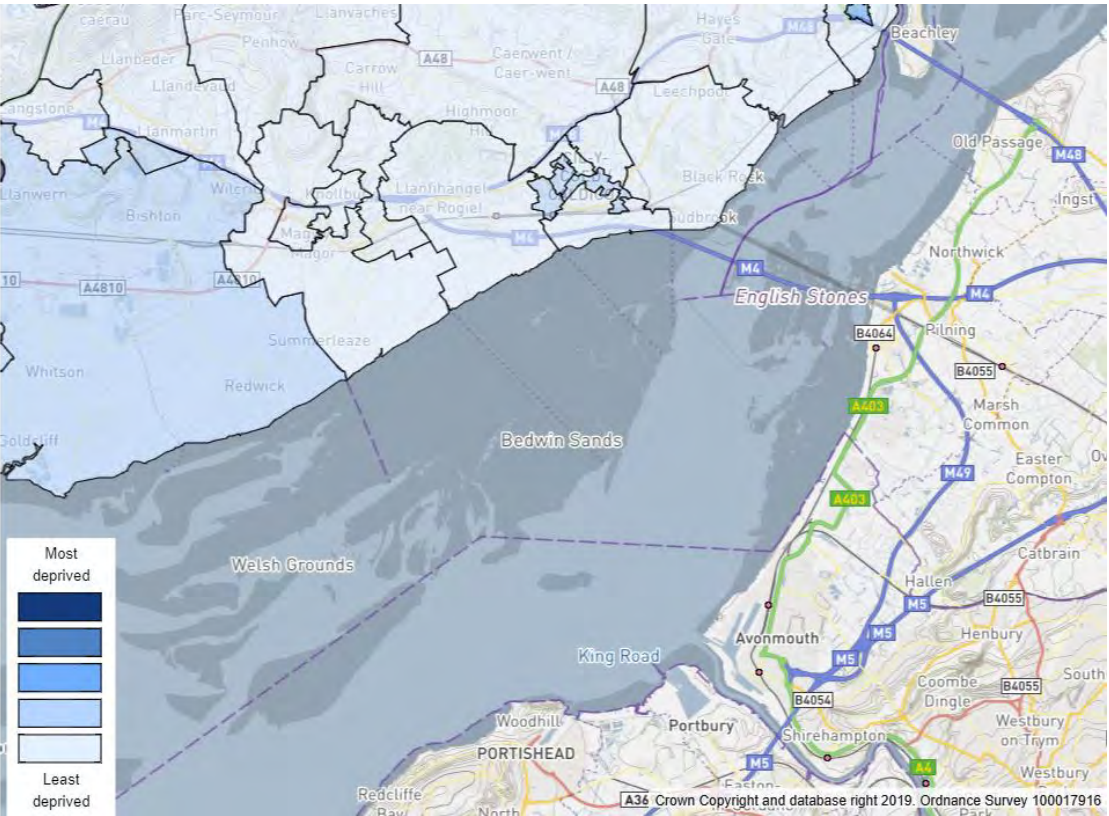
Qualifications

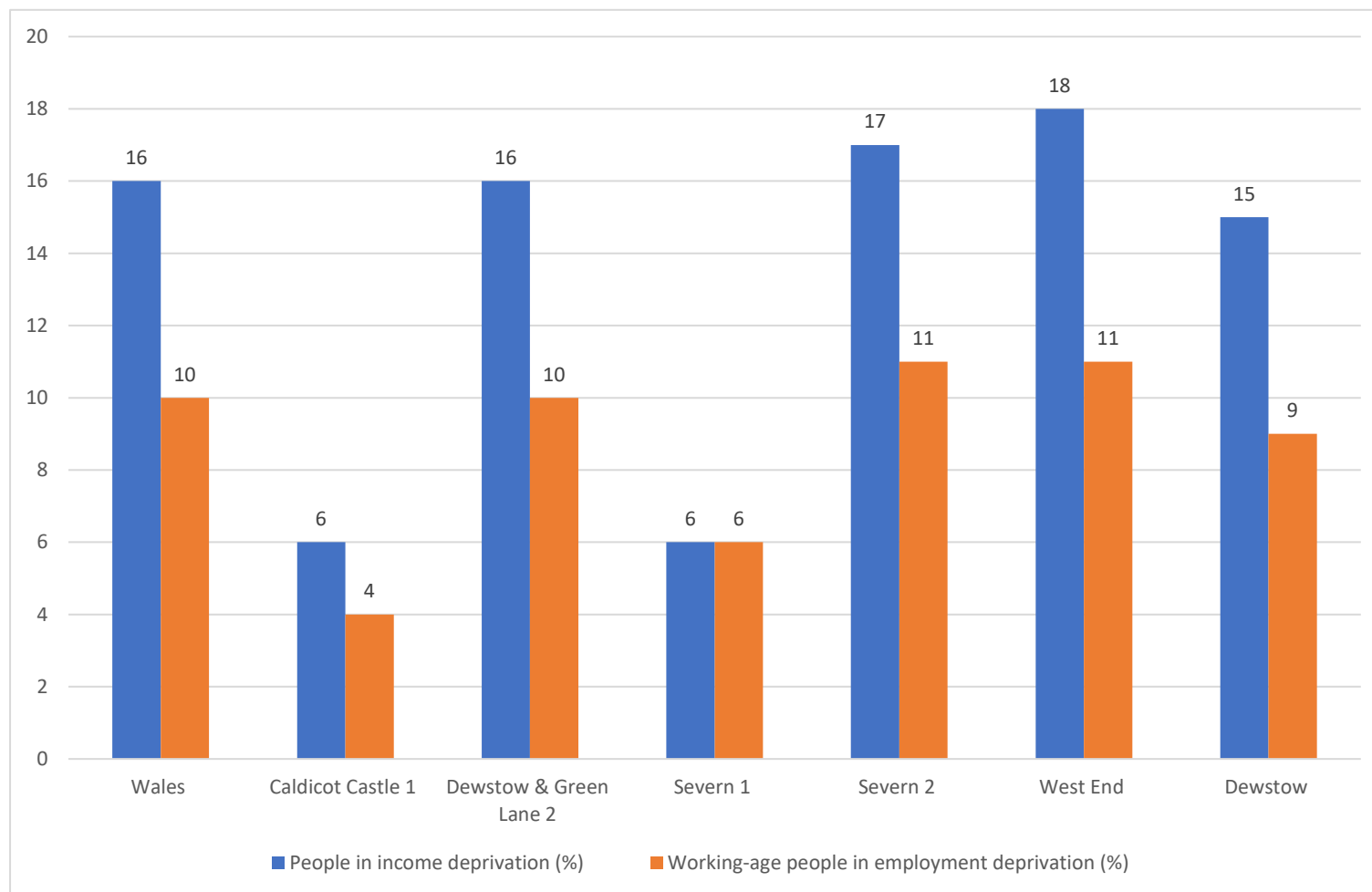


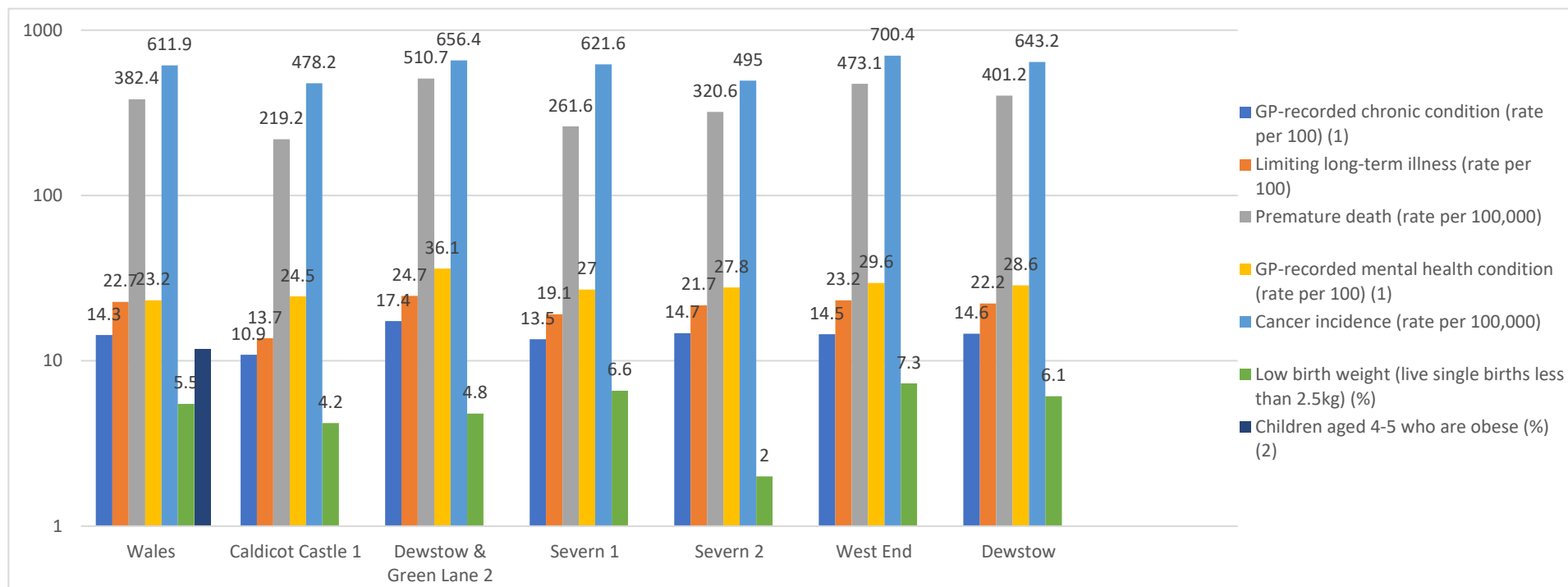
Welsh Index of Multiple Deprivation**LSOAs – Monmouthshire – top 50% against WA**

11 are within the Monmouthshire Local Authority

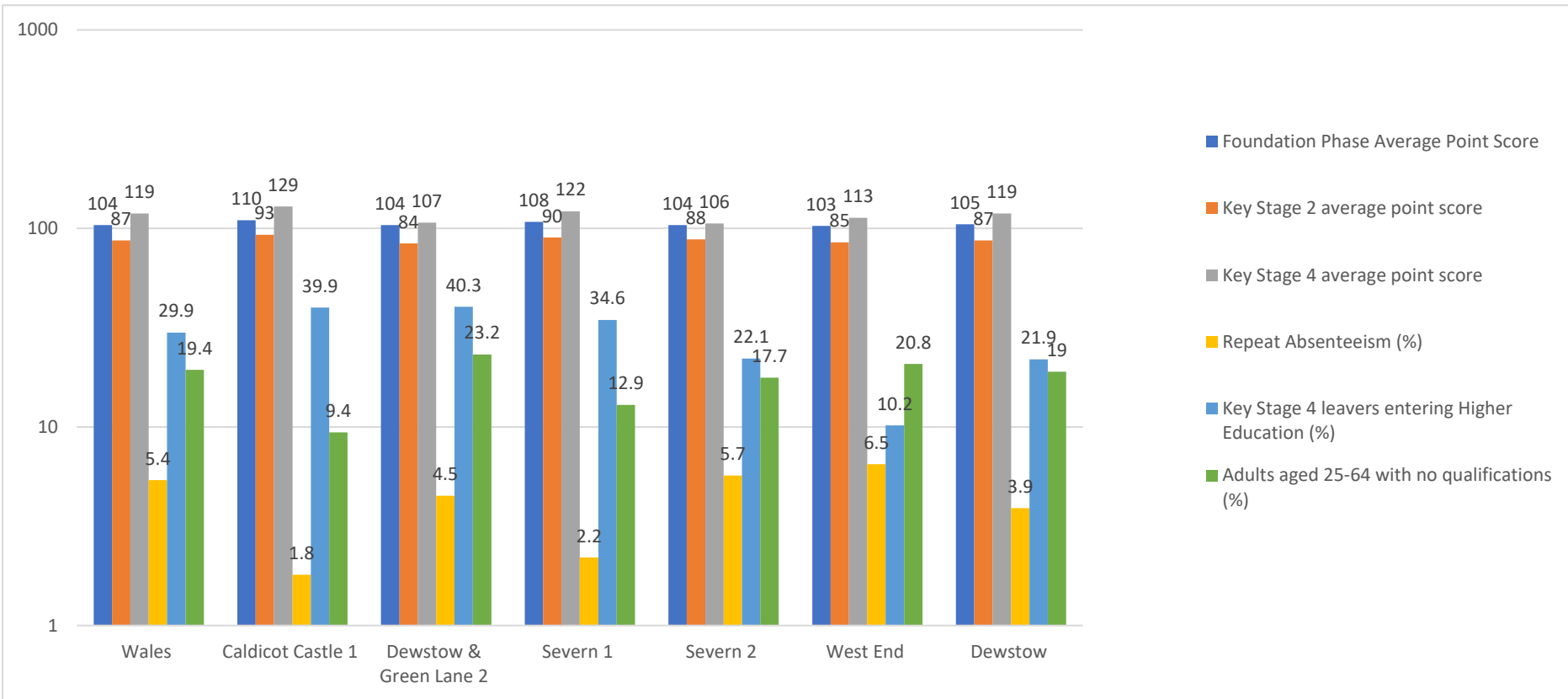
Which accounts for 19.6% of those in the Local Authority and 0.6% of those in Wales

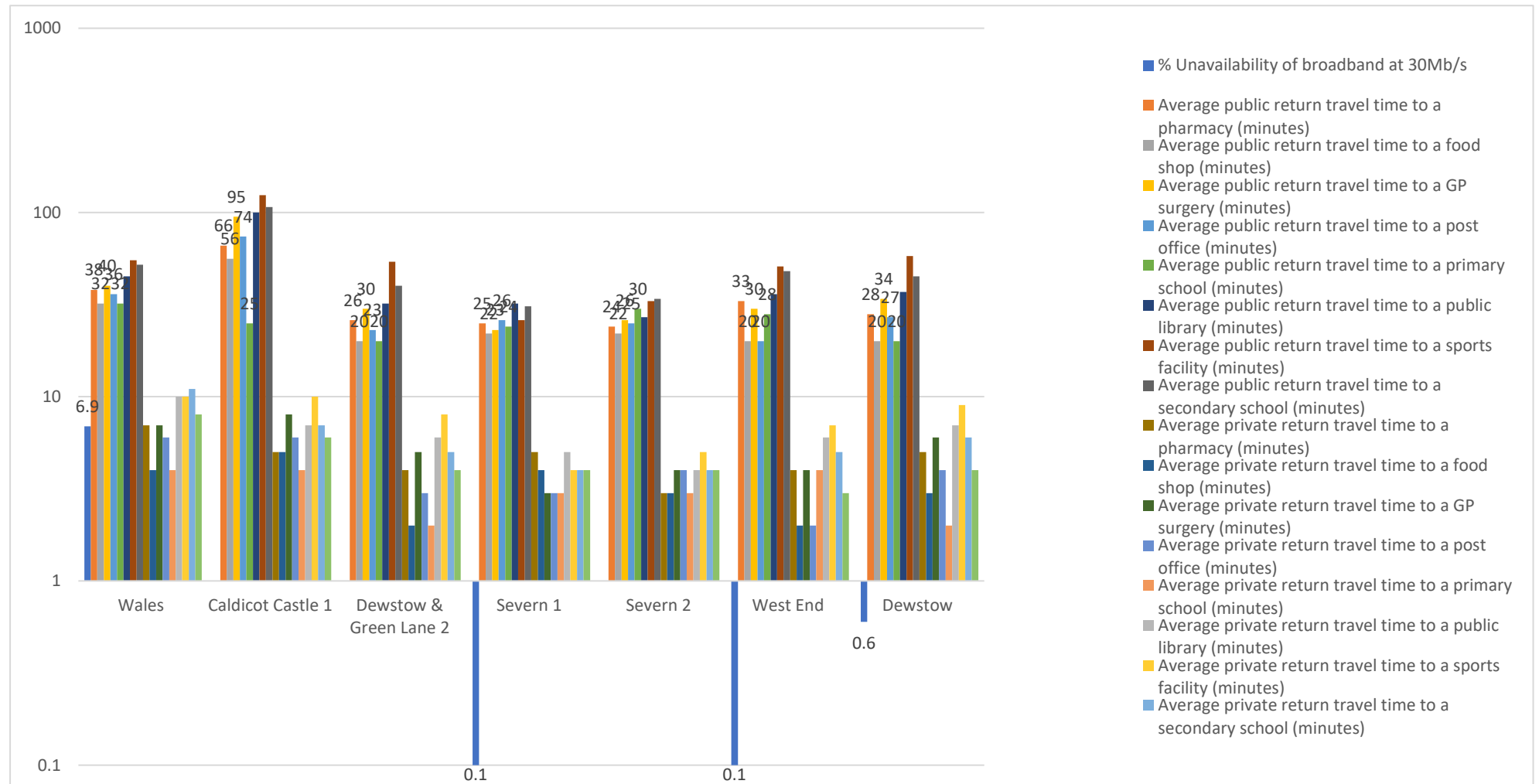


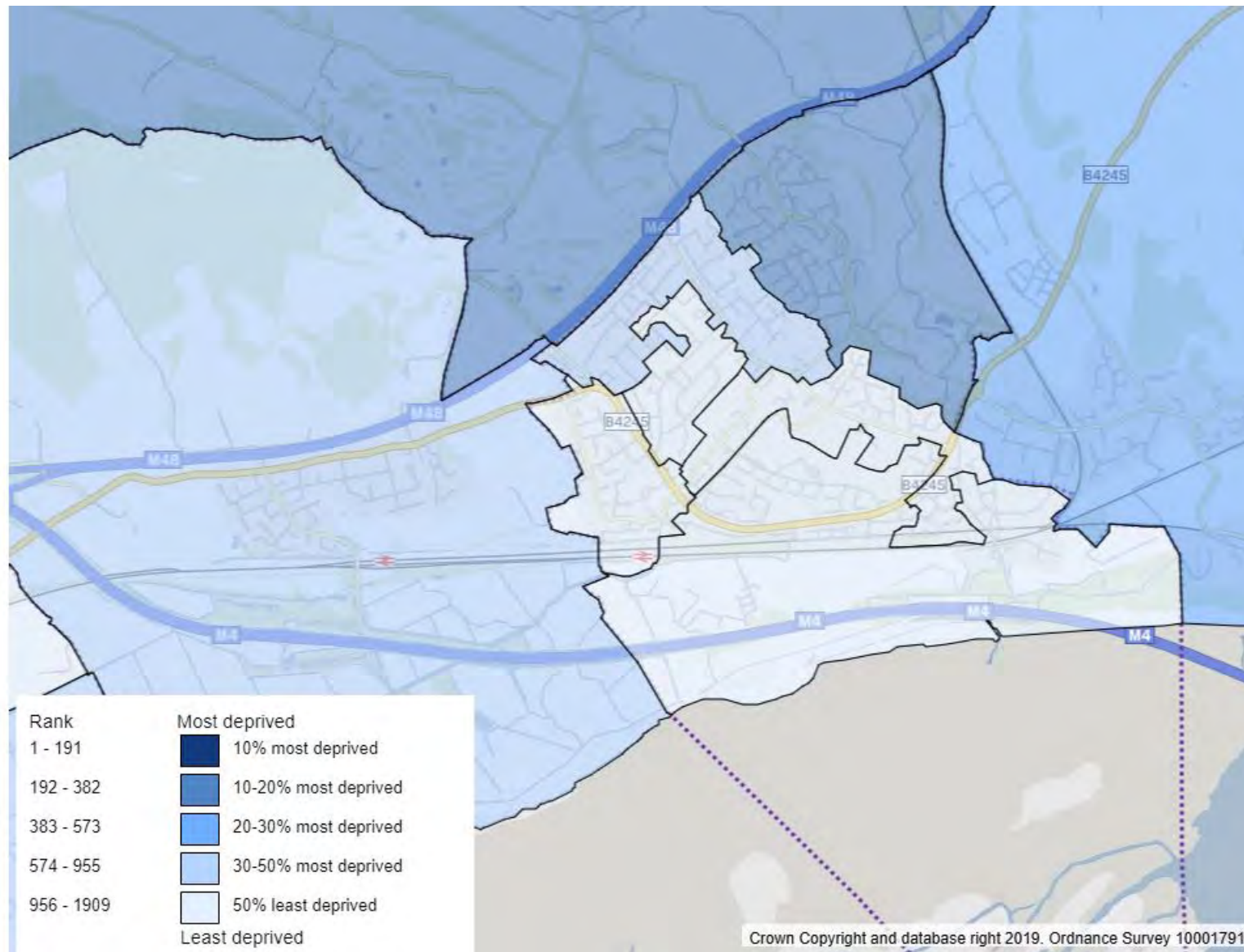
Income & Deprivation

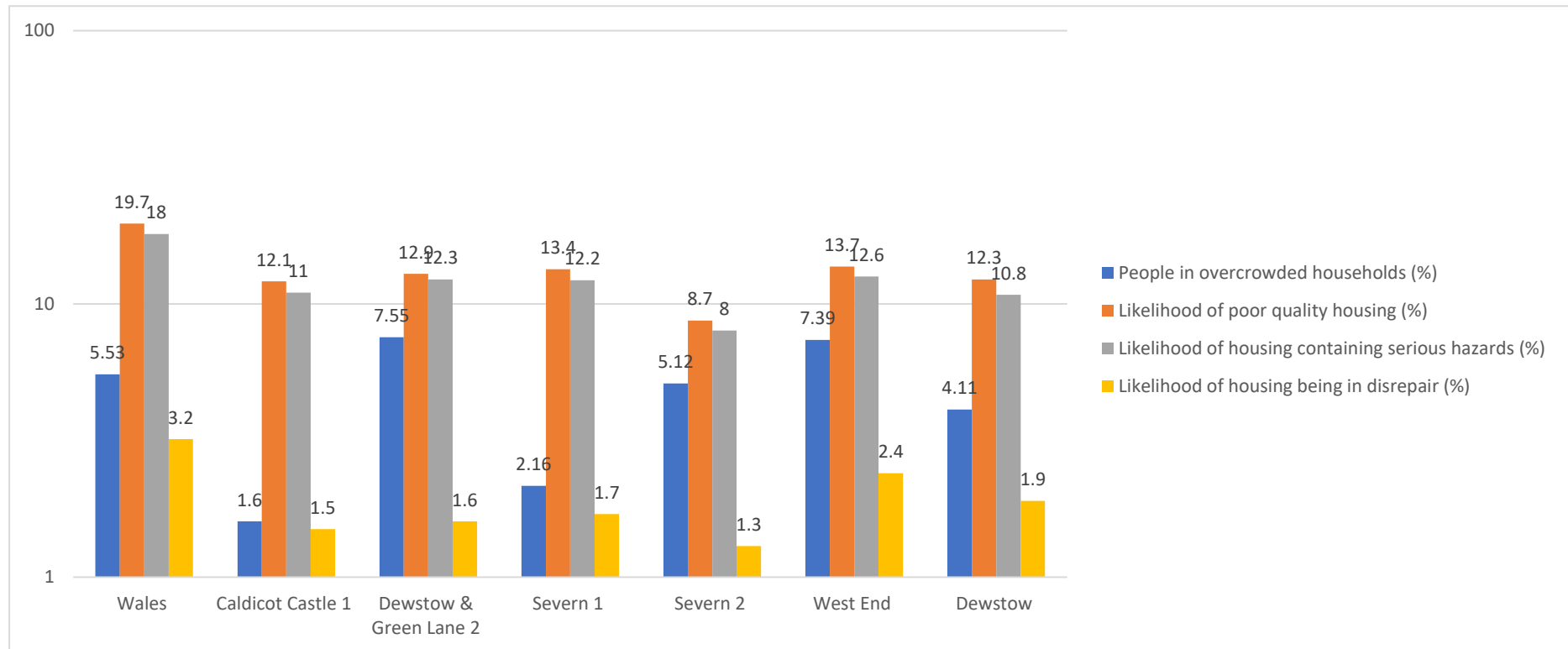
Health

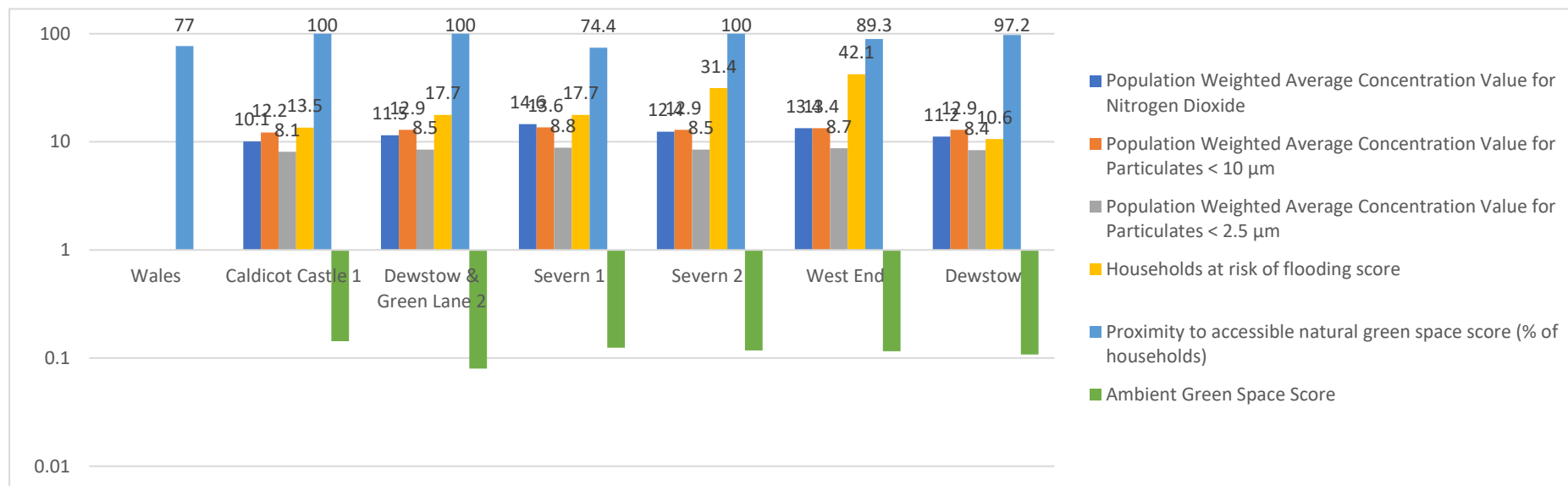
Education

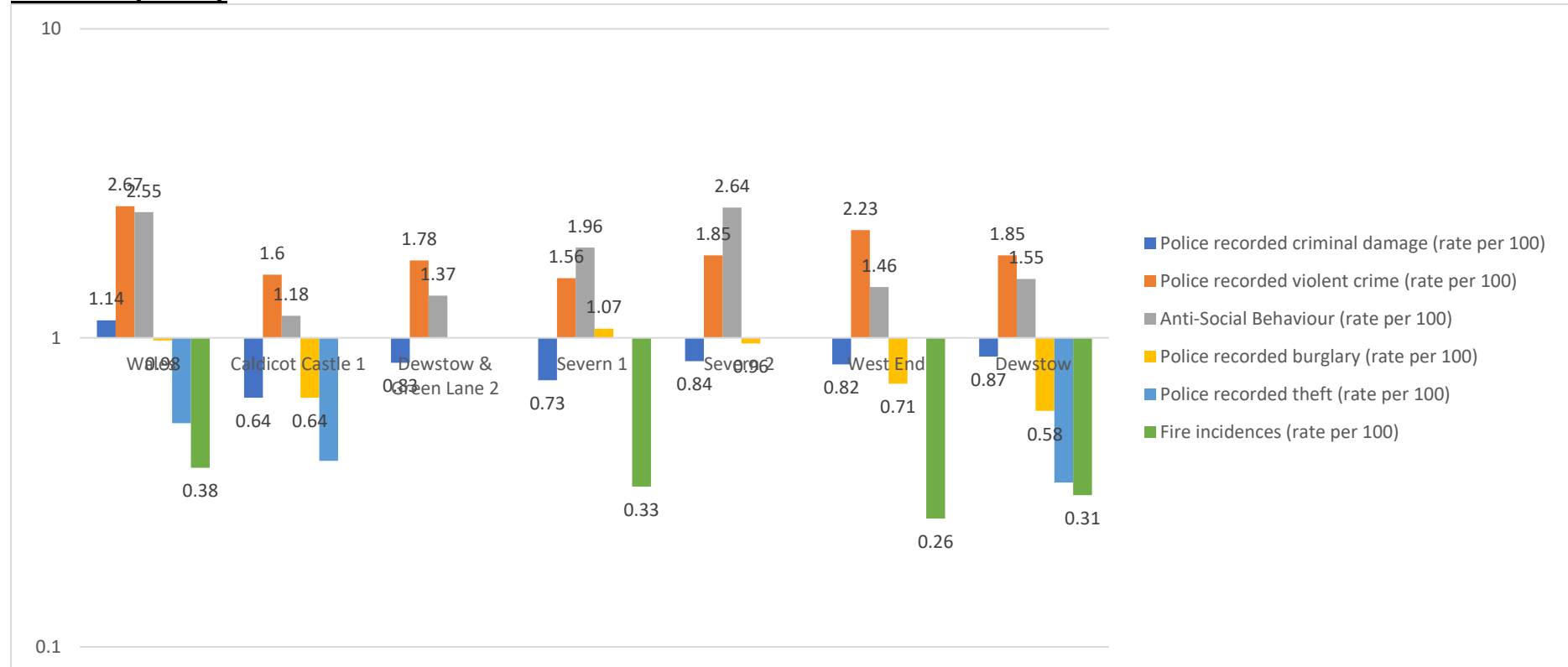


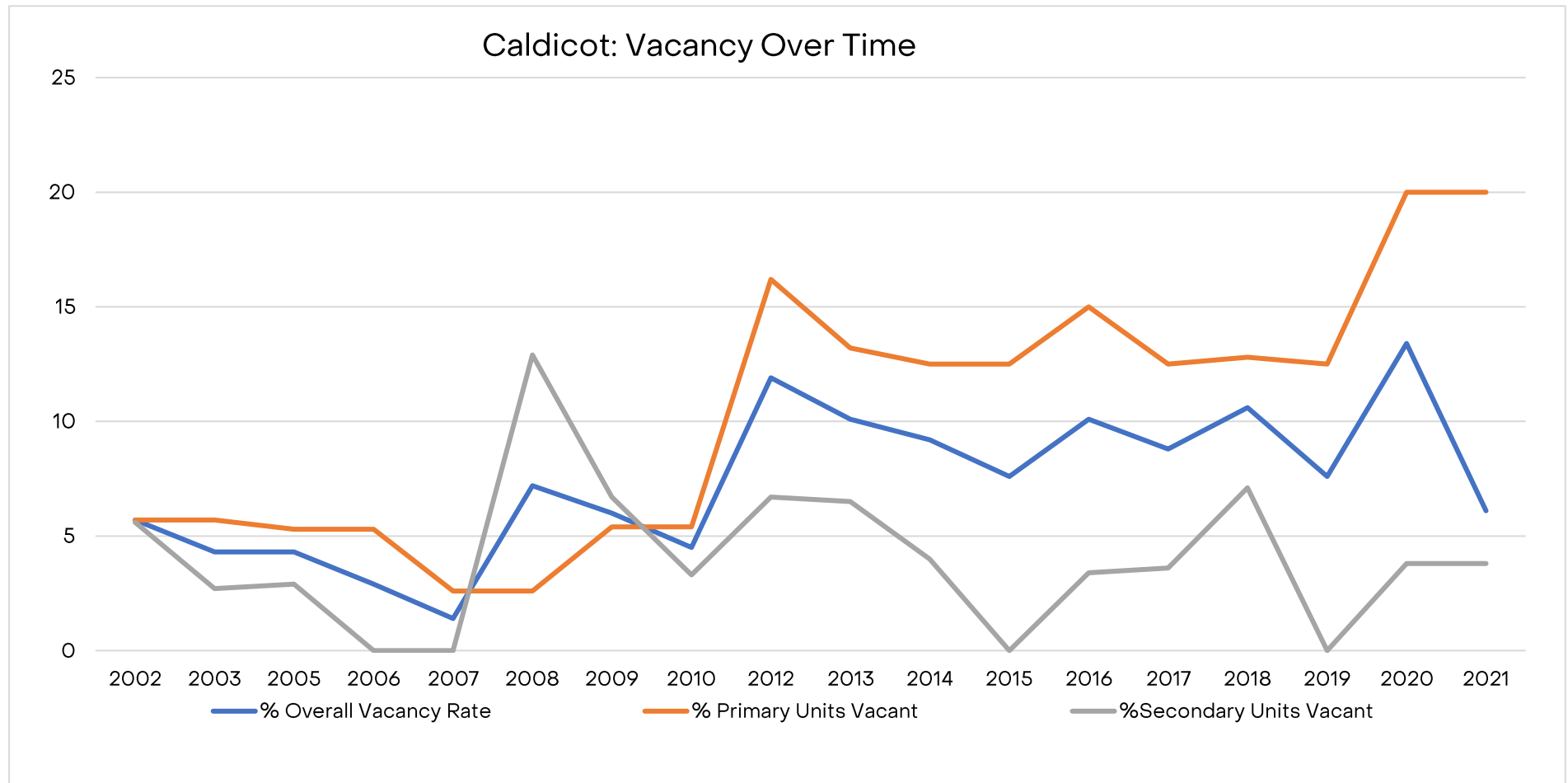
Access to Services

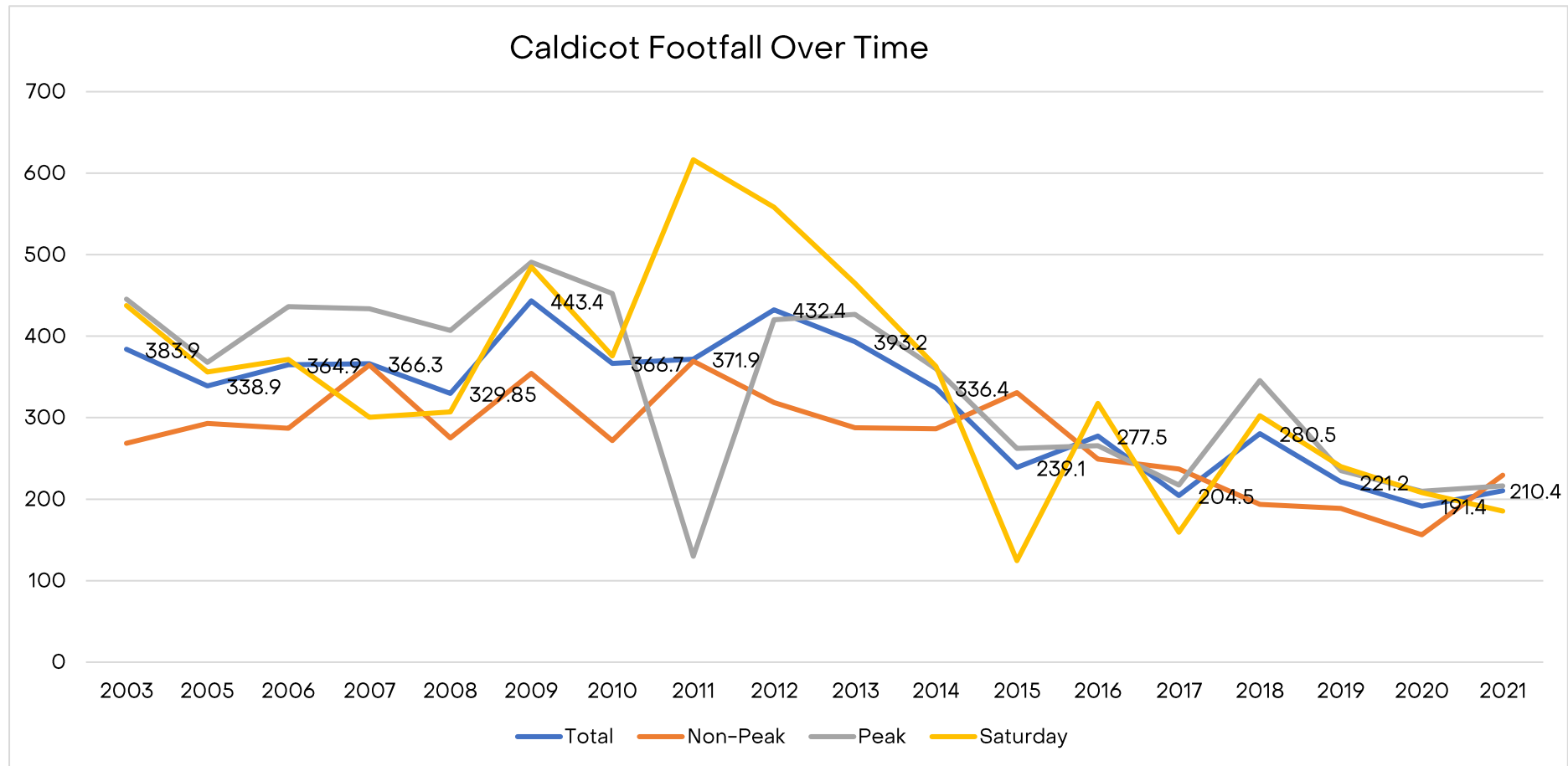


Housing

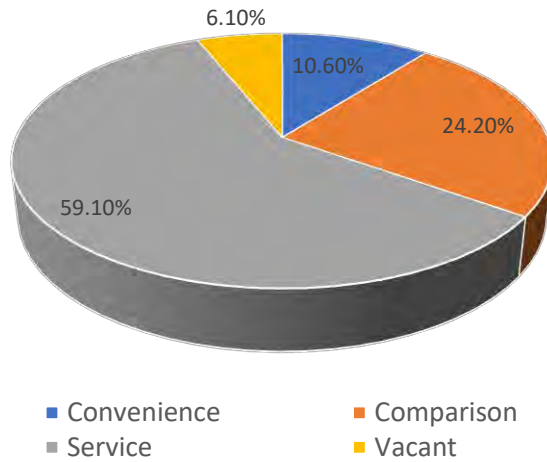
Physical Environment

Community Safety

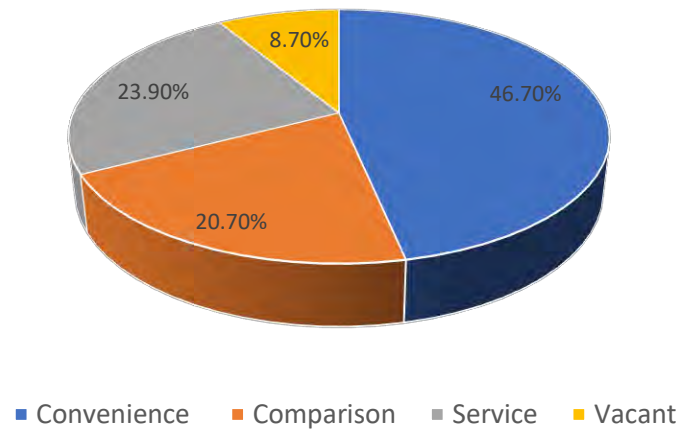
Regeneration



Caldicot: Use Breakdown 2021



Caldicot: Floorspace Breakdown 2021



Appendix F

Strategic Overview

Project Proposal

Information



Caldicot – Summary

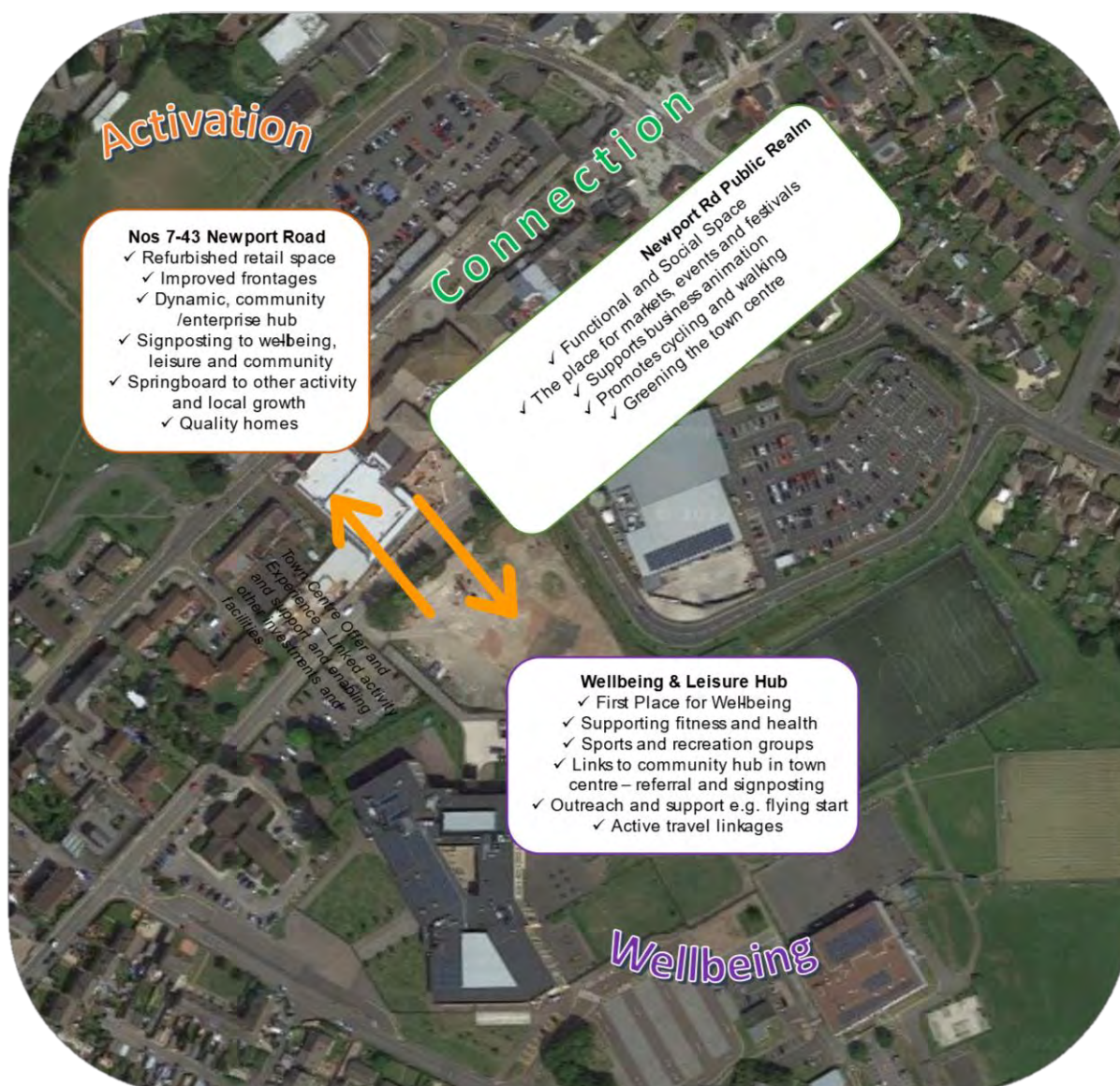
Strategic Fit

Need

- The area and location of investment has growing potential due to connectivity and growth scenarios within the Cardiff Capital Region and Western Gateway, and has been identified as a strategic focus within the Burns Commission Report;
- 5 years of consultation and engagement at a strategic and project level with a town centre stakeholder group formed and equipped to support locally;
- Town centre is not fit for purpose with the context of planned growth and locational benefits; risk of further leakage and deterioration and increasing costs to recover; 20% vacancy rate in primary frontages with footfall decreasing by 50% in 11 years;
- Pockets of high deprivation closest to town centre (West End and Severn) with health and environment key domains to address, in addition to income levels and employment;
- Need to improve accessibility for the hard to reach and reset short travel journeys in the town, promoting walking and cycling to meet zero carbon target;
- Market failure due to leakage patterns and absentee landlords who are not positively curating or managing the town centre offer and experience;

Interventions

- Regeneration and cultural heritage focus which are centred on catalytic activity;
- 7-43 Newport Road is making the large retail block fit for business, living, community and local enterprise;
- Newport Road Public Realm is creating a functional, social and agile space that complements active travel and connects other town centre assets;
- The well-being and leisure hub is about a community facing facility for health and well-being that complements the town centre community hub, in addition to fitness and active sports
- The two building projects are focussed on retrofitting, not demolition, with energy efficiency improvements proposed
- Complements wider Capital Region objectives and local planning and regeneration strategies;



Economic Case

The proposed interventions will help boost the economic activity within the town centre and wider, regeneration of the town centre will reduce vacancy rates, increase footfall and visitor spend, improved housing and community spaces enabling increased land values and opportunities for the delivery of skills programmes.

The value for money of the package of works is presented below:

Total net additional benefits	Preferred Option (NPV, 2022-23 prices) (£ms)
Newport Road Land Value Uplift	■
Public Realm WTP	£0.5
Leisure Centre Health Benefit	£1.3
Wider LVU Benefits	£18.1
Total benefits for the initial BCR (I)	■
Costs	
LUF cost/funding (B)	■

Co-funding local authority cost (including borrowing) (C)	
Total cost (LFU + Co-funding) (D)	
Private sector cost (E)	-
Initial BCR (I-E) / D	1.8

A series of wider benefits which have not been monetised have also been identified, these are summarised below:

- Regeneration of Newport Road would lead to increased footfall through the town centre and would mean that there is additional demand for local businesses on Newport Road and therefore there would be additional spend within the local economy. The aim of the regeneration will be to boost visitor numbers and visitor spend. The ambition is to increase visitor demand by 12.5% in 2027 from 2019 levels (280 movements per hour) and a further 25% in 2032.
- The regeneration of Newport Road (both 7-43 and the public realm) will make the area in the town centre more attractive to businesses and will result in bringing vacant units within the town centre back into use/
- Wider health benefits associated with improved access to the leisure centre including contributing to help reduce excess weight and obesity across the population. Children who participate in physical activity are likely to do better in their academic life, participation in sport has a positive impact on employability and workplace absenteeism and productivity.
- Participation in physical activity and sport also impacts on at -risk youth through reduction in crime and anti-social behaviour as well as positively impacting on mental health.
- The improvements to the leisure centre will also generate a number of jobs and volunteering opportunities. The updated leisure centre will result in an additional 6 full time staff and 8 part time staff as well as 40 volunteering opportunities. The number of jobs likely to be generated from the leisure centre is 11 (including multiplier effects) at a local level could amount to £526,757 of GVA based on £47,877 GVA per worker (ONS).
- Wellbeing - The opportunity to volunteer at the Leisure Centre will provide volunteers with the opportunity to make productive use of their time (whilst being able to get social interaction and maintain a social network) in turn having positive effects on their health and wellbeing.
- The intervention at Newport Road includes a community space which will act as an incubator for skills and training programmes for the local community providing opportunities for the local population to retrain, gain qualifications and potentially re-enter the labour market.

Deliverability

- County Council can commit 10-20% of match funding;
- Projects are fully costed with risk assessed/managed;
- Tried and tested procurement frameworks ready to be used;

- Track record in delivering property and place-making schemes in Caldicot with £5 of investment to date (doesn't include the new school)
- The Well-being and Leisure Hub can incur mobilisation spend in 2022-23;
- Thematic and strategic project team already in situ and ready to deliver;
- Full monitoring and evaluation approach outlined for the three years of delivery and beyond.

Alignment to Shared Prosperity Fund

This LUF proposal has been prepared in parallel to the development of proposals around the Shared Prosperity Fund. At the time of writing this submission there are a number of local and regional proposals that have synergy with the focus of LUF projects in Caldicot town centre, being:

- **Unified Business Accelerator.** Development of a strong local and national network of entrepreneurs and connecting businesses to wider support
- **Business Monmouthshire.** Enhance capacity within MCC's Business Support Team to engage with businesses and connect them to wider support
- **Food4Growth.** Grant scheme to support food businesses, promote crop sharing, and a food hub
- **Tourism Region.** Collaborative regional activity focused on group travel, travel trade, business events, and marketing of the Cardiff region
- **Creative Future.** Recruitment and provision of equipment to promote youth arts across Monmouthshire
- **Community Wellbeing Spaces & Places.** Empowering communities as active partners and delivery agents with a voice in shaping the future of town centres
- **Community Enhancement Scheme.** Supporting local communities to improve their social fabric through investment in activities that foster "pride of place"
- **Destination Monmouthshire.** Destination Management support for institutions that make up local, cultural, and heritage offer

At a regional programmes level, there is an opportunity to manage/coordinate and deliver regionally, with

- **Place Promotion**
 - Invest in CCR
 - Tourism (inc. business events)
- **Innovation & Clusters**
 - Cluster development – core team
 - Innovation
 - Research & Development
 - Skills development – linked to productivity
- **Start-Ups & Entrepreneurship**
 - Promotion of entrepreneurship
 - Start-Up grants
- **Feasibility Fund**
 - Increase no. of projects arising from feasibility studies

Caldicot Town Centre Regeneration Strategy Refresh



Monmouthshire County Council - May 2022

Purpose

The Caldicot Town Centre Strategy and Action Plan, published in 2018, offered a vision for regeneration in Caldicot. This Regeneration Strategy Refresh revisits that vision, assessing the progress that has been made since then, and setting out the delivery focus for the coming years.

Since 2018, the early phases of implementation have focussed on transforming roads into civilised streets, the promotion of active travel and creating functional public space.

As physical improvements have taken place, design development has continued on other key town centre linkages, urban centre property enhancement schemes, additional public realm design and a renewed focus on tackling a large, underinvested retail parade.

More recently, Caldicot has also had to respond to the Covid-19 pandemic – which has emphasised the importance of the town as a hub for the local community that supports well-being, informal networks and wider social infrastructure. Its role within the Cardiff Capital Region has also grown with rail and road infrastructure improvements identified within the Burns Report with planned works at nearby Severn Tunnel Junction.

This document reflects on the progress of activity and investment to date, checks on its strategic direction of travel and presents the alignment and way forward for future projects.



The Cross civilised street scheme



Caldicot town centre today

Background

Caldicot is located in the south-eastern corner of Monmouthshire in south Wales. It is situated in the Newport East parliamentary constituency.

A small, railway-centred village until the early 1960s, Caldicot expanded rapidly in that decade as new homes were built for workers at the nearby Llanwern steelworks – a legacy that is still important in the town. Today, Caldicot's strategic location at the gateway to Wales on the road and rail networks is the key driver for growth.

Although Caldicot and surrounding settlements have significant employment bases, they also function as a 'dormitory' area with many people commuting to jobs elsewhere. Many new residents are attracted to Caldicot in part due to the easy access to nearby centres such as Cardiff, Newport and Bristol.

But the town's demographic remains mixed, and the historic links to steel and manufacturing mean that Caldicot is in some ways more like communities in the Welsh valleys than rural Monmouthshire. Some parts of the community continue to experience relatively high levels of economic inactivity, poverty and poor health.

The need to manage change and create a balanced community is key to the town's future. Placemaking and regeneration interventions will be central to achieving this, by creating a cohesive and connected series of neighbourhoods and removing barriers to economic and social prosperity.



Location of Caldicot in south east Wales

Key Facts and Figures



20% vacancy in town centre primary frontages



Higher percentages of people on employment benefits than the Welsh average



3.5% reduction in pedestrian footfall over 5 years



733 people on the waiting list for a home in Caldicot



18.5% of people don't own or have access to a car (4.5% lower than the Welsh average)



Lower percentage of people with higher qualification than Welsh average



396 people need a home for a single person



Higher percentage of people that are retired live in Caldicot (18% compared to Welsh average of 16%)

Investment to Date

Since 2018, the County Council and local partner organisations have commenced investment in the town centre. In 2018, a new secondary school opened, with this £36.5m investment, 1st 21st century school located close to the town centre. The starting point has been a focus on improving the environmental quality, making it more accessible for nearby residents to walk or cycle in an getting local businesses fit for purpose in terms of their physical appeal. Work has continued to ensure that the larger and more complex schemes are ‘project ready’ – in particular the large, tired retail block at 7-43 Newport Road and the town’s leisure centre.

Civilised Streets. As part of a wider campaign around the climate emergency and active travel, a number of civilised street schemes have been developed. These aim to set the right tone and function to town centre roads, linking key assets and attractions and adopting an integrated place based approach with green infrastructure, improved biodiversity and the introduction of sustainable urban drainage systems. These works have centred around the eastern Cross area and Church Road link to the Castle and Country Park. £1million has been invested to date on these areas.

Urban Property Enhancement. As part of Welsh Government’s Transforming Towns programme, a number of town centre properties have benefitted from external façade improvements being guided by design code approach. Properties include a two Chinese takeaways, a sandwich and coffee bar, and an independent opticians. A photography studio and gallery and a youth drop-in centre have also been awarded a grant, with works due to be implemented in 2022-23. £1million has been awarded in grants with the private sector.

Renewed Public Realm. The Cross area of the town centre has seen its public realm improved with a small events space, additional trees and planting, cycle infrastructure and a better setting for local businesses.

Getting Project Ready. The County Council has also been developing proposals that they are in its pipeline ready for funding submissions. These include:

- Newport Road Public Realm
- Newport Road West Connections Project
- Caldicot Castle and Country Park Shared Route Project
- The Links Active Travel Project
- Woodstock Way/Mill Lane Active Travel Project
- Further Urban Property Enhancement properties
- Nos 7-43 Newport Road
- Caldicot Leisure & Well-being Hub



The Cross civilised street scheme



Urban Centre Property Enhancement Property – Completed



Active Travel and SuDS scheme

SWOT

Strengths

- Strategic location in south-east Wales
- Road and rail connections
- Largest town population in Monmouthshire c 12,000, with a catchment population of 20,000
- A flat and accessible town
- Significant County Council investments e.g., C21C schools programme, Caldicot Comprehensive School
- Housing investment at Oakley Way from Monmouthshire Housing Association
- Close to rural area and Living Levels area
- Convenience food offer has the right range and quality
- Some active community and voluntary organisations

Opportunities

- Removal of Severn Bridge tolls
- Housing growth will lead to greater demand from town centre if offer is of the right quality and range
- Cardiff Capital Region Regeneration Plan
- Key employers within the area that form part of economic sector
- Caldicot Castle and Country Park has potential to become a key visitor attraction within the region
- Local and regional walking and cycling routes e.g., Wales Coastal Path
- Change in consumer behaviour due to Covid in terms of valuing local
- Town centre is relatively compact with purpose-built retail units
- A walkable hinterland, nearby bus stops and car parking.
- The Burns Commission/SW Metro proposals to increase frequency of train services from STJ to Cardiff
- MoD investment in nearby Caerwent Barracks

Weaknesses

- Mixed demographic with levels of inactivity, low-skill, low mobility and low aspirations
- Town centre environment is poor and having an impact on user and investor confidence
- Some notable voids that are persistent and large in size
- As per UK, comparison shopping is declining in the town centre
- Lack of enterprise space for creatives, knowledge sector and other emerging businesses
- Significant waiting lists for social and market housing in the town
- Poor connectivity across the town

Threats

- Post impact of Covid-19 on UK “High Street”
- Continued shopping habits towards online, albeit “local” shopping has been part of a refocus
- Growth in larger towns and cities and development of nearby out-of-town shopping outside Monmouthshire is resulting in diversion of trade from Caldicot and Severnside
- Lack of investment in town centre will lead to greater costs and time in regaining ground
- Digital use has increased due to Covid, but this can be harnessed in a positive way
- Flood risk and climate change

Our Vision

Vision	“Caldicot - a connected community for residents and visitors with wellbeing at its heart” A place for living, well-being, trade, enterprise and learning and is connected into its neighbourhoods and the Living Levels			
Goals	Local Prosperity – opening up opportunities for local and regional enterprise and building a sense of place Connected Community – a place that is inclusive, mobile and sustainable and is a hub to explore from Cohesive and Healthy – smart integration of assets that provides a good quality of life for all			
Themes	Thriving Caldicot <ul style="list-style-type: none"> Nos 7-43 Newport Rd Jubilee Way In Town Living Scheme Newport Road Public Realm Urban Centre Property Enhancement Scheme Community Hub 	Connected Caldicot <ul style="list-style-type: none"> Cross Destination Space Church Rd Active Travel Multi-user route Active Travel The Links Active Travel Newport Road (West) Active Travel Severn Tunnel Junction Transport Hub Smart Towns Digital community 	Healthier Caldicot <ul style="list-style-type: none"> Well-being & Leisure Centre investment Skatepark investment Well-being spaces Play Grow Cohesion Local routes Key corridors Green trails Biodiversity and community outreach Castle and Country Park improvements 	Heritage, Culture & Learning in Caldicot <ul style="list-style-type: none"> 21st Century Schools investment Community Hub – learning Together Works The Zone Investment Test town trading – link to schools Caldicot Castle new cultural and creative space
Focus	Creating a diverse place with a strong local identity	Developing an accessible place that is attractive for business, residents and visitors	Linking healthy assets ensuring equal access to positive lifestyles and outlooks for all	Building on 21st Century School Heritage Investment and Community Learning
Measuring Success	Diversity of Town Centre Uses, Business Start Ups, Social Mobility, Economic Activity, People Living in Town Centre, Community Engaged in Learning, Healthy Residents, Inter-Generational Activity, Local Facilities in Demand			

Our Focus

Our focus is to bring about a cohesive place that is centred on community and economic well-being, through investments in the physical fabric of the town that respond to the needs of local people. It is underpinned by a string of integrated transport projects to make Caldicot a place that is accessible and easy to move around. Together these initiatives will bring local economic and social benefits for Caldicot, as well as maximising its role at a key strategic gateway into south-east Wales.

Integrated Approach

The County Council has adopted an integrated approach to its thinking, development, and delivery around place-making. The first phase of improvements to Church Road, for example, brought together active travel, green infrastructure, destination management, climate change and education as well as town centre regeneration. Project development is people focussed, with a holistic approach to design, delivery, and future management.

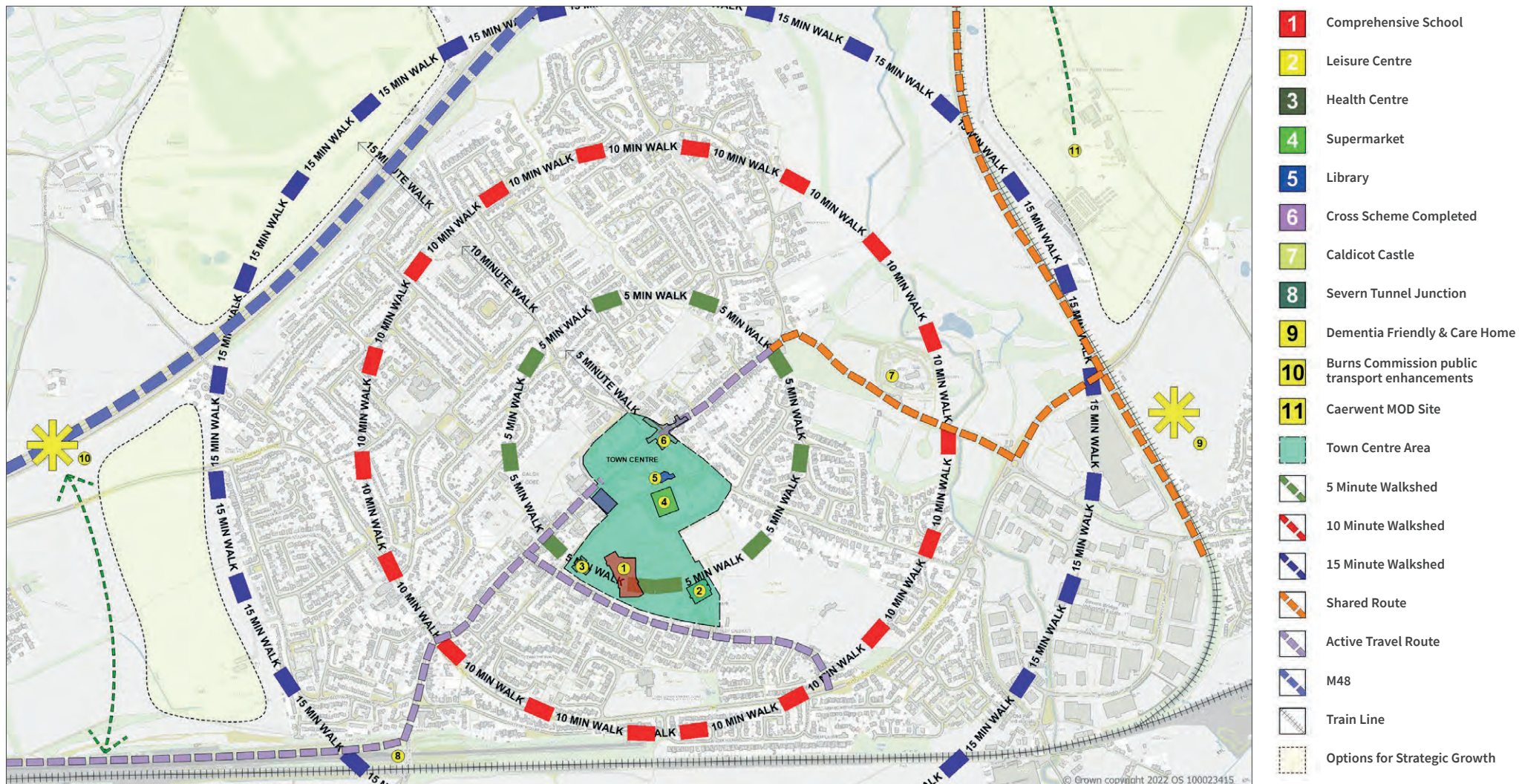
The Projects

Our proposed projects are centred around a number of themes, being:

Transport has a strategic and local focus with the location of Caldicot alongside the A48 and the main Swansea to London trainline seen as of high regional importance and the need to improve accessibility and mobility across the town to narrow the gap between those economically active and those that face barriers to work, health, community, and other activities. Activities include Severn Tunnel Junction Station Hub and a series of local active travel links across the town that link it across its east to west axis.

Regeneration activity has been delivered over the last three years with a vision, action plan framework and detailed design development focussed on making linkages with neighbourhoods, applying civilised and quiet street principles, and embedding green infrastructure through its design thinking. The focus now is on core town centre with its dated public realm and 1960s retail block and rear parking and service yard space. Regeneration plans also recognise the nearby attractors of leisure, play, heritage, and culture with a key aim to integrate these into the Caldicot experience.

Culture and Heritage sit on the edge of the town centre providing an important daily resource for local residents as well as drawing in visitors. This includes the town's leisure centres, a community hub for young people and upgrading the town's historical Castle and environs that will support heritage interpretation, arts and gallery space and a setting for events and festivals that celebrate the local arts and culture of the area.

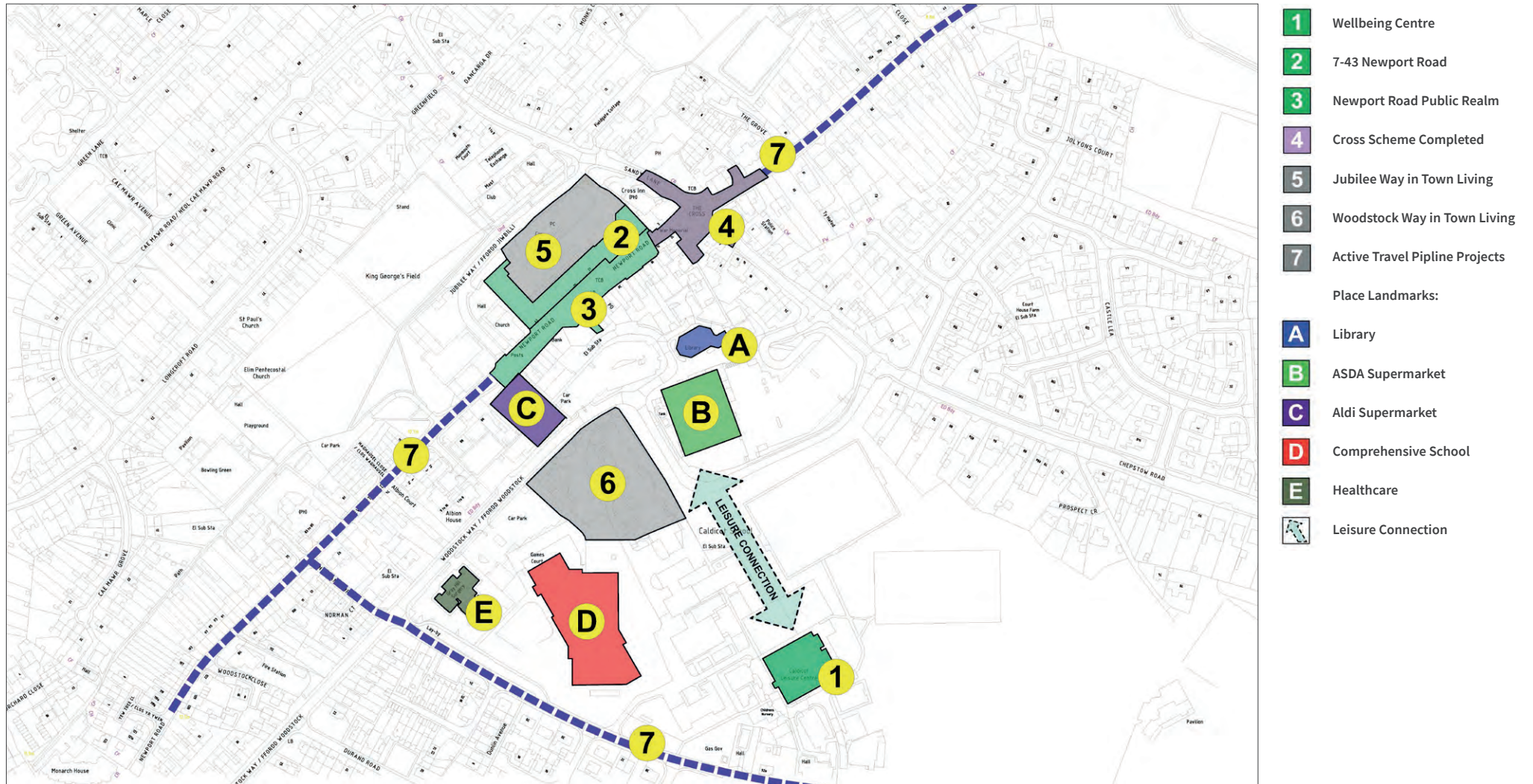


Town wide map of Caldicot (OS license)

Delivery Focus

	An Enterprising Caldicot	An Active and Green Caldicot	Living in Caldicot	A Cultural & Historical Caldicot
Project Ready	7-43 Newport Road Retail Block Urban Centre Property Enhancement Fund Plus	Leisure & Well-being Hub Newport Road Public Realm	WG Housing Grant (thematic)	
Funding Secured – Implementation Started		Church Road Phase 2 (WG & MCC funded) Castle & Country Park/Greenway Shared Route (WG & MCC funded)		Caldicot Castle Visitor Centre (MCC and Private Operator)
Design Development	Urban Centre Property Enhancement Fund grant bids	Newport Rd West Connections Project Woodstock Way AT Project Severn Tunnel Junction/Station Road Linkages	Jubilee Way Urban Living/Courtyard Scheme Old School Site Residential Scheme	
Completed	Urban Centre Property Enhancement Fund 4 Properties Completed 2019-2022	The Cross Civilised Street Scheme Church Road Phase 1		

Town Centre Focus & Activities



Caldicot Town Centre, completed and planned place based investments (OS license)

Transport

Severn Tunnel Junction

This project will establish Severn Tunnel Junction as a 'hub' location for rail and bus services, with more trains to Newport, Cardiff and beyond, more car parking, better bus provision, new active travel routes and facilities, and better facilities at the station. This would be facilitated by new road access to the station from the M48, reducing traffic on the M4 by diverting journeys to rail services via the rail hub, as well as parking provision.

Church Rd

The Church Road scheme is an active travel and placemaking project linking the town centre with Caldicot Castle and Country Park. It also connects homes to the north of the town with primary and secondary schools. It is about changing modal priority across a main road with the use of green infrastructure, sustainable urban drainage principles and a street based design that aims to get people to walk and cycle. It also complements the multi-user route through the Castle and Country Park and links into the town centre Cross Destination Space. Phase 1 of the project has been completed, with phase 2 due to implemented during 2022-23.



Active Travel Scheme , Church Road

Multi-User Route Active Travel Scheme

The multi-user route connects the Links (formerly the Greenway project) through the Castle and Country Park. It creates a route that meets active travel and leisure needs as part of a strategic east to west axis. The project is in two phases: phase 1, from Church Road to the Country Park car park, and phase 2 from the car park onto the Links (Greenway route). The project supports and complements green infrastructure and destination management improvements within the Castle and Country Park.

The Links Active Travel Scheme

Proposals for creation of nearly 3km of safe and attractive active travel route suitable for all users including walkers, cyclists and, where achievable, horse riders between Crick and Caldicot and to destinations in between. The project will connect with existing active travel opportunities at Portskewett, Crick Road (Caldicot), Caldicot (Castle and town) and stretching north to Caerwent. It will encourage a greater modal shift from car journeys to key destination points using the greenway active travel route.



Active Travel Scheme, Caldicot Castle and Country Park



Newport Road

Plans are currently under way to regenerate the High Street along Newport Road, with extensive improvements to the public realm, refurbishment of the northern retail parade, car park improvements and the construction of new sustainable in-town housing.



Regeneration

Nos 7-43 Newport Road

This 1960s retail block occupies a large part of the town centre with its dated appearance not contributing in a positive way in terms of first impressions and to the overall experience. The County Council is reviewing its acquisition options and its timing with other town centre projects. The block currently has commercial uses on the ground floor and private rented flat accommodation above. The proposals are to refurbish the whole block which would also link with the rear car park proposals on Jubilee Way. Subject to an options appraisal and market testing, the block could accommodate a mix of commercial uses, community facilities as well as affordable homes on the upper floors. The project would be linked to social clauses during construction and would explore ways for local employment pathways and partnering.



Proposed Improvements to 7-43 Newport Road

Urban Centre Property Enhancement Fund

As part of Welsh Government's Transforming Towns programme, a number of town centre properties have benefitted from external façade improvements being guided by a co-ordinated design code approach. Properties include a number of Chinese takeaways, opticians, a sandwich and coffee bar and a youth drop in centre. A photography studio and gallery has also been awarded a grant and is due to implement the works in 2022-23.



Proposed Urban Centre Property Enhancement Property, Wye Valley Studios

Jubilee Way In-Town Living

To the rear of the town centre is Jubilee Way car park which the County Council owns. As part of a wider masterplan the proposals are to provide 21 one and two bed homes retaining an inner courtyard for public parking, a public toilet block and enhanced landscaping. An element of affordable homes would be a requirement for the scheme to meet local housing demands. This proposal is linked to Nos 7-43 Newport project and is in early development.

Newport Road Public Realm

The town's public realm requires a makeover after some 25 years with it needing to respond to the need to animate and repurpose the shopping offer and experience. A design for the space has been developed which includes linkages to and from other parts of the town centre, locations for the outdoor market stalls, an event space, and greater areas of dwell as well as trees and improved greenery. The design also engages more with the built form in terms of pavement activity, signage, and other furniture. The design is now being developed in detail and ready for implementation in 2023-24, and is subject to a Levelling Up Funds bid to UK Government.



Concept Design, in-town living, Jubilee Way



Proposed public realm improvements, Newport Road

Culture & Heritage

Caldicot Well-being Centre and Skatepark

The existing leisure centre site needs regenerating with it built in the 1970's. The County Council has managed and maintained the site but it needs significant investment to bring it up to modern day standards. The site is located close to its residents and other clubs/organisations so has further potential to inspire our next generation to be fit and healthy. The site already has good links with the exercise referral scheme and local GPs and provides vital opportunities for social interaction so important for mental health benefits. The swimming pool and skatepark are also seen as valuable assets by the local community.

The skatepark is at risk of closure due to deterioration in the foundations. New investment would provide a new park and outside area making the site a hub for local community. The site will provide additional play opportunities for younger children.

A business case and supporting data has been undertaken by Max Associates for the County Council, with a planning application submitted in May 2022.

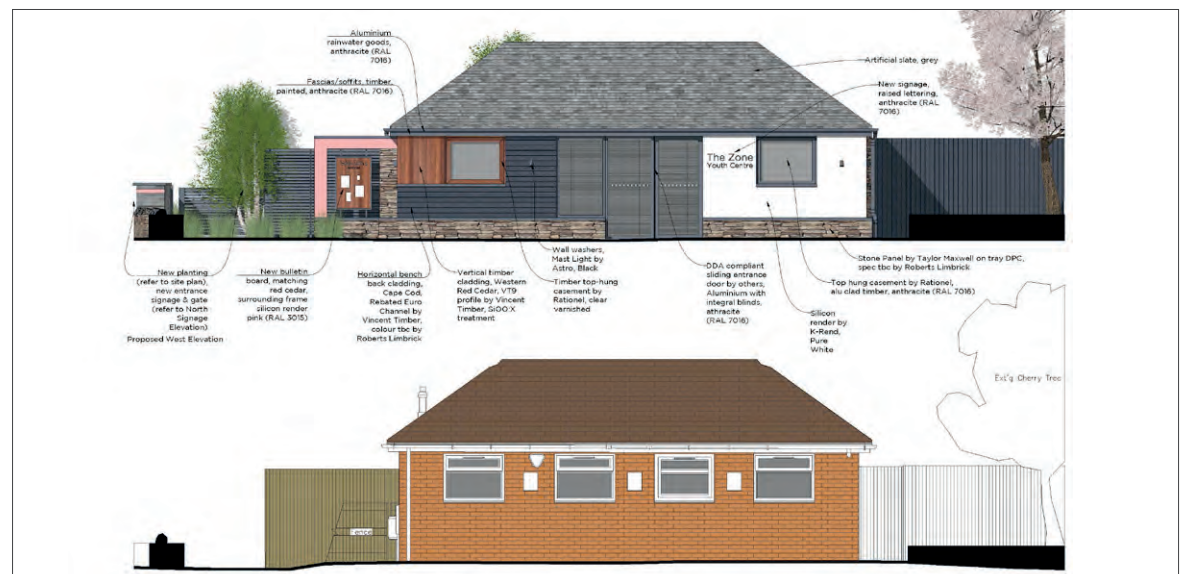
The Zone

Caldicot Youth Centre – the Zone is in a central and accessible location on the corner of Church Road and Chepstow Road. The building is owned by the Monmouthshire County Council and is leased to a charitable trust.

Proposals to enhance its setting, main elevations so that it fits with the town's design code are underway, with also planned internal refurbishments. This forms part of a multi-site community hub provision.



Proposed Gym, Well-being and Leisure Centre



Improvements to The Zone building

Caldicot Castle and Country Park

The main focus at the Castle and Country Park is upgrading and providing new cultural and creative space, its community assets etc, and overall enhancements of the castle offer to enhance the visitor experience and community use. This will be achieved by a series of linked transformational projects across the castle and the country park, including:

1. Addressing access and improving the visitor welcome

- Moving the main entrance to the “Mitel” roundabout and providing new car parking and welcome gateway etc.
- New visitor hub outside the castle, incorporating cycle station, enhanced toilets / showers (links to multi-purpose route and reconfiguring the existing car park)

2. Extending the activity and play offer

- including redeveloping the play area and facilitating greater cultural activity

3. Optimising the environmental assets of the park

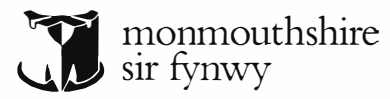
- enhancing the Nedern valley, additional wetland habitat, including resolving the lake water supply
- Creating an interpretation based visitor experience in the grounds that enhances understanding and stewardship for the area’s natural resources

4. Developing the castle offer

- enhancing the visitor experience by re-presenting and interpreting the castle interior / buildings;
- creation of a multi-purpose learning, activity, and cultural space in the ground floor of the south-east tower
- event infrastructure for live music/theatre and other activities



Caldicot Castle



7 - 43 Newport Rd Project



7- 43 Newport Rd



Background Documents

2.3 THE MASTERPLAN



4.1 REMODELLING RETAIL UNITS

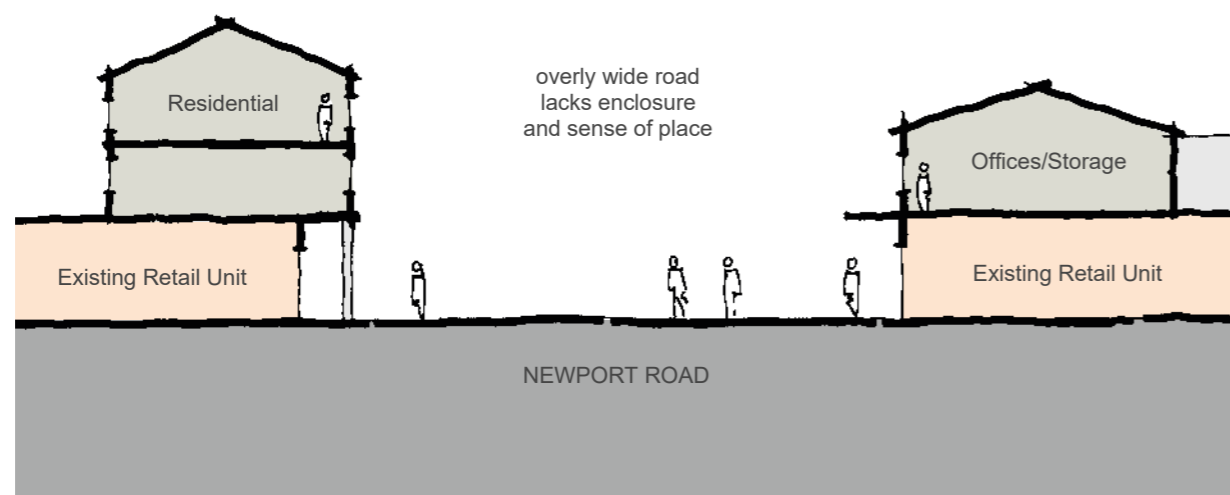
The existing architectural form provides predominantly small retail units around and under 1000sqft, which significantly limits the range of retailers which might take up units. Proposed is to merge some of the existing retail units and extend frontages onto Newport Road in order to create larger units for a greater variety of retail offer. This also has a positive effect on the streetscape by narrowing down the width of the road, thus improving the sense of vitality in the town centre and focusing the market function on either end of the pedestrianised area.

In addition to that, this opens up the opportunity to relocate the library and one stop shop into a purposely fitted unit in a strategic location in the town centre, where it can act as a major attractor and community hub, bringing more footfall and activity to Newport Road.

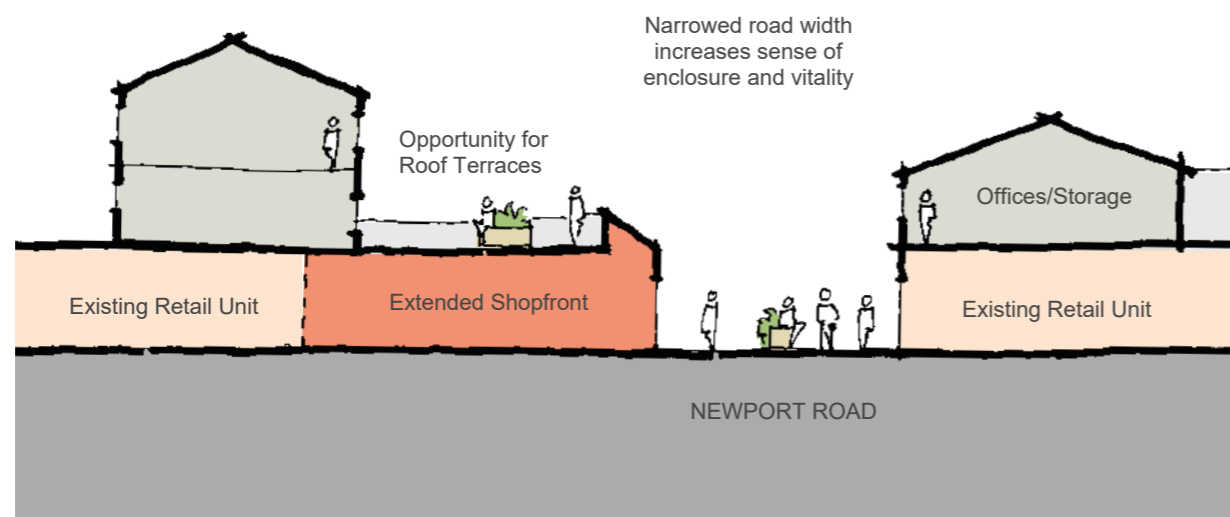


4.1.1 EXTENDING SHOP FRONTS

EXISTING STREET SECTION



PROPOSED STREET SECTION



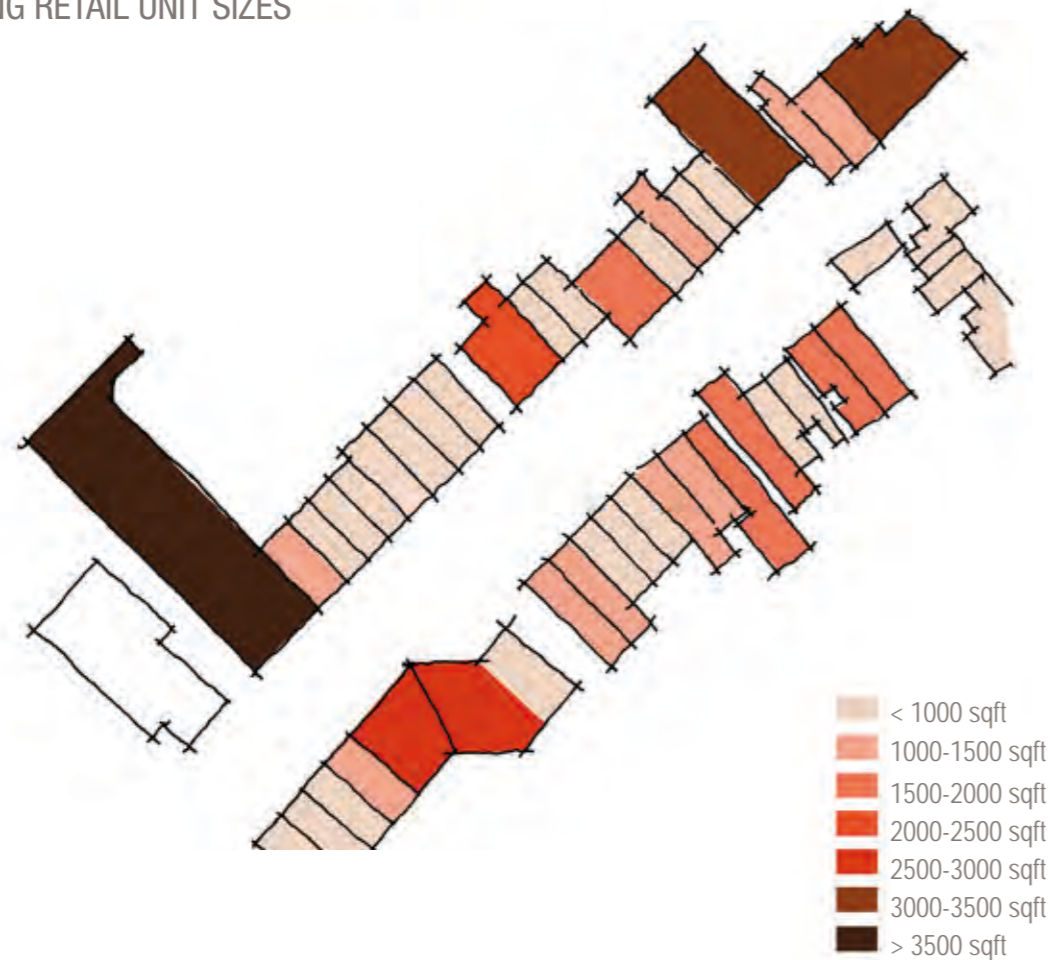
4.1 REMODELLING RETAIL UNITS

4.1.2 PROVIDING LARGER RETAIL UNITS

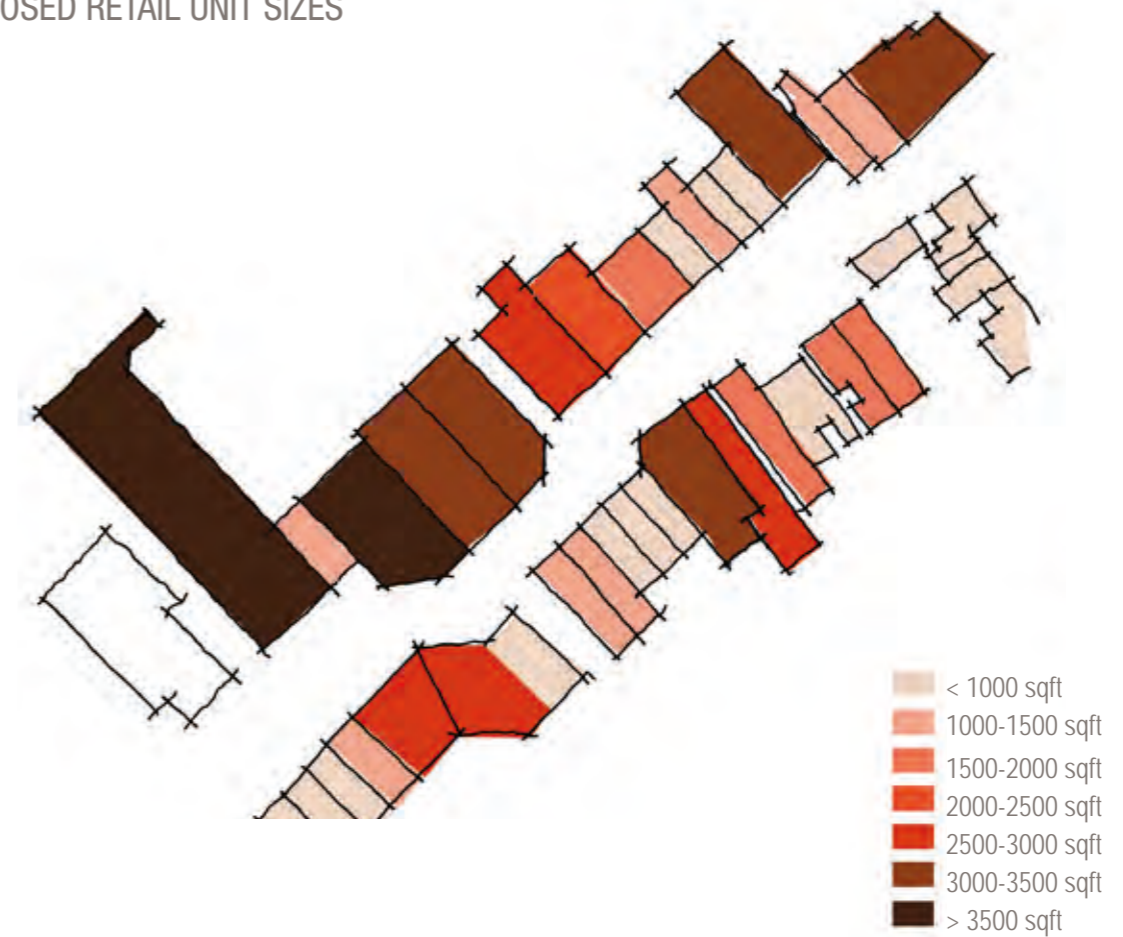
The diagrams below show explicitly how the existing architectural form of the town centre predominantly provides small retail units around and under 1000sqft. As mentioned above, this significantly limits the range of retailers which might take up units as the size of the units is not adequate for larger retailers' needs.

By merging soem of the existing retail units and extend frontages onto Newport Road, larger retail units are created which will provide a sustainable mix of retail unit sizes and pose the opportunity for a greater variety of retail offer in the town centre.

EXISTING RETAIL UNIT SIZES



PROPOSED RETAIL UNIT SIZES



4.3 PRIORITY PROJECTS: RETAIL PARADE

Framework Proposal	Newport Road Retail Parade				
Theme	Prosperous Caldicot				
Description	<p>This proposal is focused on the retail block within private ownership, specifically Nos 7 to 43 Newport Road in the town centre.</p> <p>The 1960s block is in need for enhancement for a number of reasons.</p> <p>The aesthetics of the block does not contribute well to the streetscene and the overall town centre experience and is impacting on investor/occupier confidence.</p> <p>The size of the existing ground floor retail units are not right for medium to larger format occupiers with frontages being set back under canopies, and not engaging with shoppers and town centre users. At first and second storey level, ancillary storage space for retailers and residential units require refurbishment with front and rear elevations in need of enhancement.</p> <p>Finally, the immediate public realm does not relate to respective shops and uses with the need to manage the space better so that people can dwell and stay longer.</p> <p>In response this proposal is centred on the refurbishment of the block that brings shop frontages further into the main street, introducing a co-ordinated approach to signs and facias, treatment of upper storey elevations and enhanced social space in front of respective premises. The reconfiguration of ground floor units would take place with an enhanced pedestrian access to and from Jubilee Way car park.</p> <p>This proposal would need to be a joint venture between the owner and Monmouthshire County Council and could form part of wider redevelopment approach linked to the proposed residential/courtyard car park on Jubilee Way.</p>				
Suggested Partners	<ul style="list-style-type: none">Debenham Property Trust/MW Properties (Landlord)Monmouthshire County Council				
Funding Sources	<ul style="list-style-type: none">Private SectorMonmouthshire County CouncilWelsh Government				
Resources/Costs	Estimated at				
Timetable	2018-19	2019-20	2020-21	2022-23	2023 onward



Mood Board



Existing Vacant Unit (Former Optician)



Sketch Proposal of Model Refurbished Shopfront



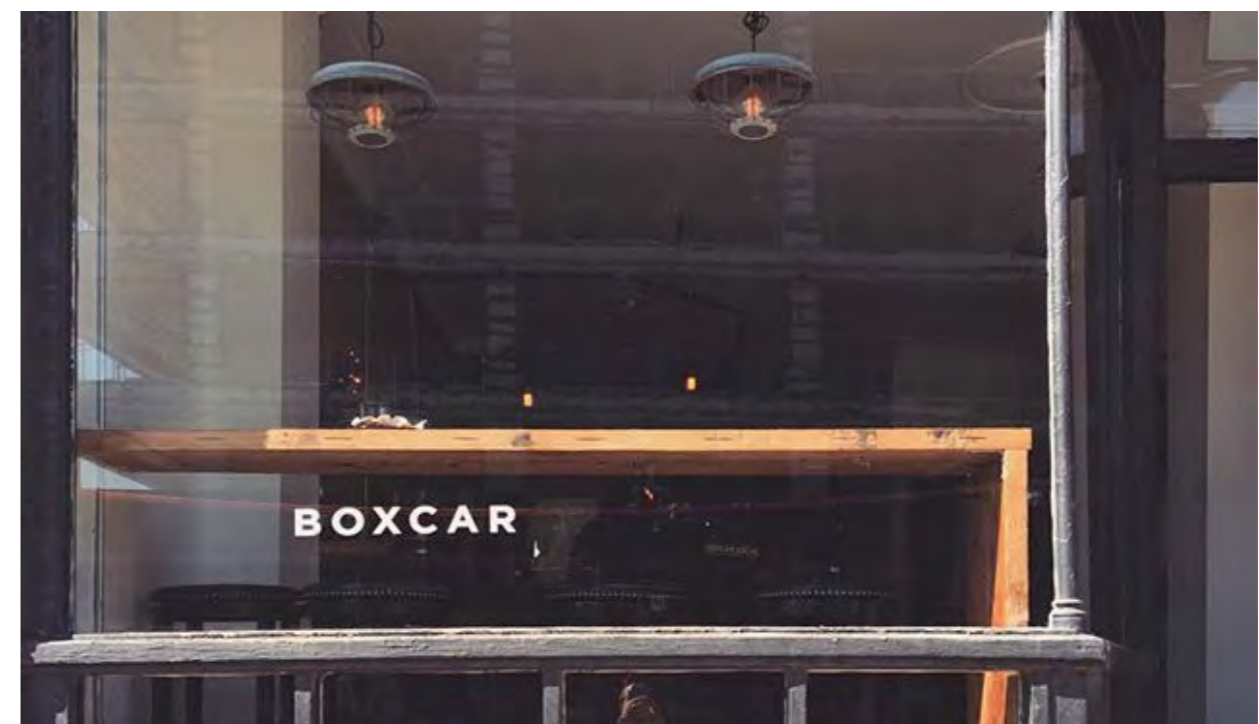
Woonerf in Madison, WI



Morecambe Promenade Refurbishment



Example Shopfronts





3d Visual Showing the Context of Refurbished Shop Parade, with Upper Floor Converted to Flats



3D Visual Showing Potential Refurbishment of Existing Shop Parade & Improved Pedestrian Link to Jubilee Way Car Park



Existing Walkway to Jubilee Way Car Park



Proposed Improvements to Jubilee Way Car Park Walkway
as Part of Ongoing Refurbishment Works to Shop Parade



Existing Retail Parade Along Newport Road



3d Visual Showing Potential Refurbishment of Existing Retail Parade Along Newport Road



3d Visual Showing Potential Refurbishment of Existing Retail Parade Along Newport Road

Project Title: Units 7-43 Newport Road, Caldicot - Refurbishment

1. Outline Project Description

The project proposal is to refurbish the retail and residential units comprising Units 7-43 (inclusive) Newport Road, Caldicot to provide a high quality, fit-for-purpose and attractive development at the heart of the town centre.

The specific activities include:

- Removing the existing poor-quality canopy that stretches the length of the properties;
- Construction of new shop-fronts and associated signage;
- Refurbishment of the ground and upper floor retail units to provide new high quality commercial space that meets modern business space specifications;
- Refurbish the external facades of all elevations of the properties;
- Treatment of rear boundaries;
- Refurbish the residential upper floors to provide high quality accommodation that would meet WHQS where possible;
- Ensure that all utilities and services for the properties meet modern specifications;
- Enhanced public realm and green infrastructure, that serves the properties and the adjoining areas.

The Strategic Context

The proposal specifically meets the following objectives:

- **Local Prosperity** – opening up opportunities for local and regional enterprise and building a sense of place;
- **Connected Community** – a place that is inclusive, mobile and sustainable and is a hub to meet, socialise and explore from;
- **Cohesive and Healthy** – smart integration of assets that provides a good quality of life for all;

In looking at strategic outcomes, this proposal helps in:

- Creating a diverse place with a strong local identity;
- Developing an accessible place that is attractive for business, residents and visitors.

Key Stakeholders

The following stakeholders are identified as key to the development of this proposal:

- Monmouthshire County Council
- Debenham Property Trust (owners of the Freehold of part of the site)
- MW Properties Ltd (owners of the long leasehold of part of the site)
- Lloyds Bank (Freehold owners of their property)

Desired Outcomes

The completed works are expected to achieve the following outcomes:

- The scale and condition of the premises identified are significant to the point that it can be argued that they are holding back the commercial and social viability of the town centre. The successful delivery of the refurbishment of the property will be transformational and could provide the catalyst for positive change that is needed;
- 2400m² of refurbished commercial space that can provide modern accommodation to attract new businesses to the town and enhance the broader viability of the town centre;
- 27no. refurbished residential units that will comply with high levels of design and meet modern standards of accessibility, energy efficiency and safety;
- A development scheme that will provide new affordable homes in the heart of the town centre offering multiple tenure options;
- Greater footfall, dwell and expenditure in the town centre due to a higher quality experience;
- An opportunity to provide new cycling stands to encourage more sustainable forms of transport;
- Improved environmental quality where town centre users feel comfortable to dwell in due to a higher quality public realm and built environment.

2. Scope

The scope of works would initially need to develop the concept design to the detailed design stage, including detailed site surveys and utility services investigations. In parallel, discussions with the owners and occupiers of the properties would need to take place on the physical scope and design principles of the overall scheme.

Specific areas of scope include the following items:

- To further develop the concept design;
- To consider the physical requirements of businesses that could be attracted to this newly refurbished development;
- Establish the servicing and delivery requirements of the businesses;
- To develop specifications on materials to ensure that they complement other projects proposed throughout the town centre;
- To ensure that the quality of the materials used minimise and mitigate the need for future maintenance expenditure;
- To design a scheme that significantly enhances the quality of the built environment in the town centre;
- Review requirements and specification for future potential occupiers;



Existing walkway to Jubilee Way Carpark



Proposed improvements to Jubilee Way Carpark walkway as part of ongoing refurbishment works to shop parade

FOR INFO AFTER 01 234 567890 | 10



3D visual showing potential refurbishment of existing retail parade along Newport Road



3D view of Jubilee Way & Newport Road retail parade, new community hub & potential improvements to pedestrian walkway

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Key Milestones

Task	2018-2019	2019-2020	2020-2021	2021-2022
Consult with the stakeholder group, local RSLs and businesses on the proposed scheme				
Commence negotiations with the land owners				
Complete legal documentation for land acquisitions, development agreements or grant documentation				
Respond to comments, develop design proposals and present final scheme.				
Prepare works specification, bill of quantities, etc				
Prepare contract documents, procure and appoint contractor				
Implement works				

3. Need

This project proposal has been identified in response to the following needs:

- The town is demonstrating low levels of vitality and viability, specifically diversity of use, footfall, dwell, activity and expenditure;
- The properties do not offer the size, dimensions and quality that are required to attract new commercial, retail and leisure operators into the town centre;
- There are poor levels of pedestrian and commercial activity in the town centre due to poor permeability and quality of space;
- The property is poor in urban design terms and the adjoining public realm is not currently offering an organised and efficient use of space;
- There are limited opportunities to dwell and enjoy the space;

- The development is not fit for purpose with future housing growth and resultant activity that could be drawn into the town centre.

4. Baseline Cost

TC17 58 Caldicot Regeneration Masterplan Shopfront Refurbishment and Warehouse Extension, incl. Streetscape Caldicot

ORDER OF COST ESTIMATE

26 February 2018

Project type:		Commercial Refurbishment and External Hardlandscaping			
Location:		Caldicot Monmouthshire			
Gross Internal Floor Area			405	4,359	
		£	%	£/m2	£/ft2
1	Facilitating works				
2	Building works	405 m ²	2,108		
3	External Works	m ²			
A Sub Total (1 + 2 + 3)					
4	Main Contractor Preliminaries	20.00%			
B Sub Total (A + 4)					
5	Main Contractor's Overheads & Profit	5.00%			
C WORKS COST ESTIMATE (B + 5)					
6	Project/Design Team Fees	8.00%			
D Sub Total (C + 6)					
7	Other Development/Project Costs				
E BASE COST ESTIMATE (D + 7)		c/f			



TC17 58 Caldicot Regeneration Masterplan

Shopfront Refurbishment and Warehouse Extension, incl. Streetscape Caldicot

ORDER OF COST ESTIMATE

26 February 2018

	b/f	
Risk Allowances		
8 Design Development Risks (against Subtotal C)	3.00%	
9 Construction Risks (against Subtotal C)	3.00%	
10 Employer Change Risks (against Subtotal C)	3.00%	
11 Other Risks (against Subtotal E)	3.00%	
F COST LIMIT (excl Inflation) (E + 8 + 9 + 10 + 11)		
12 Tender Inflation estimate	0.00%	
G COST LIMIT (excl Construction Inflation) (F + 12)		
13 Construction Inflation estimate	0.00%	
H TOTAL COST LIMIT (G + 13)		

VAT ASSESSMENT – NOT INCLUDED

Notes

- 1 This is an Order of Cost Estimate based on limited information. This Estimate is not to be used as a basis for irrevocable agreements.
- 2 Rates for Building works reflect standard quality construction with higher specification finishes & fittings.
- 3 Start on site: Q2 2018
- 4 Duration: TBA
- 5 Information used: Roberts Limbrick General Arrangement sketches for Shop parade and Jubilee Way
- 6 Phase 1 area to include the main element to front of shops. Phase 2 includes the area of minor walkways link Waitrose and car park

Exclusions

- 1 VAT
- 2 Land purchase, administrative costs, finance charges and other development expenses
- 3 Legal costs
- 4 Local Authority, Planning and Building Regulation fees and charges
- 5 Section 106 costs
- 6 Section 278 costs
- 7 Asbestos or any items of contamination relating to the refurbishment / removal of shop fronts.
- 8

5. Options Appraisal

Deliverability

Achievability and Critical Success Factors

The physical condition of this town centre property is very poor. There are currently three vacancies within the parade, including the largest unit (8,450ft²) which has been recently vacated by Store 21. If nothing is done to arrest the decline in the physical appearance of these properties, they will fall into further disrepair and have a considerable negative impact on the town centre as they constitute a significant proportion of the commercial space on offer.

The current tenancy schedule is as follows:

Unit	Tenant	Area (ft ²)		
		GF	FF	Total
5 & 7		3,025	2,102	5,127
9		750	280	1,030
11		560	226	786
13		980	280	1,260
15		750	280	1,030
17		1,582	1,400	2,982
19		750	280	1,030
21		560	226	786
27		840	-	840
29		840	-	840
31		818	-	818
33		818	-	818
35		753	280	1,033
37		753	280	1,033
39 & 41		1,507	-	1,507
43		8,500	-	8,500
	Total	23,786	5,634	29,420

The refurbishment of the retail and residential units will be complex and will need considerable resources, both in terms of personnel and funding, for a successful conclusion to be secured. Further survey and design work will be required to establish the full extent of the works that will be required to bring the property up to the required standard for modern standards.

The properties are in single ownership, except for one unit, which is occupied and owned by Lloyds Bank PLC. Debenham Property Trust (DPT), based in London, own the freehold of the remainder of the property having acquired their interest approximately 2 years ago. MW Properties, based in

Manchester, own a long leasehold interest in the remaining properties with circa 40 years unexpired of the lease term. MW Properties (MW) are responsible for the management and maintenance of the properties and pay 50% of the passing rent to DPT. A service charge should be payable by occupiers of the properties, but due to the predominantly local independent traders that occupy the space, affordability has been a major issue. Service charge payments have proved difficult to collect and over the years, the buildings have fallen into steady decline and disrepair. The cost of repairing the premises will be too expensive for most occupiers and it is likely that most would leave if a full charge was imposed.

Both DPT and MW have been consulted about the proposed refurbishment works and recognise the merits in undertaking such a scheme, however, they also recognise that such a scheme would not be commercially viable and there would be no effective return on their new investment. Both have indicated that they would engage with further discussions and negotiations to assess how a refurbishment scheme could be implemented in partnership with the public sector. As an early indication, figures have been calculated on the basis of the public sector match-funding the private sector in implementing the costs of the works, i.e. a grant of 50% is awarded. This will need further detailed investigation to establish the minimum level of support that will be required to bring the scheme forward.

The businesses occupying the parade of shops are predominantly in short leases or tenancy agreements with the landlord's current consideration principally to avoid paying empty rates and to maintain a reasonable rent roll on their investment. On the basis of these occupational terms, it would be expected that disturbance and relocation costs to occupiers in implementing any scheme could be kept to a minimum. With a phased approach to the works, which would be recommended in such a development, there are possibilities to relocate businesses within vacant units within the parade and there are also other vacant units within the town centre that could be utilised, if required. Residential occupiers could be re-housed in the proposed new residential development fronting Jubilee Way.

The public realm element of the proposal would fall into the ownership and responsibility of the Council with the opportunity to complement the newly refurbished commercial and leisure space with public space that will enhance and support the attraction of new, higher quality occupiers.

DPT and MW both recognise the potential future benefits of the abolishment of the tolls on the Severn Bridge and the likely influx of new residential development in the surrounding area, but maintain that at current rental values, and in the absence of any significant pre-let, transformational refurbishment of the premises is not viable without public sector support. Some positive signs have been seen in commercial lettings recently, secured in better quality accommodation across the road from the subject site, although these lettings have required considerable incentives and have been agreed at low rental values.

Discussions would also be held with DPT and MW to review if it would be more viable to seek a third-party developer to acquire the interests in the scheme and implement the scheme with support from the public sector.

To progress this proposal further, the following tasks should be undertaken:

- A detailed measured and condition survey of the premises;

- Review of the tenancy schedule to understand further the legal arrangements between the respective parties;
- Undertake an in-depth review of future occupational requirements for the town centre to establish levels of demand and economic activity to be expected from the surrounding area;
- Progress the design of the scheme to enable more robust cost planning;
- Detailed negotiations with DPT and MW to agree a joint venture mechanism that will support the proposed development including provisions for design quality, future management and maintenance provisions and the potential for clawback for any 'super-profit' that may be generated.

Funding

Suggested types of funding to explore include:

Welsh Government Targeted Regeneration Investment

Local authorities and regional partnerships are invited to develop capital investment proposals for regeneration which reflects local needs and priorities. The programme considers the government's wider commitment to pursuing concerted action aimed at widening prosperity and improving people's quality of life. The Welsh Government is inviting applications for regionally endorsed local authority project proposals for a three-year period beginning in April 2018. However, in the context of developing a successor programme to EU structural funds partners are also encouraged to begin to identify projects which could feature in a rolling programme of regeneration projects in years to come.

The Welsh Government is therefore looking to support projects that promote economic regeneration - creating jobs, enhancing skills and employability, and creating the right environment for businesses to grow and thrive – with focus on individuals and areas most in need to ensure prosperity is spread to all parts of Wales. The aim of this programme is to facilitate the development of, and support for, regionally-significant regeneration investment proposals in defined Regeneration Areas. Ultimately, this sort of economic resilience is a vital contribution to the wider well-being of communities.

The Welsh Government is therefore inviting regeneration investments to come forward on a rolling basis. There is no deadline for applications though we will expect proposals for expenditure during 2018-19 to have been received by 31 March 2018. Projects will otherwise be considered when a proposal is ready. A total budget of up to £100 million capital funding is available over an initial 3-year phase for the period for 2018-21.

Private Sector

The construction of this new development will be attractive to both the private sector and to social landlords alike. The scheme in its entirety will not provide an adequate commercial rate of return for all the required investment, but with support from the public sector the scheme could attract developer interest if the current owners are not in a position to progress it.

Risks identified:

- Securing agreement with the owners of the property;
- Agreeing a funding mechanism that will be compliant to all parties;
- Further issues are identified following the completion of the surveys;
- Completing the development within the required timescales for available funding schemes;
- Securing a contractor for the scheme within the identified budget;

- Quantifying the amount of potential relocation and disturbance claims resulting from implementing the scheme;
- Securing the adequate resources, both in terms of personnel and funding, to implement the scheme
- Liaison with immediate businesses and resident occupiers on benefits of suggested proposals to reduce level of any objections;
- Achieving an early indication from Welsh Government on whether the TRI application is favourable or not;
- Obtaining planning consent for the proposed new refurbishment scheme.

Delivery Partner

Monmouthshire County Council
Debenham Property Trust (Freeholder)
MW Properties (Long-leaseholder)
Private Sector

A man with a beard and brown hair, wearing a white shirt and a bright yellow high-visibility vest, is looking down at a smartphone in his right hand. The background is a blurred outdoor setting with a tree trunk visible.

Viability Appraisal

Mixed-Use Development Units 7-43 Newport Road, Caldicot

March 2018

Site: Units 7-43 Newport Road, Caldicot
Client: Monmouthshire CBC
Affordable: 25%
S106 Costs: Excluded
Project: Demolition and Construction of new Mixed-Use Development

Appraisal Summary

Development Revenue

	m ²	ft ²	Total
Residential	1,500	16,137	
Ground Rents			
Retail	2,500	26,900	
Commercial	500	5,380	
Gross Development Value			

Development Costs

Land		
Land		
Stamp duty		
Legal Fees		
Acquisition Costs		
Construction		
Construction Costs		
Survey work allowance		
Development Cost Contingency	10.00%	
Planning Fee		
Professional Fees	12.50%	
Section 106 Fees		
Sales		
Legal Fees		
Sales Fee		
Marketing/Advertising Fees		
NHBC Fees		
Funding		
Bank Costs		
Interest		
Gross Development Cost		

Net Profit

Net Profit Margin on Cost

Net Profit Margin on Value

Site: Units 7-43 Newport Road, Caldicot
Client: Monmouthshire CBC
Affordable: 25%
SI06 Costs: Excluded
Project: Demolition and Construction of new Mixed-Use Development

Sensitivity Analysis

Profit Margin on Cost

		Cost										
		-15%	-10%	-7%	-5%	-2%	0%	2%	5%	7%	10%	15%
Value	-15%	-11.19%	-16.13%	-18.83%	-20.54%	-22.97%	-24.51%	-25.99%	-28.11%	-29.45%	-31.38%	-34.36%
	-10%	-5.97%	-11.19%	-14.06%	-15.87%	-18.44%	-20.07%	-21.64%	-23.88%	-25.30%	-27.34%	-30.50%
	-7%	-2.83%	-8.23%	-11.19%	-13.06%	-15.72%	-17.41%	-19.03%	-21.34%	-22.81%	-24.92%	-28.18%
	-5%	-0.74%	-6.26%	-9.28%	-11.19%	-13.91%	-15.63%	-17.29%	-19.65%	-21.15%	-23.30%	-26.64%
	-2%	2.39%	-3.30%	-6.42%	-8.39%	-11.19%	-12.97%	-14.68%	-17.11%	-18.66%	-20.88%	-24.32%
	0%	4.48%	-1.32%	-4.51%	-6.52%	-9.38%	-11.19%	-12.93%	-15.42%	-17.00%	-19.27%	-22.78%
	2%	6.57%	0.65%	-2.60%	-4.65%	-7.57%	-9.42%	-11.19%	-13.73%	-15.34%	-17.65%	-21.23%
	5%	9.70%	3.61%	0.27%	-1.84%	-4.85%	-6.75%	-8.58%	-11.19%	-12.85%	-15.23%	-18.91%
	7%	11.79%	5.58%	2.18%	0.03%	-3.04%	-4.98%	-6.84%	-9.50%	-11.19%	-13.61%	-17.37%
	10%	14.93%	8.54%	5.04%	2.83%	-0.32%	-2.31%	-4.23%	-6.96%	-8.70%	-11.19%	-15.05%
	15%	20.15%	13.48%	9.82%	7.50%	4.21%	2.13%	0.13%	-2.73%	-4.55%	-7.16%	-11.19%

Profit Margin on Value

		Cost										
		-15%	-10%	-7%	-5%	-2%	0%	2%	5%	7%	10%	15%
Value	-15%	-12.60%	-18.16%	-21.21%	-23.13%	-25.87%	-27.60%	-29.27%	-31.65%	-33.16%	-35.33%	-38.69%
	-10%	-6.72%	-12.60%	-15.83%	-17.87%	-20.77%	-22.60%	-24.37%	-26.89%	-28.49%	-30.78%	-34.34%
	-7%	-3.19%	-9.27%	-12.60%	-14.71%	-17.71%	-19.60%	-21.43%	-24.03%	-25.69%	-28.06%	-31.73%
	-5%	-0.84%	-7.05%	-10.45%	-12.60%	-15.66%	-17.60%	-19.47%	-22.13%	-23.82%	-26.24%	-29.99%
	-2%	2.69%	-3.71%	-7.23%	-9.45%	-12.60%	-14.60%	-16.52%	-19.27%	-21.01%	-23.51%	-27.39%
	0%	5.04%	-1.49%	-5.08%	-7.34%	-10.56%	-12.60%	-14.56%	-17.36%	-19.15%	-21.69%	-25.65%
	2%	7.40%	0.73%	-2.93%	-5.23%	-8.52%	-10.60%	-12.60%	-15.46%	-17.28%	-19.88%	-23.91%
	5%	10.93%	4.06%	0.30%	-2.08%	-5.46%	-7.60%	-9.66%	-12.60%	-14.47%	-17.15%	-21.30%
	7%	13.28%	6.29%	2.45%	0.03%	-3.42%	-5.60%	-7.70%	-10.70%	-12.60%	-15.33%	-19.56%
	10%	16.81%	9.62%	5.68%	3.19%	-0.36%	-2.60%	-4.76%	-7.84%	-9.80%	-12.60%	-16.95%
	15%	22.69%	15.17%	11.05%	8.45%	4.74%	2.40%	0.14%	-3.08%	-5.13%	-8.06%	-12.60%

Site:	Units 7-43 Newport Road, Caldicot
Client:	Monmouthshire CBC
Affordable:	25%
SI06 Costs:	Excluded
Project:	Demolition and Construction of new Mixed-Use Development

Cashflow

		development months	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20	Jul-20	Aug-20	Sep-20
		build months	-1	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
REVENUE																				
	Residential																			
	Ground Rents																			
	Retail																			
	Commercial																			
Total																				
COST OF SALES																				
Land																				
	Site																			
	Stamp Duty																			
	Legal Fees																			
	Acquisition Costs (CPO)																			
Funding																				
	Bank Set-Up Fees																			
	Quarterly Monitoring Fee																			
	Security Release Fee																			
	Bank Valuation Fee & QS Fee																			
	Bank Legals																			
	Developer Legals																			
	Monitoring Surveyor																			
	Bank Exit Fees																			
Construction																				
	Construction																			
Sub-Total																				
	Surveys																			
	Inflation on Build Costs																			
	Contingency	10%																		
	Professional Fees																			
	Planning Fee																			
Section 106 Fees																				
	Affordable Housing																			
	S106																			
Sales Fees																				
	Legal Fees - Residential																			
	Legal Fees - Commercial																			
	Legal Fees - Retail																			
	Sales Fee																			
	Marketing/Advertising Fees																			
	Marketing Suite																			
	NHBC Fees																			
Sub-Total Costs																				
Requirement																				
Balance Carried Forward																				
Interest																				
Cummulative																				
SUMMARY																				
Income																				
Costs (Incl.Int)																				
Profit																				
Profit/Costs																				
Profit/Value																				

Site: Units 7-43 Newport Road, Caldicot

Client: Monmouthshire CBC

Affordable: 25%

SI06 Costs: Excluded

Project: Demolition and Construction of new Mixed-Use Development

Professional Fees

Construction Total from Cashflow:

Architect & Landscaping	4.00%
Structural & Civil	2.00%
M&E	1.50%
PM	1.50%
QS	1.50%
CDM-PD	0.50%
Building Regs	0.50%
Party Wall Surveyor	0.50%
Planning	0.50%
	12.50%

Planning Application

Funding

Gross Development Value

Loan to Value (GDV)	55%
Set Up Fees	2.00%
Quarterly Monitoring Fee	
Security Release Fee	
Bank Valuation Fee & QS Fee	
Bank Legals	
Developer Legals	
Monitoring Surveyor	
Exit Fees	1.00%

Sales

Legal Fees - Private sales	26	plots	£
Legal Fees - Retail	0		
Legal Fees - Commercial	0		
		Legal Fees - Sub Total	
Sales Fee	1.00%		£
Marketing/Advertising Fees	0.50%		£
NHBC Fees	26	plots	£

Site: Units 7-43 Newport Road, Caldicot

Client: Monmouthshire CBC

Affordable: 25%

SI06 Costs: Excluded

Project: Demolition and Construction of new Mixed-Use Development

Survey Work Allowance

Ecology	£	
SI	£	
Bat	£	
Building Condition Survey	£	
Topo/Measured Bldg Survey	£	
Archaeology/Heritage	£	
Acoustic	£	
Traffic Impact	£	
Flood Risk	£	
Asbestos (for demolition)	£	
Party Wall	£	
TPO	£	
Existing Services	£	
Network Rail	£	
Total	£	

Project: Demolition and Construction of new Mixed-Use Development

Revenue

		Per Unit (gross internal)				Unit Price	Total Area		Value
		Beds	m²	ft²	No.		£/ft²	m²	
Private Sales	2 Bed Apartment	2	65.06	700	12		780.67	8400	
	1 Bed Apartment	1	43.68	470	7		305.76	3290	
Affordable	2 Bed Apartment	2	65.06	700	4		260.22	2800	
	1 Bed Apartment	1	43.68	470	3		131.04	1410	
	Communal Space		22.03	237	1		22.03	237	
	Total	27					1,500	16,137	

[illegible]

Site: Units 7-43 Newport Road, Caldicot
Client: Monmouthshire CBC
Affordable: 25%
S106 Costs: Excluded
Project: Demolition and Construction of new Mixed-Use Development

Notes

- 1 We have received no detailed site investigation reports and have therefore not taken account for any additional costs associated with potential abnormal ground conditions or potential presence of contamination or asbestos.
- 2 We would anticipate the construction period for the development to be 12 months. Sales would be completed within 4 months from completion of construction within the cashflow, although it is likely that pre-sales would be achieved for such a development.
- 3 All figures within the appraisal exclude VAT;
- 4 We have sought views from Davis & Sons Estate Agents for their view on the likely current capital values for the development, which they believe to be [REDACTED] for the 2 bed apartments and [REDACTED] for the 1 bed apartments. A notional value has been applied to the potential disposal opportunity for the ground rents that could be charged for the units. This provides an indicative GDV for the development of [REDACTED]. Values for the Social Housing have been taken from the latest ACG figures from Welsh Government to provide an indicative guide, but further discussion with a Housing Association will be required to establish any potential impact on commercial viability for the scheme.
- 5 The Viability Appraisal is currently showing a development profit for the scheme of [REDACTED] on Cost and [REDACTED] on Value. [REDACTED]
[REDACTED]
[REDACTED]
- 6 Construction Costs have been provided on a purely indicative basis as no scheme has been prepared or designed. The proposed scheme will provide similar accommodation that is currently present with the addition of 500m² office space which could be provided due to potential for a more efficient use of the site.
- 7 We have not included any allowance for S106 requirements ;
- 8 We have included an allowance for Affordable Housing of 25%, split equally between the 1 and 2 Bed apartments to be provided;



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Newport Road Public Realm Project



CONNECT CALDICOT

Newport Road Pedestrianised Area
Connectivity, Active Travel and Placemaking

This document has been prepared by:



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IHAS 18001:2007 AJA12/ AN1673

On behalf of:



Monmouthshire County Council
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Date: 29-April-2021

Job Number: 9927

Version: Draft 1

INTRODUCTION

PLACE CONTEXT

CONCEPTS

PROPOSALS

1

2

3

4

1. INTRODUCTION

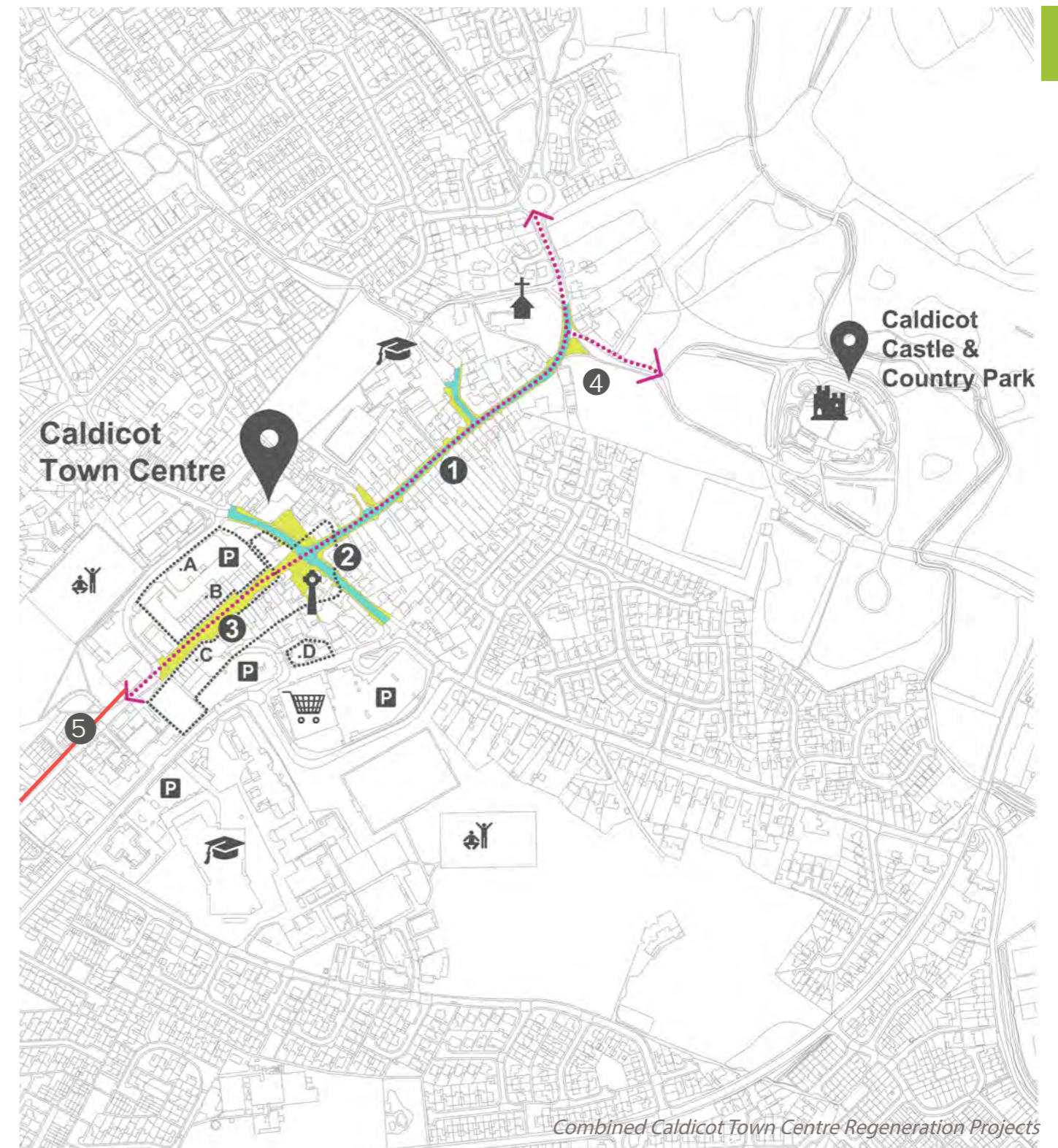
Improving the experience of visitors and shoppers to Caldicot Town Centre

In conjunction with Monmouthshire County Council, Quad Consult, Highgate Transportation and Haire Landscape, Roberts Limbrick Architects have been working on proposals to re-imagine Caldicot town centre. This is part of an ongoing suite of projects for the town, following on from completed works at the Cross and works now on site at Church Road.

The changes to Newport Road West are outlined with the intention of promoting these objectives:

To create of a high quality, pedestrian friendly, town centre environment that encourages more walking and cycling in and around the town centre

- Explore better links with historic and environmental assets i.e. Caldicot Castle and Country Park, King George V Playing Fields, the Living Levels part of Gwent Levels etc;
- To identify opportunities for greater dwell, social activities that complements town centre uses and other functions and works with the reimagining and repurposing agenda for High Streets
- To improve accessibility for all ages and levels of physical ability alike;
- To provide an attractive and safe corridor to encourage school children and their families to travel between the schools and home
- To improve rationalise/signage, more efficient street lighting, designing out unnecessary bollards/railings
- To introduce more trees and greenery to the town that improves local biodiversity and tackles climate change

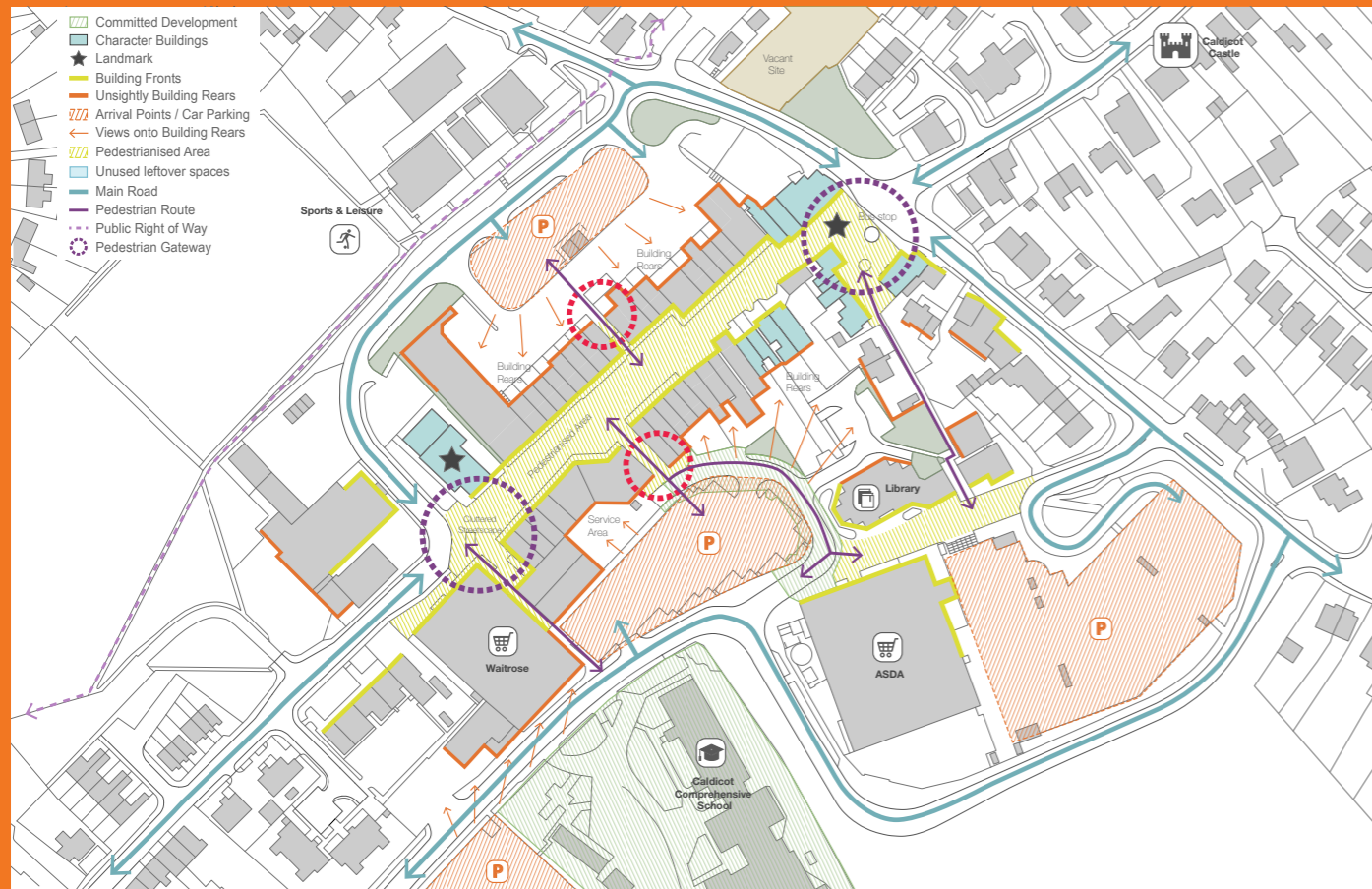


- Church Road
- 2 The Cross Public Square
- 3 Newport Road
- 4 Proposed Castle / school
- Newport Road West
- Urban Renewal/Green Infrastructure
- Transport Enhancements
- Improved Connectivity & Active Travel
- A Jubilee Way Development
- B Retail Parade Renewal
- C UCPEF
- D Enterprise Hub

2. PLACE CONTEXT

Pedestrianised in 1995, the town centre has been underperforming with the poor commercial offer being contributed to by its dated public realm and 1960s architecture that grew around the economic boom in Llanwern steelworks, some 5 to 10 miles to the east of the town. Although relatively flat, accessible and linear, the town centre street scene is of poor quality and has limited pedestrian legibility - discouraging dwell time and connected activity i.e. trips to the nearby Caldicot Castle & Country Park and other town assets and attractions.

The adjacent images are typical of the existing town centre pedestrianised area and set out some of the key issues.



Gateway from the west: Cycle stands, planters, bollards, finger posts, highway signage - Whilst they may be necessary items, they are grouped and located in a manner which detracts from the sense of arrival, creating visual and physical clutter

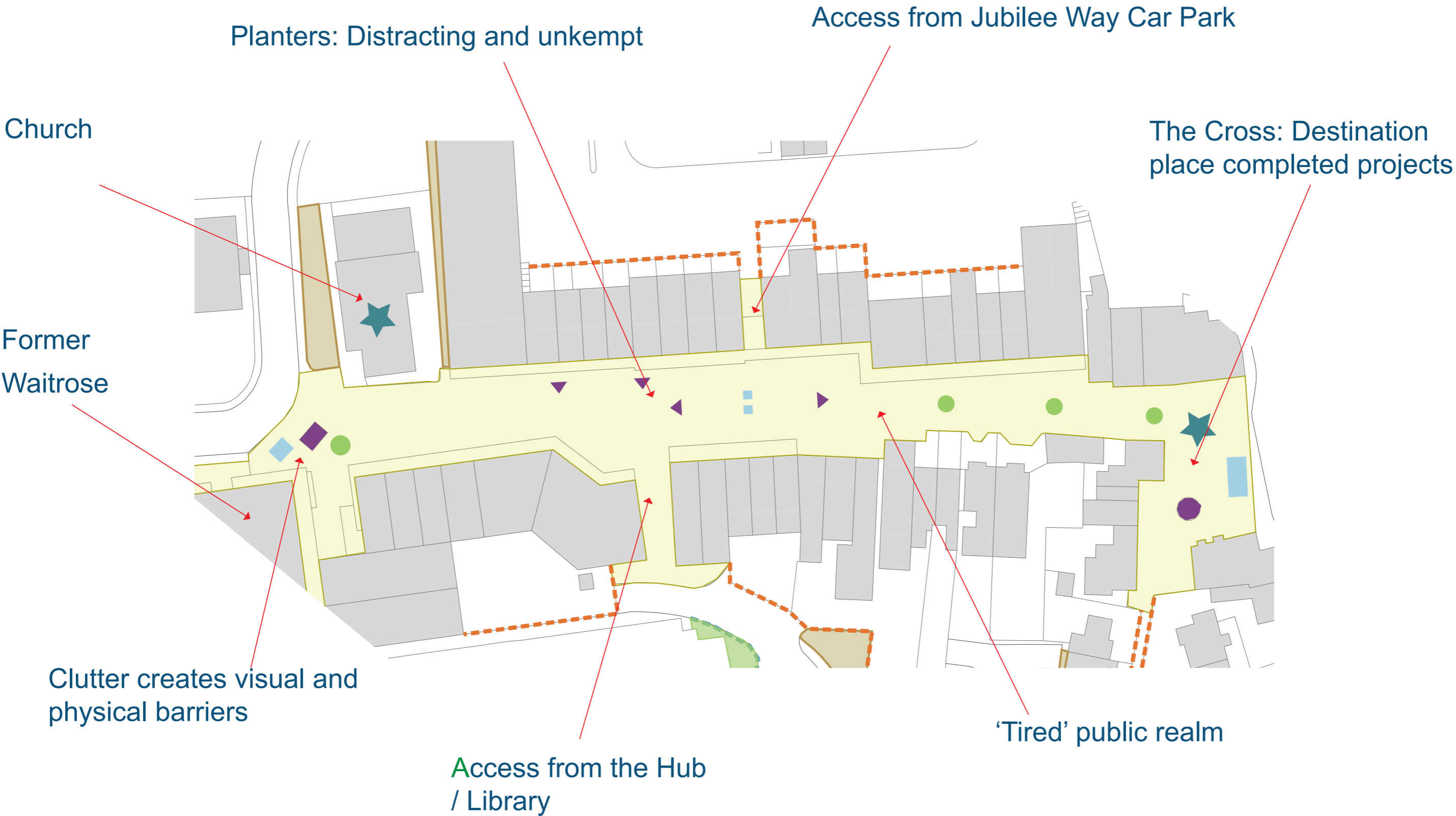


General public realm: Tired floorscape with little structure or 'interest'



General streetscape feature and furniture: Of a relatively low quality and not always well located. This creates detractors to visual amenity. General lack of positive maintenance also adds to the unkempt feel of the place

2.1 SITE ANALYSIS



3. CONCEPTS

The Concept diagram below sets out the key high level design principles for the project.

The Cross:

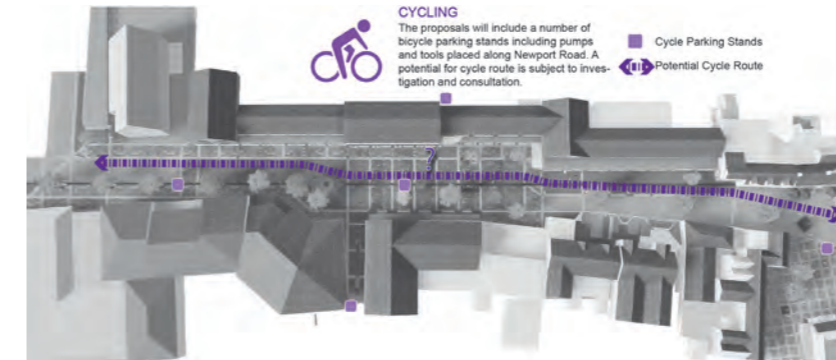
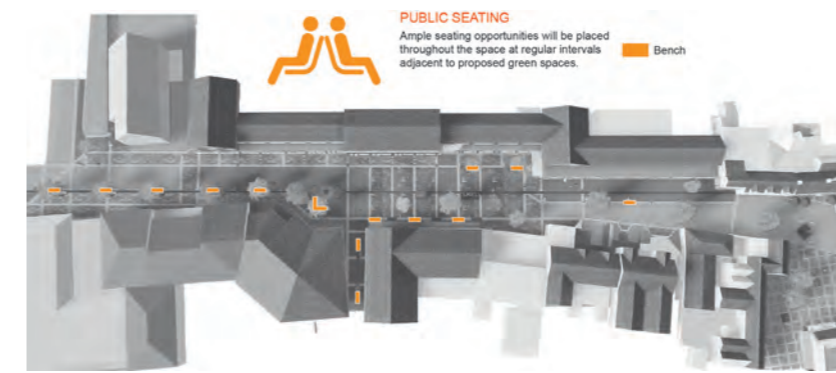
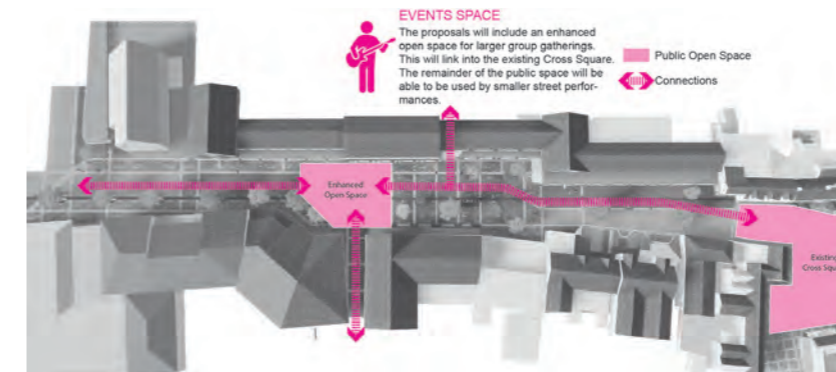
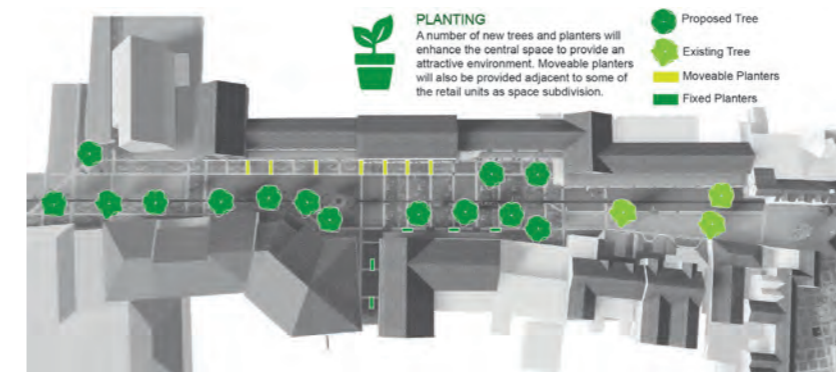
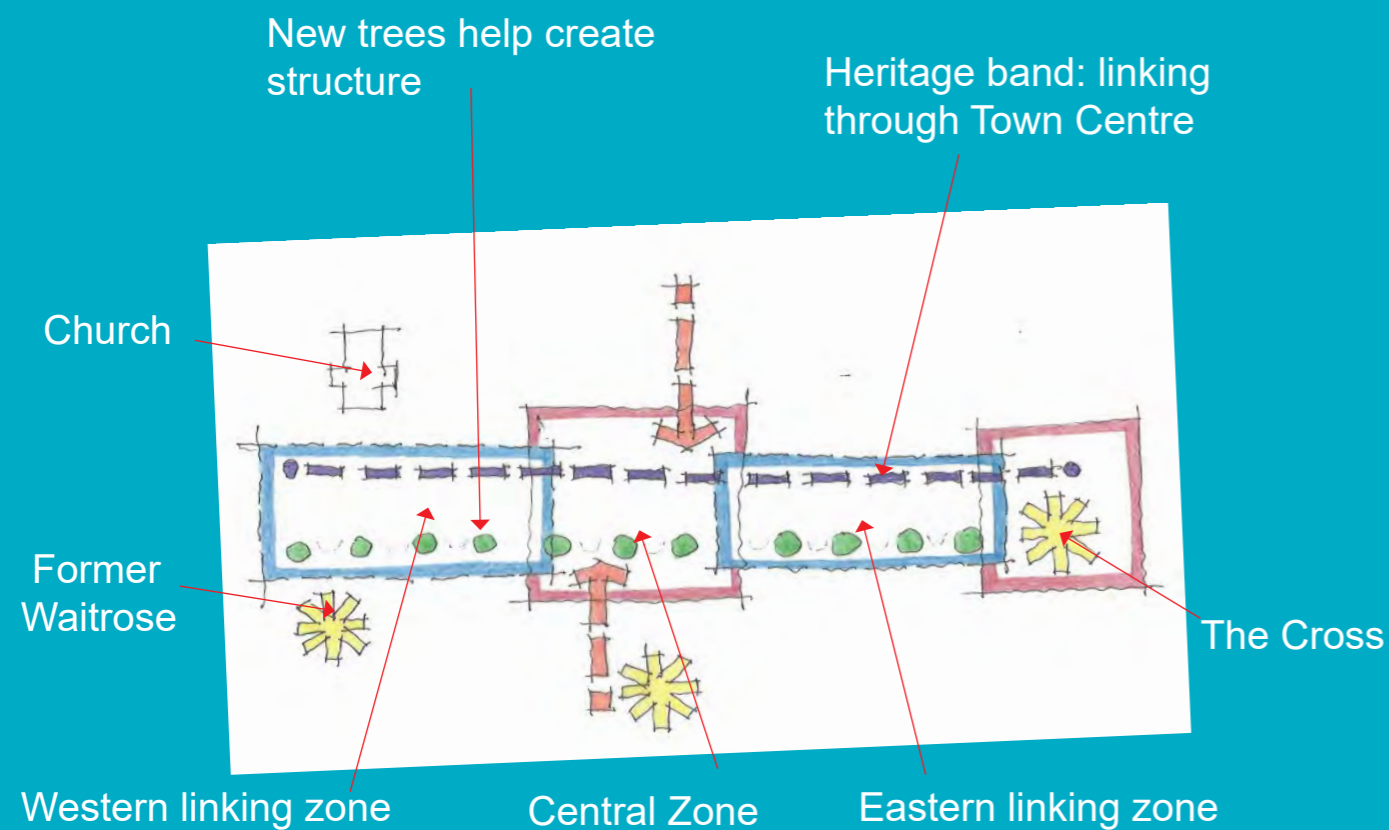
Both a key arrival and destination space which is now nearing completion

Central Zone

Similar to the Cross, this space is a key arrival and destination space. It is the gateway to the town centre when arriving from Jubilee Way car park or the Hub/Asda. This space also offers the opportunity for central events.

Linking Zones

These are more linear in form and connect the Cross with the central space. They should, however, also be destinations in their own right offering opportunities to dwell as well as being conduits for movement.



Planting: The location of proposed trees has largely been determined by the location of existing underground services. A linear tree planting zone is shown along the southern edge of the street. The existing tree to the east of the street have been retained as part of the proposals. In addition, planters have been used to help zone spaces, particularly in front of shopfronts helping to create spill out spaces for businesses to displays their goods and services

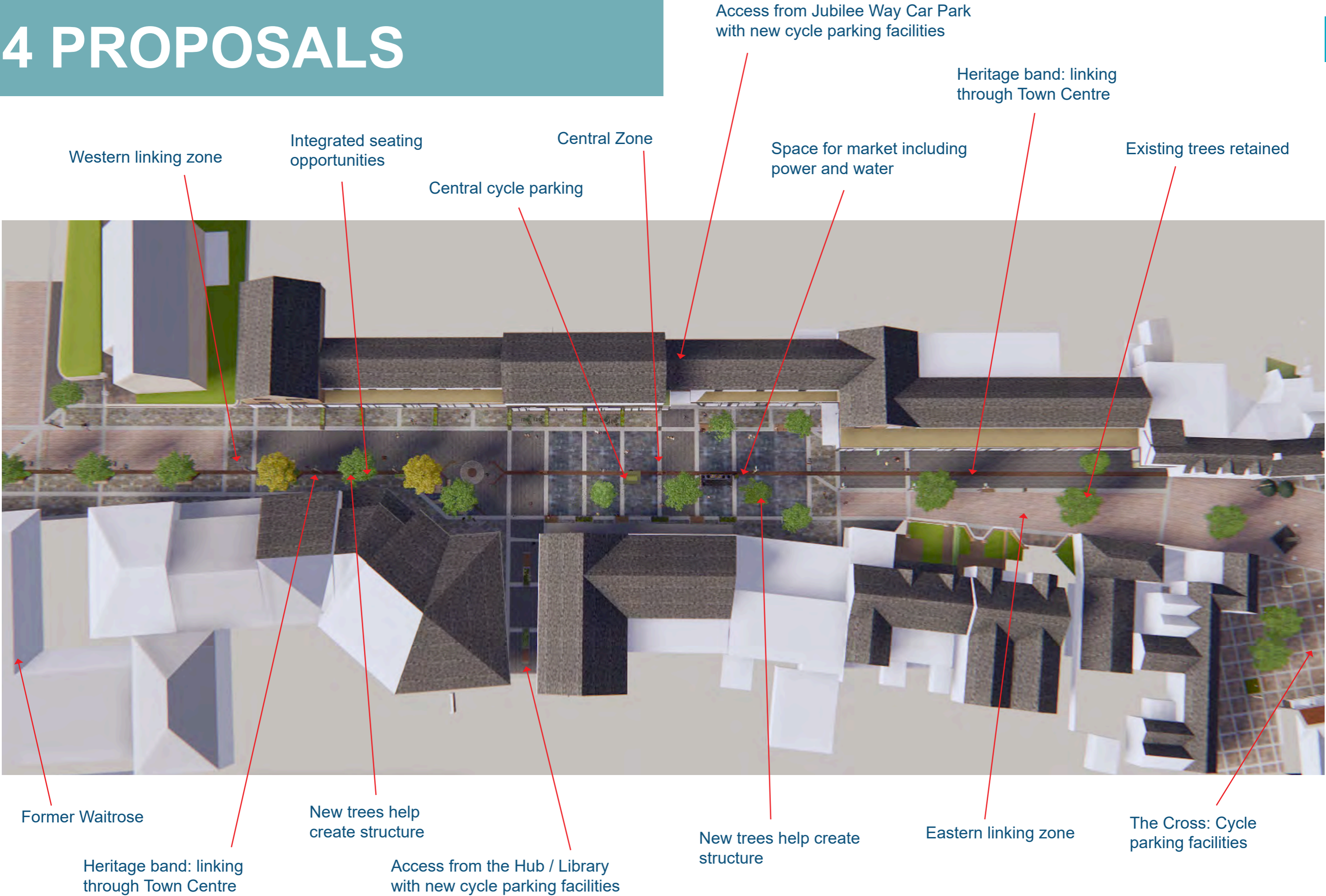
Events Spaces: Building on the work undertaken at The Cross, an additional central events space has been included. This is not a dedicated events space. It is a multi-functional town centre space which also offers the opportunity for space for events.

Market stalls services: The existing market is an important facility for the town centre. Whilst not being a slave to the market, the design proposal allow for it. Improved facilities will be available including accessible power and water points.

Seating: Seating offers the opportunity to dwell and an important facility for not only rest but also eating, drinking and socialising. Proposed seating has been holistically incorporated into the design proposals, often integrated with proposed tree planting.

Cycling: This is currently prohibited in the pedestrianised area. Further work and consultation will be needed to help determine if it should now be allowed. However, as an active travel destination, cycling facilities with the street will be important. Parking, pumps and water will be provided at all access/arrival points as well as centrally.

4 PROPOSALS





Western Gateway: Linear tree avenue with integrated seating and cycling facilities



Central zone: Space with potential for events central to the street



Western linking zone: Intergrated bespoke seating beneath street trees. Floorscape zoning



Approaching central zone: planter in front of shopfronts create 'semi-private' spill out areas



Integrated cycle facilities throughout the scheme with parking hoops, pumps and water provision

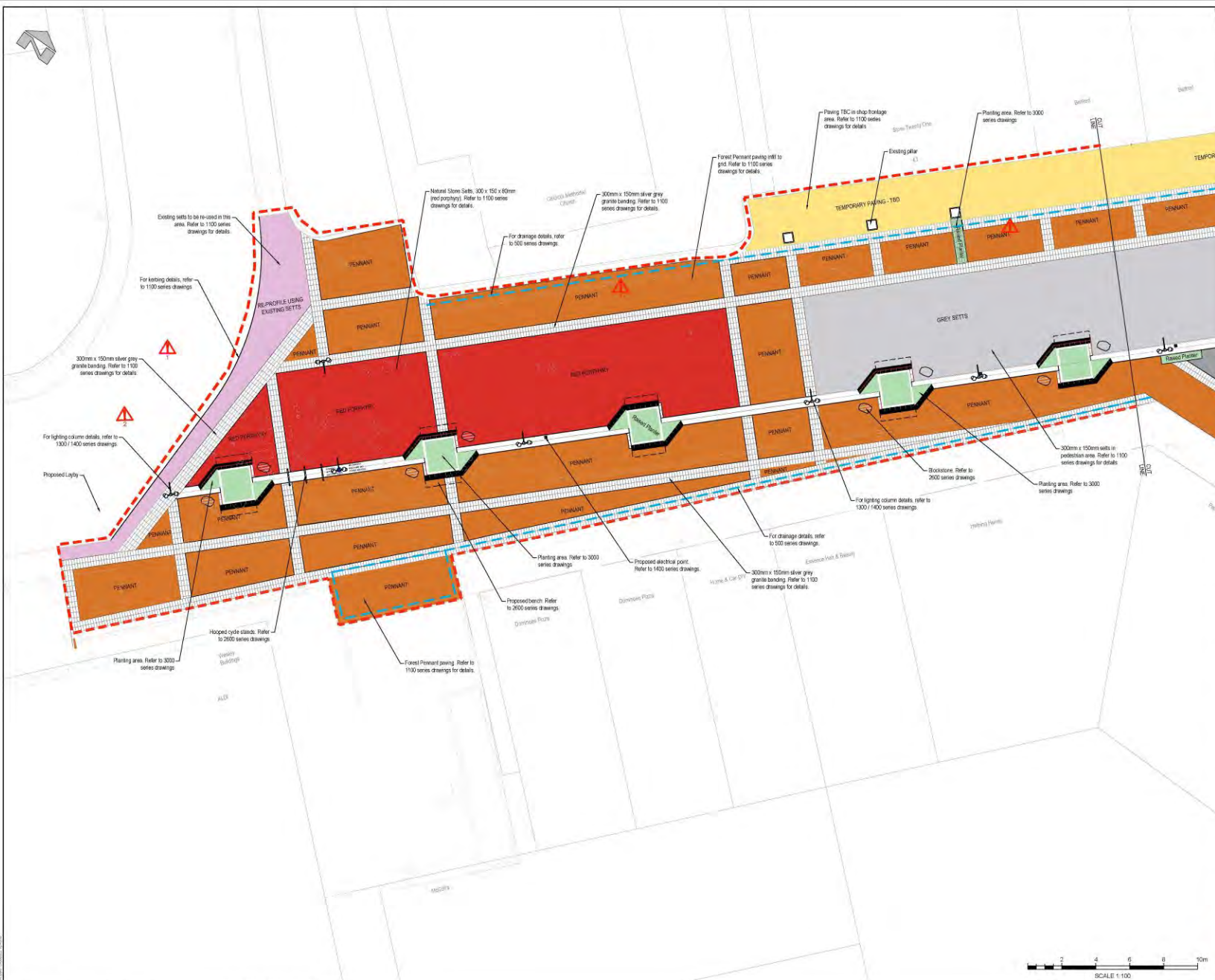


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- Notes
1. All dimensions are in millimetres unless otherwise stated.
 2. The proposed works are in close proximity to existing business premises. The Contractor shall take all reasonable steps to ensure that the works do not cause any disruption to the business premises and shall ensure that the works are completed in a timely manner.
 3. For cross sections locations, cross sections, typical sections, long sections and setting out information refer to 100 series drawings.
 4. For site elevations refer to 200 series drawings.
 5. For drainage refer to 300 series drawings.
 6. For earthworks refer to 400 series drawings.
 7. For street furniture refer to 500 series drawings.
 8. For street lighting and electrical refer to 600 and 700 series drawings.
 9. For street lighting and electrical refer to 1300 and 1400 series drawings.
 10. For street furniture refer to 2500 series drawings.
 11. For statutory undertakers diversions / connections refer to 2700 series drawings.
 12. For landscaping refer to 3000 series drawings.

- Key
- Site Boundary for additional works
 - Footway Type 1 - Penwont Paving
 - Footway Type 2 - Grey Granite Setts
 - Footway Type 3 - Granite Banding
 - Footway Type 4 - Blue Slate Paving
 - Footway Type 5 - Red Porphyry
 - Footway Type 6 - Regolia Existing Footway
 - Footway Type 7 - Temporary Footway
 - Square Timber Pyramid Top Bollard
 - Landscaped Areas

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

1. Presence of 110v cable in main street, highway and footway north of Sandy Lane / Chipping Road

2. Works adjacent to busy camargue / junction / town centre environment

3. Close proximity of utilities through the scheme footprint

IT IS ASSURED THAT ALL DETAILS WILL BE CHECKED OUT BY A COMPETENT CONTRACTOR AND THAT THE WORKS WILL BE COMPLETED IN A TIMELY MANNER.

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Rev	Date	Description	Date
1	15-FEB-2022	S0 - Work in Progress	

Purpose of Issue

Classification

Confidential

Client

Monmouthshire County Council

Report

Newport Road Public Realm Works

Drawing

General Arrangement

Sheet 1 of 3

Scale @ A1	Drawn	Checked	Approved
1:100	TAJ	CHK	APR

Project No

CS/104/2022

Date

15-FEB-2022

Drawing identifier

Project: Newport Road Public Realm Works

Sheet: NPTC-CAP-01-XX-DR-C-0101

Scale: 1:100

Author: P01.1

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www.capita-property.co.uk

Capita Property and Infrastructure Ltd





- Notes
1. All dimensions are in millimetres unless otherwise stated.
 2. The proposed works are in close proximity to existing business premises. The Contractor shall take direction to a minimum and issue with the owners of such to provide advanced notice of any works that are likely to affect pedestrian and/or vehicular access to the properties. Deliveries and refuse collections must be maintained throughout the duration of the works.
 3. For cross sections locations, cross sections, special sections, taking sections and setting out information refer to 100 series drawings.
 4. For site elevation refer to 200 series drawings.
 5. For drainage refer to 300 series drawings.
 6. For footwork refer to 600 series drawings.
 7. For pavements refer to 700 series drawings.
 8. For footway and paving details refer to 1100 series drawings.
 9. For traffic signs and road markings refer to 1300 series drawings.
 10. For landscaping refer to 3000 series drawings.

- Key
- Site Boundary for additional works
 - Footway Type 1 - Permanent Paving
 - Footway Type 2 - Grey Granite Setts
 - Footway Type 3 - Granite Boulders
 - Footway Type 4 - Blue Slate Paving
 - Footway Type 5 - Red Paving
 - Footway Type 6 - Regulated Existing Footway
 - Footway Type 7 - Temporary Footway
 - Square Timber Pyramid Top Balustrade
 - Landscape Areas

SAFETY, HEALTH AND ENVIRONMENTAL INFORMATION

1. Presence of 11kV cables in main street, highway and footway north of Sandy Lane / Chesham Road

2. Works adjacent to busy carriageway / junction / town centre environment

3. Close proximity of utilities through the scheme footprint

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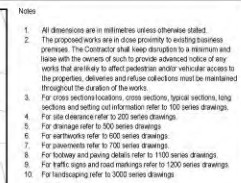
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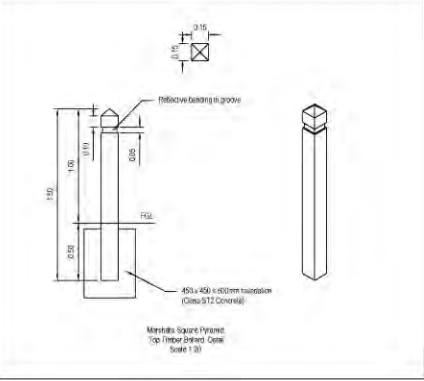
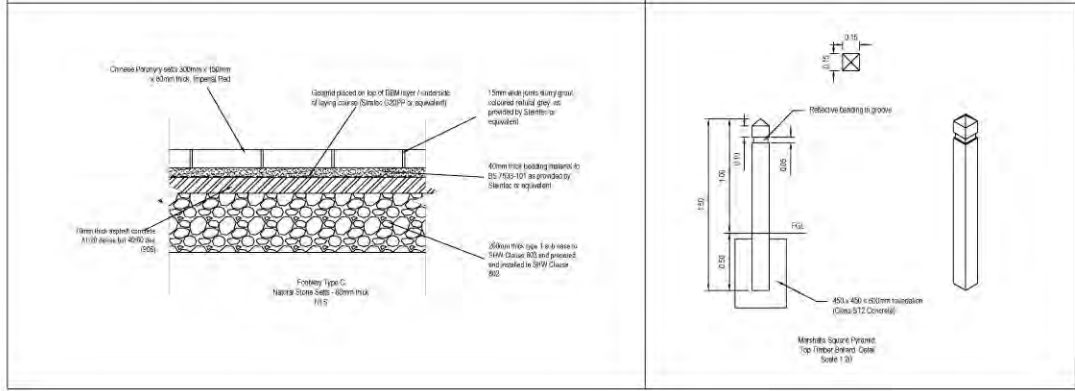
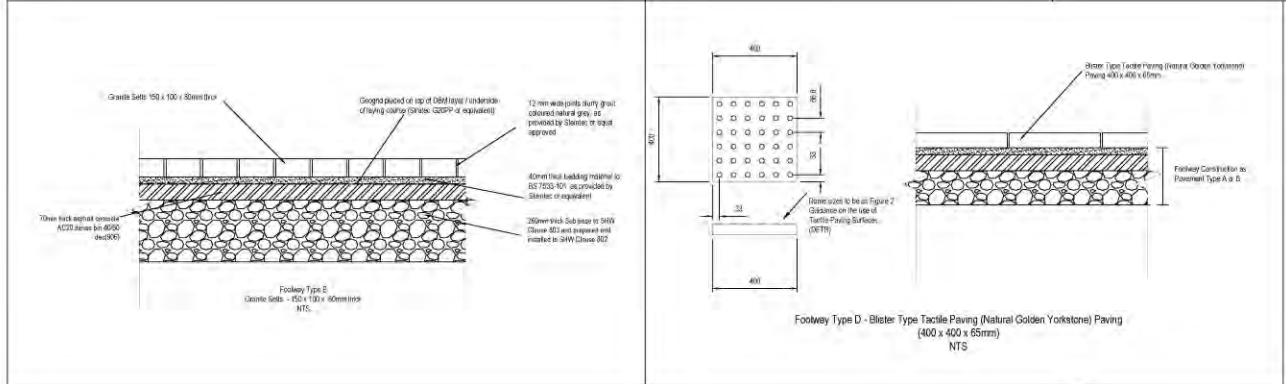
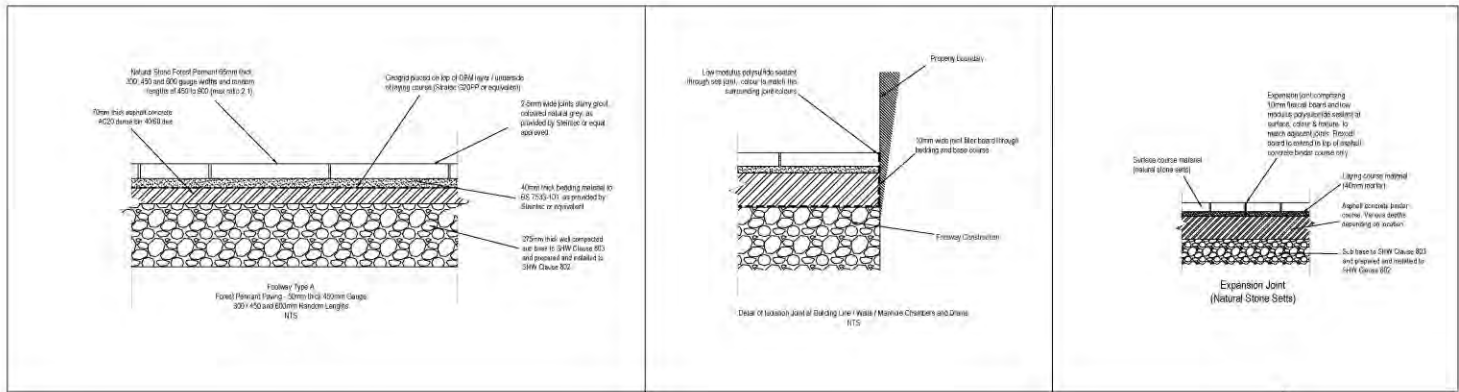
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Project
Newport Road Public Realm Works

Drawing
General Arrangement
Sheet 3 of 3

Drawing Identifier	DESIGN COMPANY
Project: Discipline: Zone: Level: File Type: Revision: Number	PROJECT
NPTC-CAP-01-XX-DR-C-0103	P01.1

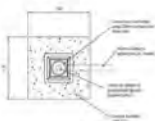
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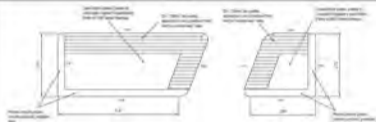
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410	Version 41.9
411	Version 42.0
412	Version 42.1
413	Version 42.2
414	Version 42.3
415	Version 42.4
416	Version 42.5
417	Version 42.6
418	Version 42.7
419	Version 42.8
420	Version 42.9
421	Version 43.0
422	Version 43.1
423	Version 43.2
424	Version 43.3
425	Version 43.4
426	Version 43.5
427	Version 43.6
428	Version 43.7
429	Version 43.8
430	Version 43.9
431	Version 44.0
432	Version 44.1
433	Version 44.2
434	Version 44.3
435	Version 44.4
436	Version 44.5
437	Version 44.6
438	Version 44.7
439	Version 44.8
440	Version 44.9
441	Version 45.0
442	Version 45.1
443	Version 45.2
444	Version 45.3
445	Version 45.4
446	Version 45.5
447	Version 45.6
448	Version 45.7
449	Version 45.8
450	Version 45.9
451	Version 46.0
452	Version 46.1
453	Version 46.2
454	Version 46.3
455	Version 46.4
456	Version 46.5
457	Version 46.6
458	Version 46.7
459	Version 46.8
460	Version 46.9
461	Version 4

Tree in front of building
New ground level and new retaining
wall (see page 10)

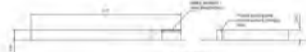
Retaining wall (see page 10)
New ground level and new retaining
wall (see page 10)



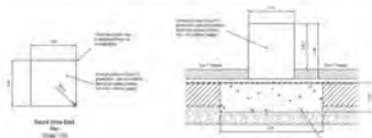
Foundation walls (see page 10)
Scale: 1:20



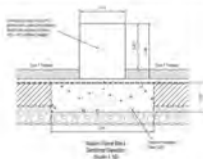
Large oval frame
Scale: 1:20



Large oval frame
Scale: 1:20



Square stone wall
Scale: 1:20



Square stone wall
Scale: 1:20



Project name: JOYCE ROAD PUBLIC REALM WORKS
Project location: JOYCE ROAD, BIRMINGHAM
Project description: JOYCE ROAD PUBLIC REALM WORKS
Project status: JOYCE ROAD PUBLIC REALM WORKS
Project date: JOYCE ROAD PUBLIC REALM WORKS



Client: JOYCE ROAD PUBLIC REALM WORKS
Project name: JOYCE ROAD PUBLIC REALM WORKS
Project location: JOYCE ROAD, BIRMINGHAM
Project description: JOYCE ROAD PUBLIC REALM WORKS
Project status: JOYCE ROAD PUBLIC REALM WORKS
Project date: JOYCE ROAD PUBLIC REALM WORKS

JOYCE ROAD PUBLIC REALM WORKS

Street Furniture
Detail

Scale: 1:20
Project name: JOYCE ROAD PUBLIC REALM WORKS
Project location: JOYCE ROAD, BIRMINGHAM
Project description: JOYCE ROAD PUBLIC REALM WORKS
Project status: JOYCE ROAD PUBLIC REALM WORKS
Project date: JOYCE ROAD PUBLIC REALM WORKS

CAPITA
Real Estate & Infrastructure
www.capita.co.uk

Well-being & Leisure Centre Hub



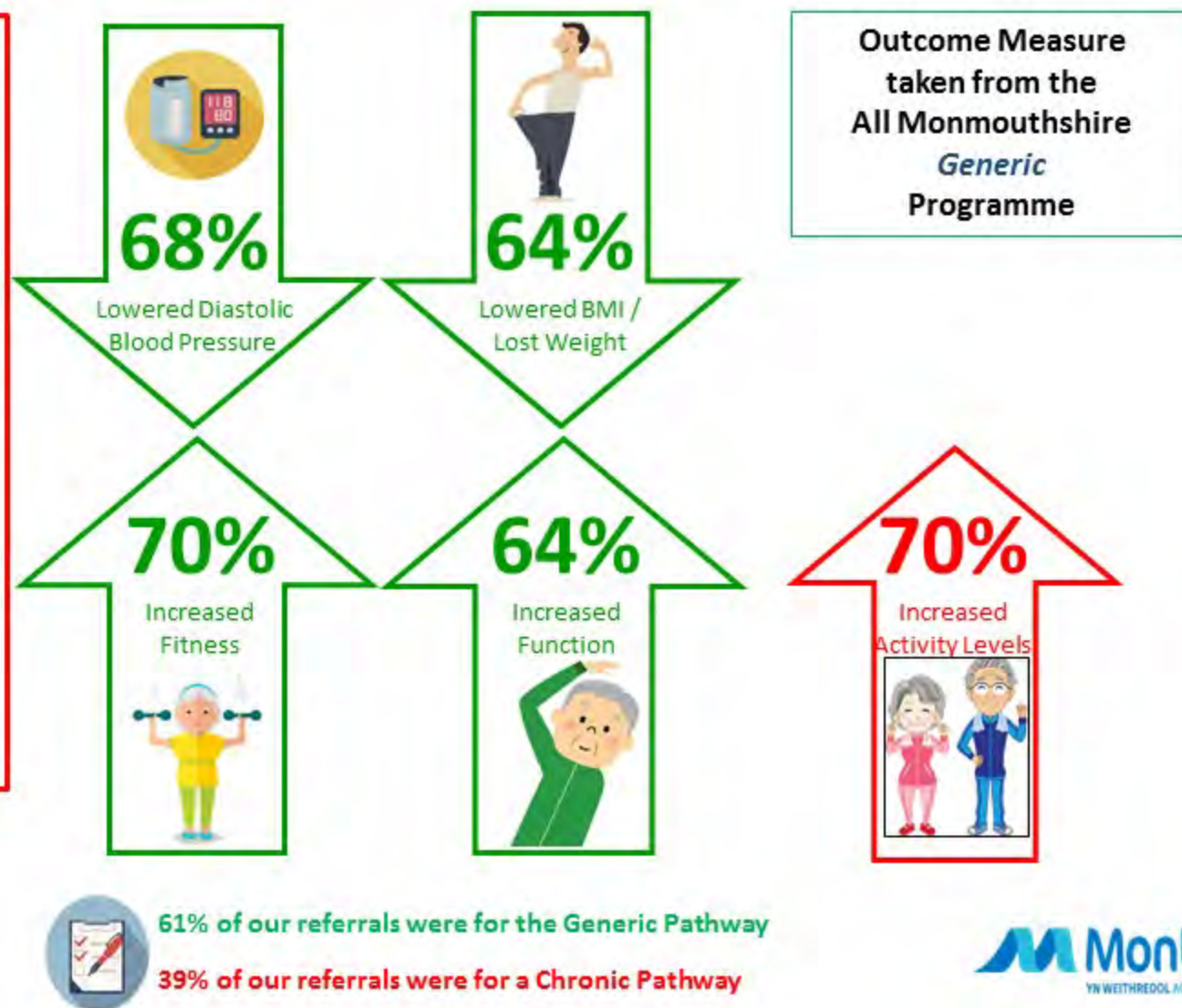
Monmouthshire 2021-22 Data Infographic



Cynllun Atgyfeirio Cleifion
i Wneud Ymarfer Corff Cymru
Wales National Exercise
Referral Scheme (NERS)



61%
of referrals were female
39%
of referrals were male



ACTIVE 60

HEALTH AND WELLBEING PROGRAMME

I have been using the gym at the leisure centre, I do not do any on line classes, but joining the Active 60 plus scheme has made me less apprehensive about going to the gym, and gain a sense of achievement when my ability / stamina increased. I love coming in and seeing all the friendly staff!

It has enabled me to walk to the bottom of my town and back up which I could not do before. It has improved my balance and general fitness and I feel so much better in myself.

I have been using the Active 60 plus programme to improve my fitness. I am a playing on the Walking football team at Chepstow. I wanted to improve my fitness to help play the sport. I have found being part of the leisure centre a great social part of my life. I tend to go to the gym now 4 days a week and use the sauna after my session. I have made some friends and feel part of the community too.



www.monlife.co.uk/active

MonLife
YN WEITHREDOL ACTIVE

Active 60 Programme

NERS Restart Delivery August 2021-March 2022

"Thank you guys, all of you at Monmouth leisure centre have gone above and beyond. Truly amazing people"

Participant comments

"The NERS scheme has been a wonderful start to helping me get my confidence back, I already feel I have made fantastic improvements"

"I can't thank you enough for the 'Snake Walk' today. I have thoroughly enjoyed it, to the point I feel quite emotional now and I will definitely be back again next week. I hope you realise how much this means to people."

Number of NERS
staff 4



Number of indoor
sessions
187



1345
Participants
attended

Number of Live
virtual sessions
894



1983
Participants
attended

Total views of all
Virtual Exercise &
Home Programmes



28,365

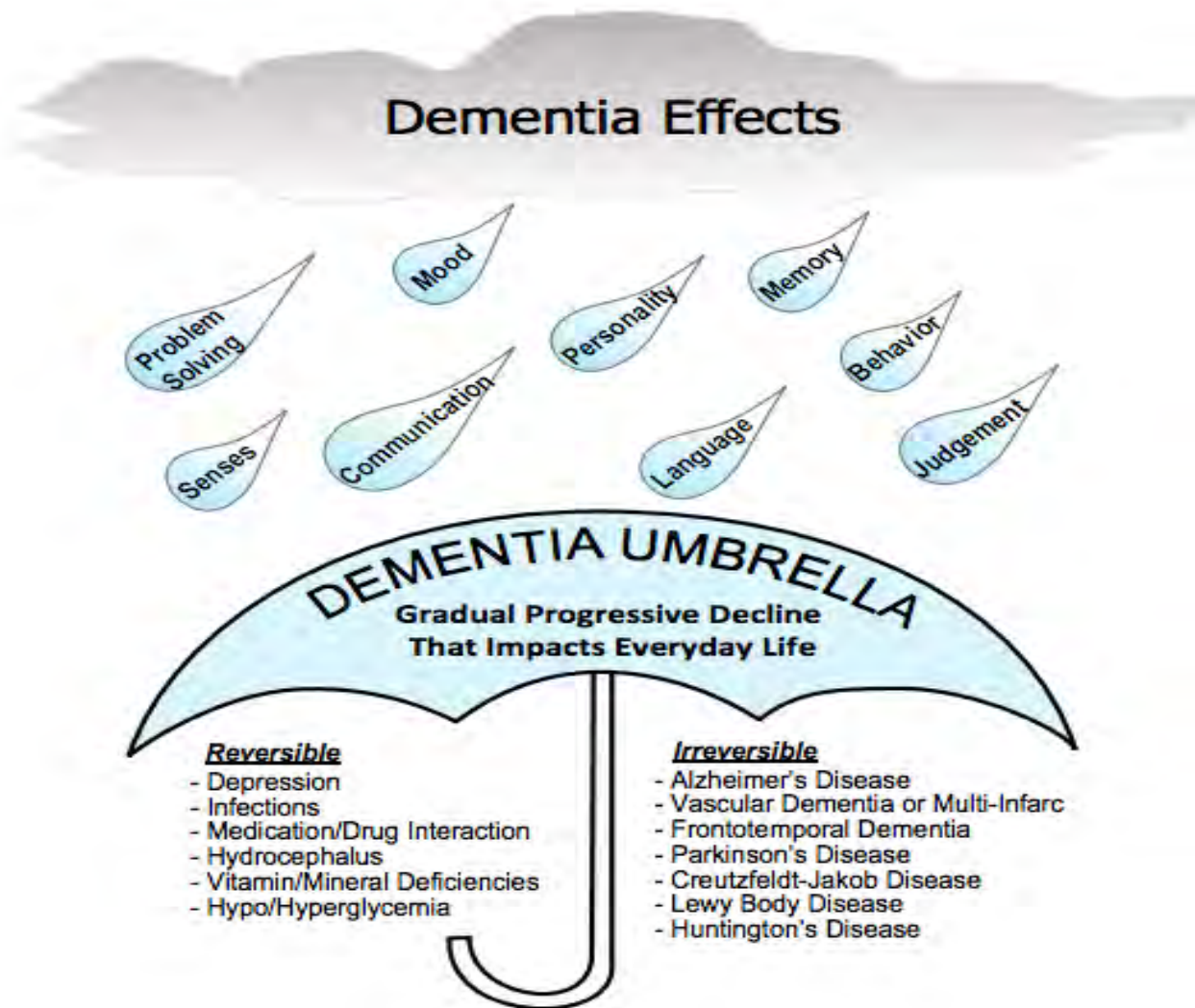


James Cook Monmouthshire Exercise Referral Co-ordinator

Background.

- Dementia is one of the greatest challenges facing society. Because more people are living longer, the number of people with dementia will continue to increase. The financial cost of dementia in the UK is £20 billion and rising.
- Approximately two thirds of people with dementia live in their own homes, with a third living in care homes.
- Many people with dementia also have other medical conditions or develop them during their illness. Which adds a greater complexity to the care we deliver.
- Whilst there are specialist services, people with dementia are far more likely to require and receive care in general hospital: it is estimated that 25% of people in general hospitals have dementia.
- Dementia is caused by progressive damage to the brain.
- There are over 40,000 people with early-onset dementia (onset before the age of 65 years) in the UK.
- One in every 79 (1.3%) of the entire UK population, and 1 in every 14 of the population aged 65 years and over.
- There are approximately 750,000 people in the UK with a dementing illness, including an estimated 1 in 5 people over 80 years of age.

How Many Types of Dementia are There?



Medication

- Different studies suggest effective in between 60 to 70% (AChE inhibitors[4] or memantine).
- Nice 2018 has numerous caveats around who may benefit.
- ‘1.5.14 Only consider AChE inhibitors[4] or memantine[3] for people with vascular dementia if they have suspected comorbid Alzheimer's disease, Parkinson's disease dementia or dementia with Lewy bodies’.

6 Steps to reduce your dementia risk (Help to reduce deterioration?)

- **Step 1: Be physically active**
- **Step 2: Maintain a healthy weight**
- **Step 3: Be socially and mentally active**
- **Step 4: Avoid drinking too much alcohol**
- **Step 5: Stop smoking**
- **Step 6: Commit to review your health**



**CALDICOT LEISURE CENTRE
UPDATED COST ESTIMATE
MAY 2022**

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1.0 Executive Summary

ALS met with MCC in early 2022 to assess the previous design and take on board community consultation, which has led to the previous design being amended to now include a two-court extension to the sports hall to accommodate changing and adventure play.

By extending the sports hall the need for an outdoor changing room is negated and the squash courts can be left in situ.

ALS and its team have updated the planning drawings and internal general arrangement plans to reflect these changes and updated the cost plan.

The revised scheme is estimated to cost c£11.140m and will require a re-design at a cost of £167k.

Inflation is currently challenging to forecast, so the current costs are based on April 22 with an estimated 3% quarterly cost shown for each quarter delay which equates to £335k.

The development proposed will include:

Ground Floor Development:

- ✦ Create new lobby and reception with small office
- ✦ Create a café serving the centre and soft play centre
- ✦ Create a soft play/ adventure area with café seating and party room
- ✦ Create accessible pool viewing
- ✦ New swimming village changing accommodation including group change
- ✦ Spa on poolside (Sauna & Steam)
- ✦ Create changing provision for pitches and school
- ✦ Extension to sports hall to accommodate play and changing

First Floor Development

Create a wellness hub on the first floor to include:

- ✦ Conversion of community rooms and bar to a new fitness suite
- ✦ Create new male / female and accessible changing rooms
- ✦ Conversion of current gym to a studio
- ✦ Create a multiactivity room
- ✦ Over the new ground floor changing create a dedicated spin studio and multi activity/ meeting room

External Developments:

- ✦ Replace existing Skatepark

The feasibility undertaken by Max Associates in 2019 forecast that the base business plan of the new development would generate a net surplus of £111k, with 100k additional visits a year. If housing growth is delivered in the next few years, the net surplus is projected to increase to £171k per annum.

2.0 Introduction

MCC appointed leading leisure development experts Alliance Leisure Services Ltd (ALS) to look at the development opportunities to improve the facilities at Caldicot Leisure Centre.

The vision from MCC, is to give longevity to the dated facility, with a view to extending the life of the building, addressing much of the backlog maintenance liability and provide a facility that is relevant and appropriate for the community, which will drive both additional income and participation for the local community.

Established over 22 years ago Alliance Leisure continues to respond to the changing development needs of the public sector, education, and growing leisure market. The company's core business is the provision of facility development and support for clients that want to improve or expand the leisure facilities and services provided to their local communities.

ALS Alliance Leisure has delivered over 187 projects and invested over £225m into public sector facilities and has an unrivalled track record in delivering developments on time and within budget, with many of our clients undertaking multiple developments with ALS

with projects ranging in value from £60,000 to over £25,000,000.

The ALS ethos is to engage with our clients at an early stage in order to establish and agree a viable business case, with consumer demand and capital affordability at the forefront of our considerations. This then informs the build requirements.

Multi award-winners coveting accolades such as the ukactive New Concept Design and Build of the Year and ukactive Supplier of the Year, Alliance have also been finalists at the APSE national awards for Best Public and Private Sector Partnership.

The ALS development team of leisure specialists selected for this project includes ISG Construction, BGH Architects and OBL (F&B supplier), from their UK Leisure Framework supply chain.

This proposal is based on the developments utilising the UK Leisure Framework and its standard suite of documentation.

After an OJEU-compliant competitive tendering process, Alliance Leisure were appointed as lead development partner of the UK Leisure Framework, which allows for the

direct appointment of ALS as a development partner for the scoping, design, refurbishment, construction and the development of sport, leisure, and other cultural facilities across the UK public sector.



2.1 Alliance Delivery Approach

Alliance Leisure Services (ALS) provides a unique complete leisure development solution, from initial feasibility and business planning through to design, build, and funding if required. ALS also has the capability to provide ongoing support and partnership through TA6 (our in-house division delivering sales and marketing support), if required, to assist our clients achieve their operational targets.

A key benefit to using ALS to deliver this project is the mitigation of risk. ALS will enter into contract with the Council to deliver the project at an agreed sum. ALS will also enter into the building contract, giving protection should there be any cost overruns (subject to an apportioned risk register).

Another principal advantage of the Alliance delivery model is our abundance of experience and resources, which enables the delivery of a high-quality facility on time and on budget.

Undertaking a leisure development typically involves finding and co-ordinating several companies, but with ALS, the Council will have one agreement, one relationship. ALS will look to absorb project headaches, supporting the client through the project delivery process in an efficient and effective manner.

ALS will enter into the building contract and assume project delivery risk, as identified, and agreed in the project Risk Register.

The build contract proposed will be a JCT (Joint Contracts Tribunal) 2016 Design and Build Contract: a standard document used extensively in the industry and familiar to the public sector.

The contract allows for contractor design, which affords considerable time and cost savings brought about by utilising design and build procurement.

The key benefits of the Alliance Leisure development partner approach can be summarised as:

- ◆ Track Record of Successful Delivery
- ◆ Leisure sector-specific
- ◆ Turnkey Development Partner expertise
- ◆ Feasibility and Business Planning
- ◆ Concept to Cost Certainty
- ◆ Low Framework Access Fees
- ◆ Speed to Procurement and Development Process
- ◆ Innovation
- ◆ The Right Team for the Right Job
- ◆ Supply Chain leverage
- ◆ Project Management: Concept, Design, Construction and Fit-out
- ◆ Value for Money
- ◆ Risk Mitigation
- ◆ Funding (if required)
- ◆ Adding Value: TA6

2.2 Project Delivery Team

ALS provide a 'one stop shop' approach as a 'Development Partner' to co-ordinate, shape, scope and deliver capital investment projects from conception to completion. For Alliance Leisure, Julia Goddard (Senior Business Development Manager) will manage any appointment on a day-to-day basis along with Gillian Dunster (Business Development Manager) with Sarah Watts (CEO) overseeing and supporting the team as and when required.



Meet Our National Team

Development Board

SARAH WATTS
CEO

PAUL CLUETT
Managing Director

JAMES FOLEY
Commercial Director
and North

TOM FAIREY
Development Director
and South East

Development Support

JEREMY BRADBURY
Business Support Manager

ROMAN SEMAK
Finance Manager

ANDRE THOMAS
Head of Central Services

CENTRAL TEAM
Accounts and Liaison

South West, Midlands & Wales

JULIA GODDARD
Senior Business Development Manager

GILLIAN DUNSTER
Business Development Manager

WILL GARDNER
Business Development Manager

Scotland

JONNY CURLEY
Senior Business Development Manager

North & Northern Ireland

SEAN NOLAN
Business Development Manager

TOM GARDNER
Business Development Manager

TEAM MEMBER
Alliance Delivery Manager

South East & East Midlands

GREG WALKER
Business Development Manager

RUTH RIPSHER
Alliance Delivery Manager

CHRIS AMES
Alliance Delivery Manager



allianceleisure

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2.3 Project Team Delivery

Alliance Leisure have engaged the services of an expert and specialist team to progress the work to date.

This report and next steps proposal identify contributions from Roberts Limbrick Architects, together with principle contracting agent ISG Construction to provide construction management, cost analysis, and support with sub-consultant engagement and survey requirements.

The projects development will continue to be overseen by James Foley at Alliance Leisure, with the direct support of the South West Development Team and Paul Cluett, Managing Director, and further support across the business.

Alliance have worked in partnership with the delivery team on many projects. They understand the method of working and the objectives to be achieved from designing the optimum proposal for our clients and deliver their projects efficiently, to a very high standard and quickly with good communication.

As the project deliverables progress, the team will continue to be assessed for resource and will be added to as required to ensure project deliverability.

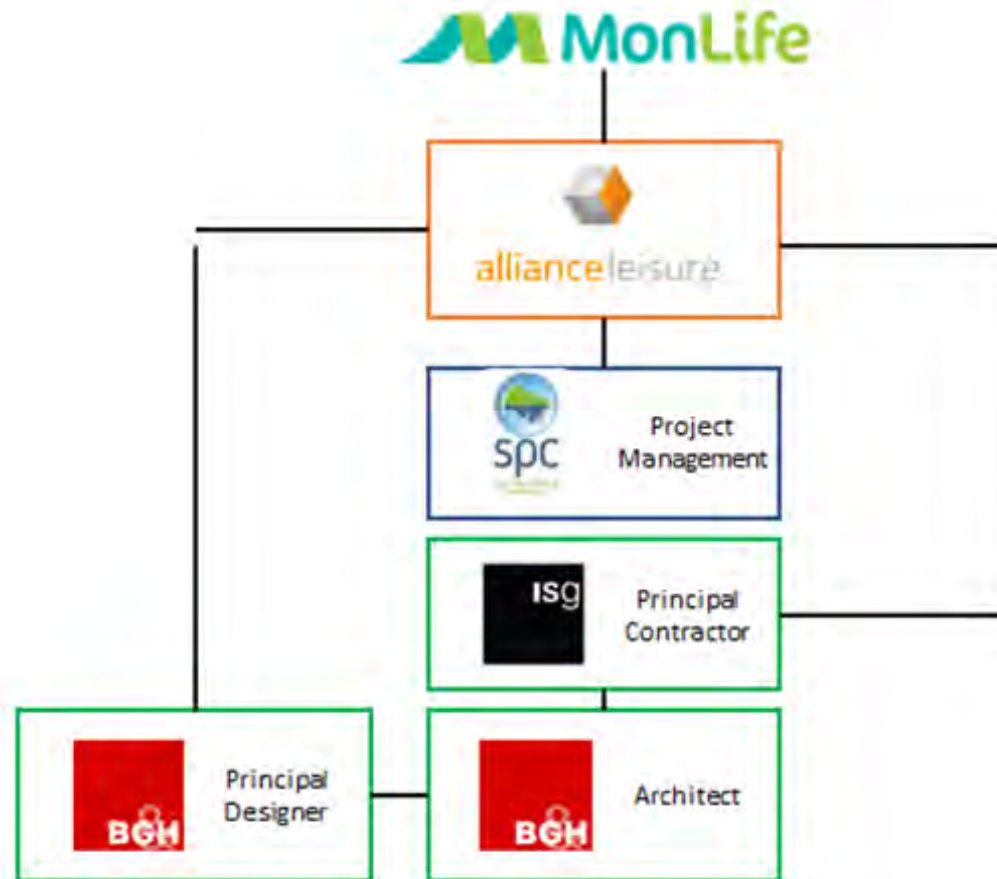
Savernake Project Managers (SPC) will continue to support in the delivery of professional Project Management and Quantity Surveyor services, as one of our UK Leisure Framework project management providers. Supporting Alliance to provide a complete project management service, this includes co-ordination of various members of the delivery team throughout the process and ensures that the project meets the agreed specification, quality, programme, and budget in accordance with the construction contract to be developed.

Indicative project tasks to be undertaken by Alliance supported by SPC including, but not exhaustive:

Acting as the primary link between the client and all other relevant parties such as designers, surveyors, building contractor and equipment suppliers.

- Ensuring Client Requirements are developed.
- Monitoring performance and sign off stage payment documentation
- Attend pre contract and contract meetings in relation to build
- Co-ordinate all suppliers of specialist installations
- Co-ordinate contract documentation
- Completion and handover of the works
- Snagging list
- Approval of final build account and completion certification
- Management of building budget and contract variations
- Fortnightly budget update
- Preparation of retention fund

2.4 Project Team Ornamgram



3.0 UK Leisure Framework

Alliance Leisure is proposing to use the UK Leisure Framework (UKLF) to continue the delivery of these projects.

The UK Leisure Framework allows for the direct appointment of Alliance Leisure as Development Partner for scoping, design, refurbishment, construction and the development of leisure centres, theatres, play facilities, recreation facilities, and sports facilities across the UK public sector.

It also supports the marketing of these types of facilities as well as the provision of equipment to enable a true turnkey approach to be delivered to clients.

The Framework was procured in accordance with EU Procurement Regulations by Denbighshire County Council (DCC), and after an extensive tendering and evaluation process Alliance Leisure were appointed as Development Partner, commencing on 1st February 2017 and with the Trafford projects now activated under the terms of the Framework for ongoing deliverables through to construction.

- ✓ Over 90 Project Questionnaires have been authorised leading to...
- ✓ 65+ Access Agreements
- ✓ 40+ projects progressing to Call Off Contract
- ✓ This has resulted to date in more than 30 projects being completed and successfully handed over through this procurement route.
- ✓ It is leisure-specific, so projects are delivered by leisure specialists with expertise in the design, construction, and development of facilities.
- ✓ The breadth of supply chain allows teams to be assembled by direct appointment to ensure best fit with client requirements.
- ✓ The benefit of the ALS delivery model and the UK Leisure Framework to the client is that Alliance takes responsibility to project manage and deliver the scheme to the agreed price on behalf of the client. The price would be set, with any cost overruns, other than instructed variations and apportioned risks being managed or borne by ALS.

There are two stages to the initial process:

Initially a **Project Questionnaire** (PQ) is completed, which has been successfully lodged for Trafford Council.

Upon agreement of this proposal, an extension to the existing **Access Agreement** (AA) would be entered into between ALS and the Council to continue to progress through Pre-Construction, aligned to RIBA principles. No access charge for using the UKLF (Framework) applies at this stage.

Once the agreed-upon schemes are ready to deliver, a **Development Management Agreement** (DMA) is entered into with the client to deliver the project at the agreed sum. Alliance would then enter into the building contract directly with the building contractor and arrangements with identified specialist suppliers as required. At this point only would a UKLF fee apply.



KEY BENEFITS OF THE UK LEISURE FRAMEWORK WITH ALLIANCE LEISURE

- ✓ **Leisure-Specific Framework** – All projects delivered by leisure specialists with expertise in the specific requirements of the design, construction, and development of leisure facilities.
- ✓ **Complete Delivery Solution** - The framework is more than just a 'procurement vehicle', it is a complete 'delivery solution' (compliant with procurement regulations) motivated to deliver the desired outcomes from the development.
- ✓ **With You Every Step of the Way** - Alliance Leisure will work hand in hand, providing solutions and support throughout the project, based on learnings from 150+ leisure developments delivered. The Alliance Leisure team you meet at the start of the project will be with you throughout, until completion.
- ✓ **Adding Value** - TA6, the industry leading leisure marketing and training brand of Alliance and provider to 300+ facilities across the UK, offer bespoke support packages and **added value** for ALS projects to help clients achieve and exceed business plan targets.
- ✓ **Mitigating Risk** – Through the proven Alliance 'gateway process' setting projects up for success with thorough pre-construction work, informed by vast experience of the nuances of leisure buildings. Alliance enter into the building contract, along with a **fixed sum** delivery contract with the Council. Any cost overruns, other than instructed variations and apportioned risks, are managed, or borne by ALS.

KEY BENEFITS OF THE UK LEISURE FRAMEWORK WITH ALLIANCE LEISURE

- ✓ **Affordability Driven** – Developer-led by ALS, bringing the relevant leisure experts to suit the project, with early contractor engagement essential to ensure ‘**buildability**’ from the start, working within a defined budget to avoid budget challenges at the end of the pre-construction process.
- ✓ **Collaborative in Partnership**- A truly collaborative approach from the outset with the assembled Alliance Leisure development team and the Council project team shaping the scheme together, with Council sign off at every stage.
- ✓ **Complete Project Management** – To minimise Council resource and headaches, layered with Alliance Leisure managing the relationship with the Council then our appointed independent PM / QS to provide the technical project management support.
- ✓ **Speed of Delivery** – Compared to other procurement routes, the UKLF has proved to get projects to start on site quicker, avoiding potential inflationary costs and enabling revenue to be generated from new facilities sooner.
- ✓ **Value for Money** - There is a significant benefit in repeated delivery with Supply Chain, in that efficiencies and value are driven into the process and each individual project is viewed as one of a series within a wider relationship rather than a one-off project

4.0 Max Associates Business Feasibility

ALS appointed Max Associates leisure consultants to develop the business feasibility for the refurbishment of Caldicot LC, which included collaboration with its partners, local market analysis with a review of the national and local strategic context, demographic analysis, market segmentation, health profiling and indices of multiple deprivation, and determining of the interventions required to meet the outcomes.

A full copy of the report is shown in appendix 1, but below outlines the methodology undertaken:

- ◆ A strategic context review of sports and physical activity, nationally and in the Council area
- ◆ An assessment of catchment areas, demographics and age profiling
- ◆ An assessment of fitness competition, latent demand and other physical activity facilities in the catchments
- ◆ Assessment of current financial performance

- ◆ Development of 5-year income projections
- ◆ Assessment of additional secondary income projections
- ◆ Review of additional staffing requirements
- ◆ Consideration of other expenditure items
- ◆ Development of full 5-year income and expenditure business plan, providing background and assumptions to all budget lines

4.1 Summary of projections

Max Associates reviewed the local market and strategic context noting that just under 10,000 people live in Caldicot and this is set to double over the coming years with Caldicot becoming a commuter town to Bristol, Cardiff and beyond. The current latent demand was based on a 3-mile radius and was shown as 457, however with the housing expansion this is set to grow by a further 300.

The 5 year P&L takes into account the development of facilities as shown below and has also factored in the income and expenditure of Monmouth Leisure Centre to give further intelligence to the projections.

- ◆ Extended Fitness Suite
- ◆ New Village Change
- ◆ New Studio Space and Spin Studio

- ◆ New Adventure Soft Play
- ◆ Wellness Suite
- ◆ Reconfiguration of Lobby and Reception
- ◆ New Café Provision
- ◆ General Refurbishment of Circulation Areas
- ◆ Outdoor Changing Facilities

Max Associates have provided two P&L's – both shown overleaf:



Max Associates Projections (Before Housing Growth)

SUMMARY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
INCOME					
Fitness Membership	110,950	150,741	161,492	168,079	172,115
Casual Fitness	22,663	22,663	22,663	22,663	22,663
Group Exercise	7,920	7,920	7,920	7,920	7,920
Health Suite	7,963	7,963	7,963	7,963	7,963
Swimming	3,240	4,860	8,100	8,100	8,100
Soft Play	92,763	84,330	84,330	84,330	84,330
Hire of changing block					
Secondary	94,181	93,297	94,119	94,489	94,717
TOTAL INCOME	339,679	371,773	386,585	393,543	397,807
EXPENDITURE					
Salaries	158,049	158,049	158,049	158,049	158,049
Utilities	8,000	8,400	8,820	9,261	9,724
NNDR	10,000	10,000	10,000	10,000	10,000
Insurance	3,397	3,397	3,397	3,397	3,397
Lifecycle	0	3,750	7,500	7,500	7,500
Repairs & Maintenance	4,500	9,000	9,000	9,000	9,000
Grounds Maintenance	0	0	0	0	0
Cleaning	2,500	2,500	2,500	2,500	2,500
Equipment	2,500	5,000	5,000	5,000	5,000
Other Supplies	5,095	5,577	5,799	5,903	5,967
Advertising & Marketing	6,794	7,435	7,732	7,871	7,956
Communications	1,698	1,859	1,933	1,968	1,989
Other Administration	9,580	9,580	9,580	9,580	9,580
Costs of Sales	42,381	41,984	42,353	42,520	42,623
Capital Costs	0	0	0	0	0
Central Costs	0	0	0	0	0
Profit/Surplus	0	0	0	0	0
Risk / Contingency	0	0	0	0	0
Irrecoverable VAT	10,374	11,818	12,434	12,540	12,628
TOTAL EXPENDITURE	264,868	278,349	284,097	285,089	285,913
SURPLUS / DEFICIT	74,810	93,424	102,489	108,454	111,893
Risk / Contingency	16,984	18,589	19,329	19,677	19,890
SURPLUS / DEFICIT inc RISK / CONTINGENCY	57,826	74,836	83,159	88,777	92,003

Max Associates Projections with Housing Growth Factored in:

Table 15 Summary income and expenditure - with housing growth

SUMMARY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
INCOME					
Fitness Membership	110,950	185,906	200,077	253,625	254,738
Casual Fitness	22,663	22,663	22,663	22,663	22,663
Group Exercise	7,920	7,920	7,920	7,920	7,920
Health Suite	8,958	8,958	8,958	8,958	8,958
Swimming	3,240	4,860	8,100	8,100	8,100
Soft Play	92,763	84,330	88,547	92,763	96,980
Hire of changing block					
Secondary	94,262	94,799	97,682	98,607	98,691
TOTAL INCOME	340,755	409,435	433,946	492,635	498,049
EXPENDITURE					
Salaries	172,255	172,255	172,255	172,255	172,255
Utilities	8,000	8,400	8,820	9,261	9,724
NNDR	30,000	30,000	30,000	30,000	30,000
Insurance	3,408	3,408	3,408	3,408	3,408
Lifecycle	0	3,750	7,500	7,500	7,500
Repairs & Maintenance	4,500	9,000	9,000	9,000	9,000
Grounds Maintenance	0	0	0	0	0
Cleaning	2,500	2,500	2,500	2,500	2,500
Equipment	2,500	5,000	5,000	5,000	5,000
Other Supplies	5,111	6,142	6,509	7,390	7,471
Advertising & Marketing	6,815	8,189	8,679	9,853	9,961
Communications	1,704	2,047	2,170	2,463	2,490
Other Administration	9,723	9,723	9,723	9,723	9,723
Costs of Sales	42,418	42,659	43,957	44,373	44,411
Capital Costs	0	0	0	0	0
Central Costs	0	0	0	0	0
Profit/Surplus	0	0	0	0	0
Risk / Contingency	0	0	0	0	0
Irrecoverable VAT	10,401	12,096	12,872	13,256	13,342
TOTAL EXPENDITURE	299,334	315,170	322,391	325,980	326,784
SURPLUS / DEFICIT	41,421	94,266	111,555	166,654	171,265
Risk / Contingency	17,038	20,472	21,697	24,632	24,902
SURPLUS / DEFICIT inc RISK / CONTINGENCY	24,383	73,794	89,857	142,023	146,362

5.0 Design Summary

New designs have been developed to 'General Arrangement' only. Further detailed design will be required to reach RIBA 4.

The site is located in the heart of Caldicot town on the site of the comprehensive school, on Mill Lane. It is currently looking tired and dated in contrast to the multi-million-pound investment at the school.

The Caldicot Leisure Centre project involves the refurbishment of the existing two storey facility and an extension to the sports hall. The refurbishment follows many of the design principles used with great success at the Monmouth Leisure Centre project.

Customers will approach using the existing entrance to the building, with a lobby leading to a new reception located on the right. This will provide easy access to the pool changing rooms as well as access to the other activity spaces within the building (café seating, F&B

server, party space, kids play zone and views across the swimming pool).

The existing wet change facilities have been opened up to create a new changing village with group change facilities, a hygiene room, individual and family change cubicles, lockers,

showers and vanity areas. A spa area with a sauna and steam room is accessible from both the pool side and the changing village to allow an alternative route, avoiding the pool hall.

The pool hall has been refreshed with a clean of the floor tiling and replacement of the transfer channel gratings, existing wall tiling covered with a new hygienic overcladding system and repainted walls above to create a clean and bright space.

On the left as you enter the lobby / reception is a café for customers that serves both soft play customers (circa 76 covers plus a party room) and a relaxation space for customers to view swimming or simply relax before or after exercise (circa 60 covers).

Building an extension onto the sports hall to re-create a 4 court hall allows the first 2 bays to be re-purposed accommodating the softplay in the first bay and dedicated changing for the 3G pitch / schools and sports hall users in the second bay.

Connecting the Ground and First Floors are the refurbished stairs with new balustrade with stainless steel handrail and glazed infill and a new fully DDA compliant, energy efficient platform lift, which replaces the existing lift.

On the first floor, a large gym area has been created with separate spaces for CV equipment, plate-loaded weights machines, free weights and functional / rig training.

New changing rooms for male / female and accessible are all designed to be immediate on entering the first floor with easy access to a large 151sqm dedicated studio, and a new BOX 12 innovative studio space. Over the new ground floor changing a dedicated spin studio has been designed with a further space allowed on the first floor for a Wellness Suite /meeting room / Staff Room.

Externally, new tarmaced car parking is provided along with new paving and a revised entrance ramp and steps into the main entrance and from the village change fire exit.

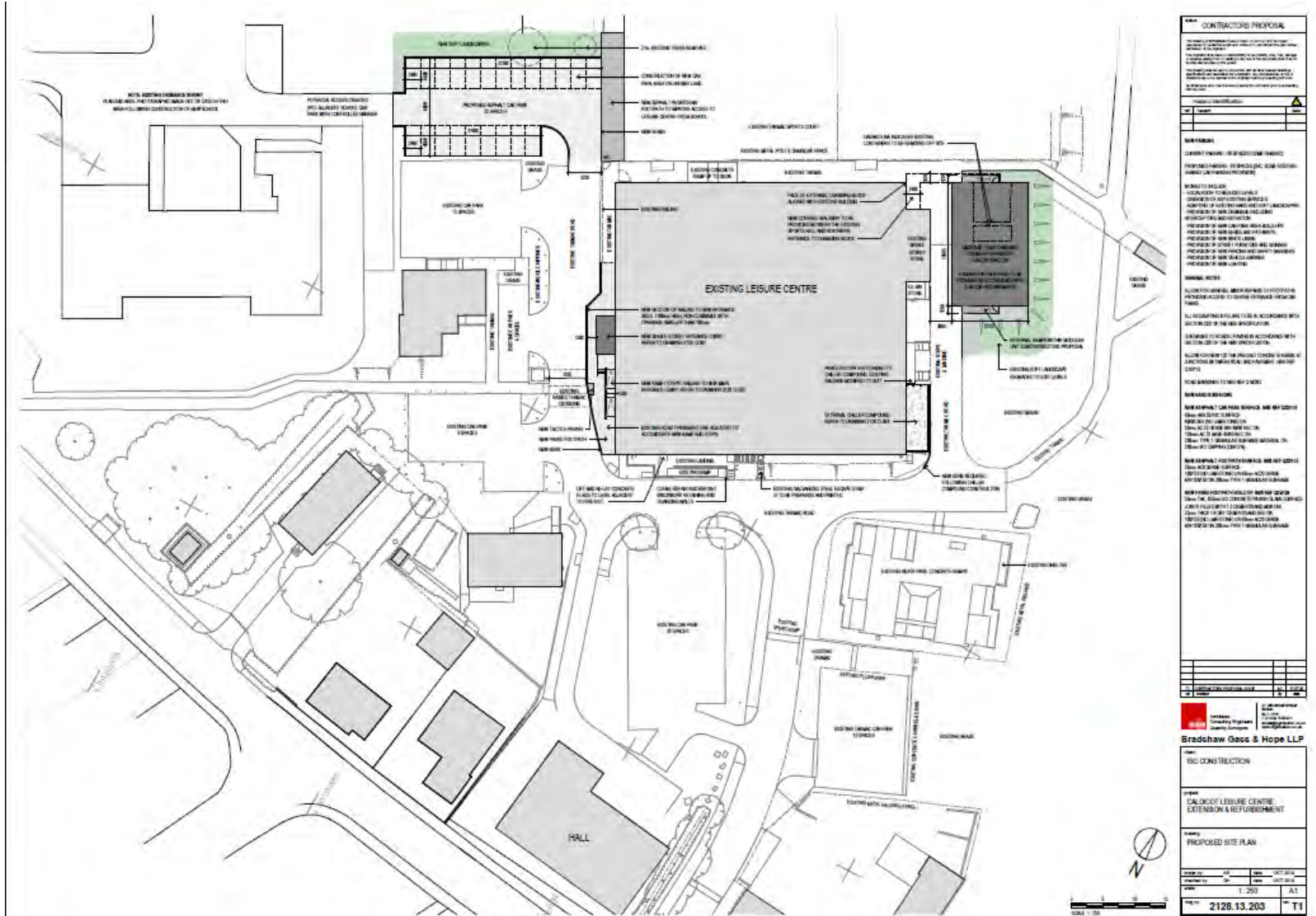
Parking provision is to remain as existing, however there are an additional 22 parking spaces being created. Overflow of cars can park in school car park when not in use.

The South and West cladded elevations have been redecorated with colour, , to provide all leisure centre users with an exciting first impression of a new, modern, refurbished leisure facility as soon as they enter the site.



A New skatepark, which will be flood lit when required, this will be accessed externally.

Proposed Site Layout:



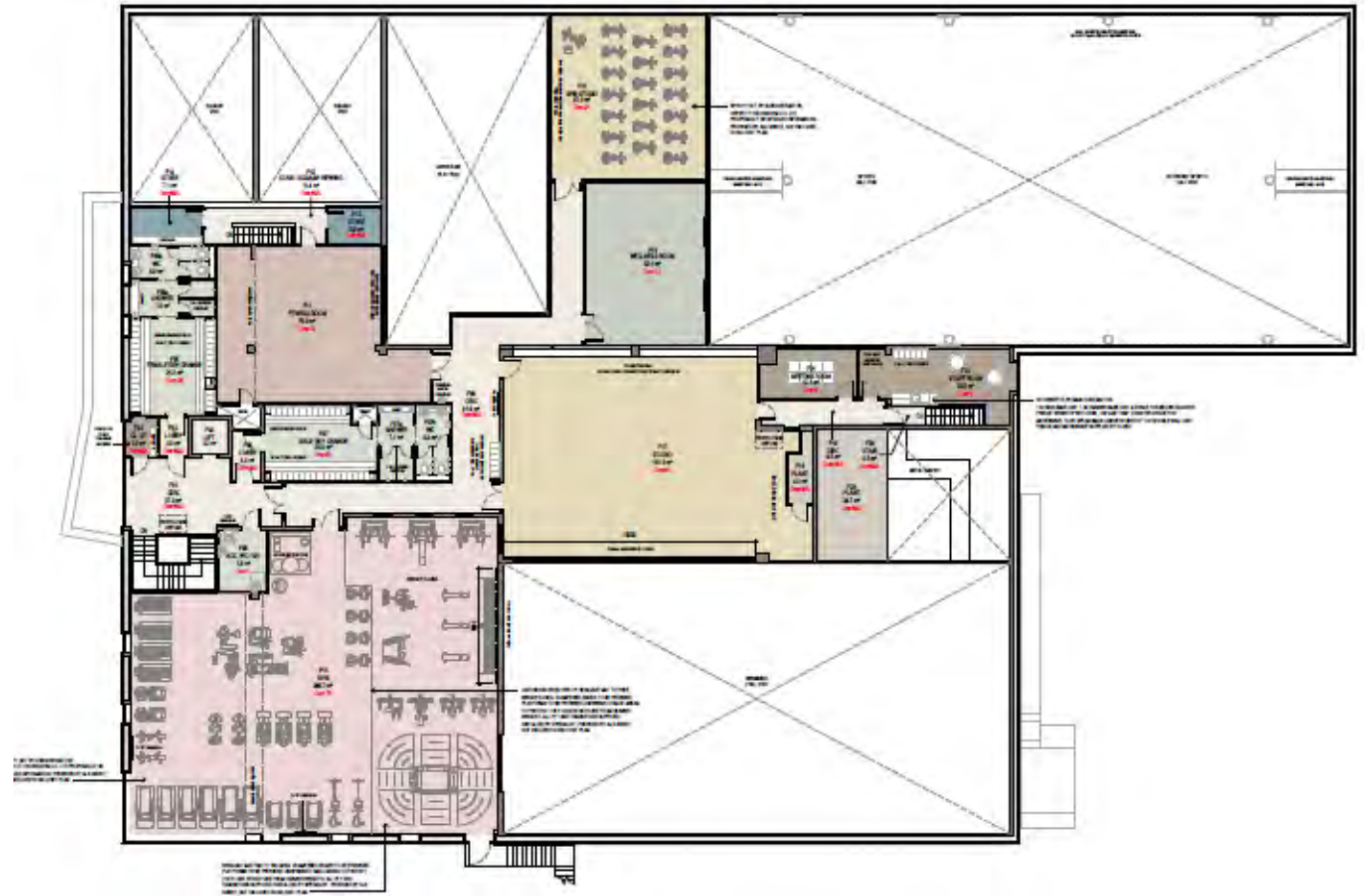
Proposed Ground Floor

- ◆ Main Entrance Lobby
- ◆ Reception, Waiting & Admin Office
- ◆ Café, Servery & Food Prep Kitchen
- ◆ Adventure Play, Cafe Seating & Party Room
- ◆ Accessible / Unisex Toilet
- ◆ Works to pool hall
- ◆ Changing Village incl. 2 group changing rooms & a hygiene room
- ◆ Poolside Viewing
- ◆ Sauna & Steam
- ◆ Cleaners and Chemical Store
- ◆ Circulation Area



Proposed First Floor

- ◆ Multiactivity/ Meeting Room
- ◆ Fitness Suite
- ◆ Dedicated Spin Studio
- ◆ Meeting Room and Staff Room
- ◆ Multiactivity Room
- ◆ Male & Female Dry changing rooms
- ◆ Studio





5.1 FF&E Fit Out

Fit out will include:

- ◆ Access Control
- ◆ Kitchen fitout
- ◆ Furniture to café
- ◆ Signage
- ◆ Audio visual
- ◆ Fitness equipment
- ◆ Studio equipment
- ◆ Adventure play equipment



5.2 Art of the Possible

(for Multiactivity Rooms 1st Floor)

Box 12

BOX12's structured, time efficient workouts, keep members engaged and always challenged.

Pre-set workouts, displayed on multiple screens throughout the facility, communicate each round and illustrate each exercise while demonstrating correct technique.

BOX12's technology takes pressure off the operator allowing for a very light touch staffing model, whilst the workouts empower the member to engage in a high energy, noncontact, boxing for fitness workout.



Shapemaster Wellness Suite

Shapemaster can and does transform the health of local communities, supporting older adults to retain independence as they age. Investing in a Shapemaster suite will help reduce the burden on local NHS and social care budgets by reducing people's reliance on such services as well as adding a referral pathway for many associated services.



6 Skatepark

ALS were asked to develop an option for a modern new skatepark provision initially on the current site. After undertaking a number of utilities surveys, it became apparent that the current skatepark location would not be suitable due to the number of services running underneath the space.

The skatepark is now 5m from the existing carpark area leaving some space to the West to potentially create some additional car parking spaces. Importantly, the footprint of the skatepark is now well clear of the services to the East. The skatepark is just under 10m from the playing pitch and 32m x 10m in diameter

The skatepark has been designed to include:

- 📍 1500mm flatbank
- 📍 1200mm Quarterpipe / Mini Ramp
- 📍 1500mm Quarterpipe / Mini Ramp
- 📍 800mm Rollover
- 📍 1200mm Quarterpipe / volcano
- 📍 1500mm Quarterpipe / volcano
- 📍 1100mm jumpbox
- 📍 450mm driveway
- 📍 420mm & 850mm Ledge
- 📍 400mm bank to bank gap
- 📍 1800mm Quarterpipe
- 📍 1200mm Quarterpipe with Hips
- 📍 1650mm Volcano hip



7.0 Financials

ISG have provided a high-level indicative budget cost based on the previous RIBA 4 costplan and estimated the cost of the extension and change in internal refurbishment. Additional costs have been added for paths and lighting to the externals and additional car parking.

ALS has incorporated the solutions, FF&E, project management and other such costs to identify the full capital investment required to deliver these projects.

Current Market Conditions

Against a backdrop of rising demand and acute supply constraints, tender prices have spiked unusually quickly over the past year. Independent market analysis has recognised 'all work' material price indexes up more than 23.5% in the year to August '21, with oil prices similarly at a 3 year high, driving up fuel and energy costs. Labour shortages in the industry, driven by Covid-19 and Brexit has resulted in a 14.4% increase in weekly wages, as contractors are having to raise wages to attract the people they need. These trends, supported by the record month on month increases reported, indicate that this has continued from the

summer, with further inflation significantly impacting tender prices. Due to this unprecedented market volatility in material prices, global shortages, availability of materials and rising energy costs, Industry predictions warn that this trend looks likely to continue.

This proposal is issued based on the premise that Alliance Leisure and our team will attend site as necessary, to provide the information outlined in this proposal and produce and issue the final report presentation.

We propose invoice on instruction of 20% of all RIBA Stage 3-4 Fees (not surveys) with the balance payable via a monthly drawdown evaluation to identify and evidence progress from which appropriate certificates of payment will be issued for invoicing.

Project costs to be developed will be based on an assumption that the model UK Leisure Framework call off contract documentation is used for construction.

All values quoted are net of VAT.

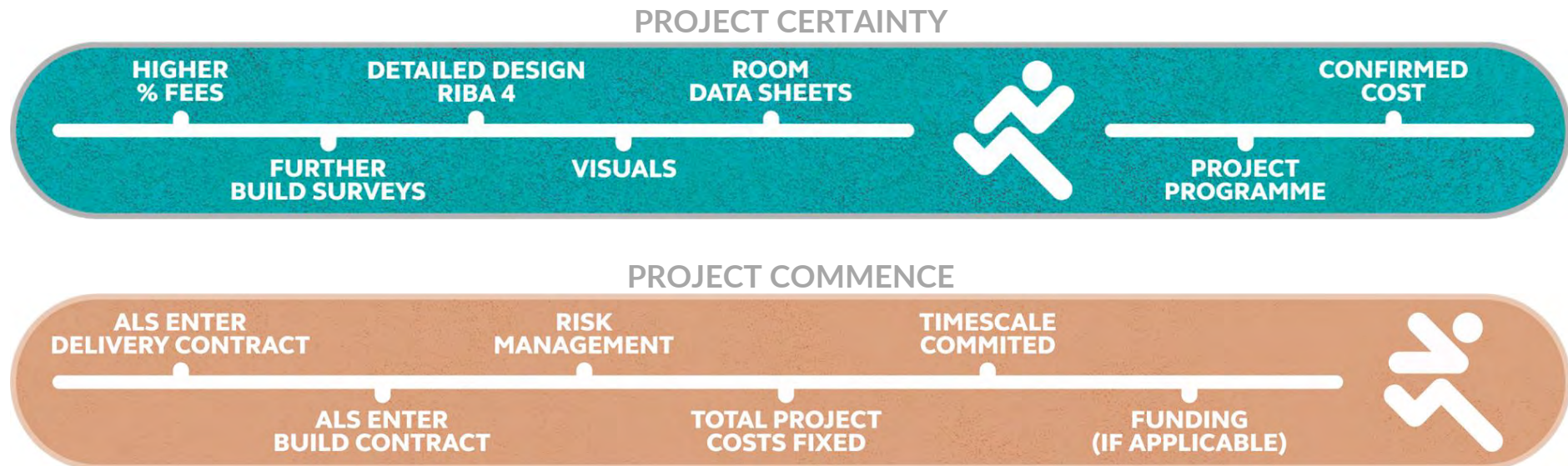
Inflation @ 3% per QTR (estimate)
£334,301



7.0 Next Steps

To provide cost certainty for the new layout and design will require a new cost certainty exercise to be undertaken.

Cost Certainty Costs	
ISG	£150,000
Project Management	£10,000
ALS Re-design	£5,000
Principal Designer	£2,000
Total	£167,000



7.1 Project Cost Certainty

Following the RIBA 02 work, and to progress to the final pre-construction gateway, ALS will develop the proposals to a stage of 'Project Certainty'.

This is the usual route that ALS take when developing a scheme as it provides the following benefits:

- ◆ Detailed layouts / designs (informed by surveys)
- ◆ Itemised build cost plan (informed by surveys)
- ◆ Risk Register
- ◆ Total Project Costs, giving a fixed contract sum to take forwards

This will give MCC all the information required to make an informed decision to progress the development.

This proposal will align the RIBA Stages 3 and 4 in an effective and efficient manner as outlined in the programme.

- ◆ Gives a confirmed project cost that will be documented as the contract sum.
- ◆ As part of this detailed design process, any further and more in-depth essential surveys may be carried out.
- ◆ Stage 3 Interim Report leading in to Stage 4 Completion Report for full contract commencement ready proposals to carry forward in to construction.

At the completion of this work, the Council will receive a full suite of Development Proposals including Principal Contractor, Equipment, FFE, Project Management and associated services, including but not exhaustive:

- | | |
|----------------------------------|------------|
| ◆ Development Agreement | Management |
| ◆ Principal Contractor Proposals | |
| ◆ Equipment and FFE Proposals | |
| ◆ Capital Investment Summary | |
| ◆ Collateral Warranties | |
| ◆ Project Programme | |
| ◆ Risk Register | |
| ◆ Fixed Contract Sum | |



7.3 TA6 powered by Alliance.

TA6 is the marketing and training brand of Alliance Leisure. It provides fresh and forward-thinking brand development, sales, marketing, product development and customer engagement services to over 300 leisure facilities across the UK, all bespoke to each client to capture the organisations aims and objectives and core values.



TA6 has 6 core product headings with a clear focus to grow income, invest in its client's staff and improve the client's local community's health and wellbeing.

The TA6 teamwork in positive collaboration with internal client teams through a number of key supporting roles:

- Senior Account Managers
- Marketing Account Managers
- Creative and Design Team
- Web Designers & Developers
- Digital Marketing Experts
- Customer Engagement Manager
- Sales Trainers
- Customer Service Trainers
- Senior Manager Coaches & Mentors
- Impact Sales Team

TA6 is integral to the ALS development process and we will offer added value support through the stakeholder communication process and in the planning and consultation process through to completion.



Proposed Pre-Construction Support

Online Public Consultation Support



Creation of Customer Surveys



Distribution, Analysis and Reporting
of Customer Feedback



Micro-site hosting information
and public consultation portal



Production of mood boards & displays
(hard copy and digital)



Production of Press Releases




Colwyn Leisure Centre

Your new facilities will include...

Main Gym <ul style="list-style-type: none"> Extension of current gym – twice the size! New Air Conditioning and Ventilation System Large Functional Training Area Large Free Weights Area New TVs and Entertainment New Specialist Flooring including a turf sled track! 	Performance Gym <ul style="list-style-type: none"> New Specialist Flooring Turf Sled Track Wrestling area Sunken Lifting Platforms
---	---

The works will commence on the 17th February and take approximately 8 weeks. The existing gym and 'NEW' Technogym equipment will be relocated in the sports hall during this period and we appreciate our members' understanding as we upgrade your facilities.

Follow us on social media for the latest updates, simply search Conwy Leisure

Responsible for the design and construction of the new facilities

fit conwy **CONWY**

Our new look leisure centre will include...



Bushey Grove
Leisure Centre

Stay up to date on all the latest developments
www.busheydevelopment.co.uk
Due for completion Summer 2019



8.0 Principles of Delivery

8.1 Construction Play Book

The Construction Playbook, launched in December 2020, sets out key policies and guidance for how public works projects and programmes are delivered. It captures commercial best practices and specific sector reforms outlining the Government's expectations of how contracting authorities and suppliers, including the supply chain, should engage with each other.

The Playbook will, by creating the right environment, enable: Improved building and workplace health & safety, take strides towards the 2050 net zero commitment and promote social value which will help local communities tackle economic inequality, promote equal opportunities, and improve wellbeing.

The Playbook outlines 14 key policies for how Government should assess, procure, and deliver public works projects which all central government departments and their arm's length bodies are expected to follow on a 'comply or explain' basis.

Alliance Leisure are committed to incorporating this guidance. working with their supply chain, from project concept to completion. The ALS approach particularly aligns with the following points, from the Playbook's 14 key policies:

'Early supply chain involvement' – investing time early to get projects right from the start, which will lead to better designs, resulting in both reduced changes and unforeseen cost increases, and faster on-site delivery. This is a key factor of our approach, setting projects up for success.

'Outcome-based approach' – adopting an outcome-based approach to gauge success, with clear measures set at the outset to monitor and measure supplier performance and drive improvement.

'Risk allocation' – through the pre-construction process, and our gateways of Cost Confidence and Cost Certainty, ALS will look to ensure risks are appropriately allocated and ultimately owned, or jointly owned, by the parties best able to manage and bear them, with agreement from all parties at the outset.

Perhaps the playbook's most important act, reflecting the changes made in the Treasury's Green Book, is to endorse the need to look beyond capital cost as the sole success criterion. Recognising projects have cost constraints, the playbook invites the commissioning of work and the selection of contractors based on a wider definition of value.

"Experience has shown that successful project delivery requires cross-functional working bringing together different professional areas of expertise. The key is ensuring that we have joined-up teams with input from the right functions early in the process"



8.2 Carbon Management

Alliance Leisure have robust Environmental practices in place having achieved the Investors in the Environment Silver Award.

We are committed to ensuring that performance environmentally is at the forefront of all our projects and that the consideration of impacts, both carbon and financially, are paramount.

Alliance work with principle contracting and architectural partners who are accredited to ISO14001:2004 for Environmental Systems and we strive to deliver sustainable developments which have reduced carbon emission rates and offer energy savings throughout the life of the development.

The principles of sustainability shall be reviewed at all design stages of the proposed projects to introduce carbon reduction measures and technologies, based on a balanced review of the impact on operational efficiencies, project budget and payback.

8.3 Social Value

ALS are committed to maximising the benefits of developments to communities, not only to enable more people to be physically active, but to ensure engagement where appropriate with local companies and supply chain to ensure the project contributes back into the local economy.

As the project moves from concept to delivery, KPI's will again be agreed with clients to consider what local advantages are optimal with regard to local key objectives and the scope of the project.

Appendix 10 outlines the Social Value provided for this initial commission with further social value KPI's to be developed as the project progresses through the follow-on design stages.

Example Project KPI's in Construction:

- Local spend % of the project
- Fair payment terms to supply chain
- Engagement with local community
- Apprenticeships
- Increase in visits
- Reduction in carbon output
- Increase in employment opportunities
- Improve access opportunities for target groups



Silver Award
2020

Setting the standard for
the environment

Planning Application





monmouthshire
sir fynwy

Monmouthshire County Council
County Hall, Rhadyr, Usk
NP15 1GA

Cyngor Sir Fynwy
Neuadd y Sir, Rhadyr, Brynbuga
NP15 1GA

Tel/Ffôn: 01633 644880
E-mail/Ebost: planning@monmouthshire.gov.uk
Website/Gwefan: www.monmouthshire.gov.uk

Application for Planning Permission

Town and Country Planning Act 1990

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Details

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number Suffix

Property Name

Caldicot Leisure Centre

Address Line 1

Mill Lane

Address Line 2

Town/city

Caldicot

Postcode

NP26 4BN

Description of site location (must be completed if postcode is not known)

Easting (x)

348186

Northing (y)

187988

Description

Applicant Details

Name/Company

Title

Mr

First name

Joe

Surname

Killingley

Company Name

Monmouthshire County Council

Address

Address line 1

County Hall

Address line 2

Rhadyr

Address line 3

Town/City

Usk

Country

Postcode

NP15 1GA

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Email address

Agent Details

Name/Company

Title

Mr

First name

David

Surname

Hamer

Company Name

Bradshaw Gass and Hope LLP

Address

Address line 1

Bradshaw Gass and Hope LLP

Address line 2

21 Silverwell Street

Address line 3

Town/City

Bolton

Country

United Kingdom

Postcode

BL1 1PR

Contact Details

Primary number

***** REDACTED *****

Secondary number

Email address

***** REDACTED *****

Site Area

What is the site area?

9391.00

Scale

Sq. metres

Does your proposal involve the construction of a new building which would result in the loss or gain of public open space?

☐ Yes

☒ No

Description of the Proposal

Description

Please describe the proposed development including any change of use

The extension and alteration of the existing leisure centre to provide new and improved leisure opportunities. Building facade alterations. Additional car parking. Relocated skate park.

Has the work or change of use already started?

☐ Yes

☒ No

Existing Use

Please describe the current use of the site

Community leisure centre

Is the site currently vacant?

☐ Yes

☒ No

Does the proposal involve any of the following?

Land which is known or suspected to be contaminated for all or part of the site

☒ Yes

☐ No

A proposed use that would be particularly vulnerable to the presence of contamination

☒ Yes

☐ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

Does your proposal involve the construction of a new building?

☐ Yes

☒ No

Materials

Does the proposed development require any materials to be used in the build?

☒ Yes

☐ No

Please provide a description of existing and proposed materials and finishes to be used in the build (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Clay facing brickwork dado to approximately 2.1m high, colour coated metal cladding above

Proposed materials and finishes:

Clay facing brickwork dado to approximately 2.1m high, colour coated metal cladding above

Type:

Roof

Existing materials and finishes:

Mineral felt flat roof system

Proposed materials and finishes:

Mineral felt flat roof system

Type:

Windows

Existing materials and finishes:

PPC coated aluminium

Proposed materials and finishes:

PPC coated aluminium

Type:

Doors

Existing materials and finishes:

PPC coated aluminium

Proposed materials and finishes:

PPC coated aluminium

Type:

Vehicle access and hard standing

Existing materials and finishes:

Tarmacadam

Proposed materials and finishes:

Tarmacadam

Type:

Lighting

Existing materials and finishes:

Galvanised steel circular posts

Proposed materials and finishes:

Galvanised steel circular posts

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

2128.13.203_P7 Proposed Site Plan
2128.13.402_P5 Proposed Elevations

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle or pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes
☒ No

Please show details of any existing or proposed rights of way on or adjacent to the site, as well as any alterations to pedestrian and vehicle access, on your plans or drawings.

Vehicle Parking

Is vehicle parking relevant to this proposal?

- ☒ Yes
☐ No

Please provide information on the existing and proposed number of on-site parking and cycling spaces on your plans.

Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes
☐ No

If Yes to either or both of the above, you will need to provide a full tree survey with accompanying plan before your application can be determined. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ☐ Yes
☒ No

[Refer to the Welsh Government's Development Advice Maps website.](#)

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☐ Yes
☒ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes
☒ No

From 7 January 2019, all new developments of more than 1 dwelling house or where the construction area is 100 square metres or more, require Sustainable Drainage Systems (SuDS) for surface water designed and built in accordance with the Welsh Ministers' [Statutory SuDS Standards](#). SuDS Schemes must be approved by your local authority acting in its SuDS Approving Body (SAB) role. Please contact your local authority for details of how to apply.

How will surface water be disposed of?

- ☒ Sustainable drainage system
☐ Existing water course
☐ Soakaway
☒ Main sewer
☐ Pond/lake

Biodiversity and Geological Conservation

To assist in answering the following questions refer to the help text. The help text provides further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the help text, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

a) Protected and priority species

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

c) Features of geological conservation importance

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

Foul Sewage

Please state how foul sewage is to be disposed of:

- ☒ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system?

- ☒ Yes
- ☐ No
- ☐ Unknown

If Yes, please include the details of the existing system on the application drawings and state the plan(s)/drawing(s) references

2128.13.151_T3 External Underground Drainage Layout

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste and have arrangements been made for the separate storage and collection of recyclable waste?

- ☒ Yes
- ☐ No

If Yes, please provide details:

Existing waste storage facilities on the site

Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ☒ Yes
- ☐ No

If you have answered Yes to the question above please add details in the following table:

Use Class: D2 - Assembly and leisure
Existing gross internal floorspace (square metres): 2939
Gross internal floorspace to be lost by change of use or demolition (square metres): 0
Total gross internal floorspace proposed (including change of use) (square metres): 356
Net additional gross internal floorspace following development (square metres): 356

Totals	Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
	2939	0	356	356

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

--

Employment

Will the proposed development require the employment of any staff?

- ☒ Yes
- ☐ No

Existing Employees

Please complete the following information regarding existing employees:

Full-time	10
Part-time	45
Total full-time equivalent	20.00

Proposed Employees

Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

15

Part-time

55

Total full-time equivalent

30.00

Hours of Opening

Are Hours of Opening relevant to this proposal?

- ☐ Yes
☒ No

Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes
☒ No

Is the proposal for a waste management development?

- ☐ Yes
☒ No

Renewable and Low Carbon Energy

Does your proposal involve the installation of a standalone renewable or low-carbon energy development?

- ☐ Yes
☒ No

Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes
☒ No

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- ☒ Yes
☐ No

If Yes, please provide details

The Client has consulted a number of groups who use the leisure centre throughout the design period

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has pre-application advice been sought from the local planning authority about this application?

☒ Yes

☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

26/08/2019

Details of the pre-application advice received

Advise on the provision of specialist surveys and reports that would be required with the application, namely: -

No formal Transport Assessment / Statement required

If more car park is provided this will not require a TA

Areas that are currently being used as extra parking (e.g. people parking on grass verges) can be included within our car park numbers.

Temporary gyms / changing etc will need to be included within the Planning Submission

Ecology scoping investigation

If the extension in Flood Zone C1 or C2 FRA required

SUDS – a formal pre-app is needed for Planning

Tree survey if any car park design will affect

Phase 2 S.I – didn't think any would be required for Planning

No acoustic unless external plant

D&A Statement

Authority Employee/Member

With respect to the Authority, is the applicant or agent one of the following:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

Do any of these statements apply to you?

☒ Yes

☐ No

If Yes, please provide details of the name, relationship and role:

***** REDACTED *****

Ownership Certificates

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Please answer the following questions to determine which Certificate of Ownership you need to complete: A,B,C or D.

Are you the sole owner of ALL the land?

☒ Yes

☐ No

Certificate of Ownership - Certificate A

I certify/the applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least seven years left to run) of any part of the land or building to which the application relates.

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

David

Surname

Hamer

Declaration Date

12/04/2022

☒ Declaration made

Agricultural Holding Certificate

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Agricultural land declaration - you must select either A or B

- ☒ (A) None of the land to which the application relates is, or is part of an agricultural holding
- ☐ (B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

David

Surname

Hamer

Declaration Date

12/04/2022

☒ Declaration made

Declaration

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

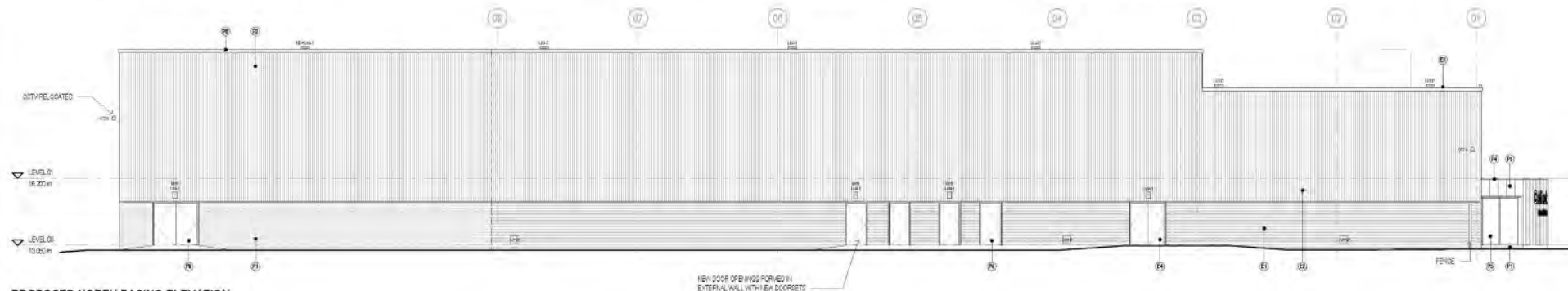
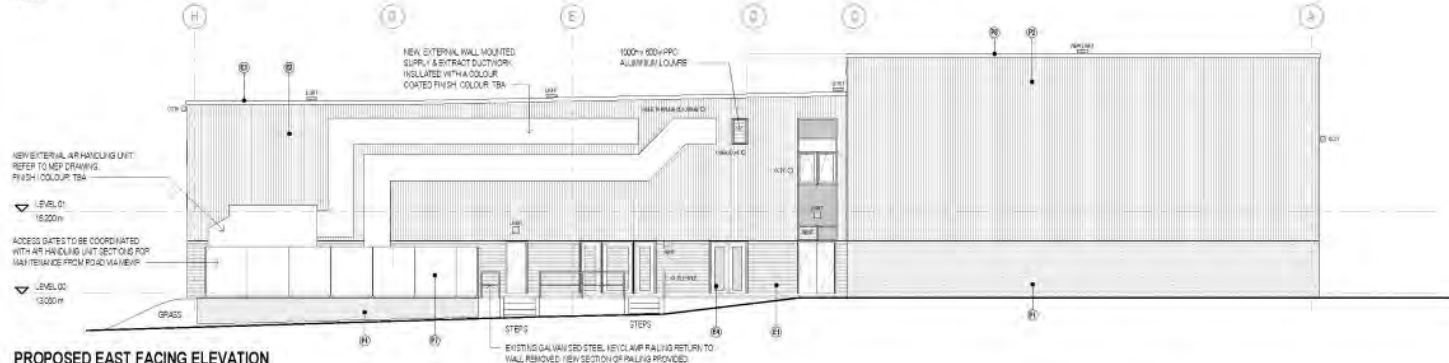
David Hamer

Date

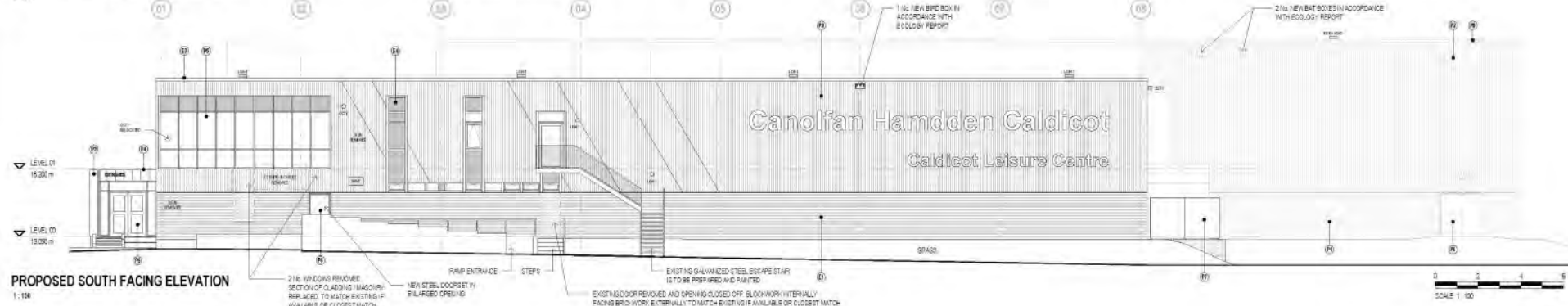
04/05/2022

	dust, noise and related nuisances, and measures to protect adjoining users from construction works. The development shall be carried out in accordance with the approved CTMP
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PLANNING								
<p>This warning is for the purpose of giving the contractor a warning of the conditions he will be working under. It is not intended to be a contract document. It is not intended to be a contract document. It is not intended to be a contract document.</p> <p>The contractor should not be responsible for any delays, costs, claims, damages or losses caused by the contractor's failure to comply with the conditions of the contract. The contractor should not be responsible for any delays, costs, claims, damages or losses caused by the contractor's failure to comply with the conditions of the contract.</p> <p>The contractor should not be responsible for any delays, costs, claims, damages or losses caused by the contractor's failure to comply with the conditions of the contract. The contractor should not be responsible for any delays, costs, claims, damages or losses caused by the contractor's failure to comply with the conditions of the contract.</p> <p>All materials and work, including the use of the contract, shall be subject to the approval of the Engineer. The contractor shall be responsible for the cost of any materials and work not approved by the Engineer.</p>								
<p>Hazard Identification</p> <table border="1"> <thead> <tr> <th>ref</th> <th>hazard</th> <th>initia</th> </tr> </thead> <tbody> <tr> <td colspan="3"> <p>EXISTING ELEVATIONS SCOPE OF WORK:</p> <p>REPAIR BY MINOR DAMAGE TO PROPOSED METAL CLADDING IN WEST ELEVATION</p> <p>EXISTING COLOUR COATED PROFILED METAL CLADDING TO BE REPLACED BY NEW METAL CLADDING IN WEST ELEVATION TO BE PREPARED AND RE-PAINTED WITH A SPECIALIZED CLADDING PAINT SYSTEM TO ENHANCE EXISTING VISUAL APPEARANCE</p> <p>EXISTING HANDCRAFT ON WEST ELEVATION CLADDING TO BE REPAINTED AND RE-PAINTED IN ACCORDANCE WITH SECTION 6.04 OF THE BIDS SPECIFICATION</p> <p>EXISTING GALVANIZED STEEL ELEVATION STAR TO BE PREPARED AND PAINTED</p> <p>NO NEW WORK REQUIRED TO EXISTING PROFILES AND DOUBLE GLAZED WINDOWS TO BE RETAINED</p> </td> </tr> </tbody> </table>			ref	hazard	initia	<p>EXISTING ELEVATIONS SCOPE OF WORK:</p> <p>REPAIR BY MINOR DAMAGE TO PROPOSED METAL CLADDING IN WEST ELEVATION</p> <p>EXISTING COLOUR COATED PROFILED METAL CLADDING TO BE REPLACED BY NEW METAL CLADDING IN WEST ELEVATION TO BE PREPARED AND RE-PAINTED WITH A SPECIALIZED CLADDING PAINT SYSTEM TO ENHANCE EXISTING VISUAL APPEARANCE</p> <p>EXISTING HANDCRAFT ON WEST ELEVATION CLADDING TO BE REPAINTED AND RE-PAINTED IN ACCORDANCE WITH SECTION 6.04 OF THE BIDS SPECIFICATION</p> <p>EXISTING GALVANIZED STEEL ELEVATION STAR TO BE PREPARED AND PAINTED</p> <p>NO NEW WORK REQUIRED TO EXISTING PROFILES AND DOUBLE GLAZED WINDOWS TO BE RETAINED</p>		
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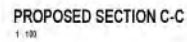
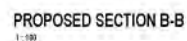
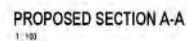


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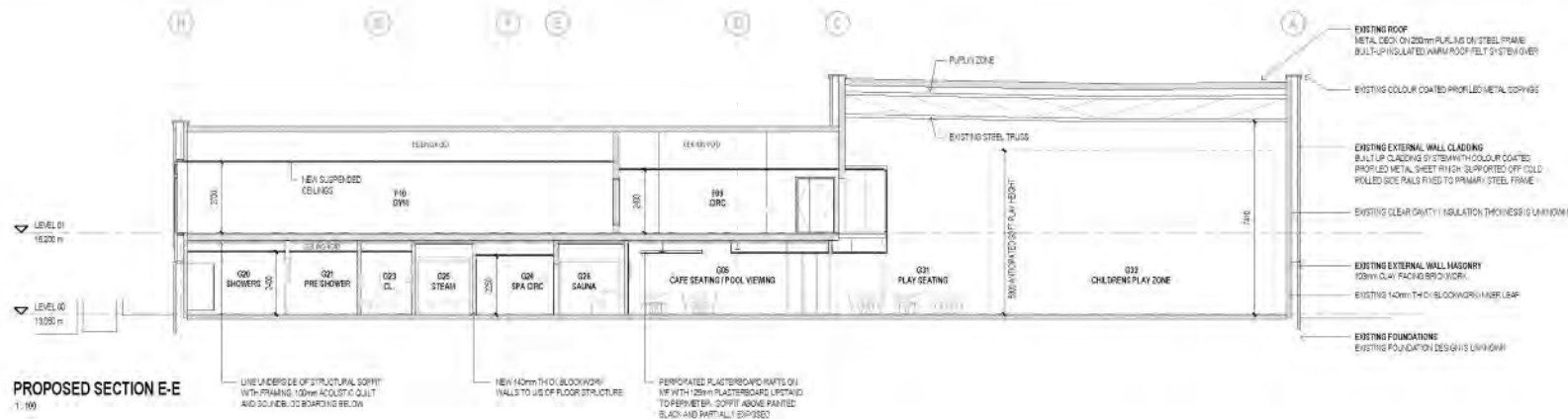
P5	"BOWTIE & PAW" PATTERN LINE: ADDED	AC	10/01/22
P6	CLADDING PAINT NOTES: UPDATED	AC	10/02/22
P8	SLABING ISSUE	AC	10/02/22
T1	CONTRACTS PROPOSAL ISSUE	AC	11/07/20
P2	1ST COMMENTS FOR PROPOSED	AC	12/06/20
P2	UPDATED TO REF. CURRENT FLOOR PLAN	AC	05/04/20
IN	ISSUES	DN	05/04/20

EXISTING CONSTRUCTION ASSUMPTIONS

ALL EXISTING BUILD-UPS NOTED AND STEEL FRAME SHOWN HAVE BEEN ASSUMED FOLLOWING A VISUAL SURVEY OF THE BUILDING AND REVIEW OF THE AVAILABLE EXISTING INFORMATION. THESE CONSTRUCTIONS ARE TO BE USED FOR COSTING UNTIL INTRUSIVE SURVEY WORK HAS BEEN UNDERTAKEN.



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PLANNING

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Hazard Identification

Ref	Location	Level

EXISTING CONSTRUCTION ASSUMPTIONS

ALL EXISTING BUILDINGS (STEEL AND STEEL FRAME) HAVE BEEN ASSUMED FOLLOWING A VISUAL SURVEY OF THE BUILDING AND REVIEW OF THE AVAILABLE EXISTING INFORMATION. THESE CONSTRUCTIONS ARE TO BE USED FOR COSTING UNTIL FURTHER SURVEY WORK HAS BEEN UNDERTAKEN.

Ref	Location	Level

BRADSHAW GASS & HOPE LLP

Bradshaw Gass & Hope LLP

ISG CONSTRUCTION

PROPOSED GA SECTIONS - SHEET 2

Ref	Location	Level

SCALE 1:100

2128.13.504

P5

PLANNING

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This drawing shall be used for the purpose of planning only and shall not be used for any other purpose without the written consent of Bradshaw Gass & Hope LLP.

All dimensions shall be in metres unless otherwise stated.

All dimensions shall be to the centre line of the wall unless otherwise stated.

All dimensions shall be to the finished floor level unless otherwise stated.

All dimensions shall be to the finished floor level unless otherwise stated.

Hazard Identification

Hazard	Severity
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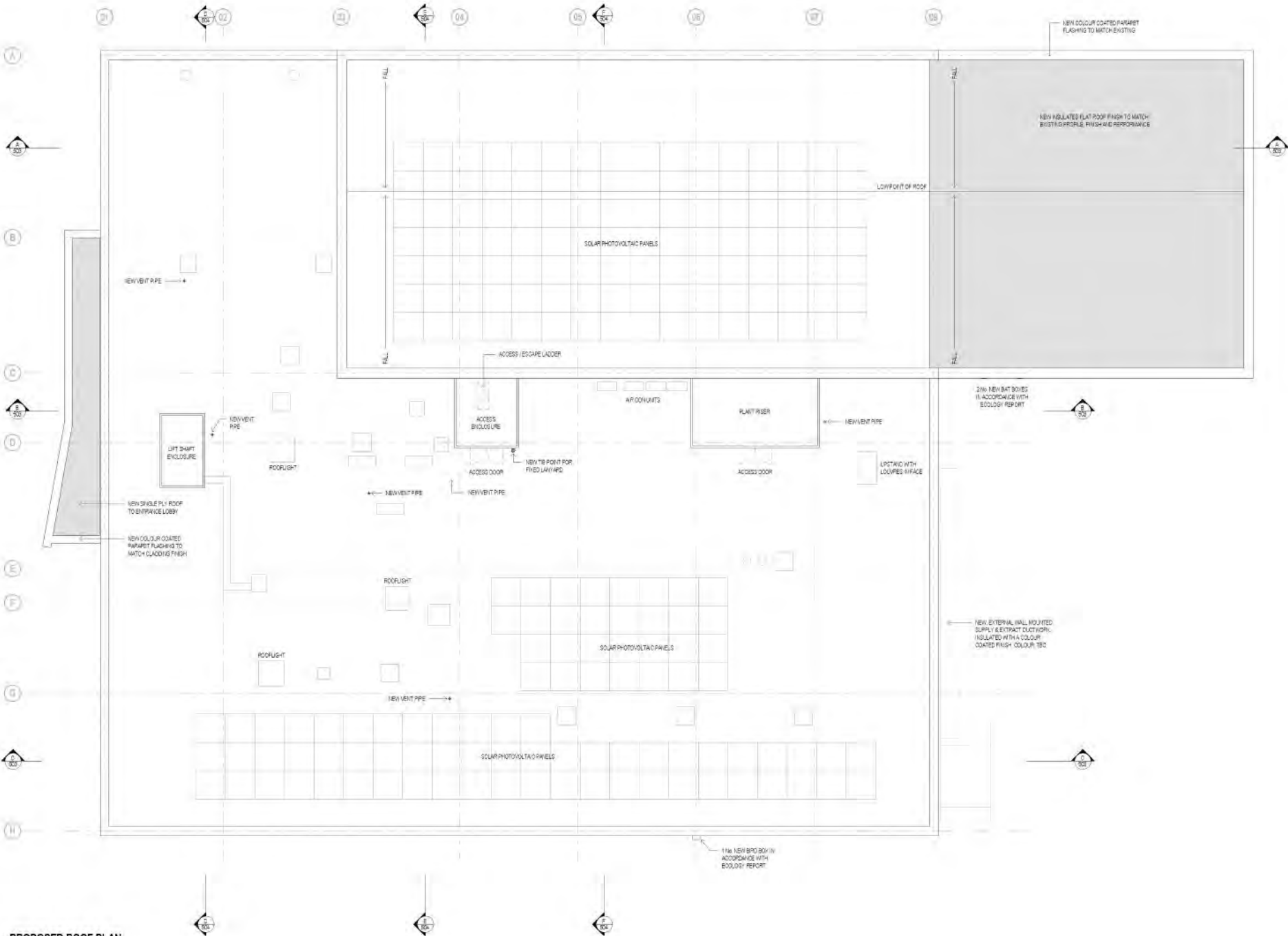
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PROPOSED ROOF PLAN
1:100

PLANNING

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Hazard Identification

Ref	Location	Order

Ref	Description	Ref	Description
01	PLANNING	02	PLANNING
03	PLANNING	04	PLANNING
05	PLANNING	06	PLANNING
07	PLANNING	08	PLANNING

Bradshaw Gass & Hope LLP

Architects

Consulting Engineers

Quantity Surveyors

27 Grosvenor Street

Boston

Lincolnshire

LN4 1JH

01509 800000

www.bradshawgass.co.uk

client

ISG CONSTRUCTION

project

CALDICOT LEISURE CENTRE, EXTENSION & REFURBISHMENT

working

PROPOSED ROOF PLAN

Drawn by	Rev	Date	Scale
01	1	01/10/2020	1:100

Scale	Sheet	Page
1:100	A1	P3

PLANNING

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Any alterations to this drawing shall be made by the firm and shall be subject to the same conditions as the original drawing.

Hazard Identification	
1st	2nd

NEW PARKING

CURRENT PARKING - 88 SPACES (SOME SHARED)

PROPOSED PARKING - 152 SPACES (SOME SHARED) (SOME EXISTING SHARED CAR PARKING PROVIDED)

- WORKS TO INCLUDE**
- EXCAVATION TO REDUCED LEVELS
 - DIVERSION OF ANY EXISTING SERVICES
 - ADAPTION OF EXISTING HARD AND SOFT LANDSCAPING
 - PROVISION OF NEW DRAINAGE INCLUDING INTERCEPTORS AND RETENTION
 - PROVISION OF NEW CAR PARK AREA INCLUDING PROVISION OF NEW FENCES AND FLYWAYS
 - PROVISION OF NEW WHITE LINING
 - PROVISION OF STREET FURNITURE AND DRAINAGE
 - PROVISION OF NEW FENCING AND SAFETY BARRIERS
 - PROVISION OF NEW VEHICLE BARRIER
 - PROVISION OF NEW LIGHTING

GENERAL NOTES

ALLOW FOR GENERAL MINOR REPAIRS TO FOOTPATHS PROVIDING ACCESS TO CENTRE ENTRANCE FROM CAR PARKS.

ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH SECTION 020 OF THE NBS SPECIFICATION

SUB BASES TO ROADS / PARKING IN ACCORDANCE WITH SECTION 020 OF THE NBS SPECIFICATION

ALLOW FOR NEW 12.4% PRECAST CONCRETE KERBS AT JUNCTIONS BETWEEN ROAD AND PARKING AT 1800 REF 50/10

ROAD MARKINGS TO NBS PER CROSS

NEW HARD SURFACING

NEW ASPHALT CAR PARK SURFACE NBS REF 020/10

40mm HMA BED SURFACE

40mm AC 20 DEBRIS BR AND REC ON

150mm AC 30 BASE AND REC ON

200mm TYPE 1 GRAVULAR SUB-BASE MATERIAL ON 200mm BEDDING (DEBRIS)

NEW ASPHALT FOOTPATH SURFACE NBS REF 020/115

20mm AC DEBRIS SURFACE

100/25 (NO LIMESTONES) ON 80mm AC 20 DEBRIS BR (100/150 ON 200mm TYPE 1 GRAVULAR SUB-BASE

NEW PAVED FOOTPATH BUILD UP NBS REF 020/130

50mm THK 40mm 50 CONCRETE PAVING SLABS SURFACE

JOINTS FILLED WITH 1:3 CEMENT SAND MORTAR

25mm THK 4.0/20 CEMENT SAND BED ON

100/25 (NO LIMESTONES) ON 80mm AC 20 DEBRIS BR (100/150 ON 200mm TYPE 1 GRAVULAR SUB-BASE

LEGEND	
NEW LP	PEDESTRIAN ROUTE
NEW LP	NEW LIGHTING COLUMN 5m HIGH
10	PROPOSED ROUTE, ACCESSIBLE CHANNEL AND NEW LIGHTING 5m HIGH
11	EXISTING ASPHALT
12	CONCRETE TO PAVED FOOTPATH, 100/25
13	CONCRETE TO PAVED FOOTPATH, 100/25
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15G CONSTRUCTION

**CALDICO LEISURE CENTRE,
EXTENSION & REFURBISHMENT**

PROPOSED SITE PLAN

Drawn By	AB	Date	02/12/2018
Checked By	DM	Date	02/12/2018
Scale	1:250		A1
Project No	2128.13.203		P7





Caldicot
Leisure Centre

Canolfan Hamdden Caldicot
Caldicot Leisure Centre