

**EXECUTIVE BOARD**  
**6<sup>TH</sup> FEBRUARY, 2017**

**SUBJECT:**  
**CLOSED ROAD CYCLING SITE**

**Recommendations / key decisions required:**

- To approve in principle the preferred site for development put forward by Welsh Cycling, namely the old industrial estate by the entrance of Pembrey Country Park or to enter into further discussions with Welsh Cycling and Ffos Las with a view to changing their view and reaching an agreement between both parties and the Local Authority.
- To outline the next steps in the process, and how the facility will be managed
- To progress with commissioning the work once the final approvals are in place.

**Reasons:**

- For members to understand the rationale for the site selection put forward by Welsh Cycling.
- To ensure there is clarity over the development and future management of the project
- To construct the facility and support the development of cycling and tourism in the County

Relevant scrutiny committee to be consulted : NO

Exec Board Decision Required YES - 6<sup>th</sup> February, 2017

Council Decision Required NO

**EXECUTIVE BOARD MEMBER PORTFOLIO HOLDER:-**

Cllr. M. Gravell (Regeneration & Leisure Portfolio Holder)

Directorate: - Communities

Name of Head of Service:

Ian Jones

Report Author: - Ian Jones

Designations:

Head of Leisure

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**EXECUTIVE SUMMARY  
EXECUTIVE BOARD  
6<sup>TH</sup> FEBRUARY, 2017**

**SUBJECT:  
CLOSED ROAD CYCLING CIRCUIT SITE**

**1. Background**

- 1.1 This report follows on from a previous paper to Executive Board where the rationale for developing a closed circuit cycling facility was presented to members on the 9<sup>th</sup> May 2016.
- 1.2 Closed Road Cycling Circuits are used for: competitive cycle sport events; 'road' racing; recreational organised events; coaching and training activity; and as informal cycling venues that offer a safe, traffic free environment. They can also be used to stage high profile running events.
- 1.3 Welsh Cycling and Sport Wales have given their full backing and support for a purpose-built, floodlit, closed road facility in Carmarthenshire. Funding has been agreed in the authority's capital programme, with no future running costs for the authority. The facility would be of British standard and be the best in Wales if not the UK, attracting local, regional and national events, races and training camps.

**2. Technical Specification and site assessment**

- 2.1 A full specification is available via British Cycling's Technical department, however, as a guide, the circuit should be at least 1.5km in length incorporating a 250m flat oval, and a technical climb. Ideally, tracks are floodlit (with low level street lighting) to maximise year-round usage.
- 2.2 The previous report to Executive Board on the 9<sup>th</sup> May 2016 recommended that officers advertise the opportunity to develop the facility on a suitable site. A number of expressions of interest were received, and Welsh Cycling were asked to assess the best option. This shortlisting came down to a straight choice between two preferred sites: Ffos las race course, and the old industrial unit land, by the entrance of Pembrey Country Park (PCP).
- 2.3 Welsh Cycling's Management Board have since discussed both options and have concluded that they see Pembrey as the only option for them at this stage. Welsh Cycling's detailed options appraisal for both sites is attached as appendix 1, whilst an update summary of the initial technical site assessments is shown in the table below.

Venue	Suitability to host a track (terrain, availability, ground, secure)	Ongoing strategic partnering fit for Welsh Cycling	Parking / capacity to stage large events	Transport Links / cycling connectivity	Onsite facilities e.g. Changing/toilet facilities; classrooms; accommodation	Office Accommodation for Welsh Cycling staff (available)	Comms Links
Pembrey Country Park (industrial unit)	😊	😊	😊	😐	😊	😊	😊
Ffos Las Racecourse	😊	😐	😊	😞	😊	😊	😊

2.4 The key issues for Welsh Cycling relates to strategic partnering fit, and ongoing financial risks. Basing the facility at Pembrey would potentially bring a minimum of £25k pa of additional revenue into the Country Park via entrance fees, caravan and camping stays and secondary spend, as well as any potential surpluses from Welsh Cycling operating the site that would be re-invested into cycling development within the County (estimated to be around an additional £16-20k pa).

2.5 The industrial estate land by the entrance of PCP is part of the joint venture portfolio managed jointly between CCC and Welsh Government (WG). Officers from the Regeneration Property team have discussed the proposed development of this site into a Closed Circuit Cycling facility with WG officers. Approval has since been agreed by the relevant minister. The land at the entrance of PCP will now be taken out of the Joint Venture in exchange for a site at Pontrilas, North Dock which currently forms part of the Millennium Coastal Park and will now be brought into the Joint Venture to enable its demolition and subsequent redevelopment. Independent valuations have confirmed equivalent land values for these sites.

2.6 Were Pembrey Country Park not to be supported then we could reconvene discussions with Welsh Cycling and Ffos Las. At this stage we judge that it is unlikely that Welsh Cycling would change their view.

### 3. Next Steps

3.1 Proceed with land exchange and complete the necessary documentation for this variation to the Joint Venture agreement.

3.2 CCC design and construction team to complete site surveys, then procures and manages the construction work through the internal framework agreement, in order to best manage design and construction risks.

3.3 CCC property, legal and leisure officers to liaise with Welsh Cycling to agree a full repairing and maintenance lease for the site at peppercorn rent. Agreement will include a clause ensuring that any surpluses from the operation of the facility, will be ploughed back into the development of Cycling within Carmarthenshire.

**DETAILED REPORT ATTACHED?**

**NO**

# IMPLICATIONS

I confirm that other than those implications which have been agreed with the appropriate Directors / Heads of Service and are referred to in detail below, there are no other implications associated with this report :

Signed: Ian Jones

Head of Leisure

Policy, Crime & Disorder and Equalities	Legal	Finance	ICT	Risk Management Issues	Staffing Implications	Physical Assets
<b>YES</b>	<b>YES</b>	<b>YES</b>	<b>NONE</b>	<b>NONE</b>	<b>NONE</b>	<b>YES</b>

## 1. Policy, Crime & Disorder and Equalities

The proposed scheme positively contributes to the authority's stated aims and strategic objectives. It also aligns with the aims of the emerging Carmarthenshire Cycling Strategy, improving infrastructure, developing opportunities and supporting events.

## 2. Legal

Need to liaise with Welsh Cycling to agree a full repairing and maintenance lease for the site at peppercorn rent.

## 3. Finance

Outline costs and have been provided by Engineering Design team, subject to final site survey and full tender costing. Anticipated that facility can be delivered within the realms of the £500k allocated in the current capital programme.

No ongoing revenue costs for CCC.

A likely minimum income of £25k+ pa of additional income to Pembrey Country Park through parking and entrance costs.

Potential operating surpluses from Welsh Cycling estimated at £16-20k to be re-invested into Cycling within the County.

## 4. Physical Assets

Agreement in place from WG for JV land to be used for this purpose and thus removed from JV portfolio once lease is signed with Welsh Cycling. Complete such documentation necessary to exchange land and vary the JV agreement.

Need to liaise with Welsh Cycling to agree a full repairing and maintenance lease for the site at peppercorn rent.

Site surveys being undertaken in relation to contaminated land management.

# CONSULTATIONS

I confirm that the appropriate consultations have taken in place and the outcomes are as detailed below

Signed: Ian Jones

Head of Leisure

## 1. Scrutiny Committee

N/A

## 2. Local Member(s)

Cllr. H. Shepardson & Cllr. S. Matthews are fully supportive of the proposal.

## 3. Community / Town Council

N/A

## 4. Relevant Partners

Sport Wales

British Cycling

Welsh Cycling

We Cycle Wales

## 5. Staff Side Representatives and other Organisations

N/A

## Section 100D Local Government Act, 1972 – Access to Information

List of Background Papers used in the preparation of this report:

THESE ARE LISTED BELOW.

Title of Document	File Ref No.	Locations that the papers are available for public inspection
British Cycling Technical design documents		HOS office, 3 Spilman Street, Carmarthen