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Appendix A3 Site Option Review

Cross Hands Health and Wellbeing Centre

UPDATED SITE SEARCH FOR INTEGRATED RESOURCE CENTRE CROSS HANDS

ESTATE SCOPING REVIEW ON POTENTIAL SITE OPTIONS

Date: Updated 4th July 2018

Original Site Search (March 2013):

The original site search was undertaken by Shared Services colleagues to scope potential site options for the Integrated Resource Centre scheme in Cross Hands. This was based on an original search criterion for site 1 acre (and above) and a location as near to Cross Hands centre.

At this time 7 potential site options (see Appendix A3a) were reviewed and accessed at this time based on location, site constraints, cost etc. Of these original sites only the Factory site situated on Carmarthen Road (identified in green) remains on the market and included in the updated site option review below. Of note the current preferred site was identified via the Local Authority development plans during this period and subsequently identified as the preferred site option.

Current Preferred Site option:

The current site plot is located adjacent the A48 along the eastern boundary along the newly developed road known as the Cross Hand West development. Since its original selection as the preferred option the site has been developed by the Local Authority in partnership with their joint venture partner to support retail, residential and additional plots. The plot identified as the preferred option is shown in Appendix A3b attached.

As part of the due diligence process Welsh Government has agreed to fund initial site investigations to prior to the valuation linked to the identification of any site abnormalities that could impact on the capital cost and valuation for the site.

Updated site option reviews (June 2018):

At this stage the current site option remains the preferred solution but as noted remains subject to site investigations, agreement of the valuation price and agreement of contract and purchase terms. Of note the location, accessibility and site suitability are key benefits in this site being selected as the preferred option. Whilst other site options are not being considered at this stage, it is considered necessary to undertake a high review of other potential site options, as a contingency. If required a formalised option appraisal review of these sites could be undertaken.

Land search criteria:

- Location focused on central Cross Hands or within the locality;
- A minimum site area of 3 acres;

Details of each identified site is attached in Appendix A3c and summarised below:

1. Dragon Gate Retail and Trade Park, Cross Hands SA14 6RB

Site Particulars:

- 5 acres of development land available for sale.
- Retail land value preferred estimated at approx. £400k per acre.

The land is held in two separate ownerships. It is understood the land can be acquired as one development parcel of 5 acres. The development parcel is currently constrained by a pedestrian right of way between the separate ownerships. The site is mainly a level with access off Heol Stanllyd.

Full planning permission (Application No. S/16253) was granted 13 December 2007 for B1 B2 B8 including ancillary trade, counter sales showroom auto centre & sui generis car showroom. This consent was granted for 5 years from 13 December 2007 and has therefore lapsed. Obtaining planning for a Healthcare development could be a barrier as located in a commercial / industrial area;

The site is located in close proximity to the centre of Cross Hands albeit accessed through a commercial/industrial area, which is not the desired location for the new development. Access for pedestrians and public transport could be a potential barrier.

2. Land at Carmarthen Road

Site Particulars:

7.7 acre development site accessed through a completed housing development by Haywood Homes. Allocated land for housing. Located near the existing Cross Hands Health Centre. Residential land value required. Offers in the region of £2 million invited.

Details are available. Technical pack is available on request.

This land has outline planning consent for residential use. Access to the remaining undeveloped parcel appears constrained by a watercourse crossing the point of entry to the site. Technical pack requested.

3. Land adjoining Simms Metal Scrap Yard Gorslas SA14 7HT (Cefneithin Road)

Vacant land potentially available at the above location, further enquiries can be made if required.

This site is not centrally located being positioned on the outskirts of Crosshands.

The land is not readily available and more investigation on ownership and constraints is required.

4. Land adjoining Meadows Road

Site Particulars:

Vacant allocated employment land GA3/E8. B1, B2, B8 emphasis on food and adjoining open space /recreational land.

3.2 acres estimated site area shown outlined red. There is further allocated employment land adjoining.

Actual available serviced land parcels are available within the adjoining food park.

The land identified is constrained by public open space / recreational land use, restricted access off Meadows Road and potential wet ground. Further investigation necessary.

5. Land at Carmarthen Road adjoining existing health centre (former Caravan Centre)

Site Particulars:

Disused/vacant land and building. 5.549 acres estimated site area including a disused building potentially available subject to further enquiry. Enquiries need to be made to ascertain ownership and whether the land would be available for purchase.

The site has a substantial vacant and derelict building upon it requiring demolition located near the existing Cross Hands Health Centre and near the land identified in point 2 above..

From initial inspection of the current Local Development Plan the land appears to be allocated for housing.

6. Land in Cross Hands located long Pontardulais Road

This option (Appendix A3d) was originally identified by the Dyfed Powys Police Authority as part of their previous site search for a Custody Suite. This option has since been discounted by the authority. The land parcels are situated south of Cross Hands but located in generally allocated commercial and residential areas. Further enquires can be made.



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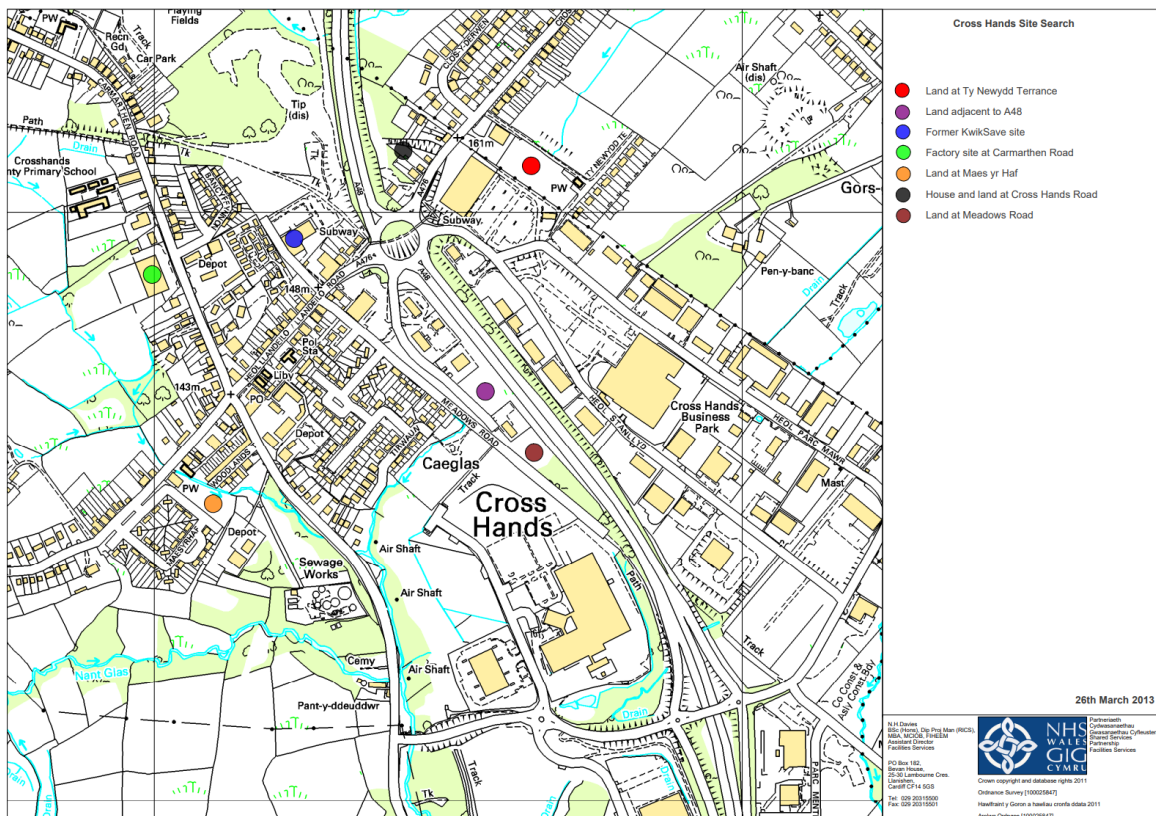
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Appendix A3a Original Cross Hands Site Search Cross Hands Health and Wellbeing Centre





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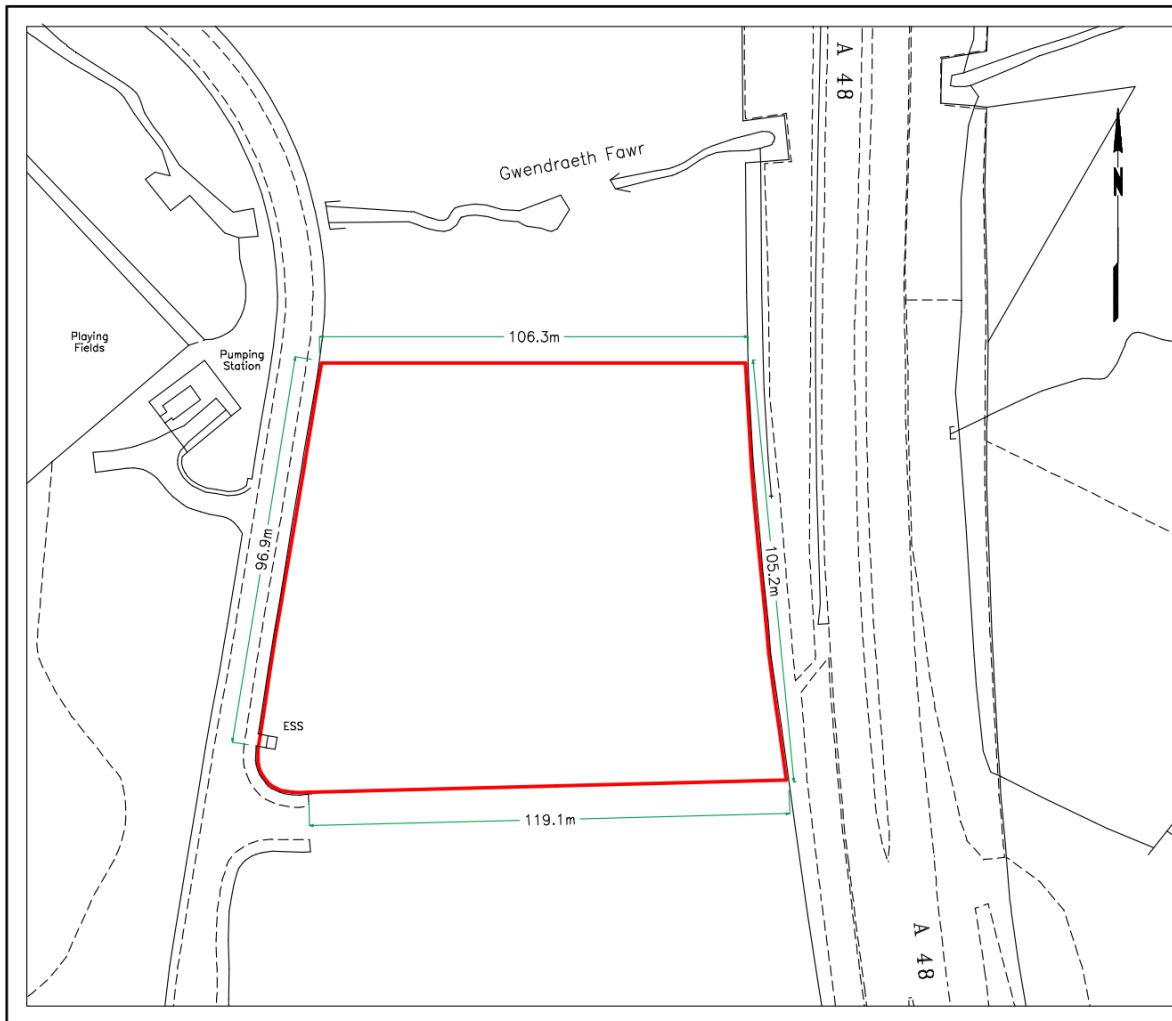
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Appendix A3b Preferred Site Option Cross Hands Health and Wellbeing Centre



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Clive Ball BSc (Hons) MRICS

Head of Property
Specialist Estates Services

title
Land at Crosshands,
Carmarthenshire.

scale
1:1250 @ A4

produced by CH/TJE	drawing number
date issued TJE 13/02/18	C181_01S/1
date created February 2018	



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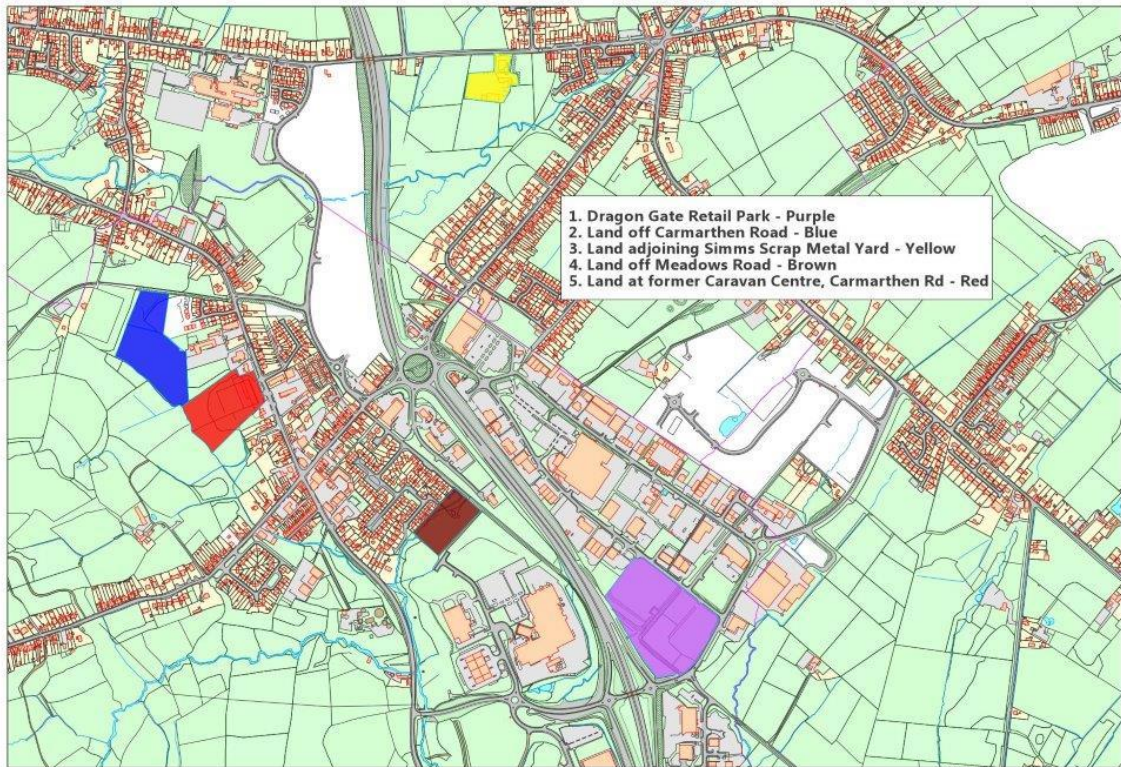
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Appendix A3c Updated Site Search Cross Hands
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**Appendix A3d Land in Cross Hands along
Pontarddulais Road**

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