



# Site Masterplan

## Zone 1 - City Deal – Business

Build costs - £40m  
 Research led business development  
 Clinical Delivery Centre, incl. research  
 Being Skills Centre

## Zone 1 - Leisure - CCC – Capital Programme

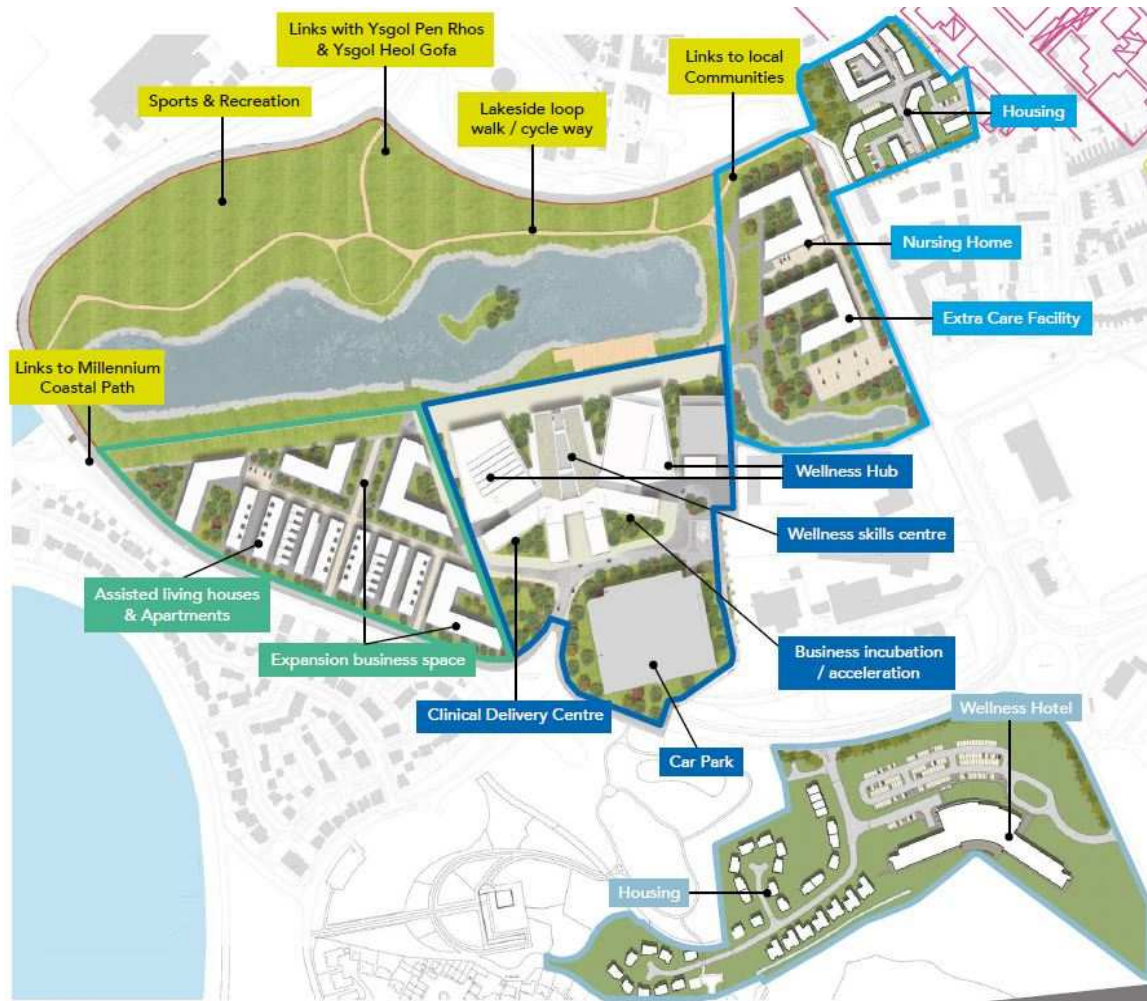
5m lane swimming pool, w/learner  
 Sports Hall  
 Station gym  
 Dance, spin and multi-purpose studios  
 Hydrotherapy Pool

## Zone 4 - Hotel – Market led

90 bed hotel

## Zone 4 - Housing – Market led

Market housing



## Zone 2 – Housing – JV/Market Led

- social and affordable housing

## Zone 2 - Assisted Living – Market Led/Health Board Partnership

- Nursing Home
- Residential Rehabilitation
- Extra care facility

## Zone 3 - Assisted Living – Market Led

- Individual apartments/houses for sale/rent

## Zone 3 - Business Expansion – Market Led

- Expansion business space for spin activities

# City Deal Outputs

led by Carmarthenshire County Council

provide regeneration in an area of significant need

- Projected to create c.1200 jobs out of 1,800 total across whole project
- Research based business development and growth

Education Skills and Training

- Skills development programmes, many to run alongside clinical delivery
- Address key recruitment and retention challenges

Improved health and care in community – care closer to home

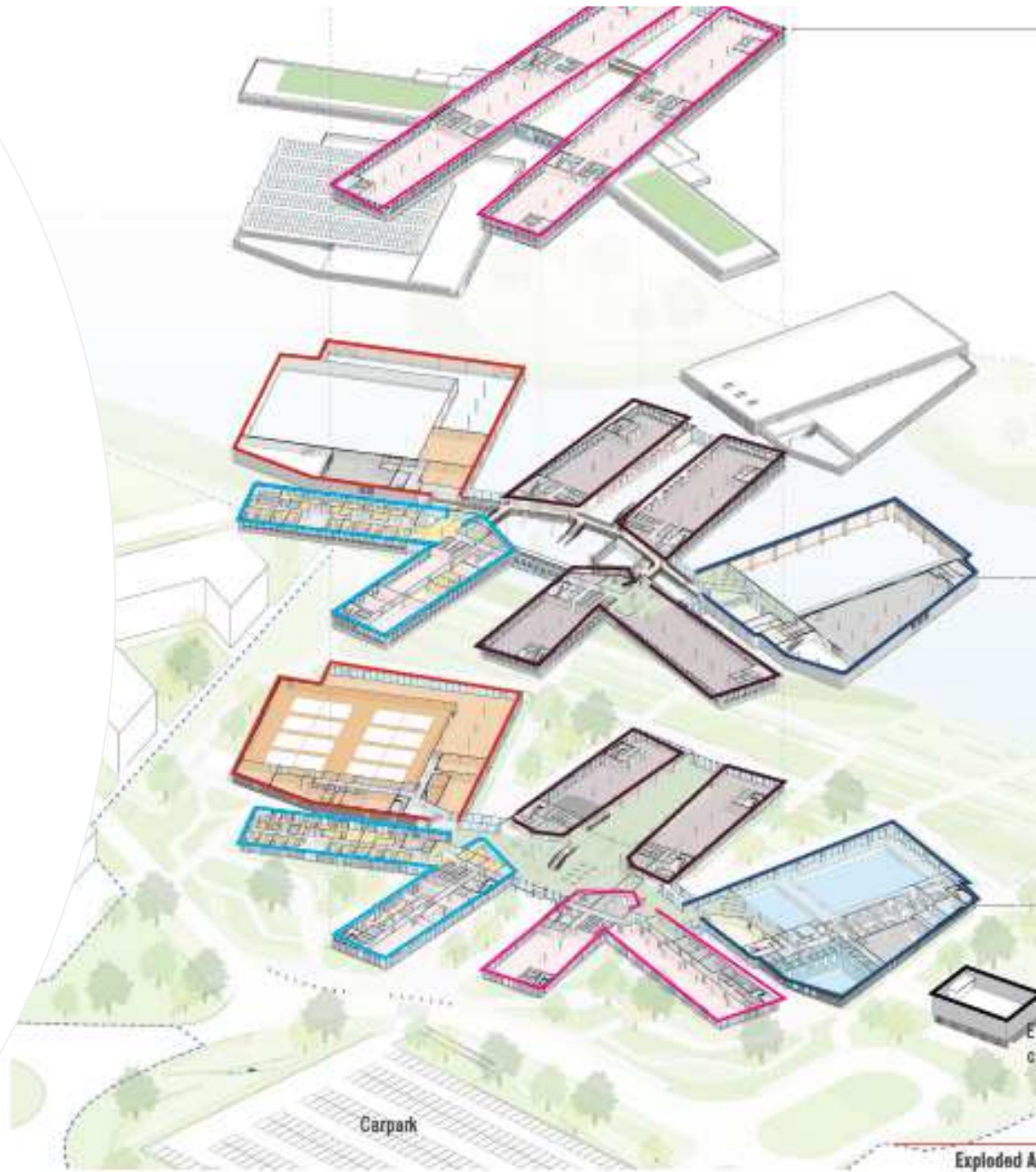
- Quantifiable improvement in health outcomes
- Long terms projected reduction in GP demand, reduced chronic condition hospital admittance and readmission



# City Deal Investment Profile

£40m City Deal investment will create:

- **Education, skills and training from entry level to post graduate and CPD. Placement focused, bespoke simulation space**
- **Business incubation / acceleration space, laboratory and pilot manufacturing, larger space of company growth, orientated to research based life science**
- **Clinical Delivery and Research Centre including community based care and research. Designed to enable placement education, digitally enabled healthcare**





# Education, Skills and Training

- Continuum of education, skills development and training programme from Work Ready to CPD. 'Pipeline' commended during Gateway Review
- Responsive to socio-economic challenges of project area and skills gaps of the wider county
- Memoranda of Understanding signed with HE and FE institutions
- Development of Heads of Terms underway
- Working Groups established with each provider to understand space requirements and proposals

# Health & Wellbeing

## Clinical Delivery Centre & Clinical Research Centre

Support shift to community-based care / delivering care closer to home

Design optimised to place students and trainees in a clinical setting. Aiming to focus on areas of skills shortage.

Health Technology Hub – Provision of Telecare / Telehealth – access and monitoring – enhanced opportunities for delivering healthcare at home or in the community

Design responsive to new challenges and delivery models initiated by COVID-19



# Planning and Design Development

Outline Planning Consent granted 2019

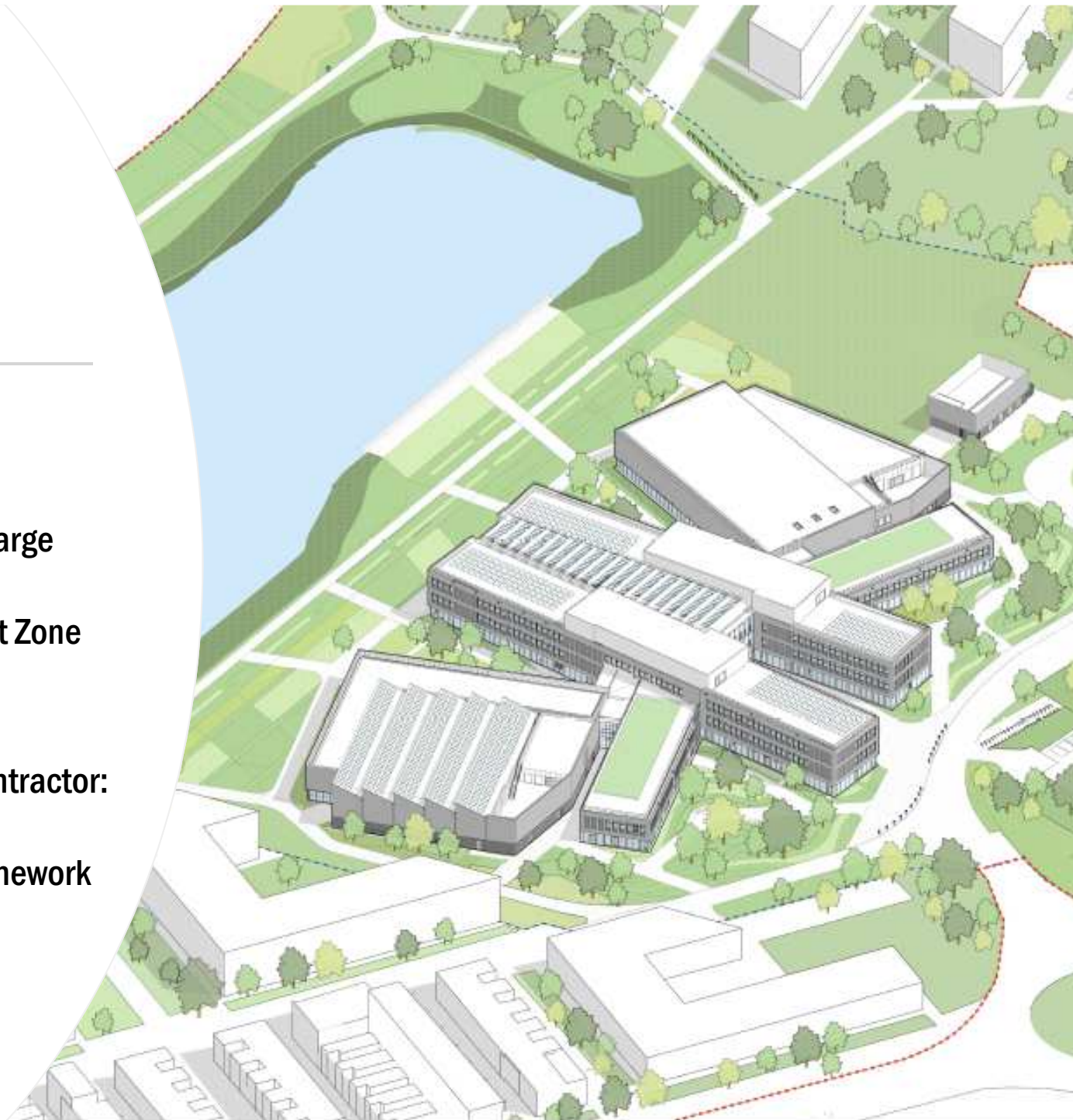
Ecology works undertaken summer 2020 to discharge pre-commencement planning conditions

Arup and Gleeds commissioned to design and cost Zone 1, including primary infrastructure

RIBA Stage 3 completed May 2020:

Zone 1: Procurement of Principal Construction Contractor:

- Design and Build – tender placed May 2021
- South West Wales Regional Contractors Framework – maximise community benefits
- Early Market Engagement undertaken



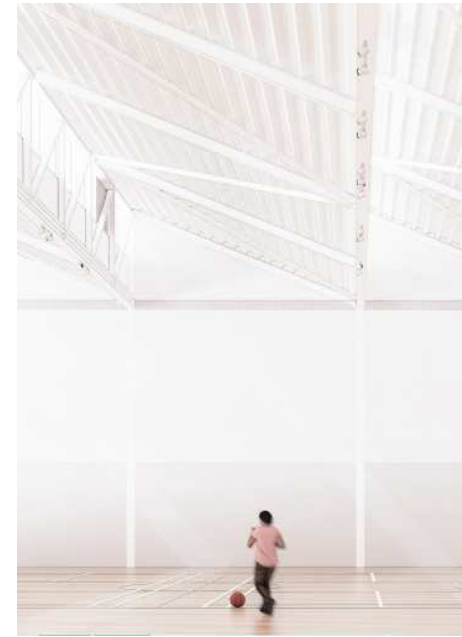
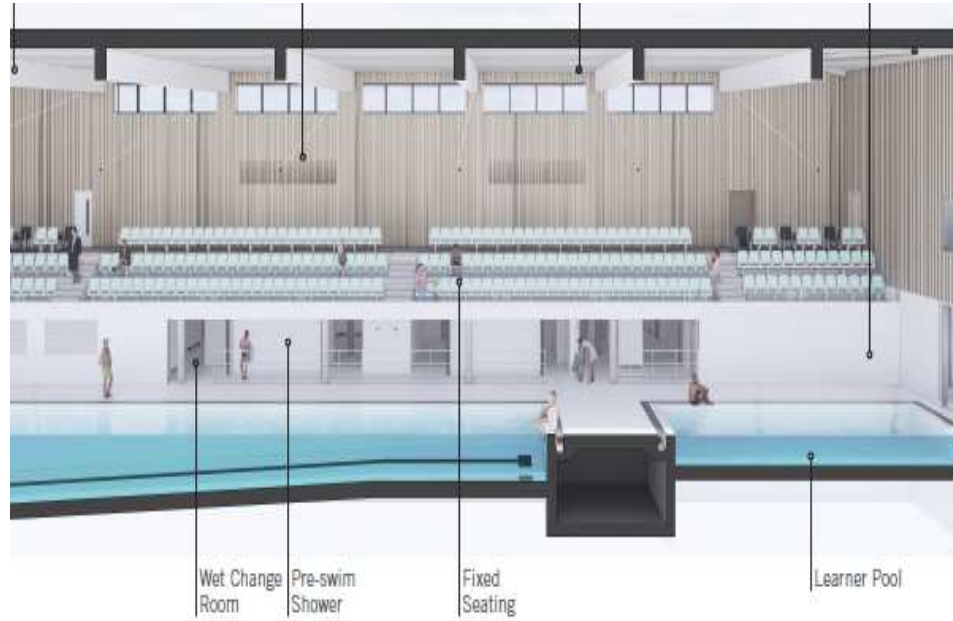
# IBA Stage 3 Design - Leisure

## Leisure Centre funded by CCC

- Dry and Wet Leisure
- Sports Hall
- Gym
- Multi-purpose studios







# RIBA Stage 3 Design Collage - Leisure

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