

Meeting of:	<b>Cabinet</b>
Date of Meeting:	<b>Thursday, 19 September 2024</b>
Relevant Scrutiny Committee:	Environment and Regeneration
Report Title:	Cardiff Airport Business Park - EV Charging Site
Purpose of Report:	To obtain approval to market and dispose of land at Cardiff Airport Business Park for an EV charging station and ancillary uses.
Report Owner:	Deputy Leader and Cabinet Member for Sustainable Places
Responsible Officer:	Marcus Goldsworthy - Director of Place
Elected Member and Officer Consultation:	Gemma Jones: Operational Manager -Accountancy Lorna Cross – Operational Manager Property Victoria Davidson: Operational Manager, Legal Services Phil Chappell: Operational Manager Regeneration Matt Bowmer, Head of Finance Tom Bowring, Director of Corporate Resources Local Ward Members
Policy Framework:	This report is a matter for Executive decision by Cabinet
<p>Executive Summary:</p> <p>This report seeks Cabinet approval for the Director of Place to market and dispose of the site edged red in Appendix A located near Cardiff Airport (“the site”) by virtue of a Lease for use as an EV charging station and ancillary uses.</p> <p>The site is within Cardiff Airport Enterprise Zone and land allocated by Policy MG10 of the LDP for strategic business use.</p>	

## Recommendations

1. That delegated authority be granted to the Director of Place to market and dispose of the site near Cardiff Airport shown indicatively edged red in **Appendix A** by virtue of a lease for use as an EV charging station and ancillary uses (subject to statutory consents) in consultation with the Executive Leader and Cabinet Member for Performance and Resources, Deputy Leader and Cabinet Member for Sustainable Places and Head of Finance/Section 151 Officer.
2. That delegated authority be granted to the Director of Place to appoint consultants/agents as may be required (such as marketing and land valuation) to assist with the marketing and disposal of the site.
3. That Cabinet authorises the Monitoring Officer / Head of Legal and Democratic Services or Operational Manager Legal Services to prepare, complete and execute the appropriate legal documentation required to dispose of the site.

## Reasons for Recommendations

1. To authorise the marketing and lease disposal of the Site.
2. To authorise appointing consultants to assist with project delivery.
3. To enable the preparation, execution, and completion of all legal documentation for the land transaction.

## 1. Background

- 1.1 An expression of interest was previously received from a company proposing an EV Fast Charge Station on the site indicatively edged red in **Appendix A**. The site measures approximately 1.7 acres and is in the freehold ownership of the Vale of Glamorgan Council.
- 1.2 The site for the proposed EV Fast Charge Station is situated within a larger area of land (measuring approximately 65 acres) in the freehold ownership of the Council at Cardiff Airport. (**see Appendix B**). The 65 acres of Council owned land is identified in adopted Supplementary Planning Guidance earmarked for an Airport Commercial/Business Park and Education Centre.
- 1.3 Due to the specialist nature of the project, consultants CENEX (Specialist in low emission transport and energy infrastructure technologies) were commissioned to undertake a feasibility study to advise the Council on the viability of an EV charging station and provide recommendations on ownership models. This feasibility study has now been completed and considered various business models for facilitating the EV Charging Station

- 1.4 Having considered the feasibility study, it is concluded that the most viable route for facilitating an EV Charging Station would be to market the site as a 'Lease' ownership opportunity.
- 1.5 The Council's Property Section have recently facilitated soft marketing of the site to EV operators to ascertain expressions of interest. A number of providers have shown initial interest in the site.
- 1.6 The next step is to undertake a comprehensive marketing exercise of the site as a leasehold investment opportunity for an EV Charging Station use.

## **2. Key Issues for Consideration**

- 2.1 The Council's Insight Board has been consulted and has no objections to the proposal for the site to be marketed and disposed for an EV Charging Station.
- 2.2 Consultation has also been carried out with the local Ward Members who have raised no objections to leasing the site for EV charging Station.
- 2.3 Subject to complying with the relevant legislative provisions and any statutory consents required, permission is now sought to market and dispose of the site for an EV Charging Station use and ancillary uses by virtue of a lease.
- 2.4 The disposal will be subject to the Council receiving best consideration for the site and complying with any other appropriate terms and conditions Council deems appropriate.
- 2.5 The marketing and disposal process will be managed by a Project Team reporting to the Director of Place, including officers from the Project Management Unit, the Property Services section, Legal Services, Accountancy, and the Regeneration section.
- 2.6 Specialist consultants will be required to assist with the valuation, marketing, and analysis of any detailed bids.
- 2.7 Following marketing and evaluation of bids, a preferred bidder will be identified subject to the approval of the Leader, Deputy Leader and Cabinet Member for Sustainable Places, Director of Place and Head of Finance/Section 151 Officer.

## **3. How do proposals evidence the Five Ways of Working and contribute to our Well-being Objectives?**

- 3.1 **Looking to the long term** – The disposal of the site would support the development of land allocated within the Local Development Plan and within the wider Enterprise Zone for a business park.
- 3.2 **Taking an integrated approach** – The proposed disposal of the site is being undertaken after discussion with other Council departments and in consultation with Cardiff Airport and Welsh Government who own the adjoining land.

- 3.3 Involving the population in decisions** – Local ward Members have been notified of the intention of disposing of the site under a lease agreement. The statutory planning application will engage in public consultation on the proposed use(s).
- 3.4 Working in a collaborative way** - The Councils Property Services section will work alongside the Councils Project Management unit collaboratively to ensure the best value for money for the Council.
- 3.5 Understanding the root causes of issues and preventing them** - By disposing of the site for development, it will have a positive impact on crime and disorder by reducing the opportunities for trespass and fly-tipping.

## **4. Climate Change and Nature Implications**

- 4.1** This is a matter that will be addressed at the design stage of any new development on the site in accordance with the statutory planning process.
- 4.2** The increase in EV infrastructure will likely result in a greater shift to EV vehicles and a reduction in combustible engines.

## **5. Resources and Legal Considerations**

### **Financial**

- 5.1** The cost of marketing and disposing of the site, the appointment of consultants and associated costs will be funded from capital receipts and/or if required from the budget of the Place Directorate.
- 5.2** A capital receipt is anticipated to be generated from the disposal of the site.

### **Employment**

- 5.3** The design and construction and the operation of an EV Charging Station is anticipated to create some new employment.

### **Legal (Including Equalities)**

- 5.4** The site is in the freehold ownership of the Vale of Glamorgan Council. There are no restrictive covenants affecting the land.
- 5.5** The land at the site will be sold in accordance with Section 123 of the Local Government Act 1972.
- 5.6** There are no equal opportunities implications arising from this report.

## **6. Background Papers**

- 6.1** None.

# Appendix A



# APPENDIX B

