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## CYFLWYNIADA

Pwyllgor PWYLLGOR CRAFFU'R ECONOMI A DIWYLLIANT

Dyddiad ac amser DYDD LLUN, 14 MEDI 2020, 5.00 PM  
y cyfarfod

Os gwelwch yn dda gweler ynghlwm y Cyflwyniad(au) a ddarperir yn y Cyfarfod Pwyllgor

12 Cyflwyniad (*Tudalenau 3 - 12*)

Mae'r dudalen hon yn wag yn fwriadol

# Dumballs Road Redevelopment



Tudalen 3

**September 2020**

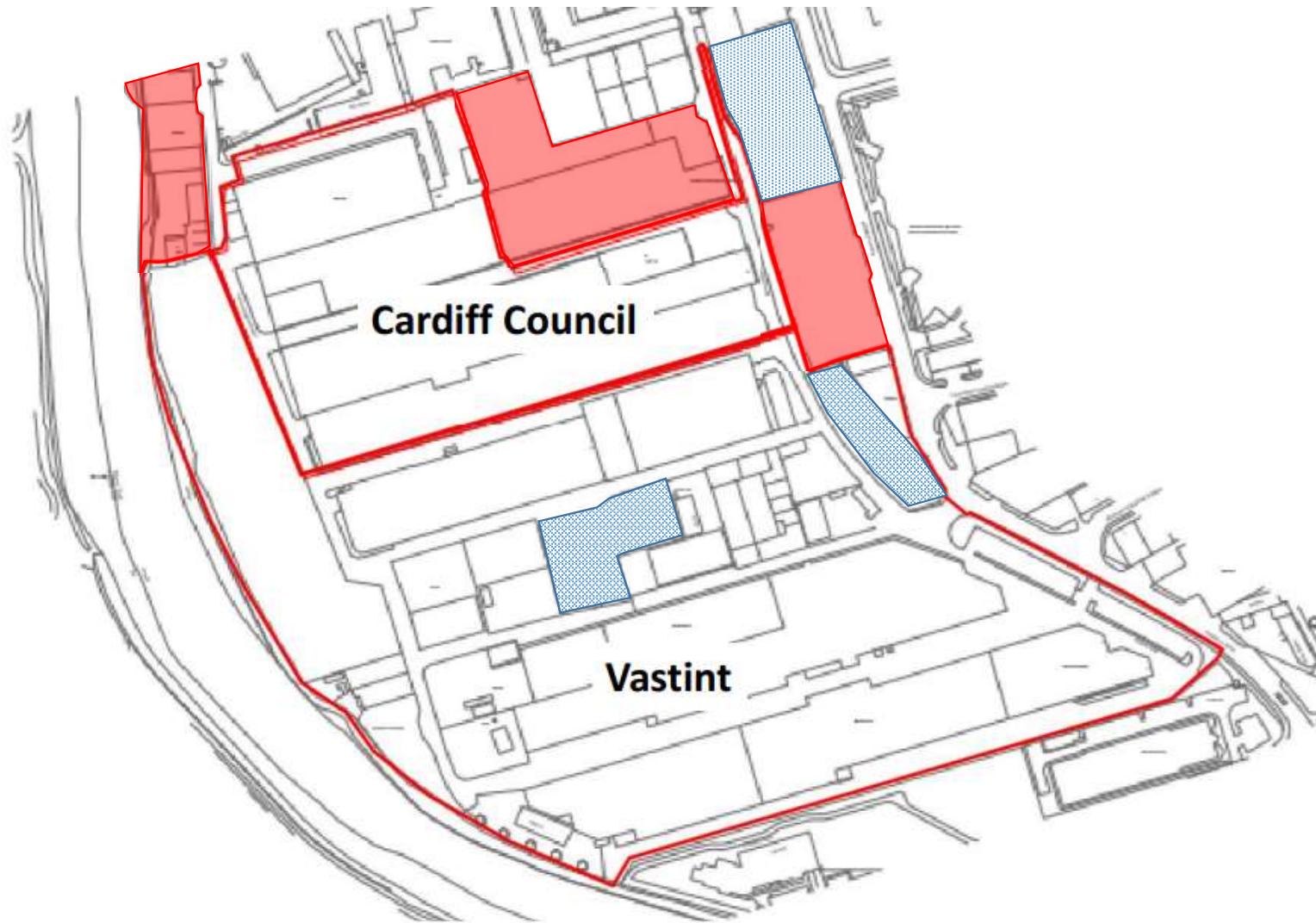
Eitem Agenda 12

# Background

- Initial land assembly secured in January 2017
- Vastint acquired circa 22 acres; Cardiff Council acquired 8.5 acres
- Vastint has subsequently acquired a further circa 10 acres
- Total site is now circa 40 acres
- Vastint still negotiating with A&T Skip Hire, Biffa, CAVC



Tudalen 5



# Development Proposal

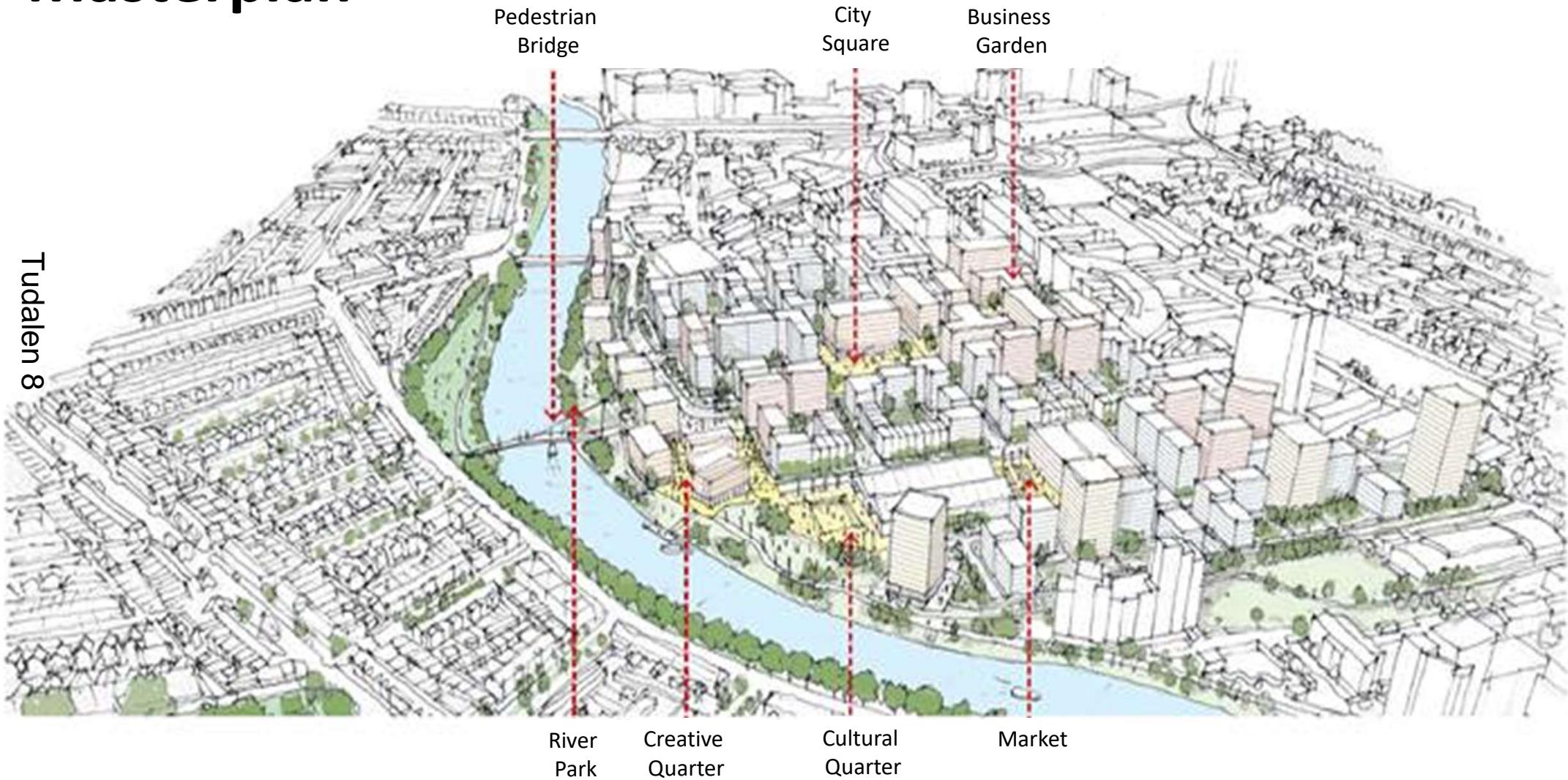
- Vastint has commissioned the development of a masterplan to support submission of a planning application.
- The masterplan delivers:
  - 2,100 homes
  - c.675,000 sq ft of commercial space
  - c.20,000 sq ft of retail space
  - c.80,000 sq ft of creative/innovation space
  - Riverside parkland and green spaces



# Masterplan



# Masterplan



# Key Issues

- Completion of land assembly

This *may* require CPO assistance from the Council

- Clean-up of unregistered title

This *will* require CPO assistance from the Council

Tudalen 9

- Site remediation & infrastructure (roads/utilities etc)

Can only commence once above land assembly issues are fully resolved



# Recent Negotiations

- Council to agree unencumbered sale of 8.5 acres to Vastint
- At point of sale, secure legally binding commitment to provide a minimum of 12.5% affordable contribution through a Unilateral Undertaking
- Council to secure an Option to purchase up to an additional 100 residential units as a package deal



# Working Timetable

- Planning Application → *Autumn 2020*
- Planning Permission → *Spring 2021*
- Commence Remediation/Infrastructure → *Spring/Summer 2021*
- Commence Construction of housing units → *Late Autumn 2021*
- Completion of first phase of housing units → *2022*



Mae'r dudalen hon yn wag yn fwriadol