

My Ref: T: Scrutiny/Correspondence/Cllr NH

Date: 16 October 2018

Councillor Russell Goodway  
Cabinet Member, Investment and Development  
Cardiff Council  
County Hall  
Cardiff  
CF10 4UW



County Hall  
Cardiff,  
CF10 4UW  
Tel: (029) 2087 2087

Neuadd y Sir  
Caerdydd,  
CF10 4UW  
Ffôn: (029) 2087 2088

Dear Councillor Goodway,

### **Economy & Culture Scrutiny Committee: 11 October 2018**

Members have asked I pass on their sincere thanks to you, Andrew Cobden (Vastint) and Neil Hanratty for attending our meeting to provide an update on plans to regenerate the Dumballs Road site.

Overall, Members are supportive of the design concepts explained by Andrew as underpinning the master-planning process. Members particularly appreciate the commitment to creating mixed, balanced communities in a development that integrates with surrounding areas, both North/ South and East/ West.

Improved connectivity is central to whether this redevelopment is successful and Members are pleased to note the commitment to creating routes to connect with the communities of Grangetown and Butetown as well as into the city centre and Cardiff Bay. We note the intention to utilise the river water taxi system as well as to have a new bridge for pedestrians and cyclists, connecting the site to Grangetown, and cycle routes through the site. Members would like to know whether the latter would form part of one of the Council's Cycle Superhighways and ask that this be clarified in your response to this letter. Members also note the aspiration for the proposed Metro system to serve this redevelopment, via routes along Lloyd George Avenue and Dumballs Road. All of these transport modes will help to boost Cardiff's economy, whilst at the same time reducing reliance on cars, which we applaud.

Members are also pleased to note the commitment to providing green and open spaces in the redevelopment, both private courtyards and publically accessible 'fingers' of green space running East/West to boost sight lines and connectivity, and open squares. We note discussions are on-going regarding whether to have a higher number of slimmer routes and squares or whether to 'mass' these and have a smaller number. Members can see the advantages of both and await further plans to see how green, open spaces can be best integrated; however, Members are clear that they would not support any diminution of overall amount of green and/ or open

space. Members also discussed the on-going maintenance of these spaces and, in your response to this letter, would like your views as to whether the Council will adopt the spaces or whether Vastint will use service charges to pay for a management company to maintain them.

Members are supportive of Vastint's stated aim of keeping to 6-8 storeys for most buildings on the development, as we believe this provides the right contrast to the city centre and Cardiff Bay skylines. We were pleased to hear the commitment to ensuring appropriate ground floor usage, to create an active environment with a mix of uses including some commercial.

Concerning commercial units, Members note the intention to locate some along the river frontage, with most units being within the centre of the development. Members agree with the intent to move from heavier industrial uses towards different types of commercial use, including spaces for creative industries and co-working enterprises. Members hope that these spaces could also accommodate lighter, craft-style industries, such as ceramics. Our on-going work on the need for Workshops and Innovation premises has demonstrated to us that there is significant demand for these types of spaces. We recommend that Vastint talk to the Creative Industries departments at Cardiff University, Cardiff Metropolitan University and the University of South Wales for further insight into their student and alumni experiences, which may help Vastint to frame their commercial offer to meet local demand.

Members were interested to hear that Vastint and the Council are working with existing tenants to help them to relocate to appropriate sites and were pleased to see that most of these have stayed in Cardiff.

Given the time period for redeveloping the site, Members were pleased to hear that work is underway to identify suitable 'meanwhile' uses for spaces, to attract footfall and utilise available space. Again, it may be worthwhile speaking to the local universities and to the Creative Cardiff network, which may have some interesting ideas for how to use the space productively and sympathetically during the redevelopment phases.

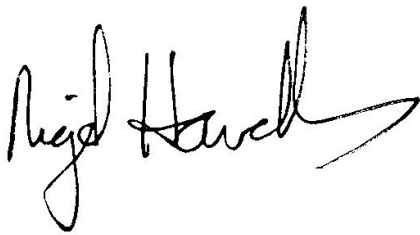
This is a large-scale redevelopment, resulting in possible employment and training opportunities for the local population. Members were pleased to hear Neil Hanratty commit to ensuring that the Council will help to establish links between Vastint and the Cardiff & Vale College, located next to the site, which runs several relevant courses, including construction, in order to ensure training opportunities are maximised.

Members recognise the complexity of land assembly for this site and note that the Council may use Compulsory Purchase Orders in order to ensure the redevelopment takes place; as stated at the meeting, it is to be hoped that this does not prove necessary but, if it is required, Members fully support their use.

Finally, Members note the reassurance provided at the meeting that there are no other known or anticipated further costs to the Council. Members are impressed with the co-operative manner that Vastint has demonstrated in the collaborative master-planning to date and believe that the scale of the development is both exciting and feasible. We look forward to seeing more details and ask that you liaise with Scrutiny Services to ensure this happens at the appropriate time.

Once again, thank you for your attendance. This letter requires a response, please, as it contains requests for information.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Nigel Howells', with a stylized flourish at the end.

**COUNCILLOR NIGEL HOWELLS**  
**CHAIR, ECONOMY & CULTURE SCRUTINY COMMITTEE**

cc Members of the Economy & Culture Scrutiny Committee  
Andrew Cobden – Managing Director, Vastint  
Neil Hanratty                      Clair James                      Cabinet Support Office