

## **Appendix 6 – Summary of consultation responses.**

The Notice was published in the Western Mail on the 20<sup>th</sup> May 2022, a copy of which is annexed to this Appendix 6. Representations were received via the Council's [propinfo@cardiff.gov.uk](mailto:propinfo@cardiff.gov.uk) email address managed centrally by Strategic Estates.

A summary outlining the range of objections and issues raised from the consultation process is noted below:-

- Loss of Velodrome and open space
  - Unsuitability of the swap sites
  - Loss of Maindy Pool
  - Objections to the school expansion
  - Conflict of interest in the roles of the Council as trustee and school developer.
  - Inadequate and misleading information on the website and conflict of interest in the use of the surveyors
  - Issues regarding an inadequate consultation process and misinformation
  - Council has acted unlawfully
  - Non-compliance with other Strategies
1. Objections to loss of the velodrome. Inadequate and not a like-for-like replacement proposed at the ISV will result in many active clubs not being able to continue training and local community not having the same access to this valuable recreational resource.
  2. Objections to the loss of the velodrome which is a unique historical, cultural and heritage asset in Cardiff.
  3. Loss of the velodrome will be detrimental to the local community in terms of health and wellbeing.
  4. Objections to trust land swap options which are considered inappropriate. Both options are located too far from Maindy Park and not as accessible to the local community. The Blackweir site is separated by North Road which is a physical barrier. Blackwier is not well lit, and as such it is not all year-round recreational resource for the community and therefore an inappropriate alternative.
  5. Objections to trust land swap options on the basis that both sites are already accessible to the public so there is no benefit.
  6. Objection base on the view that alternative options for school expansion have not been fully explored.
  7. Objections based on the view that school proposal is not appropriate – expansion is not needed and is not sustainable, generating an increase in traffic and more travelling.
  8. Objections on the basis that there is a conflict of interest between the Council acting as sole trustee and the Council acting as school developer. Council is not acting in the best interests of the trust.
  9. Failure in the role of the Council as sole trustee.

10. Maindy Park was gifted to the people of Cardiff in trust and should remain so.
11. Objections to loss of greenspace and environmental concerns within a densely populated part of Cardiff.
12. Conflict of interest in the use of surveyors – who have previously been engaged on related projects.
13. Objections to the loss of the Pool.
14. Issues raised on how the consultation process has been conducted by the Council with wide non-compliance issues. Including, inadequate publicity with only a small advert in the Western Mail. Consultation material on the Council's website not made available for up to 6 days after start of consultation period. Consultation period not long enough for community to properly respond.
15. Issues raised regarding misinformation and clarity in the consultation process. Material on the Council's website is conflicting - with discrepancies in plans leading to confusion and no clear information on which parts of the Maindy Park trust land would be lost.
16. Engagement has been non-inclusive
17. Objections based on the view that the process is not legal and the Council is acting unlawfully.
18. Failure of the Trustee to inform beneficiaries of the process.
19. Views expressed that the advice from surveyors is fundamentally flawed. The valuation of the Maindy trust land is artificially low given that it was based on the covenant being in place and not based on its true value as an active velodrome and/or its the proposed use for education purposes.
20. Views that the consultation process is a tick-box and pointless exercise as the Council has already made the decision to expand the school. There is no confidence that the Council as sole trustee will make a recommendation to the Charity Commission that can benefit the trust. The proposed land swap and loss of trust land at Maindy Park can only be detrimental to the beneficiaries of the trust.
21. Loss of trust land at Maindy Park does not comply with the adopted Cardiff LDP and Welsh Government Strategies.

## Annex – Form of notice

### **Adran 121 Deddf Elusennau 2011**

Mae Cyngor Sir Dinas a Sir Caerdydd fel ymddiriedolwr Parc Maendy (Rhif Cofrestru Elusennol 524137) (yr Elusen) yn rhoi hysbysiad at ddibenion Adran 121 o Ddeddf Elusennau 2011 bod yr Elusen yn bwriadu gwaredu tir ym Mharc Maendy Caerdydd drwy gyfnewid tir.

Mae rhagor o fanylion am y cynnig ar gael ar wefan y Cyngor yn [www.caerdydd.gov.uk](http://www.caerdydd.gov.uk) neu drwy'r manylion cyswilt isod.

Dylid anfon unrhyw sylwadau mewn perthynas â'r cynnig i'w hystyried erbyn 20 Mehefin 2022, at Bennaeth Ystadau Strategol, Cyngor Caerdydd, Neuadd y Sir, Glanfa'r Iwerydd, Caerdydd CF10 4UW neu drwy e-bost at [gwybodaetheiddo@caerdydd.gov.uk](mailto:gwybodaetheiddo@caerdydd.gov.uk)

### **Section 121 Charities Act 2011**

The County Council of the City and County of Cardiff as trustee of Maindy Park (Charity Registration Number 524137) (the Charity) gives notice for the purposes of Section 121 of The Charities Act 2011 that the Charity proposes to dispose of land at Maindy Park Cardiff by way of land exchange.

Further details of the proposal are available on the Council's website at [www.cardiff.gov.uk](http://www.cardiff.gov.uk) or via the contact details below.

Any representations or comments in relation to the proposal should be sent for consideration no later than 20 June 2022, to the Head of Strategic Estates, Cardiff Council, County Hall, Atlantic Wharf, Cardiff CF10 4UW or by e-mail to [propinfo@cardiff.gov.uk](mailto:propinfo@cardiff.gov.uk).