

Email Trail 1

From: Redacted [Cardiff Council Official]

Sent: 26 November 2021 17:50

To: Redacted [Cardiff Council Official]; Redacted [Welsh Government Official]

Cc: Redacted [Welsh Government Official]

Subject: RE: Updated TAN 15 guidance

Hi [Redacted],

The site consists of two pockets of land as indicated on the image below,

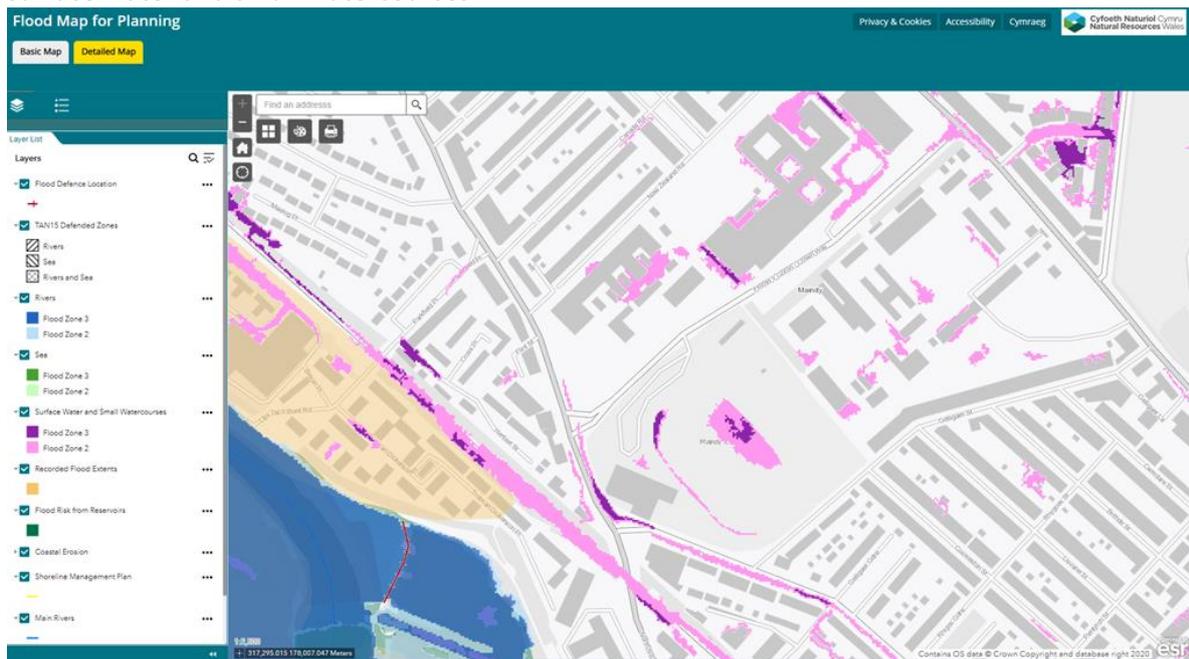
The address for Cathays High School is: Cathays High School, Crown Way, Gabalfa, Cardiff CF14 3XG

The address for Maindy Centre is: Maindy Centre, Crown Way, Cardiff CF14 3AJ CF14 3AJ.

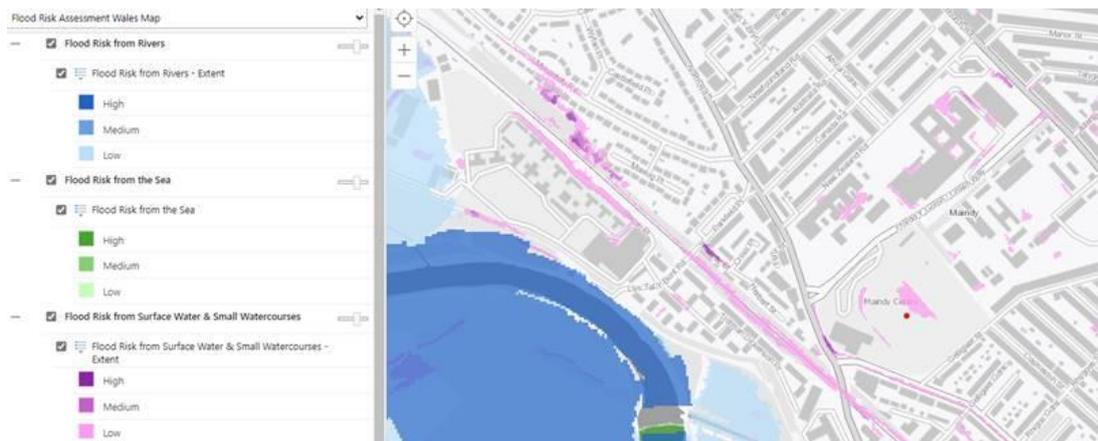
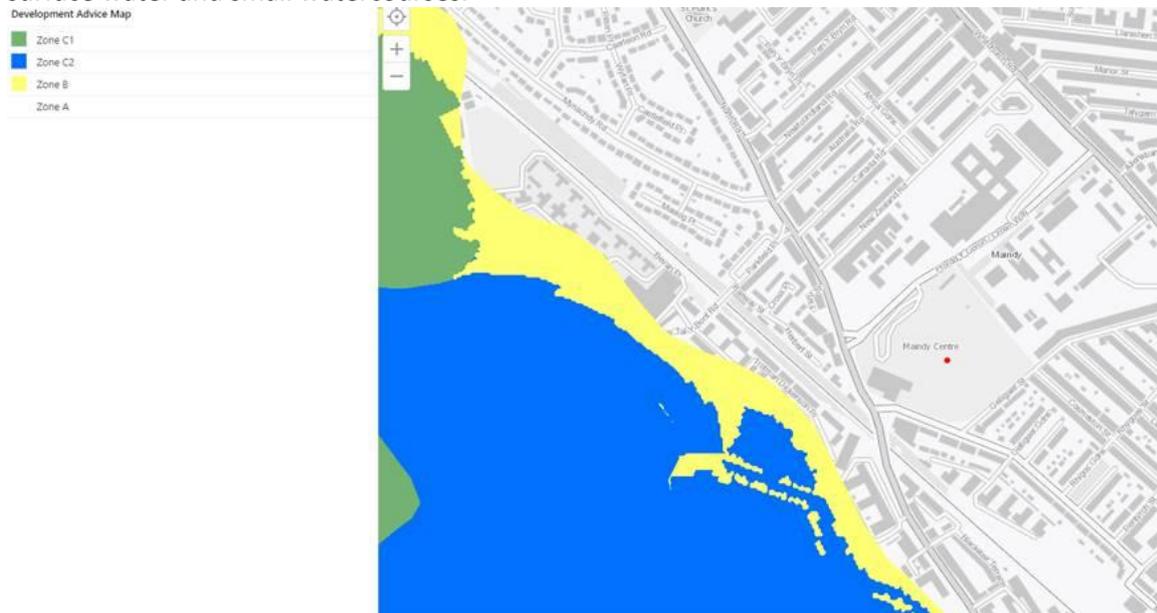


With regards to flood zones there is some presence of surface water on the sites in both the current and future Natural Resource Wales maps, which can be seen below.

In this new future flood map for planning there are localised areas of **flood 2 and 3 zones** related to **surface water and small watercourses**.



The images below show the current **development advice map** shows the site is in **Zone A**, and the **flood risk assessment Wales map** shows the site has some localised areas of '**Low**' flood risk from surface water and small watercourses.



We have consulted the proposal with Planning and I can provide the feedback if required, but we have not consulted on SAB.

Regards

[Redacted]

From: Redacted [Cardiff Council Official]

Sent: 25 November 2021 10:28

To: Redacted [Welsh Government Official]

Cc: Redacted [Cardiff Council Official]; Redacted [Welsh Government Official]

Subject: RE: Updated TAN 15 guidance

Hi [Redacted],

Good to hear from you.

You will be glad to hear that we will be building the Cathays school on an area that largely isn't affected.

[Redacted] – please can you send over the site details and any feasibility information where we have considered Tan15. I know we have tested the proposal with planners and SAB so maybe references in there?

Thanks

[Redacted]

From: Redacted [Welsh Government Official]

Sent: 25 November 2021 09:57

To: Redacted [Cardiff Council Official]

Cc: Redacted [Welsh Government Official]

Subject: Updated TAN 15 guidance

EXTERNAL: This email originated from outside Cardiff Council, take care when clicking links.

ALLANOL: Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Dear [Redacted],

Hopefully you will remember me, although I only think we have met once since I started work in [Redacted] team on the Education MIM programme? I'm writing to all local authorities and colleges with MIM Education projects in response to the recent '*Technical Advice Note (TAN) 15: Development, flooding and coastal erosion*' note and correspondence to all Local Authority Chief Executives and Local Planning Authority Heads of Planning (WG ref MA-JJ-3967-21) from the Minister of Climate Change.

You may have noted in the Minister's correspondence that the implementation date for the updated TAN 15 guidance is set for 1st June 2023 and builds on advice previously issued in the 2004 version of TAN 15 and the Development Advice Map (which does not include climate change allowances), as well as Technical Advice Note 14: Coastal Planning. The updated TAN 15 is accompanied by the Flood Map for Planning, which builds on the Flood Risk Assessment Wales map and includes allowances for climate change.

The MIM Education team are working with the WG Planning Team to establish the potential impact on the programme and need to establish which sites will sit in the new Zone 3 (Flood Map for Planning) under the updated TAN 15 guidance. Could you please confirm to us:

- The post code and address of the preferred site for the MIM project (if known or is not part of a statutory consultation); and
- Under which flood zone your project/s are sited in, for the current and future TAN 15 guidance.

*If you have a number of sites in a single project or multiple projects in the MIM Education pipeline can you please ensure each site is identified.

We would be grateful if you can complete this exercise by cob Friday 3rd Dec 2021 and return your replies to myself and copy [Redacted]

We thank you in advance, kind regards [Redacted]

[Redacted]

Email Trail 2

From: Redacted [Welsh Government Official]
Sent: 29 September 2021 14:05
To: Redacted [Cardiff Council Official]
Cc: Redacted [Cardiff Council Official]
Subject: RE: Cardiff Council: Cathays High Meeting

Thanks [Redacted]. By the way I have received loads of correspondence from people trying to save the Velodrome. They are questioning the Council's procedures and seeking Ministerial involvement. I have responded to say that Ministers do not have remit to challenge a Council's conduct in statutory processes except in a very limited number of cases that do not apply in this instance. Have you also received questions along those lines? I wonder if we could possibly discuss at some point just so I can understand what responses you have already given.

Many thanks

[Redacted]

From: Redacted [Cardiff Council Official]
Sent: 29 September 2021 14:00
To: Redacted [Welsh Government Official]
Cc: Redacted [Cardiff Council Official]
Subject: RE: Cardiff Council: Cathays High Meeting

Thanks for the confirmation [Redacted]. I will ask [Redacted] to send the invite, which will be from [Redacted].

Thanks

[Redacted]

From: Redacted [Welsh Government Official]
Sent: 29 September 2021 13:58
To: Redacted [Cardiff Council Official]
Cc: Redacted [Cardiff Council Official]
Subject: RE: Cardiff Council: Cathays High Meeting

EXTERNAL: This email originated from outside Cardiff Council, take care when clicking links.

ALLANOL: Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Hi [Redacted]

Good to hear from you. Yes I can do 13 -14 on 12th. Shall I send you a Teams invitation?

Many thanks

[Redacted]

From: Redacted [Cardiff Council Official]
Sent: 29 September 2021 13:16
To: Redacted [Welsh Government Official]
Cc: Redacted [Cardiff Council Official]
Subject: Cardiff Council: Cathays High Meeting

Hi [Redacted],
We'd like to meet you to discuss the Cathays High School scheme.

I'd be grateful to receive your availability for an hour on the following dates:
Mon 11th October 13.30-15.00,
Tues 12th October 13.00 – 14.00,
Fri 15th October 15.00-16.00.

Thanks,
[Redacted]

Email Trail 3

From: Redacted [Cardiff Council Official]
Sent: 19 October 2021 11:13
To: [Redacted] Various consultees
Subject: Cathays High School / Ysgol Uwchradd Cathays

Cathays High School

At its meeting on 14 October 2021 Cardiff Council Cabinet agreed proposals to:

- Increase the capacity of Cathays High School from 1,072 places (5.5 forms of entry with 247 sixth form places) to 1,450 places (8 Forms of Entry with 250 sixth form places) from September 2023;

- Replace the Cathays High School buildings with new build accommodation on the Maindy Centre site adjacent to Crown Way and North Road;
- Expand the current Specialist Resource Base (SRB) for learners with Autism Spectrum Condition (ASC) from 16 to 50 places in purpose built accommodation in the new school buildings.

The approval is subject to the Charity Commission's consent in relation to the Maindy site being held in a charitable trust.

The Cabinet considered the proposals, the statutory objections submitted and the local authority response thereon.

The concerns raised are summarised in the objection report together with the response from the Council. It was considered that responses made by the Council answered the issues raised.

The objection report is available to view on the Council website:

[Agenda for Cabinet on Thursday, 14th October, 2021, 2.00 pm : City of Cardiff Council \(moderngov.co.uk\)](#)

The decision letter is available to view on the Council website:

www.cardiff.gov.uk/cathayshighproposals

The decision is subject to call in procedures as set out in the Council's constitution which allows decisions taken by Cabinet to be reviewed. Should a call in of the decision take place, all stakeholders would be informed.

If you have any queries or require additional information please contact the School Organisation Planning Team on 029 2087 2720 or via email to schoolresponses@cardiff.gov.uk

Regards

School Organisation Planning Team

Ysgol Uwchradd Cathays

Yn ei gyfarfod ar 14 Hydref 2021 cytunodd Cabinet Cyngor Caerdydd gynigion i:

- Gynyddu capasiti Ysgol Uwchradd Cathays o 1,072 o leoedd (5.5 Dosbarth Mynediad gyda 247 lle yn y chweched dosbarth) i 1,450 o leoedd (8 Dosbarth Mynediad gyda 250 lle yn y chweched dosbarth), o fis Medi 2023;
- Codi adeiladau newydd i Ysgol Uwchradd Cathays yn lle'r hen rai ar safle Canolfan Maendy ger Heol y Goron a Heol y Gogledd;

- Ehangu'r Ganolfan Adnoddau Arbenigol (CAA) bresennol i ddysgwyr sydd â Chyflyrau ar y Sbectwm Awtistig o 16 o leoedd i 50 o leoedd mewn gofod pwrpasol yn adeiladau'r ysgol newydd.

Mae'r gymeradwyaeth yn amodol ar gydsyniad y Comisiwn Elusennau mewn perthynas â safle Maendy yn cael ei gadw mewn ymddiriedolaeth elusennol.

Ystyriodd y Cabinet y cynnig a chyflwynwyd y gwrthwynebiadau statudol ac ymateb yr awdurdod lleol wedi hynny.

Ceir crynodeb o'r pryderon a godwyd yn yr adroddiad gwrthwynebu, ynghyd ag ymateb y Cyngor. Ystyriwyd bod yr ymatebion a roddwyd gan y Cyngor yn ateb y materion a godwyd.

Mae'r adroddiad gwrthwynebu ar gael i'w weld ar wefan y Cyngor:

[Agenda Cabinet ar Dydd Iau, 14eg Hydref, 2021, 2.00 pm : Cyngor Dinas Caerdydd \(modern.gov.co.uk\)](http://modern.gov.co.uk)

Mae'r llythyr penderfyniad ar gael i'w weld ar wefan y Cyngor:

www.caerdydd.gov.uk/cynigionysgoluwchraddcathays

Mae'r penderfyniad yn amodol ar y gweithdrefnau galw i mewn fel y nodir yng nghyfansoddiad y Cyngor sy'n galluogi adolygu penderfyniadau'r Cabinet. Os oes galw i mewn ar gyfer y penderfyniad, rhoddir gwybod i'r holl randdeiliaid.

Os oes gennych unrhyw gwestiynau am hyn neu os hoffech ragor o wybodaeth, cysylltwch â'r Tîm Cynllunio Trefniadaeth Ysgolion ar 029 2087 2720 neu e-bostiwch ymatebionysgolion@caerdydd.gov.uk

Cofion

Tîm Cynllunio Trefniadaeth Ysgolion

Email Trail 4

From: Redacted [Cardiff Council Official]

Sent: 29 July 2021 19:33

To: Redacted [Welsh Government Official]

Cc: Redacted [Cardiff Council Official]; Redacted [Cardiff Council Official]; Redacted [Cardiff Council Official]

Subject: RE: Cathays & Velodrome

Hi [Redacted],

Comms have advised that the quote provided is accurate and was signed off by [Redacted] and [Redacted].

Points to advise MfEWL:

Generally:

- Cardiff Council are dependent on WG's capital contribution to build the new school under the 21st Century Schools Programme as we are with any new build.
- The Maindee cycling track needs to move to provide the space required to build the school in an area of the city where it is considerably built up it also negates the need to acquire land which is costly in the city.
- The Maindee cycling track will be replaced with a new velodrome in Cardiff with enhanced facilities.
- In summary, the new facility will be located and developed to support the growth of cycling in the City and beyond. The development will include a purpose built velodrome with modern facilities including a club house and spectator stand along with a 1km closed road circuit and a large format bike shop.
- Further details on the new facility are provided in this link: [Statement on the Velodrome \(cardiffnewsroom.co.uk\)](http://Statement%20on%20the%20Velodrome%20(cardiffnewsroom.co.uk))

On Funding:

- The Education Department of Cardiff Council have therefore agreed to provide a capital contribution to support the new velodrome build as it is required as a consequence of the new school build.
- The position is that it is the Education Department of Cardiff Council that will provide a contribution to the authority's Economic Development department, who will deliver the scheme, this is reflected in the statement *The proposed new velodrome can only be delivered if the Maindy track closes, as it absolutely relies on a funding contribution from the education capital programme.* as without the contribution from the Cardiff's Education budget the scheme cannot be delivered due to limitations on the Economic Development Department's capital budget.
- Cardiff Council operates its own Education Capital Programme with a wider scope than 21st Century Schools as it incorporates for example an Asset Renewal strand and also adds to the capital funds provided by WG for ICT investment to enable scaling up of investment in education across the city.
- Its own capital funds are sourced from the wider capital budget of the authority or by revenue that facilitates borrowing.
- As required by the grant terms and conditions Cardiff acknowledge WG's contribution when deployed in their Education Capital Programme.

Regards,

[Redacted]

From: Redacted [Welsh Government Official]

Sent: 29 July 2021 10:58

To: Redacted [Cardiff Council Official]

Subject: RE: Cathays & Velodrome

EXTERNAL: This email originated from outside Cardiff Council, take care when clicking links.

ALLANOL: Daw'r e-bost hwn o'r tu allan i Gyngor Caerdydd, cymerwch ofal wrth glicio ar ddolenni.

Thanks [Redacted] – I'll await your discussion with comms before I respond my side.

[Redacted]

From: Redacted [Cardiff Council Official]

Sent: 29 July 2021 10:52

To: Redacted [Welsh Government Official]

Subject: RE: Cathays & Velodrome

Hi [Redacted],

Sorry for the delayed response. We are dependent on WG to build the new school, we also need the velodrome to be moved otherwise there is no space to build the school anywhere.

We have agreed to provide a capital contribution to support the new velodrome build as it is required as a consequence of the new school build. I was not aware of any expectation for WG to fund that part of the development so am unsure why Cardiff spokesperson said that although there is a lot of miscommunication and misinformation on this project now.

I will speak to our Comms people to check what was said.

[Redacted]

From: Redacted [Welsh Government Official]

Sent: 28 July 2021 08:35

To: Redacted [Cardiff Council Official]

Importance: High

The Wales Online piece was flagged to me yesterday which has the following comment from a Cardiff spokesperson:

"The proposed new velodrome can only be delivered if the Maindy track closes, as it absolutely relies on a funding contribution from the education capital programme. If the school does not progress, the Maindy track will stay open, and the ISV velodrome proposal will not progress."

I am concerned that public statements are being made about use of 21CS capital funding without WG being aware of any such proposals.

The 'news' has caught the attention of the Ministers office which requires a response.

Grateful for any urgent update or discussion around this.

Thanks

Redacted

Email Trail 5

From: Redacted [Cardiff Council Official]
Sent: Tuesday, June 21, 2022 11:57 AM
To: Redacted [Welsh Government Official]
Subject: RE: FAQs on Cathays

Hi Redacted,

Please see attached in confidence.

Thanks

Redacted

FREQUENTY ASKED QUESTIONS – MAINDY PARK TRUST CONSULTATION

Q – What will the swap mean for Park users at Blackweir and/or Caedelyn in terms of rights, freedom and status as recreational land?

A – No practical change in use – everything will remain the same. As the replacement land will be put into trust, it will be governed by charitable law rather than current local authority procedures. The Council will continue to hold the land but as a trustee.

Q – Why does the school need to be expanded?

A – The proposal is to increase the size of the school from 5.5 forms of entry to 8 forms of entry. This is a much more viable size for a secondary school. An 8 forms of entry school will require a much bigger footprint than the existing site, particularly to accommodate the required outdoor facilities. Even if the school were to be modernised at its current pupil size, adjacent land would also be required to accommodate the outdoor facilities as the current school is on an extremely constrained site. Expanding the school onto the adjacent trust land is the only feasible option to satisfy current school standards. This is not a consideration for the Trust.

Q. – Why does the land exchange need to happen?

A – As the land at Maindy Park is held in Trust, there are restrictions under Charity law on disposing of charity land held for a specific purpose. However, it is possible to release Charity land if there is an intention to replace the land. The Council in its local authority capacity is prepared to offer land in exchange for land at Maindy Park with a view to progressing the School project. Neither of the proposed sites offered are currently held in trust or subject to covenants. It will be a matter for the Council as Trustee whether it should accept the proposal with regard to the interests of the Charity.

Q – Does the new school need all of the Trust land?

A – The school expansion only requires around half of the Maindy Trust land. The rest of the land will remain with the Maindy Trust and an exchange of land is proposed to mitigate the loss of land to the trust.

Q – Will there be a net loss of recreation land?

A – Yes at Maindy Park – but only so far as is required to accommodate the school expansion. However, with inclusion of the replacement land there is no net loss of land to the Trust. The new school proposed for Maindy will also be ‘community focussed’ with its recreation facilities available to the community outside of school hours. The velodrome is also proposed to be relocated at the International Sports Village at Cardiff Bay to meet modern standards.

Q – Because the Council is the sole trustee of the charity – is there a conflict of interest?

A – The Council is aware of the potential for conflicts to arise in these circumstances but believes these can be managed within the Council by obtaining proper advice on the Council’s different roles. As a further assurance,

an Order will also need to be obtained from the Charity Commission consenting to any decision releasing charity land before proceeding further.

Q – What recreation facilities and green space will remain at Maindy Park?

A – Around half of the existing site is required to accommodate the new school. The rest of the site will remain in trust ownership and will accommodate the Leisure Centre, the BMX Track (including a skate park), and new recreation facilities which will be the subject of further community consultation in due course. The land offered in exchange for the loss of land at Maindy Park would also benefit from trust protection meaning that it is protected for recreational use.