

The Vale of Glamorgan Council

Cabinet Meeting: 24 April, 2017

Cabinet Member for Regeneration & Education

Barry Town Centre Gateway Regeneration

Purpose of the Report

1. To outline two proposed Barry Town Centre Gateway Regeneration Projects: (a) the Gladstone Road Regeneration Project and (b) the Dock View Road Regeneration Project (identified indicatively in [Appendix A](#)) and to set out the project governance arrangements including a Project Board and Project Team proposed to achieve project delivery.

Recommendations

1. That authority is granted to the Head of Regeneration and Planning (in consultation with the Leader, Cabinet Member for Regeneration & Education, Cabinet Member for Building Services, Highways and Transportation, Managing Director, and Head of Finance) to coordinate delivery of (a) the Gladstone Road Regeneration Project and (b) the Dock View Road Regeneration Project identified indicatively in [Appendix A](#);
2. That authority is granted for the Head of Regeneration & Planning (in consultation with the Leader, Cabinet Member For Regeneration & Education, Cabinet Member for Building Services, Highways and Transportation, Managing Director and Head of Finance) to facilitate for (a) the Gladstone Road Regeneration Project a survey and feasibility study, the preparation of a comprehensive Master Plan, Planning Brief, and the preparation of detailed engineering and public realm urban design drawings in consultation with the local community, landowners and other key stakeholders and for (b) the Dock View Road Regeneration Project to facilitate a Master Plan and Planning Brief in consultation with the local community, landowners and other key stakeholders.
3. That the budget proposal set out in paragraph 16 of this report be approved and the 2017/18 Capital Programme be amended accordingly.
4. That authority is granted for the Head of Regeneration & Planning (in consultation with the Leader, Cabinet Member for Regeneration & Education, Cabinet Member for Building Services, Highways and Transportation, Managing Director and Head of Finance) to prepare and submit applications for grant aid, if and when available, to raise the necessary funding to facilitate the physical delivery of highway, public realm

and any other appropriate works necessary to facilitate the Gladstone Road Regeneration Project.

5. That authority is granted for the Head of Regeneration & Planning (in consultation with the Leader, Cabinet Member for Regeneration & Education, Cabinet Member for Building Services, Highways and Transportation, Managing Director and Head of Finance) to tender and let a works contract for the physical delivery of highway, public realm and any other appropriate works associated with the Gladstone Road Regeneration Project, subject to funding and statutory consents.
6. That authority is granted for the Head of Regeneration & Planning (in consultation with the Leader, Cabinet Member for Regeneration & Education, Cabinet Member for Building Services, Highways and Transportation, Managing Director and the Head of Finance) to facilitate discussions with landowners and key stakeholders in order to investigate regeneration and land development opportunities within the vicinity of (a) the Gladstone Road Regeneration Project and (b) the Dock View Road Regeneration Project.
7. That authority is granted for the Head of Regeneration & Planning (in consultation with the Leader, Cabinet Member for Regeneration & Education, Cabinet Member for Building Services, Highways and Transportation, the Managing Director and the Head of Finance) to:
 - Determine the viability of the Council owned Gladstone Road Bridge Compound Site (identified indicatively in [Appendix C](#)) for redevelopment.
 - Agree the final site boundary;
 - and if viable to dispose the site by way of a 999 year leasehold opportunity, on the open market or to solely invite the four Registered Social Landlords for the Vale of Glamorgan to bid for the site (subject to the discretion of the Head of Regeneration & Planning (in consultation with the Leader, Cabinet Member for Regeneration & Education, Cabinet Member for Building Services, Highways and Transportation, Managing Director and Head of Finance)) as a development opportunity for Residential (Use Class C3) and preferably as a mixed use development with other enabling land use or uses (such as retail, commercial, business, community and/or education or other appropriate land use or uses) subject to viability and planning.
8. That authority is granted for the Head of Regeneration & Planning to appoint property surveyors to assist with the investigations into regeneration and land development opportunities within the vicinity of (a) the Gladstone Road Regeneration Project and (b) the Dock View Road Regeneration Project and appoint other consultants as may be required to assist with delivery of the two projects including appointing property advisors to assist with the disposal of the Gladstone Road Bridge Site Compound.
9. That authority is granted for the Head of Legal Services to prepare, execute and complete all legal documentation required to facilitate the disposal of the Gladstone Road Bridge Compound Site.

Reasons for the Recommendations

1. To authorise the Head of Regeneration and Planning in consultation with (the Leader, Cabinet Member for Regeneration & Education, Cabinet Member for Building Services, Highways and Transportation, Managing Director and the Head of Finance) to oversee project delivery.

2. To authorise facilitating for (a) the Gladstone Road Regeneration Area Project a survey and feasibility exercise, Master Plan, Planning Brief, and the preparation of detailed engineering and public realm urban design drawings and for (b) the Dock View Road Regeneration Project to facilitate a Master Plan and Planning Brief.
3. To assist progression of the project.
4. To authorise the preparation and submission of applications for grant aid to assist with delivery of the Gladstone Road Regeneration Project;
5. To authorise the tendering and letting of a works contract(s) for the physical delivery of highway, public realm and any other appropriate works associated with the Gladstone Road Regeneration Project.
6. To authorise discussions with landowners and key stakeholders within the vicinity of the projects to investigate opportunities for facilitating the regeneration of land within the vicinity of the project areas.
7. To authorise subject to viability the disposal of the Council owned Gladstone Road Bridge Compound Site for redevelopment;
8. To authorise the appointment of property surveyors and other consultants as may be required to assist with project delivery along with property advisors to assist with the disposal of the Gladstone Road Bridge Site Compound.
9. To authorise the preparation, execution and completion of all legal documentation required to facilitate the disposal of the Gladstone Road Bridge Compound Site.

Background

2. As reported to Cabinet at its meeting of 28th March 2012 (Cabinet Minute C1681) consultancy Powell Dobson Urbanists (“the Urbanists”) was appointed by the Vale of Glamorgan Council in March 2009 to complete a study titled “Barry Town Centre – Framework For Future Public Realm Improvements” (“the Framework”). Completed during early 2010 the Framework document provided Public Realm Sketch Proposals for: Central Holton Road, Thompson Street, Gladstone Road and Dock View Road areas.
3. Cabinet at its 28th March 2012 meeting resolved : (1) That the report produced by Powell Dobson Urbanists continue to be used to inform future consultation and project implementation as resources became available; and (2) That the report be referred to the Scrutiny Committee (Economy and Environment)....”
4. To date the Urbanist's report has assisted the Council secure Welsh Government Barry Regeneration Area Programme funding matched by Council funding for the Thompson Street Public Realm Improvement Project that was completed in 2012 at a cost of £1.1M, and Gladstone Road Gardens are currently being enhanced by the Council at a cost of £440,290 financed by Section 106 monies, Council and Casteland Renewal Area funding.
5. It is now intended to focus attention on facilitating, subject to viability and funding, the regeneration of the Gladstone Road and Dock View Road areas.

Relevant Issues and Options

6. The Gladstone Road and Dock View Road Areas, shown indicatively in [Appendix A](#), are key gateways at the west end and the east end of Barry town centre. A Project Board has been established to oversee the regeneration of these areas subject to viability and funding. The Project Board comprises the Leader, Cabinet Member for

Regeneration & Education, Cabinet Member for Building Services, Highways and Transportation, Managing Director, Head of Regeneration & Planning and the Head of Finance. The Project Management Unit and a multi-disciplined officer Project Team along with consultants as may be required will support the Project Board.

7. An opportunity may arise later in 2017 or in 2018/19 for the Council to apply for grant funding in the event the Welsh Government launches a second Viable and Vibrant Places Programme or similar funding programme. There is no guarantee that Welsh Government funding will be forthcoming but it is vital the Council has schemes ready to submit for grant assistance should the opportunity arise to pursue potential regeneration funding.

GLADSTONE ROAD REGENERATION

8. The Urbanist's Study put forward an indicative sketch concept proposal for holistically regenerating the Gladstone Road area by way of various highway and public realm enhancements (refer to [Appendix B](#)) and the identification of potential development sites. It is intended to facilitate the regeneration of the Gladstone road area through a survey and pre-feasibility/feasibility exercise, the preparation of a comprehensive Master Plan, Planning Brief, and (subject to feasibility) detailed engineering and public realm urban design drawings and the completion of cost estimates for the proposed works. The Master Plan and Planning Brief will be subject to consultation with the landowners, key stakeholders and the local community.
9. The Primary Objective of the Gladstone Road Regeneration Project will be to facilitate the comprehensive regeneration of the area in the spirit of the scheme concept put forward by the Urbanists (although the actual final Master Plan layout may vary depending on the outcome of the pre-feasibility and feasibility work) in order to bring about integrated environmental, economic and social/community regeneration benefits for the area. An emphasis will be placed on establishing the area as a holistically master planned "Place" rather than just a space dominated by traffic whilst ensuring the highway junctions within the area function efficiently for vehicles, pedestrians and cyclists.
10. The Urbanists study identified various site development opportunities relating to Council and third party land. As part of the project it is proposed to investigate in more detail potential development opportunities within the vicinity of the Gladstone Road area in liaison with third party land owners and key stakeholders.
11. Focusing on respecting the local "Sense of Place", a Planning Brief will be prepared in consultation with the local community, which along with the Master Plan will establish an urban design framework promoting the delivery of a well-designed family of buildings and spaces integrated with the highways and public realm.
12. A key Council owned site that will be assessed in terms of its suitability for redevelopment within the Gladstone Road area is the Gladstone Road Bridge Compound Site identified indicatively in [Appendix C](#). Subject to determining the viability of the land for development and agreeing the final site boundary (including investigating the possibility of creating a larger and enhanced development site that might be achieved if it is feasible to rationalise the existing highway layout) it is intended to thereafter openly market the site to potential developers or to solely invite the four Registered Social Landlords for the Vale of Glamorgan subject to the discretion of the Project Board, by way of a 999 year leasehold opportunity as a development opportunity for Residential (Use Class C3) and other enabling land use or uses such as retail, commercial, business, community and/or education or other appropriate land use or uses subject to viability and planning. The Project Board will

determine whether to place the compound site on the open market or to dispose of it to one of the four Vale of Glamorgan Registered Social Landlords as part of the Master Planning process, after consulting the four local Registered Social Landlords consultant property advisors. Regard will be given to the need in Barry for affordable homes but also the need to achieve a sustainable balanced mix of uses within the Master Plan.

DOCK VIEW ROAD REGENERATION

13. In terms of the Dock View Road area (refer to [Appendix A](#)) the Urbanist's Study did not put forward a concept proposal for its regeneration but identified various development opportunities for further consideration alongside the public highway. It is therefore proposed to investigate in more detail potential development opportunities within the vicinity of the Dock View Road area in terms of Council owned land and in liaison with third party land owners and key stakeholders.
14. A location that will be focused on is third party land in the vicinity of Barry Docks Station to determine if there is an opportunity for this area to be regenerated as a key arrival point to the town by rail (refer to [Appendix D](#)). It is proposed for a Planning Brief and Master Plan to be prepared (to be commenced later in 2017/18 or in 2018/19 after completing the Gladstone Road Regeneration master planning and Planning Brief exercise) in liaison with third party landowners, key stakeholders and the local community for this location. The aim of the Planning Brief and Master Plan will be to set the framework for encouraging third party landowners to bring forward potential redevelopment proposals at this location with an emphasis again on encouraging design quality and achieving a local sense of place, and a clear gateway to the town centre.

Resource Implications (Financial and Employment)

15. A budget of £9,125 has already been approved for the project(s) called Barry Town Centre Gateway Project. This funding is being utilised during 2016/17 for the Council's in house engineering and design section to assist the Project Team by undertaking surveys and pre-feasibility assessment work in respect of the projects. This includes for example topographical, utility and traffic surveys.
16. An estimated budget of £70,000 is required for 2017/18 to enable the project to reach the stage of completing the master planning, planning brief and detailed engineering and urban design work and to enable the appointment of property consultants and other consultants as may be required to assist with the project. The Council has a capital allocation (Barry Regeneration Project Development Fund) for the year 2017/18 of £239,000. It is recommended that £70,000 of the 2017/18 allocation is used to fund this budget proposal.
17. The disposal of the Gladstone Road Bridge Compound Site is anticipated to be facilitated after the completion of the feasibility and master planning exercise. The method of funding this will be determined when the value of the site is known.
18. The cost of implementing the highway and public realm works associated with the Gladstone Road Regeneration Area will be determined following the completion of the master planning exercise. As stated the aim will be to seek Welsh Government grant aid and if available to facilitate these enhancement works in following financial years, possibly commencing from 2018/19.
19. The Project Management Units fees for managing these projects will be on a time charge basis funded from the Barry Regeneration Project Development Fund or from

capital receipts associated with the disposal of Council land associated with this initiative.

Sustainability and Climate Change Implications

20. The projects are situated within Barry Town Centre, a sustainable mixed use urban area that is well located close to public transport, cycling and pedestrian routes.

Legal Implications (to Include Human Rights Implications)

21. As part of the projects the Council's Legal Services section will be reviewing the title and land ownership and associated legal issues as part of the feasibility work by the Project Team.
22. The Vale of Glamorgan Council owns the freehold interest in the land of the Gladstone Road Bridge Compound Site. The Council has a statutory and fiduciary duty to dispose of its land and property pursuant to Section 123 of the Local Government Act 1972. A lease of more than 7 years in length is classed as a disposal for the purposes of the Act.

Crime and Disorder Implications

23. None.

Equal Opportunities Implications (to include Welsh Language issues)

24. The intention is to facilitate this project(s) in accordance with the Council's equal opportunities ethos.

Corporate/Service Objectives

25. This project would assist the Council deliver the current Corporate Plan (2016 - 2020) by contributing to the following Outcome and Objective:

Well-Being Outcome 2: An environmentally responsible and prosperous Vale. The Vale of Glamorgan has a strong and sustainable economy and the local environment is safeguarded for present and future generations.

Objective 3: Promoting regeneration, economic growth and employment.

Policy Framework and Budget

26. This report is a matter for Executive decision by Cabinet.

Consultation (including Ward Member Consultation)

27. The land is located in the Buttrills and Castleland wards and the local Ward Members have been consulted on the report.

Councillor Ian Johnson, Ward Member Buttrills commented as follows:

“As a councillor in the centre of Barry, I support the principle of Barry Town Centre Gateway regeneration in the Gladstone Road and Dock View Road areas and hope that this is successful. I support the creation of a Master Plan following consultation with local community, landowners and other stakeholders. I would therefore ask that Cabinet waits for such a Master Plan to be developed before making decisions upon land use, e.g. in recommendation 7 on the Gladstone Road Bridge, so that all decisions can be taken holistically rather than a piecemeal approach to these locations.”

Relevant Scrutiny Committee

28. Environment and Regeneration.

Background Papers

None.

Contact Officer

Mark White, Major Projects Manager

Officers Consulted

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Operational Manager, Regeneration
Operational Manager, Highways & Engineering
Operational Manager, Property
Operational Manager, Development Management
Housing Solutions & Supporting People Team Leader
Principal Lawyer
Principal Accountant

Responsible Officer:

Rob Thomas, Managing Director