



STRONGER  
FAIRER  
GREENER



# Replacement LDP

## Preferred Strategy

Environment Scrutiny Committee

15<sup>th</sup> June 2023



#GweithioDrosGaerdydd  
#GweithioDrosochChi

#WorkingForCardiff  
#WorkingForYou

# A Critical Document...



STRONGER  
FAIRER  
GREENER



- Probably last Cardiff LDP before Regional Plan ‘takes over’
- Establishes the development context for Cardiff for 15 yrs.
- Will fix the growth target & green/brownfield land allocation
- Supports our Economic Strategy
- Underpins One Planet/Transport/Education/ policies



#GweithioDrosGaerdydd  
#GweithioDrosochChi

#WorkingForCardiff  
#WorkingForYou

# Adopted LDP Achievements



**STRONGER  
FAIRER  
GREENER**



- Facilitated the regeneration of existing communities within the city
- Enabled the development of several new communities around the edge of the city
- Ensured these new communities are supported by the necessary infrastructure including transport links, schools and open space
- Enabled the delivery of some 6,000 new homes including 1,500 new affordable homes since plan adoption
- Enabled the delivery 8,000 new jobs in the city since the adoption of the plan
- Facilitated sustainable transport and active travel across the city
- Enabled good quality and sustainable design and mitigation and adaption to the impacts of climate change
- Protected the countryside and Green Wedge from inappropriate development



**#GweithioDrosGaerdydd  
#GweithioDrosochChi**

**#WorkingForCardiff  
#WorkingForYou**

# Policy Background



STRONGER  
FAIRER  
GREENER



- LDP is a statutory requirement
- LDP must conform with PPW and Future Wales: The National Plan 2040
- Delivery agreement for Replacement LDP agreed by WG in **May 2021**
- Vision Issues and Objectives consultation and agreed by Council **Sept 2021**
- Integrated Sustainability Appraisal process agreed
- Call for Candidate Sites (c. 62 submitted)
- Strategic Growth Options Consulted **Nov 2021 to Feb 2022**
- Community and stakeholder engagement



#GweithioDrosGaerdydd  
#GweithioDrosochChi

#WorkingForCardiff  
#WorkingForYou

# Approach/Evidence

*Linked to Vision and Objectives and “Strategic Options” (based on current stats)*

GROWTH OPTION	% POPULATION GROWTH	NEW HOMES	NEW JOBS	LAND BANK/SUPPLY	ADDITIONAL ALLOCATIONS
LOW	0.6	20,900	30,000	24,616	Nil
MEDIUM	1.0	26,400	32,300	24,616	Nil
HIGH	1.6	33,550	39,600	24,616	6,857



#GweithioDrosGaerdydd  
#GweithioDrosochChi

#WorkingForCardiff  
#WorkingForYou

# Preferred Strategy



STRONGER  
FAIRER  
GREENER



- Option B: circa 1% level of growth p/a
- 26,400 new homes, 32,300 new jobs.
- All existing landbank and adopted LDP housing allocations developed by 2036
- **Evidence suggests no need for additional land to meet this level of growth**
- Met through brownfield urban regeneration/action areas
- Focuses new development around city centre and Bay areas
- Good range and choice – 50:50 brownfield/greenfield split
- Would deliver Council's Economic Aspirations for 30,000+ new jobs
- Would deliver infrastructure and sustainable travel objectives
- Potential to deliver circa 6,000 affordable homes depending on make up of sites



#GweithioDrosGaerdydd  
#GweithioDrosochChi

#WorkingForCardiff  
#WorkingForYou

# Pros/Cons of Preferred Option



STRONGER  
FAIRER  
GREENER



## PROS:

- **Strikes the right balance** and aligns with plan objectives and Corporate Policy, promotes regeneration and sustainable transport tackles deprivation and provides community infrastructure.
- Provides **scope for additional housing** above commitments compared to no scope in low option. High option would provide more housing but would raise significant deliverability issues.
- Delivers **additional affordable housing** compared to low option. High option would deliver more affordable housing but again would raise significant deliverability issues.
- Delivers Council's **Economic aspirations** in a balanced way. Low growth does not provide for new homes to match jobs growth and high growth could result in excess jobs and unsustainable levels of commuting.
- Strikes the right balance and accords with Future Wales and designation of Cardiff as **National Growth Area**. Low growth option does not provide growth and high option may result in too much growth being focussed in the city at the expense of other areas.

## CONS:

- Could raise **deliverability and capacity issues** given completions over the first 2 years of plan period have been 1,300 pa meaning we will need to deliver 1,800 pa over the remaining 13 years. More significant for high growth option – 2,400 pa.
- Relies on large greenfield sites to be delivered in next 13 years. Again a more significant issue for the high growth option with additional greenfield sites.
- Preferred Option received less support in **consultation** 12% compared low option 48% and high option 15%.
- Represents a 78% uplift from the last **Welsh Government projections** compared to 64% for low option and 126% for high growth option.



#GweithioDrosGaerdydd  
#GweithioDrosochChi

#WorkingForCardiff  
#WorkingForYou

# Strategic Policies



**STRONGER  
FAIRER  
GREENER**



## Stronger

- Providing for **sustainable growth**
- Sustaining **economic growth** and resilience
- Ensuring a **masterplanning** approach and securing **good and sustainable design**
- Securing **new infrastructure** and planning obligations
- Supporting the **Central and Bay Business Area** and the role of **Cardiff port**
- Supporting **Tourism**
- Maintaining a supply of **minerals**

## Fairer

- Delivering **sustainable neighbourhoods, social cohesion** and **affordable housing**
- Securing **health and wellbeing** and resilience
- Protecting enhancing **built heritage and culture**

## Greener

- Protecting the setting of the city through a **Green Wedge** and managing spatial growth through **settlement boundaries**
- Delivering **sustainable transport and active travel** and securing new transport infrastructure
- Securing **climate resilience, de-carbonisation** and **renewable energy** in new developments
- Protecting, compensating and enhancing **green infrastructure** and **biodiversity**
- Minimising impacts on **natural resources**
- Managing **waste**



**#GweithioDrosGaerdydd**  
**#GweithioDrosochChi**

**#WorkingForCardiff**  
**#WorkingForYou**



# Next Steps...



**STRONGER  
FAIRER  
GREENER**



- Community Engagement – July to September 2023
- Variety of engagement methods
  - Public drop in face to face events
  - Engagement with stakeholder groups and networks
  - Virtual consultation room/online survey
  - Use of social media
  - Use of user friendly consultation material
- Development of Deposit or “Full” plan – September 2023 to April 2024



#GweithioDrosGaerdydd  
#GweithioDrosochChi

#WorkingForCardiff  
#WorkingForYou

# Revised Timetable



STRONGER  
FAIRER  
GREENER



- Consultation on Preferred Strategy July/Sept 2023
- Deposit Plan – May 2024 Cabinet/Council
- Consultation on the Deposit Plan July/Sept 2024
- Examination – May to October 2025
- Adoption – November 2025



#GweithioDrosGaerdydd  
#GweithioDrosochChi

#WorkingForCardiff  
#WorkingForYou