

## Appendix 2: Non-Technical Summary of LDP Inspectors Report

The Inspectors Report concludes that, subject to the recommended Matters Arising Changes (MACs) set out in Appendices A and B of the Inspectors Report, the Cardiff Local Development Plan 2006 - 2026 (LDP) provides an appropriate basis for the planning of the City up to 2026. The Inspectors state that the Council has sufficient evidence to support the strategy and has shown that it has a realistic prospect of being delivered. The Inspectors note a number of changes are needed to meet legal and statutory requirements and to ensure that the Plan is sound. They also note that these do not alter the thrust of the Council's overall strategy and do not undermine the Sustainability Appraisal carried out by the Council. The main changes are summarised as:

- Revised housing requirement to reflect consideration of Welsh Government (WG) 2011-based population and household projections and inclusion of the flexibility allowance figure within the overall housing target;
- Improved clarity on how and when the required housing – together with any required flexibility allowance - will come forward;
- Extend non-strategic housing allocation H1.3 and delete non-strategic health employment site;
- Delete the Gypsy & Traveller allocation and include a timetable to identify and deliver a new site or sites within the Plan and the monitoring framework;
- Provide new policies for each of the strategic sites to include infrastructure requirements and master planning principles;
- Set out the affordable housing requirement in the Plan including the tenure mix;
- Clarify that affordable housing provision should be provided on site unless there are exceptional circumstances;
- Provide more clarity on the timing and phasing of infrastructure for the strategic sites by including categories of infrastructure in the policies and more detail in the Infrastructure Plan;
- State that planning obligations will be sought where they satisfy WG Circular 13/97 and the Community Infrastructure Levy Regulation 122(2);
- Improved clarity that development will need to show that it has maximised achievement towards the 50:50 modal transport split target;
- Provide more details of the bus corridor enhancements and rapid transit corridors in the Plan and greater clarity about the distinction between them;
- Provide a new policy for the planned Metro to ensure development won't prejudice this regionally important project by safeguarding land where routes are known;
- Include a new policy setting out criteria for employment proposals to come forward on unallocated land;
- Inclusion of the hierarchy of retail centres in the Plan;
- Change the Green Belt designation to Green Wedge;
- Include a statement in the Plan of how the needs and interests of the Welsh language have been taken into account;
- Changes to settlement boundaries to more closely follow defined physical features;
- Changes to Minerals policies including a new comprehensive policy relating to mineral safeguarding;
- Deletion of the site proposed to be allocated for Waste;
- Changes to policy wording to reflect national planning policy more closely and

- ensure their effectiveness; and
- Changes to the monitoring framework developing the targets and indicators in more detail to improve monitoring.

Almost all of the recommended changes have been put forward by the Council in response to matters discussed during the examination. The Inspectors conclude that with the recommended changes the Plan satisfies the requirements of section 64(5) of the 2004 Act and meets the tests of soundness.