

Ref: RK/RP/CW/05.10.2021

5th October 2021

Councillor Caro Wild,
County Hall,
Atlantic Wharf,
Cardiff CF10 4UW.



Dear Councillor Wild,

**Environmental Scrutiny Committee – 5 October 2021 – Fifth Cardiff
Local Development Plan Annual Monitoring Report**

On behalf of the Environmental Scrutiny Committee, I would like to thank you, the Director for Planning, Transport and Environment and Officers in attendance at the Committee on Tuesday 5th October for facilitating the Committee's consideration of the Fifth Cardiff Local Development Plan Annual Monitoring Report. Following our consideration of the item, the Committee requested that I feed back the following comments and observations along with some requests.

Review of Local Development Plan (LDP)

During the meeting discussion was held around retail units within district and local centres and the 40% target within the current LDP. In response to Members queries over how the Council will look to now achieve higher, given that this target had already been reached, Officers pointed out that this would be fed into the new Replacement LDP. When queried further over why the current LDP could not be adjusted in order to benefit the City now, rather than having to wait until the Replacement LDP is adopted in 2024, Officers explained that the Annual Monitoring Report (AMR) focused on the adopted LDP and there was no mechanism to change this before the Review process for the Replacement LDP. Members expressed dissatisfaction over the response provided and the fact that the Council was unable to make any adjustments on the current LDP given that the AMR itself states that its purpose is to '*provide the basis for monitoring the effectiveness of the LDP and ultimately determine whether any revisions to the Plan are necessary.*' In

view of this, and the fact that the current LDP is based on out-of-date data, covers a long period of time where policies, priorities, and society would obviously encounter some change, the Committee cannot see why the Welsh Government would prohibit adjustments that would only provide benefits to the city and the public. The Committee therefore agreed to write directly to the Minister for Climate Change to seek clarification on this with the intention of pursuing greater flexibility and responsiveness in the LDP process.

Furthermore, the Committee queried why the AMR did not report on aspects such as the success and effectiveness of the Supplementary Planning Guidance (SPG). Members **requested** clarification on how the SPG is being monitored in terms of success, effectiveness, concerns and issues in order to inform the Review process and future SPG.

Affordable Housing and Population Growth

Following their discussion around affordable housing and population growth, Members expressed concern that these projections were based on 2018 data which pre-dated the pandemic. These projections did not therefore take account of the impact the pandemic has had both on the housing market and on population growth and migration in and out of the city. Members highlighted that current data could vary significantly from 2018 due to changes such as working practices with home working as well as the rise in house prices with the associated impact this could have had on what is now deemed 'affordable' housing in the current and future climate. The Committee agreed that further examination was required to assess this impact, both on the current LDP and in particular the affect it would have on projections for the Replacement LDP. Members **requested** that they receive this information as soon as it is available.

Open Space Provision

Members were pleased to hear of the increase in functional open space provision projected for the near future in order to meet the target set in the LDP of 2.43 Hectares. Officers reassured the Committee that large strategic housing greenfield sites were now being progressed which would provide a lot

more green infrastructure as part of them and a lot more functional open space. Members **requested** clarification as to whether Flat Holm Island was defined as functional open space or other.

Requests following this scrutiny

For ease of reference the requests contained in the letter are as follows:

- Clarification on how the SPG is being monitored in terms of success, concerns and issues in order to inform the Review process and the future SPG.
- Post 2018 data and resulting projections surrounding population growth, migration in and out of the city and housing requirements for Cardiff, to take account of the impact resulting from the pandemic, as soon as this is available.
- Clarification over what type of open space Flat Holm Island is defined as.

Regards,



Councillor Ramesh Patel

Chairperson Environmental Scrutiny Committee

Cc:

- Andrew Gregory – Director for Planning, Transport & Environment
- Simon Gilbert – Head of Planning
- Stuart Williams - Group Leader (Strategic Policy), Planning
- Heather Warren, Cabinet Support Office
- Cabinet Support Office
- Joanne Watkins, Cabinet Business Manager
- Tim Gordon - Head of Communications & External Relations
- Members of Cardiff's Environmental Scrutiny Committee