

**CARDIFF REPLACEMENT LOCAL DEVELOPMENT PLAN 2021 – 2036:  
PREFERRED STRATEGY FOR CONSULTATION**

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**REASON FOR THE REPORT**

1. To allow Members pre decision scrutiny of the Draft Preferred Strategy for Cardiff's Local Development Plan (LDP), before it is considered by Cabinet.

**STRUCTURE OF THE PAPERS**

2. Attached to this report are:
  - **Appendix A** - Cabinet Report
    - Appendix A1** – Cardiff Local Development Plan 2021 -2036 Preferred Strategy.

**BACKGROUND** (*Cabinet Report points 2 – 7*)

3. The current Local Development Plan was adopted in January 2016 by the Council and set out the proposed planning and development for the city between 2006 and 2026 and has led to the regeneration of current neighbourhoods and the growth of new communities on the outskirts of the city.
4. Section 69 of the Planning & Compulsory Order Act 2004 requires the Council to carry out a full review of the adopted LDP at least every 4 years following adoption.
5. Following the establishment of Corporate Joint Committees (CJCs) and their role in regional development the replacement LDP that is currently being developed will be the last the Council produces before Strategic Development Plans (SDPs) are written. The LDP is a crucial strategic document that supports several corporate strategies including One Planet Cardiff, Transport White Papers and the education vision outlined in Cardiff 2030. It is a key driver for investment, competitiveness, growth and environmental protection in Cardiff and will have implications for the wider city region up until 2036.

6. The replacement LDP is being written in line with the Welsh Government approved Delivery Agreement. So far, the following have been completed:
  - Consultation/ Approval of RLDP vision and objectives - September 2021;
  - Call for Candidate Sites - Summer 2021;
  - Consultation on the Integrated Sustainability Appraisal Scoping Report - summer 2021;
  - Consultation on Strategic Options for level of growth and spatial options- winter 2021/22;
  - Building up a robust evidence base to inform the plan; and
  - Undertaking numerous assessments on the proposed plan content
7. Following Cabinet approval of the Draft Preferred Strategy, between July and September there will be a period of formal consultation, which will include a wide variety of methods to try to engage as many groups and individuals as possible, including those usually underrepresented.
8. The outcomes of the consultation will support the development of the Deposit/Full Plan which will provisionally be considered by Cabinet in June 2024. This Deposit Plan will also be the focus of a formal consultation period after being approved by Cabinet during summer 2024.
9. A Joint Task and Finish Group consisting of members from all five Scrutiny Committees has been established. At its first meeting group members were given the background to the development of the RLDP and the authorised timeframes agreed with Welsh Government going forward. The second meeting of the group is due to take place on 7<sup>th</sup> July to consider the Key Policies and to prioritise where scrutiny can add value to the development of the full LDP

**DRAFT PREFERRED STRATEGY CONTENTS** (*Cabinet Report points 8 – 22*)

10. The Draft Preferred Strategy is a 'high-level' considered document that outlines broadly plans for the city, to 2036.
11. The draft Preferred Strategy document will set out the agreed [vision and objectives](#) for the LDP, the overall proposed level of growth in housing & jobs as well as areas that are to be protected. The document considers three growth options:
  - A. 19,000 new homes (1,267 pa/0.8% growth) and 30,000 new jobs
  - B. 24,000 new homes (1,600 pa/1% growth) and 30,300 new jobs

C. 30,500 new homes (2,033 pa/1.3% growth) and 43,000 new jobs

12. Each of these options was assessed against a range of factors including:
  - Welsh Government Projections
  - Future Wales & Cross-boundary/city/region implications
  - 'Cardiff Well-being Plan' and 'Stronger, Fairer, Greener'
  - Delivery of Economic needs
  - Delivery of social/housing needs
  - Climate change implications
  - Deliverability & Capacity of each option
13. Following these assessments, the preferred strategy concludes that Option B, 1% growth, is backed by the greatest data and is the most realistic choice in term of deliverability.
14. The report also looks at suggested preferences to help provide the number of houses and jobs identified, which are:
  - [1] Further extension of existing Strategic Site commitments
  - [2] Urban intensification based on a brownfield only strategy
  - [3] Renewal and regeneration based on brownfield mixed use sites
  - [4] Growth based around district and local centres in line with the city of villages concept
  - [5] Growth based around transport nodes
  - [6] Strategic public transit growth corridors
  - [7] Dispersed greenfield growth areas
  - [8] Dispersed combination of brownfield and greenfield
15. These options were consulted on and the 'positives' and 'negatives' evaluated and as a result a hybrid option is preferred that includes some of the features from the eight options. This 'sustainable growth' option will use brownfield sites and the current landbank of greenfield sites to deliver the identified houses and jobs.
16. The Preferred Strategy also lists a number of strategic policies under the themes stronger, fairer and greener:
  - STRONGER
    - Providing for sustainable growth

- Sustaining Economic growth and resilience
- Ensuring a Masterplanning approach
- Securing a good quality and sustainable design
- Securing new infrastructure
- Securing planning obligations
- Supporting the Central and Bay business areas
- Supporting the role of Cardiff Port
- Tourism
- Maintaining a supply of minerals
- FAIRER
  - Delivering sustainable neighbourhoods, social cohesion and affordable housing
  - Securing health and wellbeing resilience
  - Protecting and enhancing built heritage and culture
- GREENER
  - Protecting the setting of the city through a green wedge
  - Managing spatial growth through settlement boundaries
  - Delivering sustainable transport and active travel
  - Securing new transport infrastructure
  - Securing climate resilience, de-carbonisation and renewable energy in new developments
  - Protecting, compensating and enhancing green infrastructure
  - Minimising impacts on natural resources
  - Managing waste

17. These are the strategic policies that the Joint RLDP Task and Finish group will be looking to prioritise and select three for further work to be done to support the development of the final deposit plan.

18. The timetable for the preparation of the Strategy is detailed in **points 24 - 29** and include the table below, The explanation for the revised timetable is to ensure that the preferred strategy refers to and contains the most current information available

**Key Stage**

Anticipated		From	To
1	<b>Draft Review Report and Delivery Agreement</b> Consultation and submission of Final Review Report to Welsh Government	Jan 2021	Mar 2021
2	<b>Evidence Base Preparation</b> Call for Candidate Sites Consultation on ISA Scoping Report	Dec 2020 May 2021 May 2021	Mar 2024 Aug 2021 Jul 2021
3	<b>Pre-Deposit Participation</b> Consultation on draft vision/issues/objectives Consultation on strategic options	Mar 2021 May 2021 Nov 2021	Jun 2023 Jul 2021 Feb 2022
4	Consultation on Preferred Strategy and ISA Initial Report	Jul 2023	Sep 2023
5	Consultation on Deposit Plan and Final ISA Report	Jul 2024	Sep 2024
Indicative		From	To
6	Submission for Examination	May 2025	
7	Examination	May 2025	Oct 2025
8	Inspectors Report	Oct 2025	
9	Adoption of LDP	Nov 2025	

19. The draft Preferred Strategy is scheduled to be finalised by the Council's Cabinet on 22 June 2023, and will be considered for approval by Full Council on 29 June 2023

### Legal Implications

20. **Points 31 – 39** set out the legal requirements in relation to the that that council needs to take into consideration which include:

- Specifically, duties under **Part 6** of the **Planning & Compulsory Purchase Act 2004** (the Act) to produce a Local Development Plan;
- Also **Section 69** of the Act to undertake reviews;
- Replacement Local Development Plans need to be planned in line with the **Town and Country Planning (Local Development Plan) (Wales) Regulations 2005**

- And **paragraph 26** states the need to keep a timetable of the process and to ensure this is kept up to date with any amendments to this need to comply with **regulation 9**
- **Well- Being of Future Generations (Wales) Act 2015**
- And in general duties with regard to the **Equality Act 2010**, the, **Welsh Language Measure (Wales) 2011** and Welsh Language Standards.

### **Financial Implications**

21. **Points 40- 42** determine that there are no direct financial implication and that the development of the RLDP, including consultation on the Preferred Strategy, will be met from within existing resources. However, this will need to be reviewed fo future years.

### **HR Implications**

22. None

### **Property Implications**

23. None

### **RECOMMENDATIONS TO CABINET**

24. Cabinet is recommended to:
- approve the Replacement Local Development Plan Preferred Strategy (as set out in Appendix 1) for consultation purposes and forward it to Council for consideration and approval.
  - approve the revised timetable for preparation of the Replacement Local Development Plan set out above and forward it to Council for consideration and approval so it can be formally submitted to Welsh Government for their consideration and agreement.

### **WAY FORWARD**

25. Cllr Dan De'Ath, Cabinet Member for Transport & Strategic Planning and Andrew Gregory, Director of Planning Transport & Environment and relevant Officers have been invited to make a statement and answer Member's questions. They have been asked to make a brief presentation followed by Member's questions.

## **LEGAL IMPLICATIONS**

26. The Scrutiny Committee is empowered to enquire, consider, review and recommend but not to make policy decisions. As the recommendations in this report are to consider and review matters there are no direct legal implications. However, legal implications may arise if and when the matters under review are implemented with or without any modifications. Any report with recommendations for decision that goes to Cabinet/Council will set out any legal implications arising from those recommendations. All decisions taken by or on behalf the Council must (a) be within the legal powers of the Council; (b) comply with any procedural requirement imposed by law; (c) be within the powers of the body or person exercising powers of behalf of the Council; (d) be undertaken in accordance with the procedural requirements imposed by the Council e.g. Scrutiny Procedure Rules; (e) be fully and properly informed; (f) be properly motivated; (g) be taken having regard to the Council's fiduciary duty to its taxpayers; and (h) be reasonable and proper in all the circumstances.

## **FINANCIAL IMPLICATIONS**

27. The Scrutiny Committee is empowered to enquire, consider, review and recommend but not to make policy decisions. As the recommendations in this report are to consider and review matters there are no direct financial implications at this stage in relation to any of the work programme. However, financial implications may arise if and when the matters under review are implemented with or without any modifications. Any report with recommendations for decision that goes to Cabinet/Council will set out any financial implications arising from those recommendations.

## **RECOMMENDATION**

28. The Committee is recommended to:
- note the contents of this report, and to agree nominees from the Committee to take part in the task and finish group.

**DAVINA FIORE**

**Director of Governance & Legal Services**

**9 June 2023**