

Cardiff Replacement LDP Examination

Design and Other Matters

Action Point HS14.1

Council to draft a new Policy SPXX to embed step wise approach and ensure LDP is in general accordance with national policy.

Suggest BG4 is the foundation for this, elevated to a strategic policy. As per the Council's response in ID04, Council to review Policies SP3 and SP4. Review to consider:-

- Making both policies shorter;*
- How both can be more focussed on key issues & requirements;*
- How policy language can be strengthened with stronger phrasing to make clear what proposals must/should do & as a consequence, what the effect of failing to meet individual criteria would be;*
- How community engagement can be a clearer and explicit requirement in the masterplanning approach of SP3, and a key component of achieving good design in SP4; and*
- How text removed from policies can be re-sited where necessary and appropriate as supporting text.*

It is at the discretion of the Council whether they wish to discuss changes with interested parties & this is not a requirement arising from this action point.

Council Response

The Council propose that policies SP3 and SP4 and supporting text are amended as follows:

Revised Policy SP3: ENSURING A MASTERPLANNING APPROACH

A masterplanning approach will be required for:

- a. Strategic sites identified in the Plan;**
- b. Residential developments of 100 homes or more; and**
- c. Development proposals involving multiple phases or land ownership interests.**

Masterplans will:

- i. Cover the entirety of the development area, irrespective of land ownership boundaries, and demonstrate how development will be delivered in a comprehensive and coordinated manner.**

- ii. **Be informed by early engagement with local communities, landowners, infrastructure providers and other relevant stakeholders, and demonstrate how engagement has influenced the masterplan.**
- iii. **Establish an integrated framework for:**
 - **land uses and density;**
 - **strategic active travel, movement networks and connectivity;**
 - **green infrastructure networks, ecosystem resilience and public spaces;**
 - **community facilities and neighbourhood centres;**
 - **the timely provision of supporting infrastructure and utilities;**
 - **landscape, ecology and following the step wise approach to biodiversity;**
 - **heritage, culture and the Welsh language;**
 - **the creation of areas of distinctive character; and**
 - **the phasing and delivery of development;**
- iv. **Promote sustainable and resilient development by:**
 - **creating mixed-use, walkable neighbourhoods that are well integrated with surrounding areas and accessible to all;**
 - **prioritising walking, cycling and public transport;**
 - **supporting the delivery of net zero carbon development;**
 - **responding to climate change mitigation and adaptation requirements;**
 - **making efficient use of land; and**
 - **delivering lifetime homes and specialist needs housing, (where need is identified).**
- v. **Be supported by a design code and a green infrastructure management strategy.**

Subsequent applications will need to demonstrate accordance with the approved masterplan and design code.

6.55 To ensure that large-scale development is planned and delivered in a coordinated manner, a masterplanning approach is required for strategic sites and other major developments meeting the policy thresholds. The masterplan should provide a clear vision and framework to guide development from inception through to implementation, ensuring that individual phases contribute to a coherent and high-quality place. They should demonstrate a comprehensive approach to placemaking, movement, infrastructure delivery and environmental stewardship.

6.56 Development should make efficient use of land and support sustainable patterns of growth. Higher-density development and mixed-use activity should generally be focused in locations well served by public transport and within neighbourhood centres, while lower-density development may be appropriate elsewhere where it responds positively to local character and placemaking objectives.

6.57 Masterplans should demonstrate how development responds to the Council's climate change objectives, the Local Area Energy Plan and the energy hierarchy. They should identify measures to reduce carbon emissions, support energy efficiency and renewable energy generation, and address climate resilience and adaptation throughout the lifetime of the development.

6.58 Where the proposed development meets the minimum threshold and criteria for an Environmental Impact Assessment under Schedule 2.10 (b) of The Town and Country Planning (Environmental Impact Assessment) (Wales) Regulations 2017 the Masterplan must address and describe measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment.

6.59 This policy, in conjunction with other relevant policies (including supplementary planning guidance and where appropriate, Council Placemaking Plans and Place Plans), will provide the masterplanning framework for landowners and developers to prepare Parameter Plans and Master Plans for major new development proposals, which will inform the Development Management process.

Revised Policy SP4: Securing Good Quality and Sustainable Design

All new development will be required to contribute to sustainable placemaking and the creation of distinctive, healthy, connected, resilient and inclusive places.

Development proposals will:

- i. Context, Character and Identity: Respond positively to local character and context, landscape, townscape, heritage and cultural identity, creating a distinctive sense of place through high-quality layout, continuity and enclosure, scale, height, massing, density, architectural detailing and materials and landscape design.**
- ii. Nature, Green Infrastructure and Climate: Minimise energy demands in construction and use and apply the step wise approach to biodiversity, ensure ecosystem resilience, integrate, enhance green infrastructure, connected habitats, biodiversity, sustainable drainage and climate-responsive design as fundamental components of development, supporting**

environmental enhancements and resilience, low-carbon living and adaptation to climate change.

- iii. Movement, Connectivity and Public Realm: Create safe, accessible, attractive, legible and permeable routes, squares and distinctive places that prioritise walking, wheeling, cycling and public transport, enhance connectivity to wider facilities and provide vibrant and attractive streets and public spaces. Spaces will be enhanced through using high-quality public realm materials and should include public art enhancements and Welsh heritage and culture references where appropriate.**
- iv. Healthy, Inclusive and Adaptable Communities: Support healthy and sustainable communities that foster inclusive design, ensuring buildings, streets and spaces are accessible to all users and adaptable to future changes in lifestyle, including the provision of lifetime homes / specialist needs housing (where a need is identified).**
- v. Amenity and Quality of Place: Safeguard the amenity of existing and future occupiers and provide high-quality buildings and environments that promote connection and the enjoyment of private or communal spaces that positively contribute to wellbeing, safety and social interaction.**
- vi. Efficient Use of Land, Resources and Infrastructure: Deliver the highest practicable density and efficient use of land, infrastructure and ecological resources to provide multifunctional and connected spaces including the sensitive reuse of existing buildings where appropriate, whilst respecting local character, environmental constraints and infrastructure capacity.**

6.60 High quality sustainable design is vital if Cardiff is to meet the objectives set out in the Vision and develop as a world-class capital. More specifically, good design plays a number of significant roles: tackling climate change; protecting and enhancing Cardiff's natural and built environment; protecting local distinctiveness; attracting investment and promoting social inclusion, health and quality of life.

6.61 Good design therefore goes beyond traditional aesthetic considerations and should be an aim for all development proposals within Cardiff, regardless of their scale. Together with the masterplanning approach set out in Strategic Policy SP3, above, and relevant detailed policies, it is considered that the Plan provides a sound policy framework to ensure the best possible design solutions are secured as the Plan is implemented.

6.62 A series of design SPG for different forms of development will be updated and consolidated to provide additional guidance on the detailed interpretation of this Policy. Gender Sensitive Design principles will be integrated into this range of design related

SPG. Development briefs, design frameworks and supplementary planning guidance, including Council Placemaking Plans and Place Plans can help inform specific sustainable design requirements where applicable to a particular local issue or specific site.