

## Cardiff Replacement LDP Examination

### Design and Other Matters

#### Action Point HS14.2

*As per the Council's response in ID04, Council to review Policy D1. Review to consider: -*

- *A **spatial framework** more clearly setting out where tall buildings may be supported (such a framework could, for example, set out where tall buildings will be encouraged, where they may be potentially acceptable, or where they would be unacceptable).*
- *A clearer definition of **height** outside the city centre and the Bay.*
- *The **language** used and its effectiveness in decision making (e.g. an elegant silhouette against the sky).*

*How **infrastructure capacity** is to be assessed in the determination of tall building proposals (including, for example, highways, public transport, health, education, sewerage).*

#### Council Response

In terms of a spatial framework for the Tall Buildings policy the Council consider that the matters concerned are too detailed and extensive to be comprehensively addressed within the strategic framework of the Replacement Local Development Plan. Accordingly, it is proposed that a spatial framework will be set out in Supplementary Planning Guidance.

The Council propose that the Policy D1 and the supporting text be amended as follows:

#### Revised Policy D1: TALL BUILDINGS

**Tall buildings will be encouraged in highly accessible locations and in areas where the scale and visibility of a development can be accommodated without adversely compromising an established historic or neighbourhood character.**

**A tall building in the city centre or Cardiff Bay will be 8 storeys or more or over 25 metres in height. Outside the city centre they are any building which is double or more the height of prevailing surrounding properties (i.e. 4 storeys or more in predominantly two-storey suburban areas).**

**When developing a tall building, it is important to ensure that the development does not compromise the continuity and quality of neighbouring streets and public spaces and that residential development creates a liveable environment for future and neighbouring occupiers.**

**Planning applications for tall buildings must demonstrate that they:**

- i. Are appropriate to their location, responding positively to the character, scale, function and identity of the site and surrounding area.**
- ii. Contribute positively to Cardiff's skyline and townscape, reinforcing the city's structure and identity and avoiding unacceptable visual impact (either alone or cumulatively) on the skyline or surrounding townscape.**
- iii. Protect and enhance heritage assets, important views and landmarks, by not negatively impacting on the character and setting of listed buildings, conservation areas or registered parks and gardens.**
- iv. Demonstrate exceptional and innovative design quality with high-quality architecture, materials and detailing that are sustainable, adaptable and resilient.**
- v. Provide a high-quality public realm and pedestrian environment, including active frontages, and safe and accessible streets / spaces that create opportunities for recreation, relaxation, social interaction and activity at a human scale.**
- vi. Do not adversely impact on the microclimate of the application site and the surrounding streets and public spaces in relation to sunlight and wind.**
- vii. Incorporate trees and green infrastructure to enhance the biodiversity and urban greening of the site or its immediate surroundings.**
- viii. Provide refuse, cycle or car parking and building servicing provision in a recessive location where it has limited impact on the attractiveness of the public realm.**
- ix. Do not form an overbearing relationship with neighbouring development or compromise the reasonable development of neighbouring sites.**
- x. Provide reasonable living space and residential amenity for future and existing residents affected by the development in line with policy (SP4) and any relevant SPG standards and guidance related to privacy, ambient light and the provision of both private and communal amenity space.**
- xi. Provide evidence that they make appropriate provision for, or contribute towards, essential, enabling and necessary infrastructure required as a**

**consequence of the development in line with Policies SP5 (Securing New Infrastructure) and SP6 (Securing Planning Obligations).**

- xii. Provide an adaptability statement to show that the building could accommodate alternative uses, subject to the necessary consents.**

7.149 Tall buildings can support sustainable growth, regeneration and the efficient use of land by accommodating homes, jobs and a range of other uses that contribute to mixed and vibrant communities. In the right locations and of the right design, they can enhance the appearance and character of an area and contribute positively to Cardiff's skyline, townscape and identity.

7.150 Due to their height, scale and prominence, tall buildings require a robust design-led approach. Development should deliver high-quality architecture, create attractive, safe and accessible public spaces, support climate resilience and provide a high-quality environment for occupants, neighbouring communities and the wider public.

Proposals should carefully consider their effects on heritage assets, important views, the skyline, public realm, microclimate and residential amenity.

7.151 This policy seeks to ensure that all buildings are appropriately located and designed to make a positive contribution to Cardiff's urban environment, from nearby streets and spaces to longer-distance views.

7.152 Further Information will be given in an SPG.