Cardiff Replacement LDP Examination

Design and Other Matters

Action Point HS14.4

Council to review Policy SP7:-

- *The Council's Hearing Session Statement recommends changes to terminology & guidance on Place Plans. These changes should be made.*
- *The Council have indicated that 'Placemaking Plans' are prepared by the Council, and that these are different to Place Plans. The relationship between these two plans is for the Council to define. It is important that revisions to Policy SP7 make clear which type of plan the policy supports and which type of plan it considers suitable as SPG. It is the Inspectors understanding based on the Council's Hearing Session Statement that Place Plans are the focus of the Policy SP7.*
- *Both PPW and the Development Plans Manual explain the role and purpose of Place Plans and support their preparation. The Development Plan Manual says that Place Plans can 'can inform an LDP review, be prepared in parallel with an LDP, or following adoption, providing there is a sufficient 'policy hook' within the plan' and that they can be 'produced by Town and/or Community Councils, or the LPA in conjunction with local communities'.*
- *The review of Policy SP7 should:-*
    - *Ensure consistency with national planning policy and guidance in relation to the role, purpose and terminology associated with Place Plans, including relevant guidance contained within PPW and the Development Plans Manual.*
    - *Clearly define the relationship between any Council-led Placemaking Plans and community-led Place Plans, including distinguishing their respective purpose, status and intended role within the wider planning framework.*
    - *Clarify which type of plan the policy is intended to support, and whether the policy is intended to provide the necessary policy hook for the preparation of Place Plans as part of the development plan system.*
    - *Review whether the policy adequately recognises and supports the role of Place Plans within the wider planning framework, including their function in facilitating community-led planning initiatives.*
    - *Consider whether the requirement for such plans to follow the masterplanning principles set out in Policy SP3 is appropriate, justified and*

proportionate having regard to the intended purpose, scale and community-led nature of Place Plans.

Action Point HS6.3 concerns how and where the Council can in the RLDP express its support for community involvement and placemaking on the future stages of the St Mellons site's master planning and development. In its review of SP3, SP4 and SP7, the Council should consider whether a similar commitment should be made to community involvement in general and the preparation of Place Plans where appropriate

Council Response

The Council propose that Policy SP7 Placemaking Plans is deleted and a new paragraph to be added to the Introduction of the plan as follows:

Place making Plans and Place Plans

- **Placemaking Plans**

Placemaking Plans are a discretionary non statutory document which can provide an opportunity for understanding the place and its people, identifying opportunities for positive change and providing strategic coordination across sectors and disciplines.

They can be produced by the Council in partnership with local communities and will need to follow the Masterplanning principles set out in Policy SP3 Ensuring a Masterplanning Approach. They help promote active and distinctive places that respond to the needs of the community and have long term sustainability.

The content of a Placemaking Plans is dependent on a range of factors, including the content of the Replacement LDP and alignment with planning policy as well as other key plans or strategies, the nature and the scale of the area/site, the issues it is seeking to address and community involvement. However, Placemaking Plans must be in conformity with the Replacement LDP and cannot duplicate or introduce new policy. Further guidance on placemaking can be found in the Placemaking Charter - Design Commission for Wales

- **Place Plans**

Place Plans are non statutory plans which can support the delivery of the Replacement LDP policies and can be adopted as SPG. Place Plans can provide an opportunity for communities to engage in the plan making process at the local level. They can be produced by Community Councils or by the Council in partnership with local communities.

The content of a Place Plans can be dependent on a range of factors, including the content of the Replacement LDP and alignment with planning policy as well as other key plans or strategies, the nature and the scale of the area/site, the issues it is seeking to address and community involvement. However, Place Plans must be in conformity with the Replacement LDP and cannot duplicate or introduce new policy.

The Council also propose that the final paragraphs of the supporting text for Policies SP3: Ensuring a Master-planning Approach and SP4: Securing Good Quality and Sustainable Design be amended as follows:

- **SP3: Ensuring a Master-planning Approach**

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

- **SP4: Securing Good Quality and Sustainable Design**

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. 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.