



# Local Development Plan

2021 > 2036

Cardiff Council - January 2026

## Cardiff Replacement LDP Examination

CD01 Council Response to  
Questions Raised by the  
Inspectors in ID01



## **Question 1 from Inspectors**

*The Edge Analytics paper LDP Demographics - Update the Evidence, dated 2021 is based on Welsh Government 2014-based and 2018-based scenarios. Welsh Government published 2022 based [Local authority household projections for Wales](#) in November 2025. You will see Cardiff is projected to have the second highest percentage increase in the number of households between 2022 and 2032 911 (11.1%).*

*Please provide updated evidence based on the 2022 projections. We will also need the Housing Background paper (February 2025) to be updated too please.*

## **Council Response**

We can confirm we have already discussed an update to the RLDP Demographics Paper with Edge and have commissioned them to undertake an update to the paper taking into account the latest 2022 projections issued in November 2025. Edge are looking to finalise this by the end of March.

We confirm we will also undertake an update to the Housing Background Paper.

## **Question 2 from Inspectors**

*Did the Council produced an urban capacity study to the support the RDLP's strategy 'to meet the majority of housing land required during the plan period to 2036 through a range of brownfield sites within the existing settlement boundary' (RDLP 5.13). If so, can it be added to the evidence base please? If not, the Inspectors would like to know why?*

## **Council Response**

Urban capacity is picked up in the [Housing Background Technical Paper No 1](#) This identifies and quantifies potential sources of new housing capacity within the city over the plan period, identifies other changes in existing stock which will impact total dwellings in the city and demonstrate that an adequate supply of suitable housing will be readily available to accommodate the dwelling requirement set out in the plan.

The paper sets out the existing sources of supply and factors in a non-delivery allowance. It sets out potential losses to housing supply through demolitions and changes of use from residential and potential additional sources of supply through residential conversions and large and small site windfall sites. It factors into the supply the allocations proposed in the plan and sets out a total net housing supply and residual balance in Figure 11 of the Paper.

In addition to this a Housing Trajectory is set out in [Appendix 7](#) to the Deposit Plan sets out details on the anticipated build rate and any sites that are estimated to be built beyond the end of the plan period in 2036. Also [Background Technical Paper 10 Candidate Site Assessment](#) sets out a range of brownfield candidate sites located within the settlement boundary which in principle support the RLDP Strategy but have not been carried forward into the Deposit which could come forward during the plan period.

## **Question 3 from Inspectors**

*In addition, the Development Plans Manual (5.125) requires the production of an Infrastructure Plan to demonstrate how infrastructure of the appropriate capacity, location, funding and timing, will be in place to support the implementation and delivery of the LDP. If an Infrastructure Plan has been produced it should be included in the evidence base. If there is no Infrastructure Plan, the Inspectors would like to know how the Council proposes to demonstrate the essential and necessary infrastructure listed in Policy SP5 will be 'delivered in a timely manner to meet the needs of existing and planned communities.'*

## **Council Response**

In terms of Infrastructure, firstly it is important to recognise that a large component of the dwelling need (71% - as at February 2025) is already completed or committed through planning consents and the necessary infrastructure identified and secured through S106 agreements. In addition, the residual greenfield housing allocations form part of larger greenfield housing commitments and the infrastructure requirements for these areas are set out in the agreed masterplans for these areas.

Secondly, we have also worked closely with infrastructure providers on preparing the plan including external partners such as Natural Resources Wales, the Local Health Board, Welsh Water, Transport for Wales and Utility companies and internal partners such as the Council's Transportation, Education, Parks, Waste, Housing and Regeneration sections. No significant issues have been raised by these infrastructure providers on the plan strategy. Further details on the infrastructure requirements set out in Policy SP5 are included in the existing [Planning Obligations SPG](#) and this will be revised where necessary following the adoption of the plan. To support the plan, we have also prepared evidence base studies including those relating to [viability](#), [flood risk](#) and [green infrastructure](#) and topic papers including those relating to [Transportation](#), [Health and Wellbeing](#) and [Waste](#).

Finally, Policy SP3 Ensuring a Master planning approach of the [Deposit Plan](#) will ensure that any future windfall brownfield sites that come forward will include the provision of necessary infrastructure and utilities.

## **Question 4 from Inspectors**

*In your response to NRW's comments on the SFCA, you acknowledge additional information should be included in the SFCA (Rep 118/42). NRW seek further information in the SFCA in relation to some allocations regarding the potential for breach or overtopping of flood defences within a TAN 15 Defended Zone. The Inspectors would like to know when an updated SFCA will be available.*

## **Council Response**

We have commissioned JBA to produce an updated SFCA taking into account the comments made by NRW on the Deposit Plan. This work is underway and due to be completed by beginning of April.