

Cardiff Replacement LDP Examination

Council Response to Inspectors Question regarding objections to the Settlement Boundary at Robin Hill made by Asbri Planning

Inspectors Question

The objections to the settlement boundary made by Asbri Planning (35) are being addressed by way of written submissions and an unaccompanied site visit. The Inspectors request you respond to the points made in the representation, particularly the allegations the settlement boundary at Robin Hill does not accord with the findings of the Cardiff Landscape Evidence Base Update Local Landscape Designations, 2025 and the Cardiff Green Wedge Assessment, 2025. Please respond by 19 June.

Council Response

Asbri Planning raised issues regarding the logic to the settlement boundary, Green Wedge boundary and the Garth Hill and Pentyrch Ridges Special Landscape Area boundaries as they relate to Robin Hill in view of the updated Green Wedge Assessment 2025, the Landscape Evidence Base Update Local Landscape Designations 2025, and the settlement boundaries review.

The Council undertook a review of the settlement boundaries, the Green Wedge, and the Special Landscape Areas in the preparation of the Cardiff Replacement LDP Deposit Plan.

In reviewing the settlement boundary in this location, it was considered that Robin Hill occupies a prominent position at the junction of Cardiff Road and Heol Pant-y-Gored. Robin Hill itself is a single albeit large property set back from the road with gated access within a large plot with the land sloping down towards Robin Hill. Robin Hill was considered to provide a more sympathetic transition from the urban arrangement of the adjoining development along Cardiff Road to the softer landscape of the adjoining countryside.

Whilst it was noted that the Green Wedge Review and SLA study recommended removing Robin Hill from the Green Wedge designation and Garth Hill and Pentyrch Ridges SLA designation respectively it was considered from the settlement boundary perspective that it was important to protect Robin Hill from a more urban arrangement such as the development along Cardiff Road including the adjoining Bryn Briallu.