

Cardiff Replacement LDP Examination

Schedule of Proposed Changes to the Cardiff Replacement Local Development Plan Deposit Draft (RLDP)

October 2026

Introduction

1. The Cardiff Replacement Local Development Plan (RLDP) is currently undergoing Examination by independent Planning Inspectors. Following Hearing Sessions 1-15 the Council was required to undertake additional work on a range of matters arising from discussions at the Hearing Sessions.
2. The Council is required to consult on the additional work prepared and a series of proposed changes to the Replacement Local Development Plan (RLDP) Deposit Plan.
3. This schedule sets out the proposed changes to the Deposit Plan and Proposals Map
4. The Schedule includes changes proposed in:
 - the Action Points following Examination Hearing Sessions 1-15 and
 - changes proposed in the Council's Response to Comments and Questions raised by the Inspectors in ID04 - CD05 (Please see [Post Submission Documents](#)) including outstanding matters post Hearing Sessions and not superseded by changes proposed in responses to the Action Points
 - changes proposed in the Schedule of Minor Changes (Please see [Submission Documents](#)) and not superseded by changes proposed in responses to the Action Points.

Consultation on the Proposed Changes

5. To make comments on the **Proposed Changes** set out in this schedule please email LDP@cardiff.gov.uk. Please specify the Proposed Change reference number the comment(s) relate(s) to and set out clearly whether the change is supported or objected to.
6. Consultation runs until **Friday 6th November 2026**. Please note comments should relate to the Additional Information or proposed changes and not seek to submit new representations or add to previous representations and all representations will be made public in line with GDPR guidelines.
7. For queries regarding this consultation please email the LDP team at LDP@cardiff.gov.uk.
8. For queries relating to the Examination of the LDP please email the Programme Officer at kerry.trueman@Cardiff.gov.uk.

This document is available in Welsh / Mae'r ddogfen hon ar gael yn Gymraeg

Matters Arising from Hearing Sessions 1-15

1. Matters Arising from Hearing Sessions 2: Strategy

Proposed Plan Change Reference	Hearing Session / Action Point	Plan Reference	Proposed Change												
PPC1	HS2.3 review the principle and number of units attributed to Land at areas 9-12 St Mellons to account for in being partly in a SSSI, 2/3rds lying in a SINC and the assumptions in the Council’s Housing Programme,	Policy H1.1	Site to be deleted H1B: NON-STRATEGIC HOUSING SITES The following non-strategic sitess<u>is</u> allocated for housing: <table><tr><th>Site Ref</th><th>Site Name</th><th>Estimated Units</th><th>Site Size (Ha)</th></tr><tr><td>H1.1</td><td>Land at areas 9-12, St Mellons</td><td>150</td><td>3.98</td></tr><tr><td>H1.<u>21</u></td><td>Rookwood Hospital</td><td>90</td><td>3.4</td></tr></table> 7.5 <u>The</u> non-strategic housing sitess form an important part of the housing landbank and it is considered necessary that the<u>se</u>is sites are <u>is</u> allocated in this plan in order secure the protection of the land for its future use for the provision of housing. 7.6 As recommended by the Habitats Regulations Assessment (HRA) of the Deposit Plan, any future application for H1.1 Land at areas 9-12 St Mellons will be required to provide evidence that the development will not result in adverse effects on the integrity of the Severn Estuary SPA / Ramsar regarding its qualifying bird species. To demonstrate this, a survey will be required to determine the habitats and current site use to verify if the land parcel is indeed suitable for supporting a significant population of designated bird species. Where habitats are suitable, non-breeding bird surveys will be required to determine if the site and neighbouring land constitute a significant area of supporting habitat. Bird surveys will need to be undertaken during autumn, winter and spring. If habitat within the site or adjacent land are identified to support significant populations of designated bird species, avoidance measures and mitigation will be required, and the planning application will likely need to be assessed through a project specific Habitats Regulations Assessment to ensure that the development does not result in adverse effects on integrity. 7.7 The proposed number of units shown for each site is indicative and may be subject to change depending on the details of any subsequent planning applications that are yet to be submitted and approved.	Site Ref	Site Name	Estimated Units	Site Size (Ha)	H1.1	Land at areas 9-12, St Mellons	150	3.98	H1. <u>21</u>	Rookwood Hospital	90	3.4
Site Ref	Site Name	Estimated Units	Site Size (Ha)												
H1.1	Land at areas 9-12, St Mellons	150	3.98												
H1. <u>21</u>	Rookwood Hospital	90	3.4												
PPC2	Statement of Common Ground	Policy SP9	SP9: SUPPORTING THE ROLE OF CARDIFF PORT Cardiff Port shall be protected to continue its primary role through the provision of traditional port specific employment activities. Further employment generating activities, including the provision of industrial and logistical uses, and green energy generation will be supported. There will also be												

			flexibility to allow leisure, residential and mixed uses, within appropriate areas provided they are compatible with surrounding (port related) uses. 6.84 It is important to recognise over the plan period that non-port uses are possible at some locations at Cardiff Port, with land available to anchor new investments into the local communities. As well as industrial and logistic uses, other mixed-use development should be considered positively, where appropriate, including (but not limited to) residential, leisure and green-energy generation. Allowing the delivery of broader uses to include wider employment and job-generating uses on port land, not just port-related uses, will help harness innovation. However, the operation of the port and ancillary uses should take precedence, and any mixed-use residential schemes will need to be properly master planned to ensure there are no negative impacts on the operational use of the port or the future occupants of the residential development. 6.85 The site is the subject of a planned station for South Wales Metro, capitalising upon the existing rail infrastructure serving the Port. This offers significant future potential for sustainable travel to/from the site.
--	--	--	--

2. Matters Arising from Hearing Sessions 3: Affordable Housing

Proposed Plan Change Reference	Hearing Session / Action Point	Plan Reference	Proposed Change
PPC3	Action Point HS3.2 Matters Arising Change Paragraph 7.15 be deleted and the following text inserted into Policy H3, <u>The Council will seek to provide a range and mix of sustainable affordable housing, in line with Policy SP12</u>	Policy H3: Affordable Housing Paragraph 7.15 P81	H3: AFFORDABLE HOUSING The Council will <u>seek to provide a range and mix of sustainable affordable housing, in line with Policy SP12 and will</u> require 20% affordable housing on Brownfield sites and 30% affordable housing on Greenfield sites in all residential proposals that: • Contain 5 or more dwellings; or • Sites of or exceeding 0.1 hectares in gross site area; or • Where adjacent and related residential proposals result in combined numbers of dwellings or site size areas exceeding the above thresholds, the Council will seek affordable housing based on the affordable housing target percentages set out above. Affordable housing will be sought to be delivered on-site unless there are exceptional circumstances. 7.14 The aim of this Policy is to assist the Council to meet evidenced housing need by seeking an appropriate affordable housing contribution from new residential developments in the city. 7.15 The Policy will help provide a range and mix of sustainable affordable housing, in line with Policy SP12.

			7.16 PPW recognises that a community’s need for affordable housing is a material planning consideration. It also promotes mixed and inclusive communities. More detailed guidance in TAN2: Planning and Affordable Housing requires local authorities to include affordable housing policies in their LDPs where a Local Housing Market Assessment (LHMA) has provided the evidence base to support policies to deliver such housing through the planning system. The Cardiff LHMA (2022-27) <u>was approved by Welsh Government in 2025 and</u> indicates an annual shortfall of 960 affordable dwellings per annum. This is the average annual overall additional net affordable housing need estimate for the 15-year period. 7.17 The policy applies to all proposed residential developments covered by the policy thresholds, including proposals on previously undeveloped land, redevelopment schemes, and schemes providing specialised accommodation (except those in which residents require a significant element of care). It also includes schemes that are conversions, changes of use, co-living schemes and mixed-use developments containing housing. It responds to the evidenced need for the planning system to help play its part in securing land and units for affordable housing. 7.18 In accordance with Welsh Government guidance, affordable housing encompasses both social rented and intermediate housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers. In addition, the Council has a duty to have regard to the housing requirements of older people and those with specialist accommodation needs. In certain circumstances, particular housing needs cannot be addressed within the existing housing stock and new purpose-built units may be required. Where there is evidence of need and it is considered appropriate, specialist and / or older persons housing may be sought / provided. Where such housing is proposed, this may be agreed by the Council as part or all of the affordable housing requirement, subject to agreement on housing need and in particular affordability. 7.19 The Council will provide detailed evidence of need based upon the latest Cardiff Local Housing Market Assessment (LHMA), supplemented by current Council and Registered Social Landlord waiting lists and other relevant information. 7.20 In order to create mixed and balanced communities, provision for affordable housing will be required on-site unless the Council considers that this is impractical and/or inappropriate. Where on-site affordable housing is to be provided, it should be assessed/determined by the Council if it can be delivered along with any community facilities and/or health provision, as part of one ‘multi-functional’ building. 7.21 Alternatives to on-site provision will only be agreed in exceptional circumstances, and in agreed cases, affordable housing may either be provided on another site (location and timescales for delivery to be agreed with the Council), or a financial contribution may be provided to address affordable housing requirements elsewhere in Cardiff. In all cases, provision should address the need identified in relation to the proposed development. 7.22 The targets set out in the Policy are derived from the findings of an affordable housing viability study undertaken by Avison Young. This study assessed the viability of a range of housing scenarios (including a calculation for necessary infrastructure which could be achieved through S106), consistent with Policy SP 5: Securing New Infrastructure and SP6: Securing Planning Obligations.
--	--	--	--

			7.23 In order to demonstrate viability and take account of the higher costs associated with the development of brownfield sites, the study recommended a two-tiered affordable housing target. The study confirms that affordable housing is viable at 30% on greenfield sites and at 20% on brownfield sites (based on a tenure mix of 80% social rented and 20% Low-Cost Home Ownership). 7.24 The cost of affordable housing provision <u>must</u> be factored into any development from an early stage, so a policy compliant affordable housing contribution <u>must</u> be provided.
--	--	--	--

3. Matters Arising from Hearing Session 5: Welsh Language

Proposed Plan Change Reference	Hearing Session / Action Point	Plan Reference	Proposed Change
PPC4	HS5.1 <i>Phrasing “the LDP supports development proposals that seek to protect.....” to be amended to set out a clearer policy requirement</i> • <i>Phrasing ‘where appropriate.....’ insufficiently precise & to be amended to provide a clearer trigger</i> • <i>Phrasing ‘interests of the Welsh language.....’ to be strengthened.</i> <i>Appropriateness of the phrasing ‘viability, vitality and use of the language....’ to be considered in context of national policy.</i> • <i>Final sentence to be amended. As drafted a minor strengthening of a positive impact could outweigh significant harm. Remove ‘and/or’ where it appears, introducing additional clauses if required.</i>	SP15:Securing and Enhancing Opportunities to Grow the Welsh Language/WL1 Welsh Language	<u>SP15: SECURING AND ENHANCING OPPORTUNITIES TO GROW THE WELSH LANGUAGE</u> <u>To secure and enhance the status and opportunities to grow the Welsh language Cardiff is designated as an Area of Linguistic Importance.</u> <u>Development proposals must seek to protect, promote and facilitate the use of the Welsh language and contribute towards supporting a Bilingual Cardiff.</u> <u>Large major development proposals must identify positive measures to support the visibility and use of the Welsh language to strengthen the vitality of the Welsh language in Cardiff.</u> <u>The purpose of this policy is to ensure that development contributes positively to the conditions that support the use of Welsh.</u> <u>The Well-being of Future Generations (Wales) Act 2015 includes the well-being goal of a vibrant culture and thriving Welsh language. Planning Policy Wales recognises that the planning system can contribute to the future well-being of the Welsh language by creating the conditions that allow the language to thrive and by supporting placemaking that reflects local culture and identity.</u> <u>Cardiff Council has a vision for a capital of Wales that is truly bilingual. ‘Bilingual Cardiff’ is the authority’s statutory strategy that aims to significantly increase the number of Welsh speakers, double the daily community use of Welsh and ensure that Welsh is a thriving language in the city, in line with both Welsh Government’s Cymraeg 2050 One Million Welsh Speakers strategy and the Future Generations Act 2015.</u> <u>Cardiff has experienced sustained growth in the number of Welsh speakers and has an important role in supporting the continued growth and use of the language. The Council's vision is to support opportunities for people to learn, use and experience Welsh as part of everyday life throughout the city.</u> <u>Policy SP15 is further supported by Policy WL1 and further guidance will be prepared to inform these policies through a Welsh Language and Development Supplementary Planning Guidance.</u> <u>WL1 Welsh Language</u> <u>All large major development proposals exceeding 25 dwellings or above, have a site area above 0.99 hectares, or include 1999 sqm of gross floorspace must be supported by a Welsh Language Action Plan which sets out positive measures to protect, promote and facilitate the use of the Welsh language.</u> <u>Development proposals that would result in an unacceptable adverse impact on the vitality and use of the Welsh Language which cannot be adequately mitigated will not be permitted.</u> <u>The policy seeks to ensure that Welsh language considerations are integrated into the preparation of large major development proposals from the earliest stages of design and planning. The approach is intended</u>

			<u>to be proportionate to the scale and nature of development and focused upon matters that can reasonably be influenced through the planning system.</u> <u>Large major developments can have greater potential to influence the communities in which they are located. All large major development proposals are required to submit a Welsh Language Action Plan. The Action Plan should identify practical and proportionate measures through which the development will protect, promote and facilitate the use of the Welsh language. Large major developments on unallocated sites are required to submit a Welsh Language Statement with the Welsh Language Action Plan. The level of detail required should be proportionate to the nature, scale and location of the proposal.</u> <u>Measures may include:</u> <u>• measures that improve the visibility and accessibility of Welsh within the development.</u> <u>• incorporation of Welsh language features within placemaking proposals;</u> <u>• bilingual development signage and information;</u> <u>• bilingual marketing and promotional material;</u> <u>• Welsh-language development naming;</u> <u>Where development is required under other policies of the Plan to provide, enhance or contribute towards community infrastructure, the Welsh language benefits arising from that provision will be taken into account when assessing the proposal's contribution to the objectives of Policies SP15 and WL1.</u> <u>Naming and Visibility of Welsh</u> <u>Development proposals are expected to support the visibility of the Welsh language within the built environment.</u> <u>Development names should have regard to local history, culture and place identity and should accord with the Council's street naming procedures.</u> <u>Permanent and temporary development signage, marketing material and publicly available information associated with development proposals should be bilingual and provide appropriate prominence to the Welsh language.</u> <u>Further guidance on the implementation of Policy SP 15 and WL1 will be provided through a Welsh Language and Development Supplementary Planning Guidance.</u>
PPC5	HS5.3 Matters Arising Change; Third para at para 7.231 - reference to 50% to be re-sited to Policy C4 itself.		C4: PLANNING FOR SCHOOLS • Where a need has been identified for new and/or improved school facilities as a result of development, the Council will seek contributions towards the cost of additional education provision. Negotiated contributions will be fairly and reasonably related in scale and kind to the proposed development. Where appropriate on site provision will be required. Development of nursery, primary, secondary and sixth form education should: Be well designed, well related to neighbourhood services and amenities, and easily accessible by sustainable transport modes; Include, where appropriate, provision for other appropriate community uses in addition to their educational use; and Have regard to the Council's requirement/strategy to provide adequate education facilities to cater for the planned growth in the proportion of the City's children and young people able to speak Welsh <u>seeking to establish at least 50% of new school places provision on Local Development Plan sites as Welsh-medium.</u>

			7.229 The Council has a statutory duty as local education authority to ensure that there is a sufficient number and variety of school places at primary and secondary level, available to meet the needs of the population of the County. 7.230 In addition to this overall statutory duty, the Council seeks to ensure that all young people, from each and every community across Cardiff have the opportunity to speak Welsh, to be proud of their identity and able to celebrate and enjoy both languages in their daily lives and to increase the number of people of all ages becoming fluent in both Welsh and English. 7.231 The main relevant principles and context to the consideration of new development and the Welsh language are • Cardiff is an area of linguistic importance for the Welsh Language. • To apply the principles of the '15-minute neighbourhoods' to ensure that all learners have access to Welsh-medium education within a reasonable distance of their homes. • Seek to establish at least 50% of new school places provision on Local Development Plan sites as Welsh-medium. • In relation to major housing led brownfield regeneration sites (Policies H2.1, H2.2, H2.4, H2.5 and H2.6), seek through planning obligations to enhance existing Welsh Medium provision within the immediate locality/relevant catchment area and/or contribute to new Welsh Medium provision. When warranted by scale of development, (in line with approach on greenfield sites), seek to establish at least 50% of any new school provision on brownfield sites as Welsh-medium. • To facilitate the growth of Welsh medium education the Council aims to maintain city wide capacity in the Welsh-medium sector at 10% over the projected intake 7.232 The Council's ambition, as expressed in its Welsh in Education Strategic Plan 2022 – 32 is to increase the provision and take up of Welsh-medium nursery education places for three-year-olds from 18.5% in 2021-22 to 30% by 2031-32 and the provision and take up of Welsh-medium Reception places for five-year-olds from 19% in 2021-22 to 30% by 2031-32. Ensuring sustainable growth of Welsh-medium places and achieving an increase in demand in the context of changes in the distribution of that demand but falling birth rates will require detailed and informed planning. Part of the solution requires major new developments to make contributions to facilitate and manage that change in demand. 7.233 The Council will seek financial contributions (See Policy SP6 Planning Obligations), towards the cost of providing additional or improved primary and/or secondary school facilities from developers proposing housing developments that would generate a requirement for school places that cannot be reasonably met by existing schools because: • the capacity at the school(s) in whose catchment area (s) new housing development are proposed would as a result of the development be exceeded by demand; and/or • there is a surplus capacity in such schools to accommodate some or all of the projected number of pupils generated from the proposed development, but investment is required to make it suitable. 7.234 The Council will also seek the provision of land and/or premises, depending on scale and location of development. Please refer to Key Policy SP5 New Infrastructure.
--	--	--	--

			7.235 There will also be a need to address school provision in catchment areas where there is little or no existing capacity to accommodate the additional demand likely to arise from housing development on previously developed land (including strategic sites) or other in-fill sites. With limited exceptions financial contributions will be sought from developers towards the provision of new classroom accommodation, in accordance with the needs which arise from the proposed development. 7.236 In the event of the Council being allocated developer contributions to expand existing provision, the phasing of contributions over the period of construction will need to be in line with those set out in SPG, and will require careful consideration to ensure that the supply of school places is aligned with the construction process and occupancy of dwellings. Monitoring of take-up of school places will be a key consideration in order to inform existing and future needs. 7.237 Opportunities should be taken to share school buildings and facilities, or co-locate on shared sites with other Council Service areas and selected external services. This would serve to maximise the use of the land and provide an integrated citizen focused resource for the whole community. Opportunities for shared facilities could include libraries, community centres, leisure centres, indoor recreation facilities, play centres, adult education facilities, integrated childcare facilities, adjoining natural habitat, health care facilities. 7.238 Dependant on geographical constraints, opportunities should be taken to explore shared school facilities/playing fields with other schools (e.g. a Primary and Secondary School sharing fields) or continuous ages 3-19 school provision. 7.239 Further guidance on the application of this Policy will be set out in SPG.
--	--	--	--

4. Matters Arising from Hearing Session 6: Employment

Proposed Plan Change Reference	Hearing Session / Action Point	Plan Reference	Proposed Change
PPC6	HS6.5 - EC5A - Address tension inherent between EC3 and EC5A given it is not clear how the Council as decision maker can both deem EC3 sites to be fully capable of employment use and necessary to meet wider strategic aims, and potentially unneeded and unsuitable for employment use. - Rather than unneeded/unsuitable, consider whether test is the effect of the loss of a site against the wider employment land strategy	Policy EC5A EC5B	In response to the Action Point it is proposed that Policy EC5A and EC5B and the supporting text be amended as follows: <u>EC5A: PROTECTION AND ALTERNATIVE USE OF EMPLOYMENT LAND AND PREMISES</u> <u>Development of protected business, industrial and warehousing land and premises safeguarded under Policy EC3 (identified on the Proposals Map) for alternative uses that are not considered a complementary use (as defined by Policy EC4) will not be permitted unless all of the following criteria are satisfied:</u> <u>i) The proposal would not prejudice the delivery of Cardiff's employment land strategy, having regard to the role and function of the site or premises within Cardiff's employment land portfolio, and the supply, availability, range, choice and distribution of employment land and premises across the City;</u>

	- Consider whether policy should distinguish between office/business park provision and industrial/warehouse sites - Remove 'and/or's introducing additional clauses if required. - If to be retained, define what 'physically unsuitable' means in context of policy EC3 which deems the sites to be suitable. EC5B Council to incorporate text re: marketing from hearing statement -		ii) <u>The applicant has demonstrated that there is no reasonable prospect of the land or premises being retained, reused or occupied for employment purposes, having regard to market demand and marketing evidence;</u> iii) <u>Opportunities to retain all or part of the land or premises in employment use through refurbishment, adaptation, subdivision, reconfiguration or redevelopment have been fully considered and demonstrated not to be feasible; evidence has been provided as to why such opportunities would not be viable or deliverable; and</u> iv) <u>The proposal would not have an unacceptable impact on the operation, operating conditions, viability or future expansion of existing businesses and employment uses in the locality.</u> <u>EC5B: NEW WORKSPACE WITHIN MIXED-USE DEVELOPMENT</u> <u>Where the criteria of EC5A (i. to iv) have been satisfied, and an alternative use is considered appropriate, provision should be made for an element of new employment workspace and community facilities as part of a mixed-use residential redevelopment.</u> <u>The new employment workspace provided should be in the form of accommodation for research and development, affordable workspace, light industrial, flexible office space, local distribution, or similar premises, and may include premises for professional services and medical or health services.</u> <u>Applications must be supported by marketing and viability evidence.</u> <u>Where it is demonstrated, through robust evidence, that there is no realistic prospect of delivering viable employment uses on the site (including through continued use, redevelopment or refurbishment, or as part of a mixed-use scheme retaining employment use), development will be permitted only where appropriate developer contributions are secured to compensate for the economic harm arising from the loss of the employment site, in accordance with Policy SP6 (Planning Obligations).'</u> <u>7.110 This Policy provides criteria against which proposals for the change of use of protected business, industrial and warehousing land and premises designated under Policy EC3 will be assessed.</u> <u>7.111 Whilst Policy EC3 safeguards employment land and premises as part of Cardiff's employment land portfolio, circumstances may arise where proposals come forward for alternative uses. Policy EC5A provides the framework for considering such proposals, recognising the need to balance the protection of employment land and premises with changing market circumstances and site-specific considerations. Proposals seeking the loss of protected employment land or premises will be expected to demonstrate, through robust evidence, that there is no reasonable prospect of continued employment use.</u> <u>7.112 In determining whether there is a reasonable prospect of land or premises being retained, reused or occupied for employment purposes under Policy EC5A, the Council will have regard to a range of factors, including:</u> • <u>Whether and for how long land or premises have been vacant and actively marketed, together with details of enquiries received and expressions of interest during this period;</u>
--	--	--	---

			• <u>Whether the site offers particular benefits not generally available within Cardiff's employment land portfolio;</u> • <u>Whether the site is within an area of high unemployment and offers realistic prospects for employment use;</u> • <u>Whether the relocation of existing occupiers to suitable alternative accommodation can be facilitated without prejudice to their continued operation and growth;</u> • <u>Whether the proposed development would retain an element of employment floorspace as part of a mixed-use development;</u> • <u>Whether opportunities to retain all or part of the land or premises in employment use through refurbishment, adaptation, subdivision, reconfiguration or redevelopment have been fully explored; and</u> • <u>The impact of the proposal on the role and function of the site or premises within Cardiff's employment land portfolio, including the effect on the supply, range, choice and distribution of employment land and premises across the City.</u> <u>7.113 The Council recognises that different types of employment land and premises perform different functions within Cardiff's employment land portfolio and are subject to differing market conditions. Industrial, manufacturing, storage and distribution sites often represent a constrained resource with limited opportunities for replacement provision. Office and business accommodation may be subject to changing patterns of demand and occupier requirements, including the need for modern and flexible workspace. The implications of the loss of employment land will therefore vary according to the type of accommodation proposed to be lost and the availability of alternative provision.</u> <u>7.114 Where the loss of protected employment land or premises is considered acceptable under Policy EC5A, priority will be given to mixed-use development comprising employment uses, housing and community facilities, where appropriate. Such developments should maximise the delivery of affordable housing in accordance with Policy H3 Affordable Housing.</u> <u>7.115 Mixed-use residential redevelopment can provide opportunities to retain an employment function on the site through the provision of modern and flexible workspace that better meets business requirements and contributes to the supply, range and choice of employment premises within Cardiff.</u> <u>7.116 Workspace provided or retained within redevelopment proposals can include flexible small workspace for enterprise start up and early-stage growth, Mixed B1(a), B1(b) and B1(c) uses, makerspace, affordable workspace, space for cultural industries, local logistics and community-oriented facilities. Enterprises and premises of this type in emerging key sectors often favour new forms of workspace. Such provision can lead to the intensification of employment use on a site. The workspace element should be proportionate to the proposal's scale and location and have regard to the employment density of the most recent use. Consideration should be given to the design, siting and potential occupancy of the workspace element within mixed use development</u>
--	--	--	--

			<u>proposals to ensure the compatibility of the workspace with surrounding residential development.</u> <u>7.117 It is also important to ensure that the introduction of residential or other uses into an industrial or warehousing area does not unduly restrict the operating conditions of remaining businesses.</u> <u>7.118 Cardiff's employment land is a finite resource and, once lost, it is unlikely to return to employment use. Whilst changing market conditions may affect the viability of employment development at a particular point in time, this does not necessarily indicate that a site has no long-term employment value. The loss of safeguarded employment land may therefore reduce the flexibility and resilience of Cardiff's employment land portfolio and must be carefully considered in the context of the wider employment land strategy.</u> <u>7.119 Where a developer demonstrates that a protected employment site no longer has a reasonable prospect of continued employment use, either as a standalone employment site or as part of a mixed-use redevelopment, the Council may give consideration to alternative uses, subject to compliance with other Plan policies. Consideration will be given to the extent to which redevelopment proposals incorporate employment workspace, community facilities and other measures that support the economic objectives of the Plan. Each proposal will be assessed on its merits, including the extent to which it could result in isolated non-employment uses within employment areas, and whether a more comprehensive redevelopment would better support the long-term planning objectives of the area.</u> <u>7.120 Where appropriate developers will be requested to make provision for an appropriate contribution towards bringing forwards compensatory employment opportunities elsewhere in the County in line with Policy SP6 Planning Obligations.</u> <u>7.121 Where there is the potential to develop residential units on areas previously identified for commercial/ industrial use, there needs to be an appropriate assessment for the presence of land contamination. The land contamination standards set for commercial/industrial use are not suitably protective for residential use and therefore unacceptable risks to the end users may be present which will require appropriate remediation.</u>
PPC7	HS6.6 Council to review Policy EC6 • Address tension between need to demonstrate no need for office accommodation (i) with requirement to provide it (ii). • Consider whether phrasing 'current format' can be more clearly explained • Clarify reference to residential in (ii) to make clearer what is intended	Policy EC6	<u>EC6: PROTECTING OFFICES IN THE CENTRAL AND BAY BUSINESS AREAS</u> <u>The loss of office accommodation within the Central and Bay Business Areas will not be permitted unless it can be demonstrated that:</u> i. <u>the loss would not undermine the economic role and function of the Central and Bay Business Areas through an unacceptable reduction in the supply, range and choice of office accommodation;</u> ii. <u>there is no reasonable prospect of the premises being retained or reused for office purposes, having regard to the demand for office accommodation and the need to maintain an appropriate supply, range and choice of office premises; and</u> iii. <u>opportunities for refurbishment, adaptation, subdivision, reconfiguration or redevelopment to retain or provide office accommodation have been fully considered, and evidence has been provided as to why such opportunities are not viable or deliverable.</u>

	• <i>Test re-drafted policy to ensure it provides the intended protection to office accommodation. As drafted it would potentially not require an element of office use to be provided.</i> <i>Redraft to remove 'and/or' introducing additional clauses if required</i>	<u>Where the requirements of criteria i to iii have been satisfied, proposals involving the change of use of office accommodation to non-employment (residential) uses, will be expected to retain or provide an element of office floorspace where this can reasonably be achieved as part of a mixed-use development.</u> <u>7.122 Policy EC6 seeks to protect the supply, range and choice of office accommodation within the Central and Bay Business Areas identified on the Proposals Map, supporting the needs of existing and future occupiers. This applies to office accommodation whether occupied, vacant or subject to planning permission.</u> <u>7.123 The Central and Bay Business Areas contain a wide range of office premises, including modern Grade A accommodation (e.g. Central Square), high-rise accommodation built in the 1960s and 1970s (e.g. Newport Road), office accommodation above commercial premises (e.g. St Mary Street and Greyfriars Road), and historic villas in the north of the Central Business Area (e.g. Park Place and Windsor Place). This range provides accommodation for businesses with different requirements and supports the continued economic role and function of the Central and Bay Business Areas.</u> <u>7.124 To ensure that Cardiff continues to attract and retain businesses, the Central and Bay Business Areas should maintain a sufficient supply and range of office accommodation to meet the requirements of existing and future occupiers. This includes large Grade A offices, accommodation for small and medium-sized enterprises, incubator units and flexible workspace. The loss of individual premises may appear limited, but the cumulative effect of successive changes of use can reduce the range, choice and availability of office accommodation and undermine the employment function of the CBBA</u> <u>7.125 Applicants will be expected to provide evidence to demonstrate that there is no reasonable and demonstrable prospect of the premises being retained or reused for office purposes. This should include evidence that the premises have been genuinely and effectively marketed for continued office use, normally for a continuous period of at least 24 months, at a realistic asking price or rent having regard to prevailing market conditions and the characteristics, condition, location and size of the premises.</u> <u>7.126 The Council will have regard to the length and nature of the marketing exercise, the asking price or rent in relation to prevailing market conditions, the condition and suitability of the premises, the levels of interest and enquiries received, and any offers made. The absence of a successful letting or sale will not, in itself, demonstrate that there is no reasonable prospect of continued office use. The evidence will be considered as a whole, having regard to the suitability of the premises and demand for office accommodation of the type, size and location concerned.</u> <u>7.127 Some office vacancy is necessary to allow for the normal turnover of businesses and for the renovation, adaptation or modernisation of premises to meet changing business requirements. However, prolonged vacancy can adversely affect the attractiveness, vibrancy and viability of the CBBA. Vacancy will therefore be considered in the context of prevailing market conditions, the length and nature of the vacancy, the condition and suitability of the premises, and the level and nature of demand for office accommodation.</u> <u>7.128 It is recognised however that over time, some office premises can become outdated in their current format (for example through floorplate layout or supporting data infrastructure) and no longer meet the needs of modern working practices. In such circumstances applicants will also be expected to</u>
--	---	--

			<u>demonstrate that reasonable opportunities to retain all or part of the office use have been properly considered. This may include refurbishment, modernisation, adaptation, subdivision, reconfiguration or redevelopment of the premises.</u> <u>7.129 Where non- employment (residential) uses are proposed, applicants will be expected to demonstrate how opportunities to retain or re-provide office floorspace as part of a mixed-use development have been addressed. Mixed-use redevelopment of office premises within the Central and Bay Business Areas can create opportunities to provide a greater range and choice of new and upgraded office floorspace, particularly regarding small and medium-size enterprises. Uses can include, for example, flexible workspace for enterprise startups and early-stage growth, hot desking and co-working spaces. Such provision can help lead to the intensification and diversification of employment uses in an area and, where retained at the ground floor, can contribute towards the attractiveness and viability of streets and public spaces by providing active commercial frontages.</u> <u>7.130 The intention is not to require a fixed proportion or quantum of office accommodation in every development. The amount and type of office floorspace that may reasonably be retained or provided will depend upon the characteristics, location, condition and suitability of the premises, demand for office accommodation and the contribution that the premises make to the employment function of the Central and Bay Business Areas.</u> <u>7.131 Where an element of office floorspace can reasonably be incorporated, it should be designed and located so that it can function effectively for office purposes and contributes to the supply, range and choice of office accommodation. Where the applicant considers that office provision cannot reasonably be achieved, the applicant should provide evidence explaining why this is not feasible or appropriate.</u> <u>7.132 Where the Council is satisfied that office provision cannot reasonably be achieved, an appropriate contribution towards compensatory employment opportunities elsewhere in the County may be sought in accordance with Policy SP6 Planning Obligations.</u> <u>7.133 The policy does not seek to retain office premises irrespective of their suitability or market demand. Rather, it seeks to ensure that the loss of office floorspace is properly justified, that reasonable opportunities for its continued or partial retention have been considered, and that loss of office floorspace does not undermine the Plan's economic strategy and the role and function of the Central and Bay Business Areas.</u>
PPC8	Action Point HS6.7 <i>In light of changes to policies arising from HS6.5 and HS6.6, Council to review all other employment related policies to ensure language, phrasing and approach is consistent across related policies.</i>		Policy H9, Para 7.58 of supporting text - change the name of the cross-referenced policy to the revised version EC5A: Protection and Alternative Use of Employment Land and Premises

5. Matters Arising from Hearing Session 7: Retail

Proposed Plan Change Reference	Hearing Session / Action Point	Plan Reference	Proposed Change
PPC9	HS7.1 <i>Council to review the wording, structure, spatial definition, and criteria of the following policies, and make appropriate amendments to the following policies. In its review, the Council will ensure that the relationship between different criteria (cumulative, independent), the weight to be applied to individual criteria (policy hierarchy), and whether criteria apply in all cases or apply selectively in different cases, are all clearly defined.</i> • Policies: - - SP8 - R2 - R3 - R4 - R5 - R9 <i>The review is to clearly set out how the changes suggested in the Response to Inspectors Questions document (ID04) and in the hearing session statements have been addressed.</i> HS7.2 <i>In light of changes to policies arising from HS7.1, Council to review all other retail related policies to ensure language, phrasing and approach is consistent across related policies.</i> Action Point HS7.3 <i>Council to undertake a PPW terminology check across the retail related sections of the RLDP.</i>	SP8,	<u>SP8: SUPPORTING THE CENTRAL AND BAY BUSINESS AREAS</u> <u>The Central and Bay Business Areas will be the principal focus for office, commercial, leisure, cultural and complementary town-centre uses. Within the Central Business Area, the Central Retail and Commercial Area will serve as the principal focus for retail, leisure and complementary town-centre development.</u> <u>The following forms of development will be supported, subject to the relevant policies of the Plan</u> <u>i. New office development, commercial, leisure and cultural uses within the Central and Bay Business Areas.</u> <u>ii. Residential development that supports the mixed-use character of the Central and Bay Business Areas. Ground-floor residential development will only be supported where it would not result in the loss of an active commercial frontage or active commercial unit.</u> <u>iii. Retail, leisure and complementary town-centre uses within the Central Retail and Commercial Area where they support and enhance the viability, vibrancy and attractiveness of the CRACA.</u> <u>iv. Other uses that are appropriately located in city centres, including cultural, entertainment and hospitality use that support the evening and night-time economy.</u> <u>6.73 Policy SP8 identifies the range of uses appropriate within the Central and Bay Business Areas and supports development that maintains and strengthens their role as Cardiff's principal locations for employment, commerce, culture, leisure and visitor activity. The Central Business Area (CBA) and Bay Business Area (BBA), identified on the Proposals Map, are Cardiff's principal locations for office, commercial, leisure, cultural, civic and visitor-related activities. Together, they form the economic, administrative and cultural heart of the city and serve residents, businesses and visitors from across Cardiff, the Capital Region and beyond. Their high levels of accessibility by public transport, walking and cycling support their role as sustainable locations for development that generates significant levels of activity and footfall.</u> <u>6.74 Within the Central Business Area, the Central Retail and Commercial Area is the principal location for retail, leisure and complementary town-centre uses. Maintaining and enhancing the vibrancy, viability and attractiveness of the CRACA is important to Cardiff's role as the regional centre at the head of the shopping hierarchy.</u> <u>6.75 The Central Business Area is the principal focus for office development, business activity, higher education, civic functions and commercial services. The area is closely associated with many of Cardiff's most significant cultural, heritage, civic and educational assets. The concentration of employment, services and attractions within the area contributes significantly to Cardiff's role as the capital city of Wales.</u>

		<u>6.76 The Bay Business Area is a nationally significant location for government, tourism, culture, leisure and waterfront-based activities. The area has undergone substantial regeneration over recent decades. Future development will build upon these strengths by supporting investment, improving connectivity, enhancing the public realm and waterfront environment, and reinforcing Cardiff Bay’s role as a destination for residents, visitors and businesses.</u> <u>6.77 Leisure, tourism, cultural and entertainment uses are important contributors to Cardiff’s economy and identity. These sectors generate employment, attract investment and visitors, and support the city's role as a regional and national destination. Development that broadens the range and quality of leisure, recreation, cultural and visitor facilities can contribute to economic growth, place-making, community well-being and the vibrancy of both the daytime and evening economies.</u> <u>6.78 The Central and Bay Business Areas also contain a growing residential population and provide opportunities for sustainable city living. Residential development can contribute to the creation of balanced, mixed-use neighbourhoods that support local services, improve activity throughout the day and evening, and make efficient use of highly accessible locations. Residential development should complement and support the primary commercial, cultural, leisure and employment functions of these areas and should not prejudice their continued growth and operation.</u> <u>6.79 Continued investment in public transport, active travel infrastructure, public realm improvements and mixed-use regeneration will further strengthen the role of the Central and Bay Business Areas as Cardiff’s primary focus for employment, commerce, culture, leisure and visitor activity. These investments will support the delivery of sustainable growth, improve connectivity between the city centre and Cardiff Bay, and reinforce Cardiff’s position as the economic and cultural capital of Wales.</u> R1 RETAIL HIERARCHY AND TOWN CENTRE FIRST APPROACH Proposals for retail (including changes of use, redevelopment and subdivision), commercial, leisure, education, health, community, public service facilities, appropriate employment developments (B1 offices) and residential uses will be focussed according to the following hierarchy, having regard to the nature, scale and location of the proposed development being compatible with the defined role and function of the centre in line with the Town Centre First approach. Active uses (use classes A1, A2, A3, B1 (offices), C1, C2, C3, D1 or D2 of the use classes order or a sui generis use normally found in centres, or any mixed use comprising one or more of these classes) which contribute to maintaining the vitality vibrancy, viability and diversity attractiveness of centres will be favoured. New residential development which makes positive use of upper floors of properties and on underused and vacant space away from commercial frontages will be encouraged within centres. Hierarchy of Centres <table><tr><th></th><th>Role</th><th>Centres</th></tr><tr><td>Central Shopping Area (or Central Retail and</td><td>Provides a broad range of shops, retail and non-retail services, businesses, cultural, leisure and community facilities to serve the city and a significant hinterland</td><td>Central Shopping Area Central Retail and Commercial Area</td></tr></table>		Role	Centres	Central Shopping Area (or Central Retail and	Provides a broad range of shops, retail and non-retail services, businesses, cultural, leisure and community facilities to serve the city and a significant hinterland	Central Shopping Area Central Retail and Commercial Area
	Role	Centres						
Central Shopping Area (or Central Retail and	Provides a broad range of shops, retail and non-retail services, businesses, cultural, leisure and community facilities to serve the city and a significant hinterland	Central Shopping Area Central Retail and Commercial Area						

			<table><tr><td><u>Commercial Area (CRACA)</u></td><td>beyond. It is both the focus for the community and public transport networks.</td><td></td></tr><tr><td>District Centres</td><td>Provides (or has the potential to provide) a range of shops, retail and non-retail services, businesses and community facilities to a suburb and potentially neighbouring suburbs.</td><td>Albany Road/ Wellfield Road City Road Clifton Street Cowbridge Road East Crwys Road/ Woodville Road Bute Street/ James Street Merthyr Road, Whitchurch Penarth Road/ Clare Road St Mellons Thornhill Whitchurch Road</td></tr><tr><td>Local Centres</td><td>Provides (or has the potential to provide) a small grouping of units, typically comprising a small convenience store, other small shops of a local nature, and some retail or non-retail services. Will typically serve its immediate suburb.</td><td>Birchgrove Bute Street (Loudoun Square) Cathedral Road Countisbury Avenue Caerau Lane Fairwater Green Gabalfa Avenue Grand Avenue High Street, Llandaff Maelfa, Llanderyn Newport Road, Rumney Rhiwbina Village Salisbury Road Splott Road Station Road, Llanishen Station Rd, Llandaff North Station Road, Radyr Tudor Street Willowbrook Drive Wilson Road</td></tr></table>	<u>Commercial Area (CRACA)</u>	beyond. It is both the focus for the community and public transport networks.		District Centres	Provides (or has the potential to provide) a range of shops, retail and non-retail services, businesses and community facilities to a suburb and potentially neighbouring suburbs.	Albany Road/ Wellfield Road City Road Clifton Street Cowbridge Road East Crwys Road/ Woodville Road Bute Street/ James Street Merthyr Road, Whitchurch Penarth Road/ Clare Road St Mellons Thornhill Whitchurch Road	Local Centres	Provides (or has the potential to provide) a small grouping of units, typically comprising a small convenience store, other small shops of a local nature, and some retail or non-retail services. Will typically serve its immediate suburb.	Birchgrove Bute Street (Loudoun Square) Cathedral Road Countisbury Avenue Caerau Lane Fairwater Green Gabalfa Avenue Grand Avenue High Street, Llandaff Maelfa, Llanderyn Newport Road, Rumney Rhiwbina Village Salisbury Road Splott Road Station Road, Llanishen Station Rd, Llandaff North Station Road, Radyr Tudor Street Willowbrook Drive Wilson Road
<u>Commercial Area (CRACA)</u>	beyond. It is both the focus for the community and public transport networks.											
District Centres	Provides (or has the potential to provide) a range of shops, retail and non-retail services, businesses and community facilities to a suburb and potentially neighbouring suburbs.	Albany Road/ Wellfield Road City Road Clifton Street Cowbridge Road East Crwys Road/ Woodville Road Bute Street/ James Street Merthyr Road, Whitchurch Penarth Road/ Clare Road St Mellons Thornhill Whitchurch Road										
Local Centres	Provides (or has the potential to provide) a small grouping of units, typically comprising a small convenience store, other small shops of a local nature, and some retail or non-retail services. Will typically serve its immediate suburb.	Birchgrove Bute Street (Loudoun Square) Cathedral Road Countisbury Avenue Caerau Lane Fairwater Green Gabalfa Avenue Grand Avenue High Street, Llandaff Maelfa, Llanderyn Newport Road, Rumney Rhiwbina Village Salisbury Road Splott Road Station Road, Llanishen Station Rd, Llandaff North Station Road, Radyr Tudor Street Willowbrook Drive Wilson Road										
		7.154 This policy sets out the hierarchy of the city’s network of centres according to their role and function. This provides a context for the assessment of new development proposals and to guide development to the most appropriate locations in accord with the ‘town centre first’ approach. A sequential approach will be taken in accordance with this hierarchy. The hierarchy, overarching policy approach and the application of the sequential approach seeks to protect the vitality and viability of centres, aims to ensure a balance is drawn between the introduction of large retail units outside centres and the maintenance and enhancement of existing centres. 7.155 Cardiff City Centre <u>The Central Retail and Commercial Area (CRACA)</u> will remain the principal destination for main town centre uses, including retail, offices, commercial leisure, arts, culture and tourism and complementary evening and night-time uses and other significant footfall generating development serving a city wide and regional market. The City Centre <u>CRACA</u> is supported by a range of										

			District Centres and smaller Local Centres. District Centres serve the needs of a wide local catchment and will be the primary focus for development and investment in main town centre uses outside the City Centre CRACA, including flexible workspaces, complementary evening and night-time uses and community facilities. 7.156 Local Centres are more residential in nature and serve the day to day needs of a smaller, local catchment, providing local shopping, services and community facilities and are valuable in contributing to sustainable communities where the services people need are available close to home. 7.157 Policy R1 supports the City Centre CRACA, District and Local Centres as hubs of socio-economic activity and the focal points for a diverse range of services which support the needs of the communities they serve. They act as the most appropriate and sustainable locations for new retail, leisure, community facilities and supporting commercial development. The co-location of facilities and services at such locations will help support their long-term health and vitality-vibrancy as convenient and attractive places to live, work, shop, socialise, study, access services for health and well-being and to conduct business. This approach will also encourage linked trips and a reduction in travel demand, recognising that they are more than the extent of designated retail areas. Major development must comply with the 'Town Centre First' policy contained within PPW and Future Wales, to help build resilient communities, and respond to the long-term impacts of Covid-19, which have not only re-focused the lives of people and communities but acted as a further driver towards making centres multi-functional places. 7.158 In recognising the City Centre CRACA, District and Local Centres are moving away from their traditional retail roles, Policy R1 and its supporting policies, seek to maintain the ongoing success of these centres, recognising and supporting their role and enabling them to diversify in a way which keeps them at the heart of the communities they serve and ensure centres with a focus on a wider variety of services and facilities. The 'Town Centre First' approach is key to enabling such centres to increasingly become multi-functional places and community focal points and making them viable as go-to destinations. This will complement efforts to regenerate retail and commercial centres through the creation of more outside space, the re-use of underutilised areas, the start-up of remote coworking hubs, and the focus of more accessible public services. 7.159 Therefore, active uses (A1/A2/A3/B1 (offices) /C1/C2/C3/D1/D2) which positively contribute to the maintenance and enhancement of the vitality and viability, vibrancy and attractiveness of centres and the viability and vitality vibrancy of a commercial frontage will be supported. New development or redevelopment proposals should respect their location within a centre and provide appropriate active floorspace on the ground floor. The provision of new, modern retail and commercial floorspace on the ground floor can attract new occupants and increase the vitality, attractiveness, and the overall-viability, vibrancy and attractiveness of centres. of a centres. 7.160 Similarly, the conversion of empty space at upper floor levels to residential use and on underused space and vacant space away from the commercial frontage provides a valuable contribution to the city's housing stock and provides much needed homes and will also be encouraged as it positively contributes to the creation of sustainable, vibrant, mixed-use communities where people live, shop and work. Centres remain busy beyond business hours, increasing surveillance and providing a market for ancillary uses associated with the night-time economy. <u>R2: Development in the Central Retail and Commercial Area.</u> <u>Within the Central Retail and Commercial Area, as identified on the Proposals Map, development proposals will only be permitted where they:</u>
--	--	--	--

			i. <u>Do not result in the unacceptable loss of Class A1 (shop) uses within Protected Shopping Frontages, having regard to the requirements of Policy R3.</u> ii. <u>Maintain and enhance the role of the Central Retail and Commercial Area as the principal shopping, commercial, leisure and cultural destination;</u> iii. <u>Contribute positively to the vibrancy, viability and attractiveness of the Central Retail and Commercial Area through the provision of retail and other complementary city centre uses.;</u> iv. <u>Retain or facilitate the effective use of upper floors, including for commercial, residential, leisure, cultural or other complementary city centre uses, where compatible with the character and operation of the building; and</u> v. <u>Support the regeneration, renewal and enhancement of the city centre by improving its attractiveness, accessibility, environmental quality and overall resilience.</u> <u>The above criteria will be considered together, having regard to the nature, scale and location of the proposal. Not all criteria will be relevant to every proposal.</u> <u>7.161 The purpose of this policy is to provide the overarching framework for assessing development proposals within the Central Retail and Commercial Area (CRCA), as identified on the Proposals Map. The policy seeks to maintain and enhance the area's role as the principal retail, commercial, leisure and cultural destination for Cardiff and South East Wales, while supporting its continued regeneration and adaptation to changing economic conditions.</u> <u>7.162 The Central Retail and Commercial Area is the head of the retail hierarchy for Cardiff and South East Wales. It accommodates the city's principal shopping streets, shopping centres and historic arcades together with offices, hotels, restaurants, cafés, leisure, entertainment, residential development and cultural attractions. The city centre continues to evolve in response to changing consumer behaviour, technological change and investment patterns. Maintaining a diverse mix of complementary uses, whilst protecting the city's primary retail function, is essential to supporting its long-term viability, vibrancy and resilience.</u> <u>7.163 Policy R2 applies to all development proposals within the Central Retail and Commercial Area. Within this area, certain shopping streets, arcades and shopping centres are identified as Protected Shopping Frontages under Policy R3 because of their particular importance to the city's primary retail function. Proposals involving the loss of Class A1 (shop) uses within these frontages will therefore be assessed against the specific requirements of Policy R3. Elsewhere within the Central Retail and Commercial Area, a broader mix of city centre uses will generally be supported where proposals contribute positively to the viability, vibrancy and attractiveness of the city centre and support its regeneration and renewal.</u> <u>7.164 With regard to compatibility of uses, consideration will need to be given to the 'Agent of Change' principle as set out in Planning Policy Wales.</u>
--	--	--	--

			<u>R3: Protected Shopping Frontages</u> <u>Within the Protected Shopping Frontages identified on the Proposals Map, proposals involving the loss of Class A1 (shop) uses will only be permitted where it can be demonstrated that the proposal would not, either individually or cumulatively with existing or committed non-shop uses, undermine the primary retail function, vibrancy, viability and attractiveness of the Protected Shopping Frontage.</u> <u>In assessing proposals, the Council will have regard, where relevant, to the following matters:</u> <u>i. The proportion, distribution and concentration of existing and committed non-shop uses within the Protected Shopping Frontage, and the cumulative impact of the proposal on the retail function, vitality and viability of the frontage.</u> <u>ii. The amount of Class A1 floorspace and active retail frontage that would be lost and the contribution the premises make to maintaining a continuous retail frontage.</u> <u>iii. Whether the premises have been actively marketed for a continuous period of at least 12 months at a realistic market price and on reasonable commercial terms without securing a viable Class A1 occupier.</u> <u>iv. The location, prominence and characteristics of the premises within the frontage, including whether the proposal would create or extend a continuous stretch of three or more non-shop units, or otherwise result in a harmful concentration of non-shop uses.</u> <u>v. Whether the proposed use would provide an active ground floor frontage, including an appropriate shopfront treatment that contributes positively to the character and appearance of the shopping street, arcade or shopping centre.</u> <u>vi. The effect of the proposal on the amenity of neighbouring occupiers.</u> <u>The above considerations will be assessed as a whole, having regard to the nature, scale and location of the proposal. Particular weight will be given to the cumulative effect of the proposal on the retail function, continuity, vibrancy, viability and attractiveness of the Protected Shopping Frontage.</u> <u>7.164 This policy seeks to protect the retail function of the Central Retail and Commercial Area's most important shopping streets (Queen Street, Working Street and The Hayes), shopping centres (St David's Dewi Sant, Capitol Centre and Queens Arcade) and Victorian Arcades (High Street Arcade, Duke Street Arcade, Castle Arcade, Morgan Arcade, Royal Arcade and Wyndham Arcade). The Protected Shopping Frontages are identified on the Proposals Map.</u> <u>7.165 The primary purpose of Protected Shopping Frontages is to maintain a continuous and attractive retail environment within the city's principal shopping streets, arcades and shopping centres. In applying Policy R3, proposals will be assessed having regard to their cumulative effect on the retail function, vibrancy, viability and attractiveness of the frontage. The significance of any proposed loss of retail frontage will depend on the existing proportion, distribution and concentration of non-shop uses, together with the location, prominence and characteristics of the premises within the frontage.</u>
--	--	--	---

			<u>Consideration will be given to whether the balance of shop (Class A1) to non-shop uses within the Protected Shopping Frontage would remain at or above 50%.</u> <u>7.166 While the primary function of Protected Shopping Frontages is retail, an appropriate mix of complementary city centre uses can support footfall, increase activity throughout the day and evening, and enhance the overall vibrancy and resilience of the city centre. Policy R3 allows for other uses, including Class A2 (Financial and Professional Services) and Class A3 (Restaurants, Cafés and Snack Bars), where they do not, either individually or cumulatively with other non-shop uses, undermine the primary retail role and character of the frontage or prejudice its retail function. Such uses will be supported where they maintain active ground floor frontages and do not create harmful concentrations of non-retail uses. Proposals will be less favourably considered where they would create significant concentrations of non-shop uses or add to a continuous stretch of three or more non-shop units where this would weaken pedestrian activity, shopping choice or the overall retail character of the frontage.</u> <u>7.167 Appropriate marketing is an important consideration where proposals involve the permanent loss of Class A1 retail floorspace. In this regard, applications will be expected to be supported by; evidence of at least 12 months continuous marketing and marketing at a realistic rent/sale price; a commercial agent's report; a schedule of enquiries and viewings; copies of advertisements and particulars; an explanation of why retail occupation has not been achieved.</u> <u>7.168 It is acknowledged that an element of retail vacancy can result from the natural turnover of businesses or from refurbishment. However, long-term vacant shop premises can be a strong indicator of decline and may adversely affect perceptions of the city centre by shoppers, businesses and investors. Proposals which seek to bring long-term vacant retail premises back into beneficial use, following evidence of appropriate marketing, will be viewed more favourably provided that they do not undermine the retail function of the Protected Shopping Frontage. Temporary or 'meanwhile' uses can also contribute positively by maintaining activity, supporting business incubation or providing exhibition space while reducing management and maintenance costs for landowners.</u> R4: DISTRICT CENTRES Proposals for retail (including changes of use, redevelopment and subdivision), commercial, leisure, education, health, community, public service facilities, appropriate employment developments (B1 offices) and residential uses will be favoured within the following district centres identified on the proposals map. 1. Albany Road/Wellfield Road 2. City Road 3. Clifton Street 4. Cowbridge Road East 5. Crwys Road/Woodville Road 6. Bute Street/James Street
--	--	--	--

			7. Merthyr Road, Whitchurch 8. Penarth Road/Clare Road 9. St. Mellons 10. Thornhill 11. Whitchurch Road This will be subject to: i. The proposal being of a scale and function appropriate to the district centre <u>as defined by Policy R1: Retail Hierarchy and Town Centre First Approach.</u> ii. The location of any business offices (use class B1) above the ground floor; iii. The proposal not impeding the effective use of the upper floors; iv. Proposals for uses other than class A1 (Shop) not resulting in unacceptable harm to the vitality, viability, <u>vibrancy</u> and attractiveness of the centre or a specific frontage, in particular increasing the number of units which would not be available to the public during the normal working day; v. The proposal not resulting in unacceptable harmful impact on residential amenity and traffic which could not be overcome by the imposition of conditions; vi. The proposal providing a community benefit or addressing an identified deficiency in provision in the area which can be shown to outweigh the loss of a retail use. vii. The location of any new residential development above the ground floor and on underused and vacant space away from commercial frontages. viii. <u>The proposal not creating or adding to harmful concentrations of non-retail, leisure or community uses (3 or more consecutive units).</u> <u>The above criteria will be considered together, having regard to the nature, scale and location of the proposal. The weight given to each criterion will depend on the circumstances of the proposal, and not all criteria will be relevant in every case.</u> Unacceptable harm should take account of: • The existing level of non-retail, leisure or community uses within the centre as a whole; • The size of the retail unit in relation to the overall size of a centre or a specific groups of frontages; • The distribution and proximity of non-retail, leisure or community uses within a frontage. Proposals that result in, or add to a continuous stretch of non-retail, leisure or community uses (3 or more units in a row) will be less favourably considered and applications for such uses will be considered against the following:
--	--	--	--

			• The vacancy rate in the centre and/or specific frontage • Whether, and for how long, the premises have remained vacant whilst being actively marketed for their existing or previous use 7.168 The aim of this policy is to positively promote and protect District Centres as viable, attractive destinations offering a variety of retail, employment, commercial, community, leisure, health, and public sectors uses providing a range of convenient facilities for the local communities they serve which are readily accessible by walking and cycling and which are normally on or close to high frequency bus routes. The District Centres identified in Policy R4 are defined on the Proposals Map. 7.169 This policy seeks a balance between retaining an appropriate range and choice of retail uses (A1) to meet local shopping needs and allowing other beneficial supporting uses which complement and are appropriate to the scale and function of the centre. Priority will be given to promoting and supporting shopping, other main town centre uses, and community uses, although uses which do not readily fall into either of these categories, sui generis uses normally found in shopping centres, or any mixed use comprising one or more of these use classes can be accepted where they would be complementary and beneficial to the viability, vibrancy and attractiveness of a centre. <u>The impact of proposals on the viability and vibrancy of a district centre will take account of:</u> <u>The existing level of non-retail, leisure or community uses within the centre;</u> <u>The size of the retail unit in relation to the overall size of the centre or a specific group of frontages;</u> <u>The distribution and proximity of non-retail, leisure or community use within a frontage.</u> 7.170 Future Wales: The National Plan 2040 acknowledges that centres are moving away from their traditional retail roles towards more multi-functional places and are becoming focal points of communities as places to live, centres of community activities and a focus for public services such as health and education. Planning Policy Wales states that although retailing (A1) uses should underpin retail and commercial centres, it is only one of the factors which contribute towards their vibrancy (para 4.3.30). 7.171 In recognition of this and whilst there is a desire to maintain a retail function (Use Class A1), Policy R4 provides a flexible approach to changes of use within District Centres to respond to market impacts and reinforce the role and function of District Centres as the heart of sustainable communities and provides the opportunity to consider the individual impacts of proposals and afford weight to proposals for other uses (A2, A3, B1, C1, C2, C3, D1, D2) that contribute positively to the <u>vitality, vibrancy</u> viability and attractiveness of District Centres. 7.172 It is important that non-retail uses, leisure and community uses are dispersed as much as possible in order that vibrant shopping frontages are not fragmented and therefore proposals that result in, or add to a continuous stretch of non-retail, leisure or community uses (3 or more units in a row) will be less favourably considered <u>and applications for such uses will be considered against the vacancy rate in the centre and a specific frontage and whether and for how long the premises have remained vacant whilst being actively marketed for their existing or previous use.</u> 7.173 Whilst the aim of the policy is to protect and promote the retail role of these centres, changes of use can help support them, particularly if it would fill long term vacant units and help address long term decline in a centre's performance and attractiveness. A high level of vacancy is often an indicator of poor retail performance, reduced levels of demand and/or investor confidence, and can be harmful to the
--	--	--	---

			<u>vitality, vibrancy, viability and attractiveness</u> of a centre in the long term. Applications for changes of use that involve non-A1 uses of premises currently in A1 use or vacant premises previously occupied by an A1 use will therefore be considered against the following: • The vacancy rate in the surrounding area; and • Whether, and for how long the premises have remained vacant whilst being actively marketed for their existing or previous use. 7.174 The change of use of an active A1 use is less likely to be supported and applicants will be expected to provide details of marketing for a period of <u>12 months at a realistic market value and qualify how they have actively marketed the property over a range of platforms, including a national marketing campaign across a wide range of media. including a national marketing campaign over a wide range of media. for example, local marketing such as agency windows or whether it have been subject to a national marketing campaign across a wide range of media, including digital platforms.</u> This policy will favour business class offices (Use Class B1) above ground level within District Centres. At ground floor level, only professional and financial (A2) offices with a shop front will be acceptable. B1 <u>offices</u> do not provide an active frontage or service to visiting members of the public. 7.175 The provision of residential accommodation at upper floors within centres and on underused and vacant space away from the commercial frontage can support their vitality, viability and attractiveness and contribute to the creation of sustainable, vibrant, mixed uses-communities where people live, shop and work. Centres remain busy beyond business hours, increasing surveillance and providing a market for ancillary uses associated with the night-time economy. However, it is recognised that District Centres cannot offer the same degree of amenity as purely residential areas. To enable opportunities for offices and other appropriate business uses at upper floors within District Centres, in some cases, it may be necessary <u>appropriate</u> to allow the change of use of premises in residential use. 7.176 New District Centres form part of the residential led strategic sites in Plasdwr (NW Cardiff) and Northeast Cardiff. Once implemented the centres will be considered as part of the Retail Hierarchy and proposals for change of use within them will be determined in accordance with this policy. 7.177 Additional new centres in areas of growth and regeneration proposing residential development that come forward in the plan period and satisfy the requirements of Policies R6 and R7 will also be considered for inclusion in the hierarchy. R5: LOCAL CENTRES Proposals for retail (including changes of use, redevelopment and subdivision), commercial, leisure, education, health, community, public service facilities, appropriate employment developments (<u>B1 offices</u>) and residential uses will be favoured within the following local centres identified on the proposals map. 1. Birchgrove 2. Bute Street (Loudoun Square) 3. Cathedral Road 4. Countisbury Avenue
--	--	--	--

		5. Caerau Lane 6. Fairwater Green 7. Gabalfa Avenue 8. Grand Avenue 9. High Street, Llandaff 10. Maelfa, Llanederyn 11. Newport Road, Rumney 12. Rhiwbina Village 13. Salisbury Road 14. Splott Road 15. Station Road, Llanishen 16. Station Road, Llandaff North 17. Station Road, Radyr 18. Tudor Street 19. Willowbrook Drive 20. Wilson Road This will be subject to: i. The proposal being of a scale and function appropriate to local centre <u>as defined by Policy R1: Retail Hierarchy and Town Centre First Approach</u>; ii. The retention of residential accommodation at upper floors; iii. Proposals for uses other than Class A1 (shop) not resulting in unacceptable harm to the vitality, viability, <u>vibrancy</u> and attractiveness of the centre or a specific frontage, in particular increasing the number of units which would not be available to the public during the normal working day; iv. The proposal not resulting in unacceptable harmful impact on residential amenity and traffic which could not be overcome by the imposition of conditions; v. The proposal providing a community benefit or addressing an identified deficiency in provision in the area which can be shown to outweigh the loss of a retail use.
--	--	--

			vi. <u>The proposal not creating or adding to harmful concentrations of non-retail, leisure or community uses (3 or more consecutive units).</u> <u>The above criteria will be considered together, having regard to the nature, scale and location of the proposal. The weight given to each criterion will depend on the circumstances of the proposal, and not all criteria will be relevant in every case.</u> Unacceptable harm should take account of: • The existing level of non retail, leisure or community uses within the centre as a whole • The size of the retail unit in relation to the overall size of a centre or a specific groups of frontages; • The distribtuion and proximity of non retail, leisure or community uses within a frontage. Proposals that result in, or add to a continuous stretch of non retail, leisure or community uses (3 or more units in a row) will be less favourably considered and applications for such uses will be considered against the following: • The vacancy rate in the centre and/or specific frontage • Whether, and for how long, the premises have remained vacant whilst being actively marketed for their existing or previous use 7.178 Local Centres are generally smaller and more residential in nature than District Centres and do not contain the scale or variety of retail and non-retail uses. Consequently, proposals other than A1 are often more difficult to satisfactorily accommodate than in District Centres. The aim of this policy is to promote and protect the shopping role of Local Centres and to seek a balance between retaining an appropriate range and choice of retail uses (A1) to meet local shopping needs and allowing other beneficial supporting uses which complement and are appropriate to the scale and function of the centre. Priority will be given to promoting and supporting shopping, other main town centre uses, and community uses, although uses which do not readily fall into either of these categories, sui generis uses normally found in shopping centres, or any mixed use comprising one or more of these use classes can be accepted where they would be complementary and beneficial to the vitality <u>viability and vibrancy</u> of a centre. 7.179 Future Wales: The National Plan 2040 acknowledges that centres are moving away from their traditional retail roles towards more multi-functional places and are becoming focal points of communities as places to live, centres of community activities and a focus for public services such as health and education. Planning Policy Wales states that although retailing (A1) uses should underpin retail and commercial centres, it is only one of the factors which contribute towards their vibrancy (para 4.3.30). <u>7.180 Where proposals involve the change of use of an A1 retail unit to a non-shopping use (use class other than A1) the impact on the viability and vibrancy of a local centre will be assessed having regard to</u> <u>• The existing level of non-retail, leisure or community uses within the centre as a whole;</u> <u>• The size of the retail unit in relation to the overall size of a centre or a specific group of frontages;</u> <u>• The distribution and proximity of non-retail, leisure or community use within a frontage;</u> <u>• Whether any have unimplemented planning consent for non-shopping uses;</u>
--	--	--	--

			7.181 It is important that non-retail uses, leisure and community uses are dispersed as much as possible in order that vibrant shopping frontages are not fragmented and therefore proposals that result in, or add to a continuous stretch on non-retail, leisure or community uses (3 or more <u>consecutive units</u>) will be less favourably considered <u>and applications for such uses will be considered against the vacancy rate in the centre and a specific frontage and whether and for how long the premises have remained vacant whilst being actively marketed for their previous use.</u> 7.182 Whilst the aim of the policy is to protect and promote the retail role of these centres, changes of use can help support them, particularly if it would fill long term vacant units and help address long term decline in a centre's performance and attractiveness. A high level of vacancy is often an indicator of poor retail performance, reduced levels of demand and/or investor confidence, and can be harmful to the vitality, attractiveness, and viability <u>viability, vibrancy and attractiveness</u> of a centre in the long term. Applications for changes of use that involve non-A1 uses of premises currently in A1 use or of of vacant premises previously occupied by an A1 use <u>will be considered regarding the vacancy levels in the local centre and evidence demonstrating the extent and duration of marketing the premises.</u> • The vacancy rate in the surrounding area; and • Whether, and for how long the premises have remained vacant whilst being actively marketed for their existing or previous use. 7.183 The change of use of an active A1 unit is less likely to be supported and applicants will be expected to provide details of marketing for a period of 6-12 months at a realistic value and qualify how they have actively marketed the property, <u>over a range of platforms, including a national marketing campaign across a wide range of media.</u> for example, local marketing such as agency windows or whether it has been subject to a national marketing campaign across a wide range of media, including digital platforms—Loss of residential units will generally be resisted at upper floor levels in Local Centres where the characteristics of the premises and their location remain suitable for residential use. 7.184 Four new Local Centres form part of the residential led strategic sites, 3 Local Centres at Plasdwr (NW Cardiff) and 1 Local Centre at Land North of Junction 33 (M4). Once implemented these centres will be considered as part of the Retail Hierarchy and proposals for change of use within them will be considered against this policy framework. 7.185 Additional new centres in areas of growth and regeneration proposing residential development that come forward in the plan period and satisfy the requirements of Policies R6 and R7 will also be considered for inclusion in the hierarchy. R6: TOWN CENTRE FIRST APPROACH Proposals for new retail and commercial developments out of centre, including changes of use, extensions, the merger or subdivision of existing units or amendments to existing planning conditions relating to the sale of goods will only be permitted where: - I. it can be demonstrated there is a need for the proposed floorspace (with precedence accorded to establishing quantitative need) and that need cannot be accommodated within the central retail and commercial area, or within a district or local centre;
--	--	--	---

			II. The proposal would not cause unacceptable harm to the vitality, attractiveness and viability <u>viability, vibrancy and attractiveness</u> of the <u>C</u>entral <u>R</u>etail and <u>C</u>ommercial <u>A</u>rea, <u>D</u>istrict or <u>L</u>ocal <u>C</u>entre or a proposal or strategy for the protection and enhancement of these centres; III. The site is accessible by a choice of means of transport and; IV. The proposal is not on land allocated for other uses. this especially applies to land designated for employment and housing, where retail and commercial development can be shown to limit the range and quality of sites for such uses. 7.186 This policy identifies the criteria against which proposals for new retail and other uses complementary to retail and commercial centres outside the Central Retail and Commercial Area, District and Local Centres identified on the Proposals Map will be assessed in line with national policy. 7.187 This Policy applies to any proposals that introduce additional retail floorspace (including mezzanine floors, where permission for this is required), changes of use, extensions, the merger or subdivision of units or amendments to existing planning conditions relating to the sale of goods. 7.188 The aim of the policy is to control the nature and size of out-of-centre retail development to minimise harm to and protect and enhance the vitality, viability and attractiveness of the Central Retail and Commercial Areas and the District and Local Centres identified in the retail hierarchy (Policy R1) and promoting sustainable communities and sustainable travel patterns. Small scale proposals of 200m2 or less meeting local need or providing a complementary/ancillary use for employees in an employment area would be exempt from this test. These stores can play an important role in sustaining local neighbourhoods and reducing the need to travel and would be unlikely to significantly harm existing centres. 7.189 The sequential test approach as detailed in Planning Policy Wales directs new retail and uses complementary to retail and commercial centres to centres defined in the centre hierarchy. If a suitable site or building to meet an identified need is not available in the hierarchy of centres, edge of centres sites should be considered and if no such sites are suitable or available, only then should out-of-centre sites in locations by a choice of travel modes, including active travel and public transport be considered. In Cardiff the order of preference is: • Within the Central Retail and Commercial Area • On the edge of the Central Retail and Commercial Area • Within a District or Local Centre • On the edge of a District or Local Centre • An out of centre location accessible by a choice of means of transport. • <u>Within the Central Retail and Commercial Area</u> • <u>Within a District or Local Centre</u> • <u>On the edge of the Central Retail and Commercial Area</u> • <u>On the edge of a District or Local Centre</u> • <u>An out-of-centre location accessible by a choice of means of transport.</u> 7.190 PPW acknowledges that some types of retailing, for example selling bulky goods and requiring large showrooms, may not be able to find appropriate sites or buildings within existing retail and commercial centres. Where this is the case, such stores should in the first instance be located on sites identified for
--	--	--	---

			such purpose in the development plan, preferably on an edge of centre sites. Where such sites are not available or suitable, other sites at the edge of retail and commercial centres, followed by out of centre locations may be considered subject to the application of the needs and impact tests. 7.191 The impact of retail development outside designated centres will be assessed in terms of both the direct impact on the vitality, vibrancy, viability, and attractiveness of the proposal on designated centres and the impact on the retail strategy itself. All proposals for out of centre retail and complementary commercial uses that satisfy the tests of retail need, and the sequential approach must demonstrate that they would not harm designated centres or the retail strategy, either, or in conjunction with other recent developments of unimplemented permissions. 7.192 Retail Impact Statements will be required for all retail planning applications of 2,500sq meters or more gross floorspace that are proposed on the edge of our outside designated centres once a need has been identified. Due to the sensitivity of district and local centres to harmful impacts even from relatively small proposals, development within the catchment areas of these centres will require a proportional retail impact assessment or statement. These will be assessed on a case-by-case basis and developers should seek pre - application advice for more information about specific requirements relating to the precise location, scale and form of development proposed. 7.193 Where permission is granted for out-of-centre retail developments, or in some cases, edge-of-centre development, conditions will be attached to control the scale and nature of the retail activity to minimise any potential impact on designated centres or the retail strategy. 7.194 Contributions will be negotiated from out of centre retail developments towards environmental improvement in the nearest designated centre to mitigate adverse impact, in line with the Planning Obligations policy. 7.195 The Council monitors the vitality, viability, vibrancy and attractiveness of designated centres. All applications for out-of-centre retailing will be expected to examine the health of centres most likely to be affected and their likely impact. R7: THE CREATION OF NEW CENTRES The development of new centres to provide shops, services, facilities and a community focus in areas of growth and regeneration proposing residential development will be assessed against Policy R6: retail development (out of centre) and will be supported where: I. The development centre is of an appropriate scale which satisfies to meet an identified local need; II. The development proposal will would not negatively have an unacceptable impact on the vitality, viability, vibrancy and attractiveness of designated centres; III. The development centre is located along public transport corridors and easily accessible by public transport, walking and cycling; and IV. The development centre forms part of a planned centre development which reinforces a sense of place and provides a mix of shops, services, facilities and uses to serve the local community.
--	--	--	---

			<u>Where the proposal includes retail development, the retail element will be assessed in accordance with Policy R6: Retail Development (Out of Centre).</u> 7.196 The development of new centres may be appropriate <u>within areas of growth and regeneration involving residential development</u> where they are needed to provide retail, shops, services, community facilities and a community focus within areas of growth and regeneration proposing residential development for the local community. The scale and nature of a new centre should reflect the size and characteristics of the development it is intended to serve and the role of existing centres. Such facilities often centres may include a range of smaller shops and services serving the local catchment, including smaller supermarkets and food and drink outlets, together with services, community facilities and local job opportunities opportunities for local employment. 7.197 The provision of future centres within areas of growth and regeneration should not negatively impact on the vitality, viability, and attractiveness of existing centres and therefore proposals for new centres will be assessed against Policy R6. Planning proposals should demonstrate that these areas are the most appropriate for new centres regarding amenity, transport and design and layout. <u>7.197 New centres should be planned as an integral part of the development of areas of growth and regeneration and should be located where they are accessible by public transport, walking and cycling. They should be designed and located to contribute to a strong sense of place and provide a mix of shops, services and facilities to serve the local community.</u> <u>7.198 New centres should complement existing designated centres and should not have an unacceptable impact on their viability, vibrancy and attractiveness. Proposals should demonstrate that the proposed location, scale and mix of uses are appropriate having regard to the needs of the local community, the accessibility of existing centres and the potential effects on their viability, vibrancy and attractiveness. Where a proposal includes retail development, the retail element will be assessed against Policy R6: Retail Development (Out of Centre).</u> <u>R8: FOOD AND DRINK USES</u> <u>Food and Drink Uses are most appropriately located in the following locations, subject to the relevant policies of the plan.</u> <u>i. The Central Retail and Commercial Area</u> <u>ii. The inner harbour/waterfront area of the Bay Business Area</u> <u>iii. District and Local Centres</u> <u>7.198 Policy R8 identifies the most appropriate locations for food and drink uses. Such uses will be subject to amenity considerations, highway matters, crime, and fear of crime considerations, and the impact on the shopping role and character of designated centres. Food and drink uses are unlikely to be acceptable within or adjacent to residential areas, where they would cause nuisance and loss of amenity, or result in the loss of a residential property.</u> <u>7.199 Food and drink uses, including restaurants and hot food takeaways, are generally better located in designated centres where they can complement and enhance the existing shopping role, increase footfall and benefit from good accessibility by public transport. Such uses can have impacts in terms of vehicular and pedestrian activity, noise, fumes, litter and late-night disturbance and are therefore generally better located in centres than predominantly residential areas. The Central Retail and Commercial Area, the inner harbour/waterfront area of the Bay Business Area, and District Centres are more likely to be able</u>
--	--	--	---

			<u>to satisfactorily accommodate food and drink uses due to their size, accessibility and character. However, concentrations of such uses may cause harm to residential amenity within or adjoining centres or cumulatively undermine the predominant shopping role and character of a centre, including its viability, vibrancy and attractiveness.</u> <u>7.200 Food and drink uses are appropriate in principle within the Central Retail and Commercial Area. Such uses can contribute to the range and choice of facilities available to visitors, employees and residents, support the evening economy, increase dwell time and support tourism. Proposals will need to comply with the relevant policies of the Plan, including Policy R2: Development in the Central Retail and Commercial Area and, where applicable, Policy R3: Protected Shopping Frontages. The cumulative impact of food and drink uses will also be considered where relevant to ensure that they do not undermine the shopping role and character of the Central Retail and Commercial Area.</u> <u>7.201 Food and drink uses within the inner harbour/waterfront area of the Bay Business Area can contribute to the range and choice of facilities available to residents, workers and visitors and support the role of Cardiff Bay as a destination for leisure, tourism and evening activity. Proposals will need to have regard to the character and function of the area and should not result in unacceptable impacts on residential amenity, highway safety or the wider environment.</u> <u>7.202 Food and drink uses can complement the main shopping role of District and Local Centres by providing additional facilities and increasing footfall. Proposals will need to demonstrate that they would not adversely affect the living environment of nearby residents and either individually or cumulatively with other non-shopping uses, undermine the shopping role and character of the centre in accordance with Policies R4: District Centres and R5: Local Centres.</u> <u>7.203 Local Centres and smaller neighbourhood centres are generally more residential in character and do not have the scale or range of retail and non-retail uses found in larger centres. Food and drink uses may therefore be more difficult to accommodate, particularly where they would give rise to noise, disturbance, odour, litter or anti-social behaviour. Greater emphasis will consequently be placed on protecting residential amenity, including through controls on opening hours and the nature of the use.</u> <u>7.204 Outside the locations identified in Policy R8, food and drink uses are unlikely to be acceptable in, or adjacent to, predominantly residential areas because of their impact on residential amenity and potential to cause nuisance from noise and odour.</u> <u>7.205 Food and drink proposals within existing employment areas will be considered against Policy EC4: Provision of Complementary Facilities for Employees in Business, Industrial and Warehousing Development.</u> <u>7.206 Further guidance on the application of this Policy will be set out in the Food and Drink Uses SPG.</u> <u>R9: CONVERSION TO RESIDENTIAL</u> <u>Within the Central and Bay Business Area, District and Local Centres, the conversion of suitable space above commercial premises to residential use will be favoured where:</u> <u>i. The ground floor frontage is retained in commercial use;</u> <u>ii. Adequate servicing and security can be maintained to the existing commercial use(s);</u>
--	--	--	--

			<u>iii. Appropriate provision can be made for parking, access, pedestrian access, amenity space, green infrastructure and refuse disposal together with any appropriate external alterations and;</u> <u>iv. The residential use does not compromise the ground floor use and result in unacceptable impact on the operating conditions of existing businesses.</u> <u>Proposals for the conversion of suitable space above commercial premises to residential use will be supported in principle, subject to compliance with the criteria above.</u> <u>Proposals that result in the loss of offices will be assessed against Policy EC6: Protecting Offices in the Central and Bay Business Areas.</u> <u>Proposals that result in the loss of community facilities will be assessed against Policy C2: Protection of Community Facilities.</u> <u>7.206 The conversion of suitable space above commercial premises to residential use provides a valuable contribution to the city's housing stock and provides much needed homes. It also positively contributes to the creation of vibrant, mixed-use communities where people live and shop. Centres remain busy and populated beyond business hours, increasing surveillance, and providing a market for ancillary uses associated with the night-time economy.</u> <u>7.207 New homes are vulnerable to existing sources of pollution such as noise. Existing businesses, venues, and facilities should not have unreasonable restrictions placed on them because of development permitted after they were established. The responsibility for addressing the impact of noise is on the new development in accord with the 'agent of change' principle. Where new developments are proposed close to existing noise-generating uses, such as music and nighttime economy venues, developments must be designed to protect the new occupiers from noise impacts so that the existing use is not threatened.</u>
PPC10	Change vitality to vibrancy to reflect terminology in PPW	SP12 Page 57	Amend second bullet of Policy SP12 to read: “ Supporting the vitality, viability, vibrancy and attractiveness of existing District and Local Centres and their regeneration, including retail and other commercial development and housing of an appropriate scale; ”

6. Matters Arising from Hearing Session 8: Natural Environment

Proposed Plan Change Reference	Hearing Session / Action Point	Plan Reference	Proposed Change
PPC11	Action Point HS8.1 <i>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</i> Action Point HS8.2	Policies SP1, BG1 - 7	In response to these Action Points the Council propose the following amendments to plan: Add New Policy SPXX incorporating BG4 Delete BG4 BG4: NET BENEFITS FOR BIODIVERSITY AND THE GREEN INFRASTRUCTURE STATEMENT Development will only be permitted where it can be evidenced through a Green Infrastructure (GI) Statement, that Net Benefits for Biodiversity (NBB) can be achieved. This should take in to account such

	Council to review and redraft SP3, SP4, SP21, BG1, NG2, BG3, BG5 and BG6 to align with and complement the new Policy SPXX. SPXX to set out stepwise and, with the exception of SSSIs (BG1) the BG policies to indicate where it has been demonstrated there are no alternative sites for the proposed development and avoidance is not possible, development must demonstrate it has minimised, mitigated or compensated as appropriate. i. For SP3 & SP4, to ensure stepwise influences master planning and design at the outset, ii. Amend Policy BG1 to reflect national policy. development not necessary for the management of a SSSI should only be permitted in wholly exceptional circumstances. iii. The amendment to BG5 to include the additional (last) sentence added by the Council in the Hearing statement. iv. Amend 7.376 & 7.377 as suggested by the Council in the Hearing statement. Amend Policy BG6 to indicate where there are no alternatives and avoidance is not possible, mitigation and enhancement is required to achieve public benefit.		important aspects as: the cumulative effects of development, ecological resilience and avoidance of impacts on habitats and species as set out as the first step, in the Step-wise Approach. 7.373 This Policy reflects guidance in Planning Policy Wales and aims to ensure that development delivers Net Benefits for Biodiversity (NBB) in accordance with national guidance. It accords with Policy SP21 by maintaining and enhancing Cardiff's natural heritage, including its biodiversity. 7.374 Further detailed guidance on the preparation of Green Infrastructure (GI) Statements and how the Council will assess Net Benefits for Biodiversity (NBB) in association with development proposals will be set out in Supplementary Planning Guidance (SPG). New Policy SPxx: Step-wise Approach, Green Infrastructure and Net Benefit for Biodiversity <u>Development proposals must maintain and enhance biodiversity, promote ecosystem resilience and deliver a net benefit for biodiversity having regard to the DECCA principles of Diversity, Extent, Condition Connectivity and Adaptability.</u> <u>Development proposals must demonstrate, through a Green Infrastructure Statement proportionate to the scale and nature of the development how biodiversity, ecosystem resilience and green infrastructure have informed site selection, layout, design, construction and long-term management.</u> <u>Development must apply the Step wise approach to biodiversity by:</u> <u>1. Avoiding adverse impacts on biodiversity, ecological features and green infrastructure.</u> <u>2. Minimising impacts that cannot be avoided. Where impacts are demonstrated to be unavoidable harm must be minimised through on site mitigation design measures.</u> <u>3 Mitigating and restoring biodiversity features, where avoidance and minimisation is unavoidable on site where ever possible.</u> <u>4 Providing Compensation measures only where significant residual impacts remain after avoidance, minimisation and mitigation and restoration.</u> <u>5 Provide biodiversity enhancement measures.</u> <u>6 The provision of a long-term management that covers all steps outlined above.</u> <u>Cardiff faces a climate and nature emergency. Planning Policy Wales requires development to maintain and enhance biodiversity, promote ecosystem resilience and secure a Net Benefit for Biodiversity. Protecting, restoring and enhancing biodiversity and green infrastructure is fundamental to creating healthy, resilient and sustainable places.</u> <u>Biodiversity and green infrastructure considerations must be integrated into development proposals from the earliest stages of site selection and design to ensure that nature recovery, ecosystem resilience and climate adaptation are embedded throughout the planning process.</u> <u>The Step-wise Approach provides the framework through which to secure a net benefit for biodiversity and the resilience of ecosystems from all development. The Step-wise Approach requires development proposals to first avoid impacts on biodiversity and green infrastructure before considering minimisation, mitigation, restoration or compensation. Compensation should only be considered where adverse impacts cannot reasonably be avoided and may occur on or offsite. The final stages of the Step-wise Approach of enhancement and long-term management are essential to achieving a Net Benefit for Biodiversity and ensuring that ecological gains are sustained over time.</u>
--	--	--	--

			<u>Applicants must demonstrate how ecological constraints and opportunities have influenced site layout, design and delivery. Green Infrastructure Statements provide the principal mechanism for demonstrating compliance with this policy and should be proportionate to the scale and complexity of development.</u> <u>Development must contribute positively to ecosystem resilience through consideration of DECCA principles of Diversity, Extent, Condition, Connectivity and Adaptability, which provide a recognised framework for maintaining resilient ecosystems.</u> <u>Applicants must avoid undertaking pre-emptive site clearance prior to ecological assessment and preparation of a Green Infrastructure Statement. The Council will apply a precautionary approach when assessing biodiversity value in these instances and opportunities for delivering a net benefit for biodiversity and the resilience of ecosystem where habitat removal has occurred before adequate ecological assessment.</u> <u>Further guidance on the preparation of Green Infrastructure Statements and application of the Step-wise Approach is provided in Supplementary Planning Guidance (SPG) and Technical Guidance Notes (TGNs).</u> Delete Policy SP21: Maintaining and Enhancing Green Infrastructure and Biodiversity and BG2 Ecological Networks and Features of Importance for Biodiversity revise and rename Ecological Resilience and Nature Networks SP21: MAINTAINING AND ENHANCING GREEN INFRASTRUCTURE AND BIODIVERSITY Green (to include blue and aerial) infrastructure provides nature based solutions to a range of environmental and societal issues, such as the climate emergency, nature emergency, flooding, air pollution, urban heat island effects, public health and mental well being. Green infrastructure/ biodiversity assets are key to Cardiff's character, value, distinctiveness, and sense of place. Cardiff's green infrastructure assets include: i. Undeveloped countryside and coastline. ii. Non-statutory to statutorily protected sites. iii. Priority/protected habitats and species, and the general range of species across Cardiff. iv. Landscape, geological and heritage features which contribute to the Cardiff's setting. v. Hydrological networks including strategically important river valleys of the Ely, Taff, Nant Fawr and Rhymney, streams, lakes and ponds. vi. Trees, woodlands and hedgerows. vii. Soils. viii. Roadside verges, roundabout islands and screen planting along roads. ix. Strategic recreational routes, cycleways and the public rights of way network. x. A range of active and disused railway lines, providing habitat connectivity throughout. xi. Parks, playing fields, green play areas and open green spaces with opportunities to play. xii. Growing spaces including allotments, community orchards and private gardens. xiii. Freshwater habitats such as Cardiff Bay, Llanishen and Lisvane Reservoirs, and a network of ponds throughout the city, and xiv. Holistic integrated surface water management systems.
--	--	--	--

			Development will be expected to maintain and enhance the integrity, extent, diversity, quality and connectivity of green infrastructure assets; provide multi functional green spaces; provide “Net Benefits for Biodiversity”; and ensure the resilience of ecosystems can be maintained. A Green Infrastructure Assessment covering existing Green Infrastructure and future opportunities will be required for all significant development proposals. 6.163 The policy aims to ensure that Cardiff’s green infrastructure assets are strategically planned and delivered through a green infrastructure network. The green infrastructure network is important for its own sake and for its contribution to the wider quality of life, including the value that people attach to it. It provides a range of economic, social and environmental benefits including reducing impacts of climate change, enhanced biodiversity habitat and species connectivity, providing greater opportunities for sports and recreation, contributing to the communities’ health and wellbeing and providing visual benefits for all. 6.164 There is clear national policy guidance and legislation with regard to maintaining and enhancing Green Infrastructure and nature recovery. Future Wales 2040 Policy 9 – ‘Resilient Ecological Networks and Green Infrastructure’ and Chapter 6 of PPW12 both respond to Section 6 Duty of the Environment (Wales) Act 2016. 6.165 Given this it is important that biodiversity and resilience of ecosystems considerations are taken into account at an early stage when considering development proposals. In accordance with the Biodiversity and Resilience of Ecosystems Duty (Section 6 Duty) introduced by the Environment (Wales) Act 2016 all reasonable steps must be taken to maintain and enhance biodiversity and promote the resilience of ecosystems and these should be balanced with the wider and economic and social needs of business and communities. 6.166 Where development is permitted, planning conditions and/or obligations will be used to maintain or enhance the green infrastructure network. New developments should incorporate new and / or enhanced green infrastructure of an appropriate size, type and standard to ensure no fragmentation or loss of connectivity. They should also demonstrate how the development will achieve net biodiversity benefit and promote the resilience of ecosystems. 6.167 The implementation of policies designed to provide and protect public open space throughout Cardiff would also serve to offset any increase in recreational pressure on the Cardiff Beech Woods SAC, thereby helping to avoid likely significant effect upon that site. 6.168 Future Wales 2040 Policy 9 identifies the Gwent Levels as a National Natural Resource Area. This policy will help to enhance biodiversity (net benefit) and promote the resilience of ecosystems and green infrastructure provision for the Gwent Levels. This will be achieved through Green Infrastructure Assessments related to development proposals which impact on this area, Area Statements and planning guidance being produced by Welsh Government. 6.169 Delivering this will require a regional collaborative approach and the Council is working with Welsh Government and neighbouring authorities, and other stakeholders on preparing strategic planning guidance. This will provide further guidance to developers on the delivery of appropriate Net Benefit for
--	--	--	---

			Biodiversity for the Gwent Levels and also signpost opportunities for ensuring resilient ecological networks and where safeguarding is likely to be important. 6.170 Management of Cardiff's green infrastructure network should be in place prior to development, and appropriate planning obligations sought. Further information and guidance will be provided through the preparation of Supplementary Planning Guidance (SPG) to this policy. Delete Policy BG2: BG2: ECOLOGICAL NETWORKS AND FEATURES OF IMPORTANCE FOR BIODIVERSITY Development proposals will only be permitted if they do not cause unacceptable harm to: i. Features of importance for wild flora and fauna, including green infrastructure connectivity and 'stepping stones' which enable the dispersal, reproduction and genetic viability of protected and priority species; ii. Green infrastructure of importance, fulfilling biodiversity and resilience of ecosystems duties and green infrastructure which contributes to overall landscape value (which includes more "abundant" "common" habitats and species). Particular priority will be given to the protection, enlargement, connectivity, enhancement and management of retained semi natural habitats. Where the need for the development outweighs the overall nature conservation/ecological importance of the site, it will be clearly demonstrated that there is no satisfactory alternative location for the development and long term compensatory provisions secured through proposals. 7.359 This Policy aims to maintain Cardiff's ecological networks and landscape features that are important for biodiversity. It accords with Policy SP21 by maintaining and enhancing Cardiff's natural heritage, including its biodiversity. The Policy also contributes to the aims and objectives of the Plan by ensuring that Cardiff's biodiversity and abundance of wildlife habitats and native species are maintained and enhanced. 7.360 Wild species, whether legally protected or not, are often widely dispersed in the landscape, with significant populations being isolated from each other. In such cases, landscape features may provide wildlife corridors for some species, as well as links or 'stepping stones' between habitats. Whilst it is crucial to maintain and enhance a network of sites to safeguard current levels of biodiversity, this cannot be achieved without also safeguarding and managing the intervening habitats and areas. 7.361 The protection, management and enhancement of ecological networks are identified as being particularly important in Article 10 of the EU Habitats Directive. Regulation 39(3) of The Conservation of Habitats and Species Regulations 2010 (as amended) requires planning authorities to encourage the positive management of landscape features which make up this network and are of importance for wild flora and fauna. This is also reinforced in PPW in that it advises LDP's to safeguard and manage landscape features of major importance for nature conservation.
--	--	--	---

			7.362 For the purposes of this Policy, features of the landscape which are of importance for wild flora and fauna are those, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems of marking field boundaries) or their function as stepping stones (such as ponds or small woods), that are essential for the migration, dispersal and genetic exchange of wild species. 7.363 Where development is proposed which may cause unacceptable harm to such networks or features, information will be required of all applicants to enable a full assessment of the proposal to be carried out. Such assessments, including ecological surveys will need to be undertaken at the appropriate time of year. . Further guidance will be available in the Biodiversity SPG. 7.364 If there are overriding material planning considerations in favour of development, then the Council will seek to secure reasonable measures from developers to minimise or offset any impacts or loss of habitat features or species present on a site. For example swift nest boxes provide a safe and secure breeding and nesting box for swifts and ensuring developments are hedgehog friendly through measures such as putting holes at suitable points in all new fences and walls to provide access for hedgehogs to all areas of the site. 7.365 Such measures will be agreed prior to the commencement of development and will be secured through appropriate planning conditions and/or planning obligations. Planning Obligations will be secured in accordance with Policy SP6. Revised Policy SP21: Ecological Resilience and Nature Networks <u>Development proposals must protect, maintain and enhance ecological resilience and nature networks.</u> <u>Development will only be permitted where it can be demonstrated that:</u> <u>• The diversity, extent, condition, connectivity and adaptability of ecosystems will be maintained and enhanced;</u> <u>• Existing ecological networks, habitats, green infrastructure assets and ecological corridors and stepping stones have been protected and incorporated into the design of the development;</u> <u>• Connectivity between habitats and species populations is maintained and enhanced and habitat fragmentation, loss of ecosystem function and the isolation of species populations are avoided;</u> <u>• Appropriate buffers, corridors, stepping stones and other green infrastructure measures shall be provided where necessary to maintain and enhance ecological resilience; and</u> <u>• Opportunities to strengthen ecological connectivity on and off site, habitat restoration and long-term ecological management have been maximised.</u> <u>Maintaining and enhancing ecological resilience is fundamental to addressing biodiversity loss, climate change and the long-term health of ecosystems. Resilient ecosystems support species recovery, ecosystem services and wider community well-being. Ecological networks and green infrastructure opportunities must be considered from the earliest stages of site design retaining existing ecological connections but also strengthen them where possible.</u>
--	--	--	---

			<u>The DECCA principles provide a framework for demonstrating the resilience of ecosystems having regard to their; diversity, extent, condition, connectivity and adaptability and should be considered alongside green infrastructure planning and biodiversity enhancement measures.</u> <u>Development should avoid habitat fragmentation recognising that ecological networks operate across administrative and site boundaries and maximise opportunities for habitat restoration, creation and improved ecological connectivity both within and beyond the development site.</u> <u>Nature networks provide important ecological connections between designated sites, habitats and species populations, enabling wildlife to move, adapt and recover in response to climate change and other environmental pressures. Development should protect existing ecological connections and maximise opportunities for habitat restoration and improved connectivity at both the site and landscape scales. Habitats, watercourses, trees, hedgerows, grasslands and other green infrastructure assets all contribute to wider ecological connectivity.</u> <u>Further guidance relating to ecological networks, corridor design, habitat buffering and ecological resilience is provided in supporting SPG and TGNs.</u> Revise Policy BG7 Severn Estuary and Cardiff Beech Woods Recreational Pressure and renumber BG1 Revised BG1: Recreational Pressure on the Severn Estuary and Cardiff Beech Woods <u>Development proposals that would result in an increase in visitor pressure on Cardiff Beech Woods SAC and the Severn Estuary SAC, SPA, Ramsar or functionally linked land associated with those sites, will only be permitted where it can be demonstrated that no adverse impacts on the integrity of the sites will occur or where appropriate strategic mitigation measures are secured in accordance with the Council's approved mitigation strategy and supporting guidance.</u> <u>The Severn Estuary SAC, SPA and Ramsar Site and the Cardiff Beech Woods SAC are internationally important nature conservation sites protected under habitat legislation. Evidence prepared to inform the Plan and Habitats Regulations Assessment identifies recreational pressure as a source of significant effect on these designated sites that requires mitigation to address it.</u> <u>Increased population growth, housing development and tourism can lead to more visitors using sensitive habitats and designated nature conservation sites. Increased recreational activities such as walking, dog walking, cycling, horse riding and informal recreation can cause direct and indirect impacts on protected habitats and species/qualifying species which can lead to habitat degradation, disturbance and loss of ecological function.</u> <u>A Recreation Mitigation Strategy has been prepared to meet Habitats Regulations Assessment requirements when permitting residential and tourism development for both the Severn Estuary Site and the Cardiff Beech Woods to address the recreational impacts of new housing and tourism development on the sites. The Cardiff and the Vale of Glamorgan Joint Severn Estuary Recreation Mitigation Strategy identifies a 12.6km mitigation catchment to be applied within which development is considered likely to increase visitor pressure on the Severn Estuary and the Cardiff Beech Woods identifies a 6km mitigation</u>
--	--	--	---

			<u>catchment to be applied within which development is considered likely to increase visitor pressure on the Cardiff Beech Woods.</u> <u>The Recreation Mitigation Strategies consists of two elements</u> • <u>Strategic Access Management and Monitoring (SAMM) consisting of measures related to managing recreation pressure on and around the Severn Estuary and the Cardiff Beech Woods</u> • <u>Green Infrastructure and Suitable Alternative Green Space (SANGs) to reduce recreation pressure on and around the Severn Estuary and the Cardiff Beech Woods</u> <u>Where necessary, development will be required to contribute to strategic recreation mitigation measures, including visitor management, access management, habitat protection and enhancement, the provision of alternative recreational opportunities, monitoring, and other measures necessary to maintain the integrity of protected sites and support ecological resilience.</u> <u>Further detail on mitigation requirements, contribution mechanisms will be provided through supplementary planning guidance.</u> Revise Policy BG1 Designated Sites and renumber as BG2: BG1: DESIGNATED SITES Development will only be permitted if it does not cause harm to sites of international, national nature conservation importance or unacceptable harm to locally designated sites of nature conservation and/or geological importance. Development proposals will be expected to demonstrate how they enhance the nature conservation and/or geological importance of the designations where they are within the Zone of Influence. For all sites where there is potential for harm, developments will only be accepted where appropriate and proportionate compensation and mitigation measures identify that there is no reduction in the overall nature conservation value of the area or feature. Statutory Nature Conservation Organisations will be consulted in consideration of any international and national sites. The consideration of a Habitats Regulations Assessment — including screening, appropriate assessment or derogations may also be required. All mitigation for such sites, will be realistic and achievable in line with best practice and available scientific evidence. 7.343 The purpose of Policy is to ensure that the Council fulfils its obligations in respect of protecting sites of nature conservation importance from harmful development. 7.344 Proposals in statutory designated sites including SPA, SACs, SSSIs, NNRs or sites containing habitats that are irreplaceable as defined by Planning Policy Wales, are as a matter of principle, unacceptable.
--	--	--	---

			7.345 Planning Policy Wales and Technical Advice Note (Wales) 5: Nature Conservation and Planning (2009) set out national planning policy for international and nationally designated sites and protected species. NRW must be consulted on proposals that may affect international / national sites and any protected species. 7.346 In the case of developments required to be assessed under the Conservation of Habitats & Species Regulations 2017 (as amended), where an initial determination of likely significance has indicated that the proposal may be likely to have a significant effect, or the decision as to whether or not the development would have a significant effect on the designated site is inconclusive, an appropriate assessment under Regulation 61(1) will be required and further information may be required from the applicant or other parties. 7.347 Where development proposals may be likely to result in disturbance or harm to a European or UK protected species or its habitat, additional information will be requested of applicants 7.348 If planning permission is granted it may be the subject of appropriate conditions, or management agreements or planning obligations will be sought to secure appropriate protection, monitoring, mitigation or compensation and favourable management. 7.349 The network of SSSIs/SACs/SPAs and Ramsar Sites alone is not sufficient to maintain the biodiversity of Cardiff. It is therefore important to identify other locally designated wildlife sites such as Sites of Importance for Nature Conservation (SINC's) and Local Nature Reserves (LNR's). Cardiff currently has 177 SINC's and 6 LNRs. 7.350 Geological and geomorphological sites of importance that do not merit notification as a SSSI may also be designated as a SINC or Regionally Important Geological Site (RIGS). Such sites define the most important places for geology and geomorphology outside those that are statutorily protected. Geological sites within Cardiff will be designated during the Plan period. The aim of this Policy is to protect the LNRs, SINC's and RIGS referred to above. 7.351 The Policy will contribute to the protection and enhancement of Biodiversity interests in accordance with Policy BG2 and will work towards delivering the Plan's objective of protecting and enhancing features of Cardiff's natural environment and heritage. 7.352 Planning Policy Wales and TAN 5 provide guidance on planning policies to protect biodiversity interests. In accordance with this guidance, the Council will carefully assess proposals for development affecting non-statutory and locally designated sites by evaluating whether: • the need for the proposed development is considered to outweigh the importance of the particular nature conservation interest and any harm likely to be caused to it; • the proposed development can be more satisfactorily accommodated elsewhere; and appropriate mitigation or compensation measures are proposed.
--	--	--	--

			7.353 Where development is proposed which may have an effect on a non-statutory or locally designated site, sufficient information will be required from all applicants to enable a full assessment of the proposals to be carried out. The need for such assessments will not be limited to development located within the designated areas as, depending on the nature of the development and the nature conservation interest, significant effects may occur even if the proposed development is located some distance from the conservation interest. The required assessments, including ecological surveys, will need to be undertaken at the appropriate time of the year. Further guidance will be available in the Biodiversity SPG. 7.354 Where planning permission is granted, it may be the subject of appropriate conditions or management agreements to ensure suitable protection, monitoring, mitigation or compensation and favourable management. Where compensatory provision is required, it should be of the same standard and size to that lost as a result of the development. In such cases, details of the type and level of provision will be provided, and agreed by the case officer, prior to determination of the planning application. This may also be required for outline planning applications where appropriate. Where necessary, planning obligations may be sought in accordance with Policy SP6. 7.355 SINC's will be measured in accordance with the annual review of SINC's and additionally reported on in the LDP Annual Monitoring Report. 7.356 National policy on maintaining and enhancing biodiversity is set out in Planning Policy Wales including the step wise approach to avoiding harm and delivery of net benefit for biodiversity. The approach includes avoiding damage, minimising damage, mitigating damage and restoring, providing compensation on-site, providing compensation off-site and the option for refusing applications where development is not appropriate. 7.357 The Designated Sites identified in this Policy are defined on the Constraints Map. 7.358 Where it is considered that Section 106 agreements or planning conditions are not being complied with the Local Planning Authority will take enforcement action. BG2: Designated Sites <u>Development proposals must protect, maintain and enhance biodiversity, ecosystem resilience and the integrity of designated nature conservation and geological sites, including their supporting habitats, ecological functions and wider ecological network connections.</u> <u>Development affecting an European designated site will only be permitted where it can be demonstrated, alone and/or in combination with other plans or projects, that there will be no adverse effect on the integrity of the site.</u> <u>Development affecting a nationally designated site, including a Site of Special Scientific Interest (SSSI) will only be permitted where it can be demonstrated that the special features, ecological value and functionality of the site will be maintained. Development that is not necessary for the management of the site should only be permitted in wholly exceptional circumstances. Where wholly exceptional circumstances are considered met, applicants will demonstrate that</u>
--	--	--	---

			<u>the need for and benefits of the proposal clearly outweigh the national importance of the site and that all reasonable measures have been taken following the Step-wise Approach for biodiversity.</u> • <u>Development affecting locally designated sites, including Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves must avoid significant adverse effects on their biodiversity, geodiversity and ecological value. Development proposals must demonstrate application of the Step-wise Approach to maintain and enhance biodiversity and promote ecosystem resilience.</u> <u>Internationally and nationally designated sites represent the most important areas for biodiversity and geodiversity conservation. These designations include Special Areas of Conservation (SACs), Special Protection Areas (SPAs), Ramsar Sites, Sites of Special Scientific Interest (SSSIs)</u> <u>Development likely to damage the special features of an SSSI would not be permitted. Particular weight will be given to the protection of SSSIs and development that is not necessary for the management of the site should only be permitted in wholly exceptional circumstances. Applicants must demonstrate that the need for and benefits of the proposal clearly outweigh the national importance of the site and that all reasonable measures have been taken to avoid, minimise and mitigate adverse effects. Zone of Influence/nature recovery zones impacts on ecological connectivity, ecosystem resilience and the role of SSSIs within wider nature networks will also be taken into account, as will indirect impacts such as recreational pressure, hydrological changes, pollution, fragmentation and cumulative effects.</u> <u>The protection of all designated sites contributes significantly to the Council's duties under the Environment (Wales) Act 2016 and supports the objectives of Nature Recovery in Cardiff.</u> <u>Locally designated sites form an important component of Cardiff's ecological network and contribute significantly to biodiversity conservation, ecological resilience and community access to nature.</u> <u>Such sites include Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves (LNRs), and Regionally Important Geological Sites (RIGS).</u> <u>Although local designations do not have the same statutory protection as national or international sites, they represent areas of significant ecological or geological value and are material considerations in planning decisions.</u> <u>Development proposals should seek to avoid impacts on locally designated sites and where impacts cannot be avoided, demonstrate that appropriate mitigation and enhancement measures have been incorporated.</u> <u>The Council will seek opportunities to strengthen local ecological networks through habitat restoration, enhancement and improved ecological connectivity.</u> <u>Further guidance on designated site assessment and mitigation requirements is contained within supporting SPG and TGNs.</u>
--	--	--	---

			Revise Policy BG3: Priority Habitats and Species and rename Protected Habitats, Species and Habitats and Species of Principal Importance BG3: PRIORITY HABITATS AND SPECIES Development proposals, that would have a significant adverse effect on the continued viability of habitats and species which are legally protected, or of significant value to Cardiff based on known distribution or population size, will only be permitted where: i. The need for development outweighs the nature conservation/ecological importance of the site taking in to account the Step-wise Approach; ii. The developer clearly demonstrates that there is no satisfactory alternative location for the development which avoids nature conservation impacts; and iii. Mitigation measures that are considered both self sustaining and sustainable financially are provided by the developer. Where harm is unavoidable it will be minimised by effective mitigation to ensure that there is no reduction in the overall nature conservation/ecological value of the area or species/group. Where this is not possible compensation measures designed to conserve, enhance, manage and, where appropriate, restore natural habitats and species will be provided. 7.366 This Policy is in accordance with the aims and objectives of the Plan by maintaining and enhancing the features of Cardiff's natural heritage, including its biodiversity and abundance of wildlife habitats and native species. More specifically, it will help maintain the current Priority Habitats and Species as defined in the Local Biodiversity Action Plan. The Policy also helps to deliver Policy SP21. 7.367 The presence of a species protected under European or UK legislation is a material consideration in considering development proposals which would be likely to result in disturbance or harm to the species or its habitat. Appropriate surveys to confirm if a protected species is present and an assessment of the likely impact of the development on a protected species may therefore be required from applicants. Thereafter the development proposals will be assessed in accordance with criteria set out in PPW and Chapter 6 of Technical Advice Note (Wales) 5: Nature Conservation and Planning (2009). 7.368 Development proposals that have the potential to cause a significant adverse effect on priority habitats and species will need to be accompanied by an ecological survey and an assessment of the likely impact of the development on the protected species. The need for such assessments will be undertaken at the appropriate time of year. Further guidance will be available in the Biodiversity SPG. 7.369 In considering any significant adverse effect on the Priority Habitat or Species, the Council will look at: • The current distribution and status of the priority habitat or species within Cardiff as informed by the Cardiff Biological Database as well as other sources of data that may be relevant, accurate and practical to use for such purposes in the future;
--	--	--	--

			• Whether the development proposals are likely to have a significant effect on the priority habitats/ species; and • Whether effective mitigation measures have been provided. 7.370 Where planning permission is granted, the Council may attach conditions or enter into agreements that would overcome the potentially damaging effects of development on the habitats or species of conservation importance. The Council will encourage the applicant to identify and include measures that contribute to the restoration or expansion of important habitats, and these will be set out in the landscaping and planting conditions that accompany the planning permission. Any planning obligations required will be in accordance with Policy SP6. 7.371 Where there is a significant adverse effect on a significant population of the Priority Habitat or Species and where planning conditions and/ or planning obligations cannot adequately protect the interest, it may be necessary to refuse development proposals. 7.372 Priority Habitats and Species are monitored as part of the 3 yearly review of the UK and Local Biodiversity Action Plans. Policy BG3: Protected Habitats, Species and Habitats and Species of Principal Importance <u>Development proposals affecting protected habitats, protected species or Species of Principal Importance, or other habitats and species of recognised local ecological value will only be permitted where it can be demonstrated that:</u> • <u>There will be no unacceptable loss, deterioration, fragmentation or disturbance of protected habitats, habitats containing protected species, Habitats or Species of Principal Importance, irreplaceable habitats, species or ecological features that contribute to nature networks and ecosystem resilience.</u> • <u>The favourable conservation status of species and the ecological integrity of supporting habitats will be maintained.</u> • <u>Development resulting in the loss or deterioration of irreplaceable habitats, such as ancient woodland and ancient and veteran trees, will only be permitted in wholly exceptional circumstances and where consistent with national planning policy.</u> • <u>Direct, indirect and cumulative adverse effects have been avoided through site selection, layout and design.</u> • <u>the stepwise approach has been applied by seeking to avoid impact, minimising, mitigation/restoring and, where necessary, compensating, enhancement and long term management..</u> • <u>A Net Benefit for Biodiversity is achieved for each.</u> <u>Cardiff contains a diverse range of protected species, habitats and Habitats and Species of Principal Importance, that together with other ecological features contribute to biodiversity, ecological connectivity, ecosystem resilience and the wider Nature Recovery Network. These include internationally, nationally and locally important habitats, legally protected species, Habitats and Species of Principal Importance and wildlife corridors that facilitate the movement of species across the</u>
--	--	--	---

			<u>landscape and those species which are of local value through geographical extent or population size. Protecting, restoring and enhancing these assets is essential to addressing the Nature Emergency, supporting climate resilience and delivering the well-being objectives of the Council.</u> <u>Development can adversely affect habitats and species directly, indirectly or cumulatively and proposals must therefore be informed by appropriate ecological evidence proportionate to the nature, scale and location of development. Ecological assessments should consider not only individual habitats and species but also habitat condition, ecological function, connectivity and the role of sites within wider Nature Networks and resilient ecological networks.</u> <u>Applicants will be required to demonstrate that the Step-wise Approach has been applied, giving priority to avoiding adverse effects before considering minimisation, mitigation, compensation, enhancement and long term management measures. Protected species or habitats, Habitats and Species of Principal Importance and those of local value should be considered at the earliest stages of project development to maximise opportunities for avoidance and minimise the need for mitigation or compensation.</u> <u>In assessing proposals, particular regard will be given to maintaining and strengthening ecological connectivity, supporting Nature Recovery Networks and enhancing ecosystem resilience. Opportunities for habitat creation, restoration, enhancement and long-term management must be incorporated into development proposals to secure biodiversity benefits that support species recovery and ecological resilience.</u> <u>The Council's Nature Recovery Action Plan, Biodiversity and Resilience of Ecosystems Duty reporting and associated technical guidance provide additional information on species and habitat priorities within Cardiff.</u> Revised Policy BG5 Trees, Woodlands and Hedgerows Policy BG5 Trees, Woodlands and Hedgerows Development proposals should help protect and enhance a sustainable urban forest. Proposals which result in the pPermanent removal of and/or significant harm to trees, woodlands and hedgerows will not be permitted unless it is clearly shown that this will achieve significant and clearly defined public amenity benefits <u>and losses are compensated in accordance with National Planning Policy.</u> 7.375 Trees, woodlands and hedgerows offer multiple benefits, including: - • Visual amenity. • Defining a sense of place. • As important cultural heritage or natural heritage monuments. • Providing places for relaxation and recreation. • Supporting biodiversity. • Improving health and wellbeing • Intercepting and storing pollutants. • Intercepting and storing water. • Carbon sequestration.
--	--	--	--

		• Accretion of soil and soil organic matter. • Protecting against soil erosion. • Microclimatic amelioration. • Mitigating the predicted impacts of climate change. 7.376 A sustainable urban forest will contain a diverse but balanced age range and species mix of trees, though large, long-lived trees will be favoured for protection and planting due to the increased benefits they offer in mitigating the predicted impacts of climate change. The selection of appropriate species for planting will be dependent on the local context – for example, in semi-natural contexts, locally native trees are likely to take precedence, whereas in highly urbanised contexts, non-native trees better adapted to climatic extremes may be more appropriate. A sustainable urban forest is key to the ambition to achieve 25% canopy cover by 2030. 7.377 To help determine if removal of and/or significant harm to trees, woodlands or hedgerows within or bounding a site will achieve significant and clearly defined public benefits, applicants must assess them in accordance with the current British Standard 5837, the Hedgerows Regulations 1997 and as part of wider Green Infrastructure <u>Assessment Statement</u> in accordance with Planning Policy Wales Chapter 6. The <u>assessments statements</u> must inform rather than be informed by design. The Cardiff Council Green Infrastructure Supplementary Planning Guidance (Trees and Development Technical Guidance Note) provides further guidance on determining if removal of and/or significant harm to trees, woodlands or hedgerows within or bounding a site will achieve significant and clearly defined public <u>amenity</u> benefits. 7.378 To prevent damage to trees, woodlands and hedgerows during development, schemes of protection will be required, in accordance with the current British Standard 5837. Veteran trees, ancient trees and ancient woodland require special protection measures to ensure that they are buffered against changes to the environment that may be detrimental to their health and/or their capacity to provide a habitat for other organisms. 7.379 Trees are the largest and longest living organisms in Cardiff. When considering developments that may affect them, regard will be given to potential short and long-term impacts. Where the loss of trees, woodland or hedgerows is unavoidable, compensatory planting (which is proportionate to the proposed loss as identified through an assessment of green infrastructure value including biodiversity, landscape value and carbon capture) will be required. Replacement planting shall be at a ratio equivalent to the quality, environmental and ecological importance of the tree(s) lost, and this must be preferably onsite, or immediately adjacent to the site, and at a minimum ratio of at least 3 trees of a similar type and compensatory size planted for every 1 lost. Where a woodland or a shelterbelt area is lost as part of a proposed scheme, the compensation planting must be at a scale, design and species mix reflective of that area lost. In such circumstances, the planting rate must be at a minimum of 1600 trees per hectare for broadleaves, and 2500 trees per hectare for conifers. The planting position for each replacement tree shall be fit to support its establishment and health and ensure its unconstrained long-term growth to optimise the environmental and ecological benefits it affords. 7.380 Although younger trees are more easily replaced, the Council will seek to ensure that sufficient young trees survive to maturity, having regard to the number of developments that may occur during their natural lifespan. Proposals that create spaces for larger tree species to grow to maturity will be favoured over proposals for scattered smaller trees.
--	--	--

			7.381 Ancient woodland, semi-natural woodlands, individual ancient, veteran and heritage trees and ancient hedgerows are irreplaceable natural resources, and have significant landscape, biodiversity and cultural value. Such trees, woodlands and hedgerows must be afforded protection from development which would result in their loss or deterioration unless very exceptionally there are significant and clearly defined public benefits; this protection must prevent potentially damaging operations and their unnecessary loss. Revised Policy BG6 Soils Policy BG6 Soils Development proposals shall clearly evidence how they will protect and enhance important soil resources for the multiple benefits they afford. Permanent removal of, sealing of and/ or significant harm to the functionality of soils will not be permitted unless it is clearly shown that this will achieve significant and clearly defined public amenity benefits. 7.382 Soils offer multiple benefits including: - • A habitat for organisms. • Climate regulation. • Nutrient cycling. • Provision of construction materials. • Carbon sequestration. • Flood regulation. • Water purification and contaminant reduction. • Foundation for human infrastructure. • Protection of cultural heritage. • Provision of food and fuel. 7.383 Long undisturbed or little disturbed soils such as those supporting grassland, woodland or other semi-natural vegetation, are very difficult restore, recreate or replace. Soil formation operates over a very long timescale and soils under semi-natural vegetation may've been undisturbed/little disturbed for thousands of years. Soils supporting agricultural crops may be disturbed/altered at least in the surface horizons, by ploughing and other practices, but nevertheless such soils typically still represent an important resource, and any functionality lost or damaged by agriculture can be more rapidly returned than a soil subject to compaction and contamination by construction processes. 7.384 New development shall emphasise the protection and restoration of in-situ soils rather than relying on importing soils or intensive soil remediation/amelioration. Imported soils and 'site won' soils salvaged from stockpiles are best described as 'soil forming materials' as they have not been subject to long-term pedological processes, or those processes have been disrupted due to excavation. 7.385 The overall impact of development on soils shall form part of a Green Infrastructure Assessment Statement in accordance with Planning Policy Wales Chapter 6. 7.386 The sustainable management of soils shall be informed by a Soil Resource Survey in accordance with the Cardiff Council Green Infrastructure Supplementary Planning Guidance (Soils and Development Technical Guidance Note) and this shall inform the production of a Soil Resource/Soil Management Plan
--	--	--	--

			that sets out how the development will ensure compliance with this policy and how soils will be sustainably managed and re-used. The Cardiff Council Soil Strategy provides further information on soils in Cardiff and best practice in sustainable soil management. 7.387 Where permanent removal of, sealing of and/or significant harm to the functionality of soils is unavoidable, full details of mitigation measures shall be presented to evidence how this will be compensated for. For example, the planting of long-lived woody vegetation can restore soil structure, organic matter and both accrete soil and reduce soil erosion. Active measures to de-compact soil mechanically may be appropriate in some cases, whereas in other cases a more passive approach may be appropriate involving the incorporation of mulches, organic matter, Biochar or allowing for natural succession so that soil decompaction and functionality return more slowly, allowing for ecological succession. 7.388 Where permanent removal of, sealing of and/or significant harm to the functionality of soils is unavoidable, full details of mitigation measures shall be presented to evidence how this will be compensated for. The nature of enhancement or remediation will depend on the site in question and nature of the problem, but some examples of mitigation measures to enhance or remediate soil include: • The planting of long-lived woody vegetation including deep rooted trees to restore soil structure, organic matter and both accrete soil and reduce soil erosion. • Mechanical decompaction may be appropriate in some cases, especially where subsoil is compacted, with the type of equipment and methodology used dependent on the nature of the problem and size of the site. Ripping soils with a tined ripping tool may de-compact subsoil where it has been compacted by construction operations. At a smaller scale, the injection of compressed air may be effective in breaking up compacted layers and this may be combined with vertical and radial mulching. • The incorporation of surface mulches, organic matter, Biochar, microbial inoculants or soil faunal inoculants may increase soil biodiversity and/or improve soil structure. • On some sites allowing for natural succession so that soil decompaction and functionality return more slowly, is appropriate. Different soil faunal and floral communities are likely to dominate at different successional stages and in general terms the later the successional stage, the higher the organic matter content of the soil. Management intervention may be required to prevent or slow succession to favour a particular species, or group of species. • Ensuring there is strong connectivity between soils to be remediated and adjoining soils on land that is comparatively undisturbed, such as woodland or older grasslands. This will allow species to colonise the remediated soil naturally though it must be recognised that some species such as earthworms are likely to colonise more rapidly than smaller, less mobile organisms such as mites, so the biodiversity and faunal composition of remediated soils will change over time, but may require very long timescales to achieve the complexity of a natural, undisturbed soil.
--	--	--	--

7. Matters Arising from Hearing Session 9: Other Housing Matters

Proposed Plan Change Reference	Hearing Session / Action Point	Plan Reference	Proposed Change
--------------------------------	--------------------------------	----------------	-----------------

PPC12	Action Point HS9.1 <i>Amend SP3 and/or SP4 to include reference to securing lifetime homes/specialist needs housing where a need is identified.</i>	Policy SP3	The Council propose to amend Policy SP3 Point iv as follows: 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 <u>lifetime homes</u> / specialist needs housing (where a need is identified).
PPC13	Action Point HS9.2 Proposed Amendment to Policy H5 (iv)	Policy H5	The Council propose to amend Policy H5 (iv) as follows (additional text shown underlined): iv. The property is of a <u>size-design</u> whereby the layout, room sizes, range of facilities, outlook and external amenity space of the resulting property would ensure an adequate standard of residential amenity <u>and security</u> sufficient to meet the requirements of the intended number of residents;
PPC14	Action Point HS9.3 <i>Amend Policy CP2</i> <i>i. Create 3 policies, Conversion, Extension, Replacement.</i> <i>ii. Include the aim of first seeking employment use for conversions (7.322) in the policy.</i> <i>iii. Include advice on marketing in the reasoned justification (consistent with the Council's responses in ID04)</i> <i>iv. Amend CP2(a), 'The building proposed for conversion must:</i> <i>v. Amend CP2(a)(iii), 'The proposed use must not give rise for additional buildings'</i> <i>vi. Delete CP2(a)(iv)</i> <i>vii. Suggest deleting the last paragraph, criteria aimed at achieving good design are included in each section and SP3, SP3(xiii) in particular.</i>	Policy CP2	In response to the Action Points the Council propose to split policy CP2 into three distinct policies and amend the wording in line with the Inspectors Comments CP2: CONVERSION, EXTENSION AND REPLACEMENT BUILDINGS IN THE COUNTRYSIDE There will be a presumption against conversion, replacement and extension of buildings in Cardiff's countryside except where: (a) The proposed conversion must: i. Be structurally sound and capable of being made so without major alterations, reconstructing or extensions; ii. Be possible without materially changing the existing character of the building or have a harmful effect on the countryside; iii. Not give rise to a demand for additional buildings; and iv. Be suitable for the proposed re-use. (b) The proposed extension must: i. Be the subordinate part of the existing building; and ii. Respect the scale, character and design of the original part of the building within its countryside and landscape setting. Replacement Buildings (c) The proposed replacement building must i. Not result in any greater impact on the quality and character of the surrounding area in terms of its proposed scale and design, including any residential curtilage; ii. Be on the footprint of the existing building unless relocation can be justified in terms of either being part of an existing group or improving the countryside or landscape setting; and iii. Not replace any building of architectural, historic or visual merit.

			iv. For replacement dwellings only permanent buildings that have been used as a dwelling or last been used as a dwelling and retain a lawful residential use and are habitable or capable of being made habitable without substantial reconstruction will be considered as a replacement dwelling. All proposals should be of an appropriate scale and design and be at least as sympathetic in its setting as the existing building. 7.317 The aim of this Policy is to ensure that conversions, extensions and replacement of buildings in the countryside conserve the character and quality of Cardiff's countryside and natural heritage value, without being unduly restrictive. 7.318 The Policy contributes towards Plan objectives which supports the re-use and adaption of existing rural buildings to help meet the needs of commercial and industrial development, as well as for tourism, sport and recreation. Reference should also be made to SP16 with regard to the consideration of proposals in the Green Wedge area. 7.319 The scale and design of some individual buildings is already having a detrimental effect on the character and quality of Cardiff's countryside. Although small-scale extensions, conversions and replacement buildings may be acceptable, all development in the countryside will be strictly controlled to prevent unacceptable harm. Where permissions are granted, permitted development rights may also be removed. 7.320 With regard to conversions and changes of use it is recognised that many buildings have and continue to fall into disrepair meaning that they become unfit for the original purpose they were intended for. Whilst the re-use and adaptation of such buildings may prevent existing building stock from going to waste, a balance is required to protect the character and quality of the countryside. Proposals for the conversion of rural buildings will only be permitted where they conform to the criteria set out above and the other relevant policies of the Plan. In addition to this, any access, hard standing, boundary treatment, landscaping or other external features associated with the proposals, should not result in the loss of fields or have a detrimental impact on the character of the surrounding area. In the case of proposed conversions/change of use to residential the creation of new gardens and garden extensions will not normally be considered appropriate due to their individual and cumulative detrimental impact on the quality and character of the countryside and landscape. 7.321 Extensions to existing buildings will also be strictly controlled to limit their individual and cumulative impact. Proposals for extensions should ensure that the existing building remains the dominant form. In the case of buildings that have had previous extensions, the proposals should have regard to the scale and character of the original part of the building. The tendency to seek successive extensions to individual buildings will be resisted. 7.322 The demolition and replacement of buildings will generally only be permitted on the footprint of an existing building or relocated elsewhere on the site where their scale and design, including any residential curtilage, does not result in any greater impact on the quality and character of the area. The replacement of non-residential buildings with dwellings will be resisted. In general, the re-use or adaptation of existing buildings will normally be favoured in preference to new development.
--	--	--	---

			<u>The scale and design of development in the countryside, including inappropriate extensions, conversions and replacement buildings can have detrimental effect on the character and quality of Cardiff's countryside. Although small-scale extensions, conversions and replacement buildings may be acceptable, all development in the countryside will be strictly controlled to prevent unacceptable harm. Where permissions are granted, permitted development rights may also be removed.</u> Policy CP2 (a): Conversion of Buildings in the Countryside <u>Proposals for the conversion or change of use of buildings in the countryside will only be permitted when:</u> <u>the existing building is permanent, structurally sound and capable of conversion without requiring substantial reconstruction, alteration, or extension;</u> <u>the conversion preserves and where possible enhances the character, appearance and countryside setting of the building;</u> <u>the proposed new use and associated works, including access arrangements, parking, hard-standings, boundary treatments, lighting and landscaping would not adversely impact upon the character and quality of the countryside.</u> <u>The re-use of existing permanent rural buildings may prevent existing building stock from going to waste, however a balance is required to protect the character and quality of the countryside.</u> <u>The aim of this policy is to ensure that the conversion or change of use of buildings in the countryside conserves the character and quality of Cardiff's countryside and natural heritage value.</u> <u>Proposals for the conversion of rural buildings will only be permitted where they conform to the criteria set out above and the other relevant policies of the Plan.</u> <u>Proposals that would require substantial reconstruction such that the resulting development would effectively constitute a replacement building will not normally be permitted under this policy.</u> <u>Inappropriate conversions can have a suburbanising effect eroding the character of the countryside therefore in addition to the conversion or change of use particular care will be taken to ensure that associated works, including access arrangements, parking, hard-standings, boundary treatments, lighting and landscaping do not result in the loss of fields or have a detrimental impact on the character of the surrounding area.</u> <u>In the case of proposed conversions/change of use to residential the creation of new gardens and garden extensions will not normally be considered appropriate due to their individual and cumulative detrimental impact on the quality and character of the countryside and landscape.</u> Policy CP2(b): Extending Buildings in the Countryside <u>Proposals for extensions to buildings in the countryside will only be permitted where the extension</u> <u>is clearly subordinate to the original building in terms of scale, massing, height and visual appearance and prominence;</u> <u>respect the scale, form, character, design and visual appearance of the original building and its countryside and landscape setting and</u> <u>would not adversely affect the character, quality or appearance of the countryside.</u>
--	--	--	---

			<u>The aim of this policy is to ensure that extensions to buildings in the countryside conserve the character and quality of Cardiff's countryside and natural heritage value.</u> <u>Extensions to existing buildings will be strictly controlled to limit their individual and cumulative impact. Proposals for extensions should ensure that the existing building remains the dominant form with particular regard given to the size and appearance of the original building rather than later additions.</u> <u>In the case of buildings that have had previous extensions, the proposals must have regard to the scale and character of the original part of the building as successive extensions can cumulatively result in a disproportionate increase in the size or visual impact of a building which can adversely impact on the character and quality of the countryside.</u> Policy CP2(c): Replacing Buildings in the Countryside <u>Proposals for the replacement of buildings in the countryside will only be permitted when it can be demonstrated that the proposed replacement building</u> <u>conserves and, where possible, enhances the character, quality and appearance of the surrounding area and would not result in unacceptable harm to the countryside by virtue of its scale, siting, design or appearance;</u> <u>Will not have a greater impact on the character, quality or appearance of the surrounding area, in terms of scale, design and appearance;</u> <u>Would be located on the footprint of the existing building unless an alternative location can be justified by demonstrating a clearer relationship with an existing group of buildings or can be demonstrated to provide a clear improvement to its countryside or landscape setting;</u> <u>Would not involve the replacement of a building that has architectural, historical or visual significance.</u> <u>In addition, proposals for replacement dwellings will only be permitted where the existing building</u> <u>has been lawfully used as a dwelling, or was last used as a dwelling;</u> <u>retains lawful residential use rights; and</u> <u>is still habitable, or can be made habitable without substantial reconstruction</u> <u>The aim of this Policy is to ensure that the replacement of buildings in the countryside conserves the character and quality of Cardiff's countryside and natural heritage value, without being unduly restrictive. The demolition and replacement of buildings will generally only be permitted on the footprint of an existing building, or relocated elsewhere on the site where this would provide a demonstrable improvement to the countryside or landscape setting. The scale and design of the replacement building, including any residential curtilage, must conserve and, where possible, enhance the character and quality of the area</u> <u>The replacement of non-residential buildings with dwellings will be resisted. In general, the re-use or adaptation of existing buildings will normally be favoured in preference to new development.</u>
PPC15	Action Point HS9.4 <i>Delete 'kitchen, dining area as well as communal amenity' from Policy H6(iv).</i>	Policy H6	The Council propose to amend Policy H6 (iv) as follows (additional text shown underlined): iv. They include communal facilities and services that are sufficient to meet the requirements of the intended number of residents and offer convenient access to a communal kitchen, dining area as well as communal amenity spaces to ensure a social and inclusive environment can be delivered; and
PPC16	Action Point HS9.5	Policy H7: Co-Living	The Council propose to amend paragraph's 7.48 and 7.49 as follows:

	Delete 'Typical services can include room cleaning, bed linen, on site gym and concierge service, none of these are typical domestic provision.' From paragraph 7.48. Delete 'such as a cleaning service, the provision of bed linen and a concierge' from paragraph 7.49.		7.48 Developments will be classified as co-living when they include at least 10 units and where an element of typical domestic provision is communal. Typical services can include room cleaning, bed linen, on site gym and concierge service, none of these are typical domestic provision. Anything smaller will typically be considered as an HMO. 7.49 Communal cooking and dining spaces are to be inclusively designed for the number of occupants they serve per floor and will provide a variety of generous spaces to maximise the potential for social interactions, communal cooking and comfortable living. Developments may provide access to on-site managed facilities such as a cleaning service, the provision of bed linen and a concierge. To encourage a communal lifestyle, spaces such as lounges, gyms, wellness centres, cinemas, games rooms, libraries and communal workspaces should be considered. Linking internal and external amenity spaces is encouraged.
--	--	--	---

8. Matters Arising from Hearing Session 10: Flooding

Proposed Plan Change Reference	Hearing Session / Action Point	Plan Reference	Proposed Change
PPC17	HS10.1 Amend Policy W3 to include a presumption against culverting. HS10.4 Revise paragraphs to reflect the new TAN15 issued on 31st March 2025.	Policy W1 Flood Risk W3	To provide further guidance and clarity on this issue it is proposed to amend Policy W3 and paragraph 7.492 as follows W3: FLOOD RISK Development will not be permitted: I. Within tidal or fluvial flood plains unless it can be demonstrated that the site is justified in line with national guidance and an appropriate detailed technical assessment has been undertaken to ensure that the development is designed to alleviate the threat and consequences of flooding over its lifetime; II. Where it would increase the risk of flooding from fluvial and/or tidal flooding or from additional run-off from the development in any location; III. Where it would hinder future maintenance or improvement schemes of flood defences and watercourses; IV. Where it would cause adverse effects on the integrity of tidal or fluvial defences; Proposals involving bedrooms on ground or lower floors in areas liable to flooding are unlikely to be acceptable, unless satisfactory mitigation measures can be demonstrated in accordance with TAN15. <u>Culverting of watercourse will only be permitted if there is no reasonable alternative or if the detrimental effects of culverting would be so minor they would not justify a costly alternative.</u>

			Where appropriate the developer should demonstrate that they have considered the need to incorporate environmentally sympathetic flood risk mitigation measures such as Sustainable Drainage Systems (SUDS), especially capitalising on nature based solutions. 7.486 The purpose of this Policy is to avert development from where it would be at risk from river, ordinary watercourse, coastal, surface water flooding or where it would increase the risk of flooding or additional run off from development elsewhere. 7.487 The Policy will help deliver LDP objectives relating to flood risk and reflects advice set out in PPW and Technical Advice Note 15: Development and Flood Risk, <u>Flooding and Coastal erosion (July 2004 March 2025)</u>. 7.488 TAN15 states that the development advice maps are based on the best available information considered sufficient to determine when flood risk issues need to be taken into account in planning future development. The Flood Map for Planning shows high flood risk areas and are based on Natural Resources Wales extreme flood outlines for tidal and fluvial flooding. These areas are shown on the Constraints Map based on information from the latest Flood Map for Planning. 7.489 The Council is required to consult Natural Resources Wales and Caldicot and Wentloog Levels Internal Drainage Board on planning applications that have any flooding implications. It must have good reasons if it does not intend to follow Natural Resource Wales advice as it forms a material consideration. 7.490 The Flood and Water Management Act (FWMA) that was introduced in 2010, places a duty on Cardiff Council to prepare a Local Flood Risk Management Strategy (LFRMS) that sets out how the Council will proactively seek to minimise flood risk and prepare our communities. 7.491 Cardiff Council is now a Lead Local Flood Authority (LLFA) as defined by the new Flood and Water Management Act 2010. The FWMA aims to provide better, more comprehensive management of flood risk for people, homes and businesses. This role includes ensuring that flood risk from all sources is suitably managed and aims to promote an integrated approach to planning and managing all forms of flood risk. 7.492 Cardiff Council in general are opposed to the culverting of watercourses because of the adverse ecological, flood risk and other effects that are likely to arise. Culverting can exacerbate the risk of flooding and increase the maintenance requirements for a watercourse. It also destroys wildlife habitats, damages a natural amenity and interrupts the continuity of the linear habitat of a watercourse. It is recognised there are various reasons why in some instances landowners, developers and local authorities believe that open watercourses should be culverted. However, Cardiff Council considers any benefits are usually outweighed by the potential problems in managing the system, the loss of habitats and difficulty in pollution detection. <u>Cardiff Council considers it beneficial for watercourses to remain in an open state for both flood risk management and environmental purposes. Cardiff Council encourage and promote the removal of culverts in order to restore a more natural watercourse environment however understand there are occasions when culverting is required. Cardiff Council will therefore only approve an application to culvert a watercourse if there is no reasonably practicable alternative or if the detrimental effects of culverting would be so minor they would not justify a costly alternative. In instances where culverting is</u>
--	--	--	---

			<u>permitted under Section 23 of The Land Drainage Act 1991 adequate mitigation must be provided for any damage caused. Wherever practical Cardiff Council will seek to have a culverted watercourse restored to an open channel state. Further guidance on this is available in Cardiff Council Local Flood Risk Management Strategy (LFRMS) and Culverting Policy.</u> ‘ 7.493 New developments will only be permitted where the Council is satisfied that they will not result in adverse effects on the quality and/or quantity of surface waters or groundwater resources. Where detailed information in respect of flood risk is not available, developers will be required to carry out a Flood Consequence Assessment (FCA) to evaluate the extent of risk and ensure that no unacceptable development occurs within the flood risk area identified. 7.494 Managing flooding is an important part of contributing towards achieving sustainability. Developers, wherever necessary and appropriate, are required to incorporate environmentally sympathetic mitigation measures into their proposals. This would include such measures as Sustainable Urban Drainage Systems (SUDS). SUDS are seen as a means to control surface water which provide a valuable amenity asset and new habitats for wildlife. 7.495 In general, development will be resisted in identified flood plains or areas at unacceptable risk from flooding or where third parties may be adversely affected by an increased flood risk. Proposals involving bedrooms on ground or lower floors in areas liable to flood will not be acceptable. Development will only be permitted if the risks and consequences can be demonstrated to be managed to an acceptable level in line with national planning policy, in particular the tests set out in TAN 15.
--	--	--	---

9. Matters Arising from Hearing Session 11 Heritage

Proposed Plan Change Reference	Hearing Session / Action Point	Plan Reference	Proposed Change
PPC18	Action Point HS11.1 <i>Policy HE1 to be amended;</i> Action Point HS11.2 <i>Change Policy EN9 to Policy HE1 in paragraph 7.257</i>	Policy HE1	Policy HE1 and paragraph 2.57 to be amended: HE1: THE HISTORIC ENVIRONMENT Safeguarding Cardiff’s Heritage Assets - Development that has an impact on a-designated <u>heritage assets or locally listed buildings</u> will be expected <u>required</u> to preserve or enhance its significance and/or setting, and make a positive contribution to its character or appearance. - Applications which affect the significance of any <u>designated</u> heritage asset will be required to provide sufficient information to demonstrate how proposals would contribute to the asset’s conservation. This will be set out in a Heritage Impact Statement, following best-practice guidance within Cadw’s <i>Heritage Impact Assessment in Wales</i>. - Substantial weight will be given to the conservation of the city’s <u>designated</u> heritage assets <u>and locally listed buildings</u>. Any harm to the significance of a designated or non-designated heritage

			asset-locally listed building must be justified. Proposals will be weighed against the public benefits of the proposal: whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset, and whether the works proposed are the minimum required to secure the long-term beneficial use of the asset. 4. If harm can be fully justified, the Council will, where relevant, require appropriate archaeological excavation and/or historic building recording, to include analysis and publication of the results. 5. In addition, the following will apply to specific asset types as listed below: i. Archaeology and Scheduled Monuments The Historic Environment Record (HER) will be used to inform the consideration of future development, including potential conservation and enhancement measures. Scheduled monuments and other non-designated archaeological sites of equivalent significance should be preserved in situ. Within Archaeologically Sensitive Areas, undertaking a desk-based assessment or field evaluation may be required prior to submitting a planning application. ii. Listed Buildings Development will sustain or enhance the significance of listed buildings. Appropriate repair and reuse of listed buildings will be encouraged. Alterations, extensions, changes of use, or development in their vicinity will be expected to have no adverse impact on those elements which contribute to their special architectural or historic interest, including their settings. iii. Conservation Areas Development within or adjacent to a conservation area will only be permitted if it would preserve or enhance the character and <u>or</u> appearance of the conservation area, or its setting. All development in such locations must also be of a high standard of design, must respond to the area’s special characteristics, and must pay particular regard to: a. The retention or exact replacement of important features as outlined within Conservation Area Appraisals, particularly timber windows and doors, roof form and detailing, and landscaped front gardens. b. Important views, vistas, street scenes, roofscapes, trees, open spaces, gaps, and other features that contribute to the character or appearance of the conservation area. c. The retention of historically significant boundaries or other elements that contribute to the established form of development. d. The relationship to existing buildings and spaces, and pattern of development. e. Scale, height and massing, architectural design and detailing, the use of materials, boundary treatment, and public realm materials.
--	--	--	--

			f. The retention and reinstatement of traditional shop fronts and signage. iv. Registered Historic Landscapes, Parks and Gardens Development will be expected to respect the design, character, appearance and settings of Registered Historic Landscapes, Parks and Gardens, and to safeguard those features which contribute to their integrity and coherence. v. Locally Listed Buildings Development affecting a locally listed building, or its setting, will only be permitted where it can be demonstrated that it preserves or enhances its architectural quality, historic and cultural significance, character, and integrity. Article 4 Directions will be issued to remove permitted development rights relating to demolition. There will be a general presumption in favour of retaining locally listed buildings, and applications proposing their demolition will be assessed against the same broad criteria as proposals to demolish listed buildings (see <i>Planning Policy Wales Technical Advice Note 24: The Historic Environment</i>). vi. Non-designated Heritage Assets Proposals affecting heritage assets that lack a specific designation, such as unscheduled archaeology, unlisted structures and local parks and gardens, will be expected to preserve their contribution to local character. 7.240 This Policy aims to set out the criteria against which proposals affecting Cardiff’s heritage assets will be assessed. The Heritage assets identified in this Policy are defined on the Constraints Map with the exception of Cadw Listed Buildings and Locally Listed Buildings of Merit which can be viewed via www.cardiff.gov.uk/conservation. Scheduled Monuments 7.241 Works that would directly affect a scheduled monument require the prior consent of the Welsh Ministers (Cadw). This is in addition to any planning permission required for development. PPW Chapter 6 and Technical Advice Note (TAN) 24: The Historic Environment set out clear statements of national development management policy for archaeological remains and should be referred to accordingly. Listed Buildings 7.242 Once a building is listed, any work that would affect the special architectural or historic interest of the building will require Listed Building Consent (LBC). This applies to the interiors or exteriors of the building, or to structures within its curtilage. This can also include work that would not require planning permission under the provisions of the Planning Acts.
--	--	--	---

			7.243 Listed building control is subject to the provisions of the Historic Environment (Wales) Act 2023 and the advice set out in TAN24. There is no statutory requirement to have regard to the provisions of the development plan when considering an application for listed building consent. It is strongly recommended that owners or developers seek early advice from the Council prior to undertaking any works - or making any application - for listed building consent. All LBC works will require explanation and justification as to why they are desirable or necessary, in the form of a Heritage Impact Statement. Where works involve significant changes or alterations, proposals should be designed and specified in response to assessments prepared by a suitably experienced heritage advisor, as the impact upon the significance of the asset must be fully understood and explained. 7.244 Policy HE1 is particularly relevant in the case of development that affects the setting of a listed building or in the consideration of an associated planning application for a change of use. 7.245 Listed building consent is not required if development is proposed beyond the curtilage of the listed building and only affects its setting. However, considerable damage can be done to the architectural or historic interest of the listed building if such a development is insensitive in design, scale or positioning. The setting of a listed building is often an essential feature of its character; defining the way in which it is experienced within its context. Although views to and from a historic asset are often the most obvious factors, impacts can include less tangible elements such as function, sensory perceptions or historical, artistic, literary and scenic associations. Their setting may be limited to the immediate surroundings, but it can extend for a considerable distance. A proposed development might affect the gardens or parkland of a major house, the rural characteristics of a farmstead or the street setting of an urban building that forms an important visual element of that street. Policy HE1 requires that development proposals take full account of the setting of any listed building in the vicinity and that developers demonstrate that the setting will not be harmed. 7.246 Where planning applications are made for changes of use of a listed building, the Council will expect applicants to demonstrate how their proposals have been arrived at within the context of the PPW aim to identify an optimum viable use that is compatible with the character and setting of the listed building. Conservation Areas 7.247 A series of Conservation Area Appraisals (CAA – found at www.cardiff.gov.uk/conservation) are in place to provide a sound basis for managing development proposals, and for progressing initiatives to preserve and enhance each conservation area, in line with advice in PPW and TAN24. Adopted following extensive local consultation, the CAAs describe the special character and historic interest of each area, and provide information about the controls in place. 7.248 The findings of the CAAs need to be fully taken into account when developing proposals and considering impacts. Where a Design and Access Statement is required, this should clearly explain how the development preserves or enhances the conservation area. It is recommended that discretionary pre-application advice requests are made relating to demolition or development within a conservation area. 7.249 Specific controls relating to dwellinghouses exist within all conservation areas in Wales, with additional, area-specific Article 4 directions further restricting many minor alterations that would
--	--	--	--

			normally represent permitted development. These are detailed at www.cardiff.gov.uk/conservation. Such controls restrict works to many features of interest, including chimneys, roofs, hardstandings, boundary walls and can include painting. 7.250 Windows and doors often make a significant contribution to the character of a conservation area. Original windows (or close copies of) should be retained and repaired where possible. To meet the statutory requirement to preserve or enhance, new windows should accurately reflect the materials, style, proportions and opening methods of those originally fitted to the property. The proposed replacement of original / traditional timber sliding sash or early casement windows with uPVC or aluminium versions will not generally be supported. Original timber doors and frames should be retained. Replacement with GRP, UPVC or composite doors will not generally be supported. Etched, textured, 'rolled patterned' or stained-glass door panels and porch details should be retained. Archaeologically Sensitive Areas 7.251 Four Archaeologically Sensitive Areas have been identified in Cardiff. The purpose of this non-statutory designation is to assist those who are planning development in areas where there is a known archaeological resource, or where it is likely that remains may be sensitive to development pressures. The Archaeology and Archaeologically Sensitive Areas SPG provides further guidance and information. Registered Historic Landscapes, Parks and Gardens 7.252 Registered parks and gardens must be fully considered when development proposals are made that either affect them directly or affect their setting. Cadw are a statutory consultee for planning applications which affect registered historic parks and gardens, or their settings. 7.253 The Wentloog Levels (partially in Cardiff) are on Cadw's advisory Register of Historic Landscapes in Wales. This designation seeks to recognise the value of historic landscapes and to raise awareness of their importance. This non-statutory designation provides information to help ensure that the historic character of the landscape is sustained, and that where change is contemplated, it is well-informed. Locally Listed Buildings of Architectural or Historic Interest and non-designated Heritage Assets 7.254 Many buildings, structures and archaeological remains which do not meet the very special criteria to merit scheduling or inclusion on the statutory national list are nevertheless of value to the identity of the city, for their contribution to local built character and/or social and historical associations. 7.255 Heritage and culture are important social aspects which contribute towards creating places where people want to live and work. Historic assets can create focal points and are useful in identifying those vernacular characteristics of an area that create distinctive places. Restoration and re-use are also basic principles of sustainable development. Standing buildings represent an investment of material, embodied energy, and embodied carbon, which should not be ignored. Their removal, disposal and subsequent site works require further outlay of energy and carbon, and create waste. 7.256 These assets may be noted within the Council's list of buildings of local merit, embodied in the unscheduled archaeological record maintained by the Glamorgan Gwent Archaeological Trust, or may
--	--	--	--

			not yet be registered or listed, but may still be worthy of retention for their contribution to local character or identity. 7.257 The Local List of Buildings of Architectural or Historic Interest will be reviewed during the plan period. Whilst inclusion on the local list does not currently afford any additional automatic protection to the buildings, it is the intention of Policy EN9 <u>HE1</u> to ensure that full consideration is given to the preservation of such buildings, as part of the protection and enhancement of the special identity of Cardiff. To enable change to be appropriately considered and managed within the development management process, Article 4 directions will be made to remove normal permitted development rights relating to demolition or alterations, where considered appropriate.
--	--	--	--

10.Matters Arising from Hearing Session 12: Transport

Proposed Plan Change Reference	Hearing Session / Action Point	Plan Reference	Proposed Change
PPC19	Action Point HS12.1 <i>Council to consider Policy T1 to ensure it clearly sets out what is required and the basis on which schemes would be considered against it. The amended policy should be tested to ensure it is clear that proposals contrary to its objectives would be refused. Review to include: -</i> (a) Replacing ‘the Council will support developments that incorporate:’ with a stronger phrasing to make clear what proposals must/should do & as a consequence, what the effect of failing to meet individual criteria would be; (b) Criterion vii – determine whether ‘integrate’ and ‘existing’ are sufficiently clear and appropriate. (c) Criteria ii and v – check overlap (d) Across policy – reference to specific WG strategies & Orders and Council White Papers, (e) to consider whether it is necessary to specify these given they may change over the life of the plan and consider whether alternative	Policy T1	Amendments proposed to Policy T4 (formerly T1) as follows T14: PRIORITISING WALKING AND CYCLING Planning permission will only be granted for development that minimises the need to travel and is laid out and designed in a way that prioritises access by walking, cycling and public transport as detailed in Llwybr Newydd: the Wales transport strategy 2021. <u>Developments are required to encourage modal shift and be easily accessible by walking and cycling by virtue of their location, design and provision of on and off site sustainable transport infrastructure. Support for walking and cycling include provision for: To enable people to access employment, essential services and community facilities by walking and cycling the Council will support developments that incorporate:</u> i. High-quality, sustainable design that makes a positive contribution to the distinctiveness of communities and places following Welsh Active travel design guidance ii. Permeable and legible networks of safe, convenient and attractive walking and cycling routes that establish cohesive wayfinding; iii. Connections and extensions to the Cardiff Cycle Network and recreational walking routes outlined in the Transport White Paper and Active Travel Network Map. iv. Measures to minimise vehicle speed to 20mph on urban streets and spaces where pedestrians will be present following Welsh Governments order and strategy to give priority to pedestrians and cyclists; v. Safe, convenient, direct and attractive walking and cycling connections to existing developments, neighbourhoods, schools, jobs and services forming part of a sustainable neighbourhood <u>Urban streets and spaces that are designed to minimise vehicle speeds and give priority to movements by pedestrians and cyclists;</u> vi. Supporting facilities including, signing, secure cycle parking and, where necessary, shower and changing facilities; vii. Integrate with existing active travel infrastructure;

	<i>wording identifying the importance of key policy and strategies may be more appropriate without specifying individual items.</i> Given the speed limit in most urban streets is 20mph is this requirement necessary? What measures are envisaged to minimise vehicle speed? Should this be explained in the reasoned justification?		viii. Improve safety for pedestrians and cyclists through design, and; ix. Integrate placemaking and net zero initiatives as part of the design and construction of active travel infrastructure. The Council will also support developments that promote the change to more sustainable modes and innovative measures to overcome existing barriers to active travel and sustainable transport. 7.405 As detailed in the Cardiff Transport White Paper 2019, Cardiff aims to deliver a complete cycle loop around the city centre which will connect to each of six cycleways, which are planned for several districts across the city. The Council will also roll out a ‘Streets for Health Initiative’, so that streets are reclaimed as healthy public spaces for the public to enjoy, including default 20pmh limits across the city. <u>Slower speeds are critical to reducing risk and supporting movements on foot and by bicycle. The default speed limit on urban roads in Wales changed from 30mph to 20mph in 2023. It is therefore essential that roads, streets and public spaces provided as part of new developments are designed in a way that minimises vehicle speeds, encourages adherence to the speed limit and provides an environment where people feel it is safe to walk and cycle.’</u>
PPC20	Action Point HS12.2 <i>Council to review supporting text to Policy SP19, with particular reference to para 6.154 and the reference to additional capacity for road-based access. In reviewing the supporting text, Council to take the opportunity to update the description and purpose of the Eastern Bay Link Road scheme in line with the latest position.</i>	Policy SP19 Paragraph 6.154	Amend paragraph 6.154 as follows: 6.154 The Eastern Bay Link Road is a longstanding aspiration of the Council and is featured in the South East Wales Transport Alliance (Sewta) Regional Transport Plan (RTP). The road would complete a peripheral distributor road running between M4 Junction 33 in North West Cardiff and Llanedeyrn Interchange in the East of the city. It would provide additional capacity for road-based access to the Cardiff Central Enterprise Zone from the East and supporting development in that area. Details of proposed works are not currently available, so the Constraints Map indicates the extent of the Eastern Bay Link running from the Ocean Park roundabout to A48, Eastern Avenue. The Eastern Bay Link Road from Butetown Tunnels to Llanedeyrn Interchange is a longstanding aspiration of the Council and is featured in the Regional Transport Plan (RTP). It would improve access, road safety, active travel facilities and opportunities for development in that area. Details of proposed works are not currently available, so the Constraints Map indicates the extent of the Eastern Bay Link.

11.Matters Arising from Hearing Session 13: Minerals and Waste

Proposed Plan Change Reference	Hearing Session / Action Point	Plan Reference	Proposed Change
PPC21	Action Point HS13.1 <i>Council to review Policies MW2, MW5, and MW8:-</i> <i>MW2</i> <i>- Is the policy intent that proposals would be acceptable if they satisfied i, ii or iii?</i>	Policies M2, M5 and M8 and SP11	MW2: PREFERRED ORDER OF MINERAL RESOURCE RELEASE <u>When considering applications for mineral resource release the preferred order of release will be:</u> i. <u>The deepening of mineral workings at existing sites;</u> ii. <u>The lateral extension of mineral workings at existing sites;</u> iii. <u>The release of resources at new sites.</u> <u>Applications to deepen or extend mineral workings will be permitted where it can be demonstrated that one or more of the following criteria would be met:</u>

	- Would a proposal that failed against e.g. ii and iii be acceptable if it met i? - Is iv meant to be a criterion or is it a paragraph of policy text that would apply in all cases? - What is the sequential test approach referred to in para 7.539? Are the criteria sequential? Is the sequential test deepening over lateral extension? - Having considered these questions, make appropriate amendments to MW2 as necessary.		a. <u>The release of new reserves enables Cardiff to meet its sub-regional apportionment commitments;</u> b. <u>There would be environmental benefits which can justify the addition of new reserves, or the exchange of existing reserves;</u> c. <u>There would be operational benefits that would lead to more efficient exploitation of the resource.</u> <u>The purpose of this policy is to set out the approach which would be used to guide the future release of mineral resources, should this be necessary.</u> <u>This policy expands on Policy SP11 and promotes the efficient use of minerals. The policy accords with guidance contained in PPW which recognises that extensions to minerals workings are generally more acceptable than new greenfield sites.</u> <u>The continuation of quarrying at existing sites is preferable to the environmental and financial upheaval of shifting production to new sites. In addition, the deepening of sites is preferred to lateral extension (with the exception of the lateral extension to Ton Mawr Quarry referred to in Policy MW1), as it minimises the area of land given over to working and ensures the best use of existing reserves. However, in determining the best option, consideration will need to be given to potential environmental and restoration implications.</u> <u>The life of any reserves released will be restricted to enable new working methods and technology to be utilised and current environmental controls to be imposed, without compromising the ability of operators to amortise their investment in plant. In addition, reserves will not be released prematurely to avoid sterilisation of land, and to ensure operators maximise the use of existing sites before moving to new areas. This will also help ensure that older sites can be restored earlier.</u> <u>In determining the best option, consideration will need to be given to the possible impact upon the environment, natural heritage and built heritage.</u> Policy MW5 Policy amended to read as follows: <u>Proposals for mineral working, mineral related plant and buildings or the review of existing mineral permissions will be permitted only where they are accompanied by plans for restoration of the site, including appropriate after-use and after-care arrangements. Applications should include proposals for the reinstatement of the site to a condition suitable for an appropriate after-use, supported by adequate after-care proposals.</u> <u>Plans for restoration, after-use and after-care should:</u> i. <u>Demonstrate that restoration proposals are appropriate given the type, extent and lifespan of the mineral workings;</u> ii. <u>Undertake progressive restoration;</u> iii. <u>Make beneficial use of mineral waste generated by mineral working;</u> iv. <u>Demonstrate that any proposed after-use is appropriate for the site's location;</u>
	MW5 - The phrasing "In drawing up restoration proposals, mineral operators will be encouraged to:" to be reviewed and strengthened with a stronger phrasing to make clear what proposals must/should do & as a consequence, what the effect of failing to meet individual criteria would be. - The phrasing "firm proposals are included" can be strengthened to give a clearer requirement. - Council to consider the different type, extent and progression of restoration at different sites, and whether policy or supporting text needs to reference that different sites will require different types of progressive restoration, and if so, to suggest suitable amendments to policy/text. - Consider whether criterion iv is meant to be a criterion or is a paragraph of policy text.		
	MW8		

	- Council to consider whether ‘or’ at end of criterion i is required, and as a consequence the ‘and’ at the end of ii. - The phrasing “will generally be encouraged” in the final paragraph can be strengthened to give a clearer direction.		v. <u>Set out after-care arrangements where this is necessary;</u> vi. <u>Demonstrate how proposals contribute to the Nature Recovery Action Plan and requirements of the Biodiversity and Resilience of Ecosystems Duty (Environment (Wales) Act 2016).</u> <u>The aim of this policy is to ensure that all proposals for mineral working or related development are accompanied by plans for the restoration and suitable after-use of the site, or after-care where appropriate.</u> <u>This policy expands on Policy SP11. The policy accords with objectives contained in PPW and MTAN1:Aggregates which aim to achieve a high standard of restoration and aftercare, and provide for beneficial after-uses when mineral working has ceased.</u> <u>This policy will be applied in order to avoid dereliction and uncertainty by requiring all applications for mineral working to be accompanied by effective proposals to ensure restoration and after-care of the site once mineral working finishes. It applies to proposals for mineral working, as well as reviews of existing permissions, proposals for ancillary plant and buildings and applications for secondary industry.</u> <u>All applications should be accompanied by restoration, after-use and after-care plans to ensure that the site is left in a safe and usable condition once mineral working ends. The proposed restoration scheme and any proposed after-use should be appropriate for the site and its location. The suitability of the proposed scheme will be dependent on the type and method of mineral working and the site’s individual characteristics.</u> <u>Sites should be restored to a high standard suitable for an agreed after-use. The suitability of a proposed after-use will depend on many factors, including the site’s location, adjacent land uses, the final landform, and the availability and quality of soils and other restoration materials. Uses other than those typically found in a rural area, such as agriculture, nature conservation, forestry or informal recreation may require a separate planning permission. New uses of mineral workings other than those appropriate to a rural area will not be permitted without special justification.</u> <u>Proposals should also set out plans for after-care, where this is necessary. If the proposed restoration scheme is to agricultural, recreational or amenity use then appropriate after-care proposals should accompany the application.</u> <u>Mineral operators should agree the aims of the restoration scheme at the outset, keep those aims under regular review throughout the life of the permission and implement the restoration scheme without delay. In most cases, progressive and phased restoration throughout the life of the permission will be the most appropriate restoration strategy.</u> <u>MW8: SITES FOR WASTE MANAGEMENT FACILITIES</u> <u>Proposals for the development of waste management facilities will be permitted where:</u> i. <u>There is a demonstrable need assessed against regional requirements; or</u>
--	---	--	--

			ii. <u>The proposed waste facility would move the management of existing waste streams further up the waste hierarchy.</u> <u>Facilities for the handling, treatment and transfer of waste will generally be acceptably located on existing use class B2 general industrial land, subject to considerations of locational constraints and environmental factors.</u> <u>Applications should be accompanied by a Waste Planning Assessment containing sufficient information to enable an assessment of the proposal.</u> <u>The purpose of this policy is to provide guidance on the assessment of planning applications for waste management facilities. This policy expands on Policy SP22. The policy accords with Towards Zero Waste (2010), The Collections, Infrastructure and Markets Sector Plan (2012), TAN 21: Waste (2014) and Beyond Recycling (2021).</u> <u>It is anticipated that applications for a variety of waste management facilities will be submitted during the Plan period. With the aspirations to move to a more circular economy and the need to move the management of waste further up the waste hierarchy, proposals for waste management are likely to cover a wide range of facilities with differing impacts. Proposals may include facilities for the checking and cleaning of waste; preparation for reuse; processing, refurbishment and recovery of waste; waste transfer; recycling; energy from waste proposals; and disposal. The policy supports the provision of a wide ranging and diverse waste infrastructure which meets identified needs, subject to the suitability of the proposed location.</u> <u>The need for waste proposals will be assessed against the Collections, Infrastructure and Markets Sector Plan and the capacity requirements established through regional monitoring, as set out in TAN 21.</u> <u>Waste facilities will generally be encouraged towards existing general industrial areas (use class B2), unless it can be demonstrated that the proposal could be acceptably located elsewhere, or unless an assessment of the proposal indicates that more onerous locational standards should apply.</u> <u>Planning applications for waste management facilities should be accompanied by a Waste Planning Assessment containing sufficient information to enable an assessment of the proposal and its contribution to meeting the requirements set out in the Collections, Infrastructure and Markets Sector Plan. Further details are contained in Annex B of TAN 21.</u> <u>Where appropriate, proposals should be accompanied by an Environmental Impact Assessment and Health Impact Assessment. It is likely that conditions will be attached to any permissions and/or legal agreements sought to ensure adequate environmental safeguards and controls.</u> <u>Further guidance on the application of the Policy will be set out in the Locating Waste Management Facilities SPG.</u>
--	--	--	--

12.Matters Arising from Hearing Session 14: Design and Other Matters

Proposed Plan Change Reference	Hearing Session / Action Point	Plan Reference	Proposed Change
PPC22	Action Point HS14.1 <i>As per the Council's response in ID04, Council to review Policies SP3 and SP4. Review to consider:-</i> - <i>Making both policies shorter;</i> - <i>How both can be more focussed on key issues & requirements;</i> - <i>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;</i> - <i>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</i> - <i>How text removed from policies can be re-sited where necessary and appropriate as supporting text.</i> Including amendments proposed under: Action Point HS8.1 Action Point HS9.1 Action Point H14.4	Policy SP3 and SP4	The Council propose that policies SP3 and SP4 and supporting text are amended as follows: Revised Policy SP3: ENSURING A MASTERPLANNING APPROACH <u>A masterplanning approach will be required for:</u> a. <u>Strategic sites identified in the Plan;</u> b. <u>Residential developments of 100 homes or more; and</u> c. <u>Development proposals involving multiple phases or land ownership interests.</u> <u>Masterplans will:</u> - 1. <u>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.</u> 2. <u>Be informed by early engagement with local communities, landowners, infrastructure providers and other relevant stakeholders, and demonstrate how engagement has influenced the masterplan.</u> 3. <u>Establish an integrated framework for:</u> • <u>land uses and density;</u> • <u>strategic active travel, movement networks and connectivity;</u> • <u>green infrastructure networks, ecosystem resilience and public spaces;</u> • <u>community facilities and neighbourhood centres;</u> • <u>the timely provision of supporting infrastructure and utilities;</u> • <u>landscape, ecology and following the step wise approach to biodiversity;</u> • <u>heritage, culture and the Welsh language;</u> • <u>the creation of areas of distinctive character; and</u> • <u>the phasing and delivery of development;</u> 4. <u>Promote sustainable and resilient development by:</u> • <u>creating mixed-use, walkable neighbourhoods that are well integrated with surrounding areas and accessible to all;</u> • <u>prioritising walking, cycling and public transport;</u> • <u>supporting the delivery of net zero carbon development;</u> • <u>responding to climate change mitigation and adaptation requirements;</u> • <u>making efficient use of land; and</u> • <u>delivering lifetime homes and specialist needs housing, (where need is identified).</u>

			5. <u>Be supported by a design code and a green infrastructure management strategy.</u> <u>Subsequent applications will need to demonstrate accordance with the approved masterplan and design code.</u> <u>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.</u> <u>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.</u> <u>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.</u> - <u>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.</u> <u>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.</u> Revised Policy SP4: Securing Good Quality and Sustainable Design <u>All new development will be required to contribute to sustainable placemaking and the creation of distinctive, healthy, connected, resilient and inclusive places.</u> <u>Development proposals will:</u> -
--	--	--	---

			i. <u>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.</u> ii. <u>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.</u> iii. <u>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.</u> iv. <u>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).</u> v. <u>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.</u> vi. <u>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.</u> <u>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.</u> <u>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</u>
--	--	--	---

			<u>Plan provides a sound policy framework to ensure the best possible design solutions are secured as the Plan is implemented.</u> <u>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.</u>
PPC23	Action Point HS14.2 - <i>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).</i> - <i>A clearer definition of height outside the city centre and the Bay.</i> - <i>The language used and its effectiveness in decision making (e.g. an elegant silhouette against the sky).</i> <i>How infrastructure capacity is to be assessed in the determination of tall building proposals (including, for example, highways, public transport, health, education, sewerage).</i>		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: 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 surrounding properties or significantly taller in terms of actual height and number of floors. When developing tall buildings, 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. Tall buildings will be generally supported where they: • Do not negatively impact on the character and setting of listed buildings, conservation areas or registered parks and gardens • Accommodate a mixture of uses • Achieve attractive, original and distinctive architectural and landscape design quality commensurate with their high visibility in the city and any position in a streetscape. • Contribute positively to the overall townscape by providing an elegant silhouette against the sky and in relation to any distinct building group within any relevant vista. • Enhance the biodiversity of their site or immediate context, and in particular through the accommodation of trees and green infrastructure.

			• Make a visually seamless connection with the ground plane, integrating with the street scene and neighbouring public realm. • Take into account the needs of people at the human scale, providing active commercial or residential interfaces at ground floor on key frontages and creating neighbouring spaces that allow for trade, play, sport or relaxation within an attractive landscape that in particular benefits residents. • Provide any refuse, cycle or car parking and building servicing provision in a recessive location where it has limited impact on the vitality and attractiveness of the public realm. • Do not form an overbearing relationship with neighbouring development or compromise the reasonable development of neighbouring sites. • 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 shared or communal amenity space. • Demonstrate that the development does not adversely impact on the microclimate of the application site and the surrounding streets and public spaces in relation to sunlight and wind. • Consider public safety requirements as part of the overall design, including the provision of evacuation routes. • Provide an “adaptability statement” to show that the building could accommodate alternative uses, subject to the necessary consents. 7.149 Tall buildings can contribute to helping the city accommodate new development as well as communicating ambition, energy and innovation. They can contribute to making efficient use of land to deliver jobs, homes and mixed communities. Tall buildings in the right locations and of the right design have the potential to enhance the appearance and character of areas and to contribute to regeneration. 7.150 Tall buildings may be proposed for a variety of uses, including workspace and new homes. In all cases the design of a tall building should create a high quality environment both for its users and for surrounding development and the public realm. 7.151 Tall buildings also give rise to particular issues related to their height, massing and prominence as set out in this policy. All the design principles for high density development set out in other policies of the local plan are equally applicable to tall buildings, including liveability considerations for residential development. 7.152 This policy does not aim to conceal tall buildings from view, but to ensure that they are located and designed to create a positive feature in the urban environment from nearby viewpoints through to distant views. 7.153 Further Information will be given in an SPG. Revised Policy D1: TALL BUILDINGS
--	--	--	---

			<u>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.</u> <u>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).</u> <u>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.</u> <u>Planning applications for tall buildings must demonstrate that they:</u> i. <u>Are appropriate to their location, responding positively to the character, scale, function and identity of the site and surrounding area.</u> ii. <u>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.</u> iii. <u>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.</u> iv. <u>Demonstrate exceptional and innovative design quality with high-quality architecture, materials and detailing that are sustainable, adaptable and resilient.</u> v. <u>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.</u> vi. <u>Do not adversely impact on the microclimate of the application site and the surrounding streets and public spaces in relation to sunlight and wind.</u> vii. <u>Incorporate trees and green infrastructure to enhance the biodiversity and urban greening of the site or its immediate surroundings.</u> viii. <u>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.</u>
--	--	--	--

			ix. <u>Do not form an overbearing relationship with neighbouring development or compromise the reasonable development of neighbouring sites.</u> x. <u>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.</u> xi. <u>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).</u> xii. <u>Provide an adaptability statement to show that the building could accommodate alternative uses, subject to the necessary consents.</u> <u>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.</u> <u>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.</u> <u>Proposals should carefully consider their effects on heritage assets, important views, the skyline, public realm, microclimate and residential amenity.</u> <u>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.</u> <u>7.152 Further Information will be given in an SPG.</u>
PPC24	Council to review Policies OS1 and OS2. - Clarify whether policies require like-for-like or better replacement, and if so, state this clearly. - Clarify whether policies require that compensatory open space is provided within or adjacent to the		The Council propose to amend policy OS1 so the policy reads as follows: POLICY OS1: PROTECTION OF OPEN SPACE Development will not be permitted on areas of open space unless: It would not cause or exacerbate a deficiency of open space in accordance with the most recent open space study; and

	area from which it is lost, and if so, state this clearly. The Council have said that <i>‘the Plan secures quality by requiring that replacement open space meets the functional, design and usability criteria set out in the Plan’s placemaking, green infrastructure and health and wellbeing policies’</i> and that <i>‘these policies collectively ensure that compensatory provision is safe, attractive, multifunctional, and capable of delivering the same or enhanced recreational and environmental benefits as the space being lost’</i>. It is unclear why the Council have opted for a whole plan approach to be taken in relation to open space given many other policies are self-contained and have multiple criteria specifying requirements. If the delivery of open space requirements relies on the application of multiple policies, this needs to be made clearer. Alternatively, open space policies should be amended to more clearly set out what is required to achieve policy compliance.	II. The open space has no functional or amenity value; and III. The open space is of no quality or IV. The developers make satisfactory compensatory provision; and, in all cases; V. The development has no adverse impact upon green infrastructure/ecology and/or areas of historic conservation importance. <u>Development will not be permitted on areas of open space unless it is demonstrated that:</u> <u>i. The open space has no significant functional, amenity, conservation or environmental value, and its loss would not cause or exacerbate a deficiency of open space having regard to the most recent Open Space Assessment; or</u> <u>ii. satisfactory compensatory provision is made. Compensatory provision must:</u> <u>a) be equivalent to, or better than, the open space lost in terms of its capacity to meet the needs of the area, having regard to quantity, quality, characteristics, location and accessibility;</u> <u>b) be provided on the site, or where that is demonstrated not to be practicable, immediately adjacent to it, or otherwise within the accessibility catchment serving the population affected by the loss;</u> <u>c) be available for use before the loss of the existing provision occurs, avoiding any temporary loss of provision;</u> <u>d) contribute towards meeting the needs of the local community; and</u> <u>e) be secured, together with arrangements and funding for its long-term management and maintenance, by planning obligation.</u> 7.436 The aim of this Policy is to protect open space that has significant functional, conservation, environmental or amenity value. It applies to all areas of open space within the County. The Policy will help protect the current network of open spaces in Cardiff and work toward delivering Policy SP21 and LDP objectives related to maintaining and enhancing a network of green space and corridors. 7.437 The Policy is in accordance with the Future Wales: The National Plan 2040, PPW and Technical Advice Note 16: Sport Recreation and Open Space (2010) which requires that all types of open space are protected, particularly where it has a strategic countywide importance. 7.438 The various types of open space in Cardiff will be listed and explained in detail in the Cardiff Open Space SPG. For the purposes of this policy functional green space includes land that can accommodate formal and / or informal recreational uses including sporting use and opportunities for children’s play. 7.439 Proposals for development on areas of functional open space will be assessed against a functional green space requirement of 2.43 hectares per 1,000. This is explained in more detail under Policy OS2. 7.440 In assessing the functional and amenity value of an area of open space, regard will also be given to whether it serves a purely local function or has more strategic countywide importance. Special protection will be afforded to open space that has strategic countywide importance whether for functional, amenity or wildlife purposes. 7.441 The quality of an area of open space will be assessed having regard to issues such as: • Accessibility;
--	---	--

		• Biodiversity; • Access to Nature; • Facilities; • Management and maintenance; • Contribution to local amenity; • Contribution to recreation; and • Strategic value. 7.442 Where a development proposal involving the loss of open space would exacerbate a local or countywide deficiency of functional open space, compensatory provision for open space or alternative provision of equivalent community benefit may be acceptable. This will be explained further in the Open Space SPG. 7.443 The appropriateness of compensatory open space or replacement facilities will be assessed having regard to the importance of the resource to be lost and the needs of the locality. <u>Further Guidance will be provided in SPG. Compensatory provision should:</u> • Contribute towards meeting the needs of the local community; • Be of at least equal value to that being lost; • Be reasonably related to the original site to serve the population affected by the loss; • Be provided in accordance with the Open Space SPG; and • Be agreed between the Council and the developer. 7.444 Corridors and networks of open space, like the river valleys, have strategic importance in terms of recreation, amenity and wildlife. The corridors of the rivers Ely, Taff, Rhymney and the Nant Fawr (identified on the Proposals Map) are a particularly important resource within both the urban and rural context, linking the waterfront and the urban area with the countryside. Specific protection of river valleys is set out in Policy CP4. 7.445 Many areas of open space have value for nature conservation. Some are designated for their international, national or local importance, while others contribute more generally to biodiversity. Some areas also have historic conservation importance. These include Historic Gardens and Parks, land within Conservation Areas and land that provides the setting for Ancient Monuments or other archaeological remains. 7.446 The protection of open space policy will be assessed each year in the Annual Monitoring Report. The loss of open space is a Core Indicator required by Welsh Government and will be monitored on an annual basis, forming part of the Open Space Assessment. POLICY OS2: PROVISION FOR <u>FUNCTIONAL</u> OPEN SPACE, OUTDOOR RECREATION, CHILDREN’S PLAY AND SPORT <u>Provision for functional open space, outdoor recreation, sport and opportunities for children's play will be sought in conjunction with all new residential developments of more than five units. Proposals will be permitted where:</u>
--	--	---

			<u>i. provision is made at a minimum of 2.43 hectares of functional open space per 1,000 projected population;</u> <u>ii. in developments of more than 20 units, this provision is made on site, unless it is demonstrated that on-site provision is impracticable or that existing provision within the accessibility catchment can be upgraded or extended to meet the need generated, in which case a financial contribution will be sought;</u> <u>iii. provision is located and designed to meet the accessibility thresholds;</u> <u>iv. natural and semi-natural green space is provided in addition to the requirement at criterion (i), at a scale proportionate to the development and its contribution to recreational pressure on designated sites; and</u> <u>VI. arrangements and funding for the long-term management and maintenance of all provision are secured by planning obligation.</u> <u>The composition of provision under criterion (i) may vary where an alternative mix is justified by local need, the characteristics of the site, or the availability and adequacy of existing provision within the accessibility catchment. Where it is demonstrated that the standard at criterion (i) cannot be met in full on site, provision will be sought to the maximum extent practicable and any remaining shortfall met by financial contribution towards provision or improvement within the accessibility catchment.</u>
--	--	--	--

13.Matters Arising from Hearing Session 15: Monitoring

Proposed Plan Change Reference	Hearing Session / Action Point	Plan Reference	Proposed Change
PPC25	Action Point HS15.1 <i>i. Council to delete ‘or more’ from all indicators which say 2 or more consecutive years.</i> <i>ii. Council to create new indicator, separating affordable housing delivery from market housing delivery.</i> <i>iii. Council to create new indicator monitoring tenure split (social rented and intermediate).</i> <i>iv. Council to create new indicator monitoring delivery against affordable housing thresholds and percentage targets for greenfield and brownfield.</i>	Monitoring Framework RLDP Appendix 1	See Appendix 1

	v. Council to create new indicator monitoring delivery of Cardiff Parkway (former allocation EC2). vi. Council to amend the trigger to 1.8 refer to EC3 and EC5 and consider including an indicator relating to size of site. vii. Council to review suitability of using average UK vacancy levels (2.3). viii. Council to amend 2.4 to reference Policy R6. ix. Council to review whether it is necessary to include an indicator for Policy PC1 and if it is, the relevance of AQMAs as a measure of the performance of Policy PC1 (2.7). x. 2.8, to be deleted. xi. Council to consider a trigger to monitor waste capacity (2.9). xii. Council to review 2.15 to link to the Infrastructure Plan. xiii. Council to consider whether it is necessary to monitor 3.1 to 3.4. xiv. Council to review the target and trigger for 3.6 to ensure they match. xv. Council to clarify over what area the 2.43ha per 1000 population is measured and include in the target/trigger. xvi. Council to review whether it is necessary to monitor 3.10 and 3.11.		
--	---	--	--

Proposed Changes to the Proposals Map from Matters Arising

Proposed Proposals Map Change Reference	Reason for Proposed Change	Plan Reference	Change Proposed
PM1	Proposed amendment to the boundary of allocation SP9 Supporting the Role of Cardiff Port on the Replacement LDP Proposals Map (Amend key to read 'Revised Boundary' and 'Existing Boundary') See Statement of Common Ground	SP9	See Appendix 2
PM2	Proposed deletion of allocation H1.1 Land at areas 9-12, St Mellons from the Replacement LDP Proposals Map (Amend key to read 'Allocation H1.1 to be removed') Consequential change renumber all H1.2 to H1.1	H1.1	See Appendix 2
PM3	Proposed deletion of allocation H2.4 Roath Dock (North Side) from the Replacement LDP Proposals Map (Amend key to read 'Allocation H2.4 to be removed') See Statement of Common Ground	H2.4	See Appendix 2
PM4	Proposed amendment to the boundary of allocation H2.5 Porth Teigr and Alexandra Head on the Replacement LDP Proposals Map (Amend key to read 'Revised Boundary' and 'Existing Boundary') Consequential renumbering to H2.4	H2.5	See Appendix 2

	See Statement of Common Ground		
PM5 A Existing and B Proposed	Proposed deletion of allocation EC2 Land South of St Mellons Business Park (Amend key to read 'Allocation EC2 to be removed') · Proposed inclusion of Land South of St Mellons Business Park within Policy EC3 Protected Employment Land and Premises areas designated on the Replacement LDP Proposals Map (Key to read 'New EC3.6 Protected Employment Land and Premises area')	EC2	See Appendix 2
PM6	Correct boundary of housing commitment "16 Plasdwr (Part of adopted LDP Strategic site C)" shown on the Proposals Map to reflect correct development boundary adjacent to St Fagans village which excludes the area overlapping with the SLA	Proposals Map	See Appendix 2
PM7 A – Land at Church Farm removed from Policy SH1A Sites Completed Removed From Housing Commitments: PM7 B- 1 –Former Arjo Wiggins PM7 C- 4 –The Wharf, Schooner Way PM7 D- 5 –Crawshay Court, Curran Rd. PM7 E- 6 –Anchor Industrial Estate <u>New Commitments</u> PM7 F- <u>16 - Land at Church Farm (Part of adopted LDP Strategic Site F)</u> PM7 G- <u>17 - Asset House, 63, Penarth Road</u> PM7 H- <u>18 - Michaelston College, Drope Road</u>	Update and renumber the housing commitments over 100 dwellings shown on the Proposals Map to exclude sites now complete and include new sites granted planning permission.	Proposals Map	See Appendix 2 Updated List of Housing Commitments on the Proposals Map 1 –Former Arjo Wiggins 21 – Former BBC Llantrisant Road 3 <u>2</u> - Land at Channel View 4 –The Wharf, Schooner Way 5 –Crawshay Court, Curran Rd. 6 –Anchor Industrial Estate 7 <u>3</u> - Brains Brewery Site 8 <u>4</u> - Red Dragon Centre & County Hall 9 <u>5</u> - East Bay Close 10 <u>6</u> – Suffolk House, Trade Street 11 <u>7</u> - Lansdowne Hospital 12 <u>8</u> - 81-6 Guilford Crescent 13 <u>9</u> - Central Square Plots 4 and 5 14 <u>10</u> - South of Creigiau (Part of adopted LDP Strategic Site E) 15 <u>11</u> - Land North of junction 33 (Part of adopted LDP Strategic Site D)

PM7 I- 19 - Knox Court, 10 Fitzalan Place			16 12 - Plasdwr (Part of adopted LDP Strategic Site C) 1713 - North East Cardiff (Part of adopted LDP Strategic Site F) 18-14 - St. Edeyrns Village (Part of adopted LDP Strategic Site G) 19 15 - Land West of Dumballs Road (Part of adopted LDP Strategic Site A) 16 - Land at Church Farm (Part of adopted LDP Strategic Site F) 17 - Asset House, 63, Penarth Road 18 - Michaelston College, Drope Road 19 - Knox Court, 10 Fitzalan Place
		Proposals Map	Add missing label to H2.3 Cardiff Business Park (West).

Outstanding Changes from CD05 Council Response to ID04 Council Response to Comments and Questions raised by the Inspectors

Proposed Plan Change Reference	Issue Raised	Plan Reference	Proposed Change
PPC26	To avoid confusion paragraph 6.157 to be deleted as this is the same guidance referred to in paragraph 7.471 under Policy RE2	SP20 Paragraph 6.157	6.157 Supplementary Planning Guidance will be developed with the industry to provide further interpretation of this policy.
PPC27	Should sites listed in paragraph 7.9, proposed to be brought forward as housing led regeneration areas through SPG be allocated under Policy H2, not least to give development plan weight to the aim of maximising affordable housing?	Policy H2 Housing Led Regeneration Areas	Given the current status of these sites, it is considered further work is required before they can be brought into policy and to avoid confusion it is proposed that reference to them is deleted from the plan. Delete Paragraph 9: Land at Maes-y-Coed Road, Ocean Way/Moorland Road, Newport Road and Penarth Road are proposed to be brought forward as housing led regeneration areas through SPG (paragraph 7.9). Should these sites be allocated under Policy H2, not least to give development plan weight to the aim of maximising affordable housing?
PPC28	Planning obligations may not be required to address existing shortfalls. Works and contributions must only address demand created by proposed development. Consequently ‘and any current under provision’ should be deleted.	Policy SP5:Securing New Infrastructure	SP5: SECURING NEW INFRASTRUCTURE New development will make appropriate provision for, or contribute towards, all essential, enabling and necessary infrastructure required as a consequence of the development in accordance with Planning Policy Guidance. Such infrastructure will be delivered in a timely manner to meet the needs of existing and planned communities and includes the following aspects which may be required having regard to the nature, scale and location of the proposed development and any current under provision: Essential / Enabling Infrastructure: • Transportation and highways including access, circulation, parking, public transport provision, walking and cycling; • Utility services (including telecoms); • Flood mitigation / defences; Necessary Infrastructure: • Affordable housing; • Schools and education; • Health and social care; • Community buildings and facilities including District and Local Centre improvements;

			• Social value such as local employment and training including replacement employment opportunities and affordable workspace where relevant; • Community safety initiatives; • Open space, recreational facilities, playgrounds, allotments; • Protection, management, enhancement and mitigation measures relating to the natural and built environment; • Sustainable Drainage Systems (SuDS) • Public realm improvements and public art; • Waste management facilities including recycling and services; • District heating and sustainable energy infrastructure; and Enhancement measures relating to the Welsh Language.
PPC29	The indoor arena is under construction. Is this policy necessary?	Policy SP10: Supporting Tourism	Delete Policy SP10 SP10: SUPPORTING TOURISM Appropriate sustainable tourism developments to build upon Cardiff's role as a Capital City and a major tourist, arts, cultural and sporting destination will be supported and promoted where proposals meet with all other relevant LDP policies. Tourism development linked to regeneration initiatives will be promoted including: • A new 17,000-seater Indoor Arena in Cardiff Bay. • Redevelopment of Metro Central and Central Quay. • Redevelopment of the Canal Quarter, including reopening the canal and creating new public and commercial spaces on Churchill Way. • Further sport related development at the International Sports Village (ISV). 6.87 Future Wales emphasises the importance of tourism as part of the foundational economy, which is considered 'integral to the well-being of places, communities and people and which deliver people's everyday needs. Whilst making an important contribution to the economy, there is a positive link between tourism and the physical and mental well-being of communities. This is especially enabled through active, green, and cultural forms of tourism including Welsh language tourism. 6.88 The Replacement LDP recognises the significance of tourism in these multifaceted respects, whilst appreciating how central the tourist industry is to the economy of Cardiff. 6.89 Tourism has the potential to increase economic activity, assist regeneration and conservation, and raise general health and well-being. There can also be some negative impacts of tourism, as a result of visitor pressure, in terms of traffic congestion, harm to sensitive natural environments (for example in undeveloped coastal areas and protected areas), and to local communities. Policies in the Replacement LDP aim to direct tourism development to locations to avoid such impacts or seek to control development to reduce negative impacts. 6.90 Tourism is a vital part of the Welsh and Cardiff economy. In 2021 the visitor economy was worth £728 million to Cardiff's economy from 0.98 million overnight trips and some 8.88 million day visitors. In 2018 the 9 day National Eisteddfod in Cardiff saw an economic benefit of £17.5 million to the area and in 2021 tourism directly supported over 7,000 full time jobs in the city.

PPC30	In the absence of an up-to-date definitive map of agricultural land quality, how will safeguarding the best and most versatile agricultural land be ensured?	SP22(i)	6.171 The best and most versatile agricultural land (Grades 1, 2 and 3a of the Agricultural Land Classification) is a finite resource. Once lost to development it is rarely practicable to return such land to best quality agricultural production. There is no up-to-date definitive map of agricultural land quality for Cardiff as a whole, but the best and most versatile agricultural land is known to exist in parts of the west, north and east of Cardiff. The Policy aims to protect such land from development, where the loss is not justified by other considerations, <u>in line with Planning Policy Wales.</u>
PPC31	EC1 Should the policy set out what are appropriate uses? What is a knowledge based business	Policy EC1	Amend Policy EC1 to set out an appropriate use and define knowledge based business: POLICY EC1: CARDIFF CENTRAL ENTERPRISE ZONE AND REGIONAL TRANSPORT HUB EC1: CARDIFF CENTRAL ENTERPRISE ZONE AND REGIONAL TRANSPORT HUB The Cardiff Central Enterprise Zone and Regional Transport Hub as shown on the Proposals Map is designated for the retention, development and redevelopment of land for employment opportunities, reflecting the area's role as the commercial driver of Wales. The area is focused on knowledge-based business and also supports, as part of, an integrated regional public transport hub high density residential units together with a diversity of complementary mixed uses, including commercial, leisure and service uses where they support regeneration, renewal and enhancement and contribute to the vitality, attractiveness and viability of the CEZ. <u>Developments that support regeneration, renewal and enhancement and contribute to the vibrancy and viability of the CEZ as a regional and national economic and transport hub will be favoured and the following land uses are considered appropriate: B1 offices, complementary uses including hotels, food and drink uses, leisure uses and; high density residential uses where they form part of mixed use redevelopment proposals and do not undermine the primary function of the CEZ as an economic hub.</u> 7.78 The Central Enterprise Zone (CEZ) was established in late 2011 and comprises a 56.7 hectare business district in the centre of Cardiff with a vision to facilitate the development of high value-added employment that drives agglomeration and productivity growth, as well as providing jobs at scale in Wales's most sustainable and accessible business location. 7.79 The CEZ comprises Callaghan Square/Canal Parade, Capital Quarter, Cardiff Central Station, Central Square, Cardiff Interchange, Central Quay, John Street and Dumballs Road sites. <u>The area is focussed on knowledge-based business (B1 offices) and supports as part of an integrate regional transport hub high density residential units together with a diversity of complementary mixed uses, including commercial, leisure and retail and food and drink uses.</u> 7.80 This policy seeks to build on the successful development of the CEZ to date through promoting and supporting opportunities for new mixed-use investment and development to further enhance the Zone's vibrancy, vitality and attractiveness and ensure Cardiff fulfils its role as the economic driver of the city region. 7.81 Major Grade A office schemes have been completed at Capital Quarter and Central Square and high-density residential schemes, including elements of mixed use and employment floorspace completed and or under construction in the vicinity of Dumballs Road. 7.82 This policy will promote and support the future priorities and direction for the zone, including the completion of Central Quay, the delivery of the 'Metro Central' upgrade of the Cardiff Central Railway Station and interchange bus station, the

			Callaghan Square and Canal Parade redevelopment sites and the on-going redevelopment and regeneration of Dumballs Road. <u>7.83 (new paragraph to define knowledge-based business)</u> <u>For the purposes of this policy knowledge-based business are defined as enterprises whose primary outputs are generated through specialised expertise, innovation, digital technologies, and professional services and typically include but not limited to financial and professional services, digital and creative industries and cyber security and data services.</u>
PPC32	<i>The Council resolved to grant planning permission (application 21/00076/MJR) for Land south of St Mellons Business Park (Cardiff Parkway).</i> Delete Policy I Site to be included in Policy EC3 Protected Employment Land and Premises	Policy EC2 and Policy EC3	Delete Policy EC2: EC2: LAND SOUTH OF ST MELLONS BUSINESS PARK - Land is allocated South of St Mellons Business Park, as defined on the Proposals Map for a strategic employment site comprising up to 90,000 square metres of B1, B2 and B8 uses, ancillary uses and infrastructure associated with; biodiversity; landscape; drainage; walking, cycling and other transport modes, together with the construction of a new transport hub facility, comprising railway station buildings (up to 2,500m² use class sui generis) including ancillary uses; 4 no. platforms; surface car park (up to 650 no. spaces) and associated infrastructure works. 7.83 This policy seeks to allocate 44ha of business and industrial land at Land South of St Mellons, as a strategic site to deliver a transport hub (including mainline station), and employment land to attract high quality investment to contribute to the LDP economic strategy and the economy of the wider City Region and support Cardiff's status as an internationally competitive city. The allocation forms an important element of the LDP vision and objectives, the Council's aims set out in the strategy 'Stronger, Fairer, Greener' and provides high level links and broad conformity with the Well Being Objectives. 7.84 The site is a key priority within the wider region and located close to an area of high unemployment with very limited access to rail. Beyond this local catchment, the station has the potential to connect a significant number of people in north-east and east Cardiff with the railway and the station could function as a multi-modal transport interchange between Cardiff and Newport. 7.85 This approach responds to Cardiff's role as the main economic driver of the city region in South-east Wales. At the heart of this approach is recognition that the Cardiff city region clearly forms a natural economic area, and it has consistently made a major positive contribution to the economic growth of Wales. In core city analysis, Cardiff performs well and there is an opportunity to build further on this through continuing to enhance Cardiff's role and improve linkages and connectivity within the city region. It is also recognised that there are significant benefits for adjoining areas from Cardiff's success in achieving economic growth. The Cardiff Parkway new rail station and associated provision of B use class employment land and premises will play a vital role in this respect. 7.86 The Cardiff Employment Land and Premises Study (HJA Associates, March 2022) recognises that along with the requirement to improve and redevelop existing estates within Cardiff, there is also a requirement for new well-located sites to be allocated for employment use to meet the demand for good quality light industrial and warehouse accommodation. Given the geographical constraints of the city, the opportunity presents itself to utilise land within the strategic allocations which present good transport links. Land South of St Mellons with good potential road and rail connectivity with the new proposed Metro station offers such an opportunity.

		7.87 The provision of a mainline railway station is a strategically important component of the allocation, providing connection to London and Cardiff Airport via the City Centre. The provision of the mainline railway station and park and ride facility is recognised in LDP Policy SP19: Securing New Transport Infrastructure and T6: Cardiff Metro to be of strategic importance to both Cardiff and the wider Cardiff Capital Region. Furthermore, the final recommendations of the Burns Commission (November 2020), also highlights the strategically important role the proposed new mainline station with park and ride facility can have in creating a network of sustainable transport alternatives to the private car to relieve congestion on the M4. The Commissions’ final recommendations go so far as to “endorse plans” for the proposed Cardiff Parkway station, recognising its location close to areas of high employment and population density which currently have limited access to rail services, with the potential for a larger catchment through properly integrated bus and cycle networks. The station therefore has the potential to function as a multi-modal transport interchange between Cardiff and Newport. 7.88 By reason of the scale and magnitude of the proposals, and the specific nature of the proposed new Parkway station (in line with Burns Commission endorsement/ recommendations) it is considered that there are no other opportunities that would exist which could meet the wider requirements or expectations for such development. **(The Council resolved to grant planning permission (application 21/00076/MJR) for Land south of St Mellons Business Park (Cardiff Parkway). That remains its position. The application has been called in by Welsh Government and is still pending a decision). The allocation seeks to provide 44 ha of business land capable of accommodating up to 90,000 square metres campus style high quality development’ and extends south of the railway. ****(The OPA proposes development on c.35ha of land, minimising impact on the remaining 9ha allowing areas for biodiversity and habitat restoration and creation, including safeguarding and enhancing habitats south of the railway) EC3: PROTECTED EMPLOYMENT LAND AND PREMISES The following designated protected employment areas (outside of the Central and Bay Business Areas) listed in the table below and identified on the Proposals Map will be protected for B Use Class employment generating uses (together with appropriate ancillary and/or complementary uses and activities as referred to in Policy EC4. <table><tr><th>Site Ref</th><th>Site Name</th><th>Primary Use/Activity</th><th>Status</th></tr><tr><td>EC3.1</td><td>Ocean Park</td><td>B1, B2, B8</td><td>Primary</td></tr><tr><td>EC3.2</td><td>Foreshore Road (Heliport and surrounds)</td><td>B1, B2, B8</td><td>Primary</td></tr><tr><td>EC3.3</td><td>Rover Way (Celsa Steel Works, Tremorfa Industrial Estate, Seawall Road)</td><td>B2, B8</td><td>Primary</td></tr><tr><td>EC3.4</td><td>Wentloog Road (Capital Business Park, Lamby Way Industrial estate, Wentloog Corporate Park, Rail Freight Terminal)</td><td>B1, B2, B8</td><td>Primary</td></tr><tr><td>EC3.5</td><td>St Mellons Business Park</td><td>B1, B2, B8</td><td>Primary</td></tr></table>	Site Ref	Site Name	Primary Use/Activity	Status	EC3.1	Ocean Park	B1, B2, B8	Primary	EC3.2	Foreshore Road (Heliport and surrounds)	B1, B2, B8	Primary	EC3.3	Rover Way (Celsa Steel Works, Tremorfa Industrial Estate, Seawall Road)	B2, B8	Primary	EC3.4	Wentloog Road (Capital Business Park, Lamby Way Industrial estate, Wentloog Corporate Park, Rail Freight Terminal)	B1, B2, B8	Primary	EC3.5	St Mellons Business Park	B1, B2, B8	Primary
Site Ref	Site Name	Primary Use/Activity	Status																							
EC3.1	Ocean Park	B1, B2, B8	Primary																							
EC3.2	Foreshore Road (Heliport and surrounds)	B1, B2, B8	Primary																							
EC3.3	Rover Way (Celsa Steel Works, Tremorfa Industrial Estate, Seawall Road)	B2, B8	Primary																							
EC3.4	Wentloog Road (Capital Business Park, Lamby Way Industrial estate, Wentloog Corporate Park, Rail Freight Terminal)	B1, B2, B8	Primary																							
EC3.5	St Mellons Business Park	B1, B2, B8	Primary																							

			<u>EC3.6</u>	<u>Land south of St Mellons Business Park</u>	<u>B1, B2, B8</u>	<u>Primary</u>	
			<u>EC3.6-7</u>	Cardiff Gate Business Park	B1 (offices), ancillary B2	Primary	
			<u>EC3.7-8</u>	Cardiff Business Park & Land North of Maes y Coed Road, Llanishen	B1, B2, B8	Primary	
			<u>EC3.8-9</u>	Forest Farm, Longwood Drive	B1 (science, research and development), B2, B8	Primary	
			<u>EC3.9-10</u>	Green Meadow Springs	B1 (offices)	Primary	
			<u>EC3.10-1</u>	Penarth Road Area (includes Hadfield Road and Bessemer Road)	B1, B2, B8	Primary	
			<u>EC3.11-2</u>	Ty Nant Road	B1, B2, B8	Local	
			<u>EC3.12-3</u>	Wentloog Road (North of railway line)	B1, B2, B8	Local	
			<u>EC3.13-4</u>	Pentwyn (Panasonic Plant, Avenue Industrial estate)	B1, B2, B8	Local	
			<u>EC3.14-5</u>	Eastern Business Park	B1 (offices)	Local	
			<u>EC3.15-6</u>	Willowbrook Business Technology Park	B1 (science, research and development)	Local	
			<u>EC3.16-7</u>	Excelsior Road	B1, B2, B8 & complementary trade counter	Local	
			<u>EC3.17-8</u>	Norbury Road Industrial Estate	B1, B2, B8	Local	
			<u>EC3.18-9</u>	Wroughton Place, Ely	B1, B2, B8	Local	
			<u>EC3.19-20</u>	Argyle Way, Caerau	B1, B2, B8	Local	
			<u>EC3.20-1</u>	Garth Industrial Estate and Heol Yr Ynys	B1, B2, B8	Local	
			<u>EC3.21-2</u>	Land at East Bay Close	B1, B2, B8	Local	
			<u>EC3.22-3</u>	Alexandra Gate Business Park	B1 (offices)	Local	
			<u>EC3.23-4</u>	Ipswich Road	B1, B2, B8	Local	

			EC3.24 <u>5</u> Maindy Road B1 (science, research and development) Local
			EC3.25 <u>6</u> Eastern Avenue B1, B2, B8 & complementary trade counter Local

7.89 This Policy responds to the economic vision and objectives of the Plan to ensure a range and choice of employment land and premises are available across the city to assist economic competitiveness, encourage entrepreneurship, promote the growth of indigenous businesses of all types and size, and attract inward investment.

7.90 A key role for the LDP is to ensure the provision of a portfolio of an appropriate range, quantity and quality of employment land and premises to meet the current and future needs of the city and the city’s workforce over the plan period.

7.91 There is a need for a certain degree of flexibility with existing employment land to allow an appropriate balance of uses to develop in the right locations. For this reason, it is not appropriate to simply apply a blanket protection to all existing employment areas. The employment sites identified in Policy EC1 display strong potential to continue playing an important economic role, whether this is to provide local employment on smaller sites within key neighbourhoods or whether the sites are more strategic in size, position and function, including accessibility to the primary highway network, rail-freight facilities and the port.

7.92 The protected employment designations cover out of centre offices, research and development, light and general industrial units, as well as storage and distribution. These areas have been selected because of the important economic role they currently play in the overall employment land portfolio for the city as well as their geographical distribution across the city. Offices located within the Central and Bay Businesses Area are protected separately by Policy EC6.

7.93 A critical factor in Cardiff maintaining a healthy supply of employment land will be the ability to protect this land and premises for employment from being lost to alternative uses. There has been growing pressure over recent years for the development/redevelopment of employment land and premises for other uses (predominantly residential), whether still occupied or where current operations have ceased. Such development proposals can result in significant losses to the county’s stock of employment land and premises.

7.94 The loss of employment land can be incremental with the loss of one site setting the precedent for the loss of a series of others in a similar location, leading to a gradual erosion of an employment site. Sometimes alternative uses can also fragment a larger business area or sever links between employment uses in an area. Over time pressure for alternative uses result in a material aggregate loss of employment sites to the detriment of the local economy.

7.95 The employment sites identified for protection have been reviewed, as part of the Employment Land and Premises Study (ELPS) carried out by Hardisty Jones Associates HJA in partnership with Owen Davies Consulting and NP Linnells Property Consultants.

7.96 A number of employment sites have experienced further pressure for alternative uses with additional losses of employment land and a reduction in their B use class employment function. The review recommendation is to protect and consolidate where appropriate the remaining designations which will form an important supply provision to meet the demand forecast for employment provision over the plan period.

			7.97 The review and recommendations have been taken forward in the plan and can be summarised as follows: 7.98 Consolidation (adjustment of the site allocation boundaries) has been identified, including Cardiff Business Park and Land North of Maes y Coed Road. This area has seen increasing amounts of non-employment uses within the boundaries of the site, providing scope for consolidation. Trade counter retail, gyms and healthcare uses account for the majority of non-B use class uses within protected employment sites. The former HMRC land and Gleider House should also been removed. 7.99 Another site that required boundary adjustments was Excelsior Road which has seen the majority of the south of the site turn from B use class to residential and retail and food & drink, as well as student accommodation. 7.100 However, in a number of cases even though the non-employment uses have been permitted, the unit is unaffected and could be used for employment uses in the future and potentially remains part of the existing stock. 7.101 Ocean way has also been consolidated to remove the Splott market and established leisure uses, within the industrial area. A number of sites have also required consolidation to reflect environmental designations. 7.102 Companies House has been removed, to allow for future development opportunities in Cathays. 7.103 New employment protection designations are as follows: <u>Land South of St Mellons Business Park (a strategic employment allocation including a transport hub (including mainline station))</u>, Maindy Road (a recently completed research and development allocation from the previous plan) , Ipswich Road (a well-established and occupied local employment area - B1/B2/B8) and finally Eastern Avenue (recently consented B2/B8 employment land which forms part of the Pentwyn Park and Ride development). 7.104 The protection of the designated employment sites listed will allow for the modernisation and refurbishment of land and property and increase the density of development on site thereby making the most efficient use of the land. 7.105 Furthermore, the Council will continue to support local business to reduce their carbon footprint by bringing together businesses concerned with the aim of improving their environmental performance and where one business can use another business's waste as a resource, the co-location of these businesses that would encourage the reuse and recycling of waste would be supported.
PPC33	Policy EC7 refers to Policy H8 in the second bullet. This is in error. The policy should refer to Policy H9 which relates to proposed residential uses on unallocated sites.	Policy EC7	EC7: ALTERNATIVE USE OF EMPLOYMENT LAND AND PREMISES NOT IDENTIFIED WITHIN POLICY EC3 (PROTECTED EMPLOYMENT LAND) OR POLICY EC6 (PROTECTING OFFICES IN THE CENTRAL AND BAY BUSINESS AREA) Alternative uses of employment land and premises outside of the designated employment protection areas for residential development and/or mixed use will be favourably considered provided: • The site or premises are vacant/redundant, or where premises are still occupied the relocation of existing occupiers to other suitable accommodation will need to be demonstrated. • Residential proposals will need to satisfy the tests of Policy H8 <u>Policy H9</u>. In such circumstances, Affordable Housing development may be more favourably considered.

			Proposals for mixed use residential development that include provision for new employment workspace, community facilities or health services will be favoured subject to detailed considerations
PPC34	Reasoned justification should explain the background to and reason for a policy. A presumption against change of use of hotels in residential areas to non-residential uses is policy not reasoned justification. Given Policy PC1 resists development which would cause harm, is paragraph 7.137 necessary?	Policy EC9 Hotel Development	EC9: HOTEL DEVELOPMENT Proposals for hotel development, including extensions and changes of use of suitable properties will be favoured: i. Within the Central and Bay Business Areas of the city centre; ii. Within designated centres subject to the proposal being of a scale appropriate to the centre and subject to satisfying the criteria of Policy R4: District Centres and Policy R5: Local Centres; Outside of these locations, proposals for major hotel development, including extensions and changes of use will be assessed against Policy R1: Town Centre First Approach. <u>iii. Proposals for the change of use of hotels in residential areas to uses other than residential uses or uses acceptable in a residential area will be assessed against Policy PC1: Air, Noise, Light Pollution and Land Contamination.</u> 7.134 This policy recognises the importance of tourism to Cardiff's economy and the need to provide a range of hotel accommodation to support the visitor economy, business travel and conference activity. The policy identifies the most appropriate locations for new hotel development, either as a single use or as part of mixed-use development opportunities, including extensions and change of use. The sequential test will apply to proposals for major hotel developments such as those with conference and banqueting facilities proposed outside Central and Bay Business Areas of the city centre. 7.135 Budget hotels and similar types of development such as motels and travel lodges can cater more for car-borne travellers, often for a single overnight stay, such as business travellers on route to a destination. In such cases edge of centre locations, for example on major transport routes into and out of the city centre, will usually be the most appropriate locations. 7.136 The change of use of suitable properties to hotels or guest houses contributes to the range of accommodation available for tourists and other visitors to the city. Suitable properties are likely to be larger and vacant commercial premises and vacant space above existing commercial premises. In terms of both the proposed property and its location, importance will be attached to the need to safeguard residential amenity. 7.137 Proposals for the change of use of converted hotels in residential areas to uses other than residential or uses acceptable within a residential area will be resisted.
PPC35	Policy EC10 favours leisure uses etc in the areas listed but paragraphs 7.142 and 7.143 place restrictions on such uses. Should these caveats be included in Policy EC10 or should Policy EC10 cross reference to the criterion in Policies R2 and R3? The last sentence includes a policy statement. Given Policy PC1 resists development which would cause harm, is this sentence necessary?	Policy EC10	In response to this question the Council proposes the following changes to Policy EC10 EC10: NIGHT-TIME AND CULTURAL ECONOMY Proposals for leisure, entertainment, and cultural uses that protect, promote, diversify, and revitalise the city's evening and night-time economy will be favoured in: - I. The City Centre (Central Business Area) <u>The Central Business Area assessed against Policy R2 and R3 where applicable;</u> II. The inner harbour/waterfront area of Cardiff Bay (Bay Business Area) III. The International Sports Village IV. Atlantic Wharf and; V. District and Local Centres (of a scale and nature appropriate to the centre), <u>assessed against Policy R1, R4 and R5.</u> The loss of Use Class D2 venues and public houses (Use Class A3) will be resisted unless it is demonstrated that the use is no longer viable, and the premises cannot accommodate another similar an alternative leisure, entertainment or cultural use.

			7.138 The night-time economy refers to the various economic activities and businesses that primarily operate during the evening and night-time hours, typically from 6pm to the early morning. It comprises a diverse range of uses, including night clubs, pubs, bars and restaurants, live music venues, experiential leisure venues, cinemas, theatres, concert halls, arena, and sports venues. 7.139 The night-time economy plays an important role to the quality of life for residents in the city, its tourist and visitor economy and, as a key employer, is important for the strength of the city's economy overall. The aim of this policy is to support a thriving and diverse night-time and cultural economy focused on the city centre (Central Business Area), the Inner Harbour and waterfront area of Cardiff Bay (Bay Business Area), the International Sports Village, Atlantic Wharf and in district centres and local centres, subject to the scale and nature being appropriate to the centre. 7.140 Traditionally the evening economy is supported mainly by pubs, clubs, and restaurants, which from an economic perspective generate high levels of expenditure by visitors and tourists. However, this narrow focus on pubs, clubs and restaurants reduces the appeal of the evening and night-time economy to a wider group of people who are not attracted by this traditional offering due to their lifestyle, and who are less inclined to go out in the evening. 7.141 A strong restaurant, night club and pub presence in an area should be balanced out to offer a wider variety of culture and leisure uses; for example, cafés, theatres, cinemas, bingo halls, small music venues, comedy clubs, escape rooms, art galleries, gyms / fitness centres, late night convenience stores, and family indoor entertainment spaces that provide crazy golf, bowling alleys, climbing walls, and would offer a wider choice of attractive social experiences for families, the young and older people, thereby creating a lively, relaxed atmosphere that appeals to all age groups; and help mitigate the disorder that can potentially deter people from experiencing high quality recreational, cultural and leisure activities. 7.142 While a variety of evening and night-time uses can offer a choice, the proliferation, and clustering of new or additional evening or night-time uses, could push out daytime uses. This could be detrimental to the vitality <u>vibrancy</u> and viability of retail frontages. Proposed evening or night-time uses within the primary retail frontage are unlikely to be permitted where it is considered that the integrity and continuity of the existing retail frontage would be eroded. There may, however, be exceptions where there are high levels of long-term vacant retail units that may be suitable for appropriate evening or night-time uses to reduce vacancy levels, improve footfall and the vitality, vibrancy, viability, and attractiveness of frontages. 7.143 Proposals for evening and night-time uses in frontages where there are concentrations of existing and/or approved similar evening or night-time uses are unlikely to be acceptable. The intention is to avoid extensive dead frontages during the daytime, which would reduce footfall and the attractiveness of the area. An over concentration of any evening and night-time uses will have an adverse impact on the vitality, viability, <u>vibrancy</u> and attractiveness of the city centre and an appropriate mix of uses that are open throughout the daytime and evening / night-time to generate sustained activity will be more favourably considered. 7.144 All planning applications for A3 and D2 uses will be assessed against the relevant policy framework contained in the Retail chapter. 7.145 The council will also protect and support existing evening and night-time cultural venues. The 'agent of change' principle will be applied to new development near existing evening and late night-time cultural venues. The Council may refuse development proposals that have not clearly demonstrated how noise impacts from existing evening and night-time uses will be mitigated and managed and proposals will be assessed against Policy PC1. 7.146 Protecting the existing culture and leisure venues recognises the valuable economic role they play in providing an authentic cultural experience that makes the city attractive to visitors and tourists. The 'agent of change' principle places the
--	--	--	--

			responsibility for mitigating impacts from existing noise-generating activities or uses on to the new development. This ensures that the existing land uses should not be unduly impacted by the development of new noise-sensitive uses. 7.147 The council has extensive regulatory control of the uses associated with the evening and night-time economy, especially licensing and applicants are strongly encouraged to liaise with both licencing and planning services prior to submitting applications. 7.148 Further Information will be given in an SPG.
PPC36	How do applicants and decision makers know what constitutes substantive evidence?	Policy C2 Paragraph 7.219	Amend paragraph 7.219 No policy can require a pub or corner shop to be kept open if there is no realistic prospect of its continuing as a going concern. However, where pubs and corner shops have a wider role in supporting the community particularly outside of designated centres where they are more sparsely distributed, their loss may have a disproportionate impact, and substantive evidence to justify their loss is required <u>In these circumstances evidence will be required to demonstrate that the property has been permanently vacant or vacant for an extended period and that it has been marketed at a reasonable price or rent for 12 months and that there is no realistic interest in its retention for the current use or for an alternative community use..</u>
PPC37	The implication of the advice in Paragraphs 7.226, 7.227 & 7.228 paragraphs are measures to mitigate the occurrence and effects of terrorism may be significantly different to requirements for community safety (Policies SP4 & C3). Should Policy C3 be amended to reflect this?	Policy C3	The Council agree and propose that Policy C3 is amended, and it is proposed an additional criterion <u>(vi) is added stating: '(vi) Where appropriate, incorporate proportionate counter-terrorism measures within the design and layout of development, particularly for venues, public spaces and other locations with high levels of footfall, including consideration of site planning, access control, movement routes, crowd management, vehicular stand-off, and the use of appropriate materials and structural design'.</u>
PPC38	Second bullet point. If investment is needed to accommodate additional pupils, surely the school does not currently have the capacity to accommodate them? What is meant by suitable?	Policy C4 Paragraph 7.233	To clarify this the Council, propose that the second bullet in paragraph 7.233 is amended to read - 'there is a surplus capacity in such schools to accommodate some or all of the projected number of pupils generated from the proposed development, but investment is required to make it a suitable <u>standard for educational use.</u>'
PPC39	Policy HF1 supports a food retail environment that enhances access to healthy food choices but does not preclude against takeaways. If there is to be a preclusion against fast food outlets on grounds of the type of food they sell, it should be in policy and justified by evidence and material planning considerations. Is there tension between this aim and Policy R8?	HF1	It is proposed that criterion (iv) of Policy HF1 is amended to better clarify the intention of the policy approach in relation to promoting healthy food environments. Amend Policy HF1 Criterion (iv): (iv) Provide a food growing and food retail environment that enhances access to healthy food choices <u>and reduces inequalities by resisting proposals for additional hot food takeaways where their number or proximity would lead to an over-concentration and undermine the creation of a healthy and balanced food environment.</u>
PPC40	The policy applies to residential development and does not discriminate by type. Can a contribution from Purpose Built Student Accommodation be said to be directly related to the development?	HF2	The Council agree there should be exemption for Purpose Built Student Accommodation and proposed that paragraph 7.269 be amended as follows to clarify

			: - '7.269 This policy sets out the requirement for new large <u>residential</u> developments (<u>Use Class C3</u>) to provide allotment space for residents and the wider protection and retention of these sites as valuable community and green infrastructure assets.'
PPC41	Add the 2 paragraphs The policy says it applies to all residential development but paragraph 7.278 states it is required for appropriate residential development. Which is it? What is long term occupation? Policy HF3, paragraph 7.286 contains a long list of considerations. What more is to be provided in SPG? (paragraph 7.287).	HF3	In response to these questions the Council propose that policy HF3 and is amended as follows HF3: PROVISION OF FOOD GROWING SPACE IN NEW DEVELOPMENTS All new <u>major</u> residential developments intended or permanent or long term occupation are expected to provide suitable space for on site food growing by residents. New space for food growing as part of a development will be expected to i. Be of an appropriate size and quality, with larger developments providing appropriately scaled food growing opportunities and/or planting. ii. ii. be appropriately designed to be safe, usable, accessible to all residents and integrated into the development site.' ' 7.278 Whilst policy HF2 sets out the requirement for large residential developments to make provision or a contribution to formal allotment provision this policy sets out the requirement for <u>major appropriate</u> residential development to provide more informal on-site space for food growing by residents.' 7.280 This policy requires the consideration of suitable space for informal food growing in <u>major</u> residential developments of all scales. The requirement for food growing space in new development is consistent with PPW which encourages local development plans to promote and ensure access to healthier food and to safe and accessible green infrastructure which helps to enable and support healthy lifestyles. Providing food growing space in new <u>major</u> developments of all scales 7.282 Providing informal food growing space or edible landscaping can be done easily and not necessarily at any greater cost to developers than more traditional landscaping or green space strategies. <u>Major</u> developments should seek to create flexible space that is suitable for food growing which can be used as and when need or interest from residents arises. "7.287 This is not an exhaustive list of relevant considerations. The council will publish further Supplementary Planning Guidance to aid developers in meeting the requirements of this policy."
PPC42	The policy does not, as alleged in paragraphs 7.288, 7.290 and 7.291, protect existing food growing enterprises, it only resists the loss of active allotments.	HF4	In response to this question the Council propose the following amendment to Policy HF4 'HF4: FOOD GROWING ENTERPRISES AND ALLOTMENTS Development that increases the availability of locally grown food will be supported where it is consistent with other policies within the plan. Development which would result in the loss of active allotments, <u>food growing enterprises</u> or which would have harmful impact on their community food growing role will not be permitted.'
PPC43		Policy CP1 Paragraph 7.311	The Council propose the reference to Planning Policy Wales is deleted so paragraph 7.311 reads as follows:- '7.311 Close proximity to a large urban population brings many pressures to Cardiff's countryside, including outdoor recreation. Whilst its importance for local recreational purposes and tourism is accepted, it is essential to ensure that both these uses, and any built development associated with them, do not cause unacceptable harm to the character and quality of the countryside. Small scale, low impact development associated with activities which need to be located in the countryside, or encourage access to and enjoyment of the countryside, may be acceptable, subject to the tests set out in national guidance.'

PPC44	We assume the function of a river corridor referred to in the third paragraph is the green infrastructure function set out in the second paragraph? If so, would it improve understanding to repeat that in the third paragraph. If not, what function is being referred to?	CP4	For clarity the Council propose that the 3rd paragraph of Policy CP4 is amended as follows Development proposals will need to demonstrate that the <u>green infrastructure</u> function of a river corridor remains unimpeded, provides appropriate mitigation and ensures access does not lead to unacceptable harm.'
PPc45	Planning obligations may only be required to address issues/shortcomings arising from the proposed development, not for improvements not directly related to the proposed development. The paragraph should be amended to reflect this.	CP4 Paragraph 7.342	For clarity the Council proposed that paragraph 7.342 be amended as follows 7.342 New development within, or adjacent to the river corridors may be required to contribute to projects to improve the river corridors. Where appropriate, planning obligations may be required to address issues arising from the proposed development in accordance with policies relating to the provision of new infrastructure.'
PPC46	Is it necessary to state proposals must be consistent with other policies? That should be taken as read and it's not included in other policies.	Policy RE1	The Council agree and propose that criterion (vi) is deleted from policy RE1. RE1: RENEWABLE AND LOW CARBON ENERGY DEVELOPMENT Renewable energy development is required to support the transition to a low carbon future. Development proposals associated with the generation or, storage or provision of renewable and low carbon energy will be supported where: i. The scale and nature of the development, its construction and infrastructure connections do not cause unacceptable adverse impacts on: a. the landscape or seascape character of the area. b. designated sites for nature conservation, or protected habitats and species c. the historic environment, or protected built heritage assets d. the amenity of nearby communities ii. Key, landscape, heritage, cultural and biodiversity features are retained and maintained as part of development and decommissioning proposals. iii. Existing infrastructure or operations, including marine and those related to aviation are maintained. iv. Proposals detail the operation lifespan of the development and include appropriate provisions relating to the decommissioning and removal of infrastructure and apparatus at the end of service, together with proposals for effective land restoration. v. Due consideration has been given to the materials flows generated, such as those required for anaerobic digestion, by the development to ensure the sustainable use and management of resources vi. Proposals are consistent with other policies within the development plan. 7.464 Welsh Government is required to reduce emissions of greenhouse gases in Wales to net zero by 2050 and has set a target for 70% of electricity consumption to be generated from renewable energy by 2030.

			7.465 Cardiff Council has itself declared a climate emergency and has pledged to becoming carbon neutral by 2030. At the same time energy demand is predicted to increase in future, with for example the electrification of transport and heat. In a recent review of its targets Welsh Government reiterated the scale of the challenge that lies ahead stating: <i>“Our analysis demonstrates that in all net zero pathways renewable energy deployment must accelerate and be sustained for the next three decades – at a rate greater than that achieved over the last decade.”</i> 7.466 In this context, it is clear that increased deployment of renewables at all scales will assist in achieving these ambitious overarching targets. To this end, the Council’s One Planet strategy sets out a range of actions designed to deliver the transition to net zero in Cardiff, including renewable energy projects, both large and small in scale. Consideration should also be given to wider infrastructure or operational impacts such as those from transport in connection to energy from waste plant. 7.467 At the same time, Cardiff remains a relatively compact city bordered by both coastline and countryside and remains home to a rich mixture of historic and natural assets of significant value. Policy RE1 is therefore intended as a framework to guide development to appropriate locations, having regard to the sensitive natural and built surroundings which are often found in a dense city setting.
PPC47		RE2	The Council agree this should be referenced in policy RE2 and propose amending second bullet in policy to read: ‘Examines the full range of measures, technologies and opportunities available, including on-site renewable energy generation to achieve Net Zero Development.’
PPC48		Paragraph 7.515	For information Quiet Areas will be included on the adopted RLDP Constraints Plan
PPC49	Given that PPW paragraph 5.14.7 says that it is important that both mineral resources and the minerals related infrastructure to deliver these resources are safeguarded, should policy MW7 seek to safeguard related infrastructure?	MW 6 and SP11	Requirement needs to be referenced in the plan but consider Policy SP11 and MW6 are the most appropriate place to reference this Amend criteria (ii) and (v) of policy SP11 to state: ‘(ii) Protecting existing mineral reserves <u>and related infrastructure</u> and safeguarding potential resources of limestone and sand and gravel from development that would preclude their extraction;” “(v) Safeguarding wharves <u>and related infrastructure</u> from development that would prevent their use for landing marine dredged sand and gravel; and” Amend first sentence of policy MW6 to state: “The sand wharves and related infrastructure shown on the proposals map will be protected against development which would prejudice their ability to land marine dredged sand and gravel.”

Remaining Proposed Changes from the Schedule of Minor Changes

Proposed Plan Changes Reference	Issue Raised	Plan Reference	Proposed Change
PPC50	Add reference and page number to each of the Strategic and Detailed Policies in contents section.	Contents Page	For information Contents page of the adopted plan will be updated to provide reference and page number
PPC51	Amend second sentence of paragraph 2.6 to read: “These include the publication of the Planning (Wales) Act 2015, Environment (Wales) Act 2016, Historic Environment (Wales) Act 2016 2023 and Public Health Wales (Act) 2017.	Influences on the Plan Page 13 Paragraph 2.6	Amend second sentence of paragraph 2.6 to read: “These include the publication of the Planning (Wales) Act 2015, Environment (Wales) Act 2016, Historic Environment (Wales) Act 2016 <u>2023</u> and Public Health Wales (Act) 2017.”
PPC52	Amend last sentence	The Cardiff context and key issues Page 17	Amend text so last sentence reads: “The Replacement LDP will need to safeguard known mineral resources <u>and mineral infrastructure</u> and make provision for sufficient reserves to <u>deliver a steady and adequate supply and</u> meet the agreed apportionment of mineral reserves over the plan period to 2036 <u>and beyond.</u> ”
PPC53	Update paragraph to add correct references in plan to Local Housing Market Assessment affordable housing need figures, latest housing waiting list figures and reflect the fact the Local Housing Market Assessment has now been approved by Welsh Government.	The Cardiff Context Page 18 Bullet Point 2	Amend 2nd bullet to read: The city is now the second least affordable local authority in Wales just behind the Vale of Glamorgan and well above the Wales average. There are <u>currently</u> over <u>9,000</u> 7,600 households on the combined housing waiting list and homelessness is continuing to rise. The draft Cardiff Local Housing Market Assessment (which is pending the Welsh Government approval process) estimates an average annual overall additional net affordable housing need of <u>960</u> 1,098 per annum over the 15 year plan period to 2036. This estimate is split between 687 790 per annum social rent and <u>274</u> 308 per annum intermediate rent/Low-Cost Homeownership. Given this”
PPC54	Amend status of River Ely from “bad” condition to “poor” condition.	The Cardiff Context and Key Issues Page 22	Amend to read: Despite improvements in discharge of sewage in Cardiff and further upstream, the water quality of the Ely, Taff and Rhymney Rivers still falls below the requirements of the Water Framework Directive measures; for example, the river Ely is in a ‘ bad <u>poor</u> condition’ and Rivers Taff and Rhymney are in a ‘moderate condition’. Given this the Replacement LDP will need a policy framework that protects and enhances water quality when new development is proposed which could impact these rivers.
PPC55	Amend paragraph 6.40 to reflect the approval of the application at Cardiff Parkway by Welsh Ministers on 30th January 2025 immediately prior to the plan being placed on Deposit.	SP2	Amend paragraph 6.40 to state: “The Council resolved to grant planning permission (application 21/00076/MJR) for Land south of St Mellons Business Park (Cardiff Parkway). <u>The application was called in by Welsh Government. Given this the Council included the site as an allocation in the Deposit Replacement LDP (Policy EC2). The application was approved by Welsh Ministers on 30th January 2025 immediately prior to the plan being placed on Deposit. That remains its position. The application has been called in by Welsh Government and is still pending a decision.</u> If approved, <u>This</u> development will provide a strategic employment site capable of attracting inward investment opportunities for high value service and knowledge-based sectors. This is an important employment site which contributes to the necessary range and choice of types of employment opportunities in the city. Its location is particularly well placed to provide accessible job opportunities to areas of known deprivation.”
PPC56	Include reference to 5,000 to 6,000 affordable homes target in the policy	SP12 Page 57	Amend first bullet of Policy SP12 to read: “Providing a range of dwelling sizes, tenures, types and locations that meet the full range of housing needs, <u>particularly affordable accommodation, including seeking to provide a target of 5,000 to 6,000 affordable dwellings over the Plan period,</u> accommodation that meets the needs of an ageing population, and family units to meet the needs of children and young people. Provision will also be made for the accommodation needs of Gypsy and Travellers;”

PPC57	Update paragraph to add correct references in plan to Local Housing Market Assessment affordable housing need figures and reflect the fact the Local Housing Market Assessment has now been approved by Welsh Government.	SP12 Page 58 Paragraph 6.99	Amend paragraph 6.99 to read: The draft Cardiff Local Housing Market Assessment (which is pending the Welsh Government approval process) estimates an average annual overall additional net affordable housing need of 960 1,098 per annum over the 15-year plan period to 2036. This estimate is split between 687 790 per annum social rent and 274 308 per annum intermediate rent/Low-Cost Home Ownership. The delivery of sites through the planning system is only one of a variety of means to achieving a supply of affordable housing.”																																
PPC58	Reference status of LHMA	Policy H3 Paragraph 7.16	Amend 3rd sentence of paragraph 7.16 to read: “The Cardiff LHMA (2002 to 2027) <u>was approved by Welsh Government in 2025 and</u> indicates....” 7.16 PPW recognises that a community’s need for affordable housing is a material planning consideration. It also promotes mixed and inclusive communities. More detailed guidance in TAN2: Planning and Affordable Housing requires local authorities to include affordable housing policies in their LDPs where a Local Housing Market Assessment (LHMA) has provided the evidence base to support policies to deliver such housing through the planning system. The Cardiff LHMA (2022-27) <u>was approved by Welsh Government in 2025 and</u> indicates an annual shortfall of 960 affordable dwellings per annum. This is the average annual overall additional net affordable housing need estimate for the 15-year period.																																
PPC59	Update and renumber the Strategic Housing Site application to reflect that “SH1.1 Land at Church Farm, (Part of adopted LDP strategic site F)” has been granted planning consent and is now a commitment.	SH1 and Proposals Map	H1A: STRATEGIC HOUSING SITES The following strategic sites or residual areas of strategic sites are allocated for housing: <table border="1"> <thead> <tr> <th>Site Ref</th><th>Site Name</th><th>Estimated Units</th><th>Site Size (Ha)</th></tr> </thead> <tbody> <tr> <td>SH1.1</td><td>Land at Church Farm (Part of adopted LDP Strategic Site F)</td><td>205</td><td>14.16</td></tr> <tr> <td>SH1.21</td><td>Land south of the M4 Motorway, West of Rudry Road, Lisvane (Part of adopted LDP Strategic Site F)</td><td>100</td><td>4.96</td></tr> <tr> <td>SH1.3 2</td><td>Land to the north of Ty-Draw Road (Part of adopted LDP Strategic Site F)</td><td>350</td><td>15.33</td></tr> <tr> <td>SH1.43</td><td>Land south of Llantrisant Road (Part of adopted LDP Strategic Site D)</td><td>300</td><td>13</td></tr> <tr> <td>SH1.54</td><td>Land at Llantrisant Road (A4119) (Part of adopted LDP Strategic Site D)</td><td>150</td><td>8.73</td></tr> <tr> <td>SH1.65</td><td>Land at Llwynioli Farm (Part of adopted LDP Strategic Site D)</td><td>70</td><td>3.4</td></tr> <tr> <td>SH1.76</td><td>Former Gas Works, Ferry Road</td><td>500</td><td>3.98</td></tr> </tbody> </table>	Site Ref	Site Name	Estimated Units	Site Size (Ha)	SH1.1	Land at Church Farm (Part of adopted LDP Strategic Site F)	205	14.16	SH1.21	Land south of the M4 Motorway, West of Rudry Road, Lisvane (Part of adopted LDP Strategic Site F)	100	4.96	SH1.3 2	Land to the north of Ty-Draw Road (Part of adopted LDP Strategic Site F)	350	15.33	SH1.43	Land south of Llantrisant Road (Part of adopted LDP Strategic Site D)	300	13	SH1.54	Land at Llantrisant Road (A4119) (Part of adopted LDP Strategic Site D)	150	8.73	SH1.65	Land at Llwynioli Farm (Part of adopted LDP Strategic Site D)	70	3.4	SH1.76	Former Gas Works, Ferry Road	500	3.98
Site Ref	Site Name	Estimated Units	Site Size (Ha)																																
SH1.1	Land at Church Farm (Part of adopted LDP Strategic Site F)	205	14.16																																
SH1.21	Land south of the M4 Motorway, West of Rudry Road, Lisvane (Part of adopted LDP Strategic Site F)	100	4.96																																
SH1.3 2	Land to the north of Ty-Draw Road (Part of adopted LDP Strategic Site F)	350	15.33																																
SH1.43	Land south of Llantrisant Road (Part of adopted LDP Strategic Site D)	300	13																																
SH1.54	Land at Llantrisant Road (A4119) (Part of adopted LDP Strategic Site D)	150	8.73																																
SH1.65	Land at Llwynioli Farm (Part of adopted LDP Strategic Site D)	70	3.4																																
SH1.76	Former Gas Works, Ferry Road	500	3.98																																
PPC60	Provide greater clarity in policy and correct minor editing errors.	Policy C2	Amend Policy C2 to read: Proposals that result in the loss or change of use of buildings and premises currently or last used for community facilities, <u>outdoor sports facilities</u> , including ‘corner shops’, public houses and/or non commercial community facilities, including libraries, community centres, health and religious facilities will only be supported where: i. An alternative facility of at least equal quality and scale to meet community needs is available or will be provided within the vicinity <u>and within a reasonable timescale</u> or;																																

			ii. The use is no longer viable and all attempts to let or sell the business have proved unsuccessful; or iii. It can be demonstrated that the existing provision is surplus to the needs of the community <u>for example through playing a part and it does not play a part in supporting the educational</u>, cultural or sporting opportunities available to pupils of schools in the area; iv. The community facility can be fully retained, enhanced, or reinstated as part of any redevelopment of the building or land.”
PPC61	Delete reference to sustainable building standards	Policy RE2 Page 178 Paragraph 7.472	PPW contains national policy relating to climate responsive development and specifies the current sustainable building standards in Wales; <u>and</u> the Energy Hierarchy and contains national development management policy in relation to planning applications for renewable and low carbon energy development and associated infrastructure. Accordingly, developers should refer to this for further guidance.”
PPC62	Amend reference to M4 in third sentence of paragraph 7.538 to MW4	MW1	Amend reference to M4 in third sentence of paragraph 7.538 to MW4.
PPC63	Amend reference to M1 in paragraph 7.568 of Policy MW7 to MW1.	MW7	Amend reference to M1 in paragraph 7.568 to MW1.

Appendix 1: Cardiff Replacement LDP Appendices - Proposed Changes to Appendix 6: Monitoring Framework

14. Table 6.1: Contextual Monitoring Indicators

CONTEXTUAL INDICATORS	TARGET	TRIGGER	SOURCE
Annual unemployment rate	The annual unemployment rate decreases	The annual unemployment rate increases for two or more consecutive years.	Regional Labour Market Statistics (ONS) and Stats Wales
% of population in the 100 most deprived wards in Wales	The percentage of population in the 100 most deprived wards in Wales decreases	The percentage of population in the 100 most deprived wards in Wales increases for 2 or more consecutive years	Welsh Index of Multiple Deprivation
Level of Police recorded crime in Cardiff	Police Recorded Crime rates decrease	Police Recorded Crime rates increase for two or more consecutive years.	Local Crime Statistics, Home Office (ONS)
Percentage of adults meeting recommended guidelines for physical activity	The percentage of adults meeting recommended guidelines for physical activity increases annually over the Plan period	The percentage of adults meeting recommended guidelines for physical activity decreases for two or more consecutive years	Wales Health Survey
Waste reduction rate	Waste reduction rate of 1.2% annually to 2050	The waste reduction rate falls below 1.2% for two or more consecutive years	CCC Waste Management Section

15. Table 6.2.1: Annual Monitoring Indicators: Responding to our Future Needs

1. RESPONDING TO OUR FUTURE NEED					
Monitoring Reference	Relevant RLDP Policies	Indicator	Target	Trigger for Further Investigation	Source Data/Monitoring Method
1.1	SP1, H1A, H1B, H2	CORE The annual level of dwelling completions monitored against the Anticipated Annual Build Rate (AABR).	Annual dwelling completions delivered in accordance with the AABR as set out in the adopted housing trajectory.	Delivery rate is below the AABR for 2 consecutive years.	• Council Housing Monitoring Survey
1.2	SP1, H1A, H1B, H2	CORE Total cumulative completions monitored against the Anticipated Cumulative Completion Rate (ACCR).	Total cumulative dwelling completions delivered in accordance with the ACCR as set out in the adopted housing trajectory.	Total cumulative completions are below the ACCR for 2 consecutive years.	• Council Housing Monitoring Survey
1.3	SP1, H1A, H1B, H2	CORE The number of additional general market and affordable homes built over the plan period	Annual build rate of 1,6200 dwellings per annum 2021 to 2036	Delivery is less than the RLDP strategy build rate for 2 consecutive years.	• Council Housing Monitoring Survey
<u>1.4</u>	<u>SP1, H1A, H1B, H2</u>	<u>CORE</u> <u>The number of additional affordable homes built over the plan period</u>	<u>Annual build rate of 400 dwellings per annum 2021 to 2036</u>	<u>Delivery is less than the RLDP strategy build rate for 2 consecutive years.</u>	• <u>Council Housing Monitoring Survey</u>
<u>1.5</u>	<u>H3</u>	<u>CORE</u>	<u>30%</u>	<u>Delivery is less than the target for 2 consecutive years.</u>	• <u>Council Housing Monitoring Survey</u>

1. RESPONDING TO OUR FUTURE NEED					
Monitoring Reference	Relevant RLDP Policies	Indicator	Target	Trigger for Further Investigation	Source Data/Monitoring Method
		<u>The percentage of affordable housing at completion stage provided in a development of 5 or more dwellings on greenfield sites over the last two years</u>			
<u>1.6</u>	<u>H3</u>	CORE <u>The percentage of affordable housing at completion stage provided in a development of 5 or more dwellings on brownfield sites over the last two years</u>	<u>20%</u>	<u>Delivery is less than the target for 2 consecutive years.</u>	<u>Council Housing Monitoring Survey</u>
<u>1.47</u>	H10 & H11	LOCAL The completion of Gypsy and Traveller sites (s) to meet the identified needs of the Gypsy and Traveller Accommodation Assessment (GTAA)	Gypsy Traveller site(s) identified in Policy H11 to be completed within the Plan period to meet the identified need set out in the GTAA 2024.	Planning permission not granted for the allocated Gypsy Traveller site(s) identified in Policy H11 during the Plan period, where an identified unmet need still exists.	CCC Planning Policy
<u>1.58</u>	H10 & H11	LOCAL Total number of Gypsy and Traveller pitches for residential accommodation	Ensure the existing supply of pitches is maintained. (Should existing pitches be no longer available alternative pitches will be sought)	Any net loss of existing Gypsy and Traveller pitch provision	- CCC Planning Policy - CCC Housing Service
<u>1.69</u>	SP2, EC1-EC3	CORE Employment land permitted (ha) on allocated sites as a percentage of all employment allocations	None	None	Council Business and Industrial Monitoring Council Business Class Office
<u>1.710</u>	SP2, EC1-EC8	CORE Annual Employment land take up (based on completions) in Cardiff (including on Strategic Sites - Policy EC1, EC2)	Offices (B1) = 18,600 sqm annually. Industrial (B1 b/c, B2, B8) = 5ha annually	Offices (B1) = Take up is more than 10% above or below the target for 2 or more consecutive years Industrial (B1 b/c, B2, B8) = Take up is more than 10% above or below the target for 2 or more consecutive years	Council Business and Industrial Monitoring Council Business Class Office Monitoring.
<u>1.811</u>	SP2, EC1-EC3	LOCAL Amount of employment land lost to non -employment uses in primary and local employment sites (Policy EC3)	No loss of employment land (Policy EC3) unless in accordance with Policy EC5	Loss of one or more occupied premises (<u>over 1,000 sqm</u>) or parcel (<u>over 0.2 ha</u>) of land on primary or local employment sites (Policy EC <u>13</u>) unless in accordance with Policy EC <u>35</u>	- Council Business and Industrial Monitoring - Council Business Class Office Monitoring

1. RESPONDING TO OUR FUTURE NEED					
Monitoring Reference	Relevant RLDP Policies	Indicator	Target	Trigger for Further Investigation	Source Data/Monitoring Method
					Council Monitoring – Planning Applications and Consents
1.912	SP1, SP2, SP8, SP9EC1-EC10	LOCAL Net job creation over the remaining Plan period (Total = 32,300 over whole Plan period, 9,000 jobs created between 2021 and 2022)	23,000 by 2036 or 1,664 annually. Target is set out 1,700 jobs annually over the remaining Plan period	If annual creation of new jobs falls more than 10% below the anticipated rate of 1,700 jobs for 2 or more consecutive years	ONS (Annual Business Inquiry & Annual Population Survey)
1.13	EC3	LOCAL <u>Net job creation on Cardiff Parkway (6,000 jobs created by 2036)</u>	<u>2,000 jobs on the completion of 30,000 sqm</u> <u>3,300 jobs on the completion of 50,000 sqm</u> <u>6,000 jobs on the completion of 90,000 sqm</u>	<u>If job creation falls below the levels specified in the targets</u>	<u>Council Business Class Office Monitoring</u> <u>Council Monitoring – Planning Applications and Consents</u>

16.Table 6.2.2: Annual Monitoring Indicators - Creating A Sustainable and Healthy City which Responds to the Challenges of Climate Change and Enhances the Wellbeing of Future Generations

2. CREATING A SUSTAINABLE AND HEALTHY CITY WHICH RESPONDS TO THE CHALLENGES OF CLIMATE CHANGE AND ENHANCES THE WELLBEING OF FUTURE GENERATIONS					
Monitoring Reference	Relevant RLDP Policies	Indicator	Target	Trigger for Further Investigation	Source Data/Monitoring Method
2.1	SP12, R1-R8	LOCAL Active A1 (retail) units within District & Local Centres remaining the predominant use	A1 units comprising 40% of all units within District & Local Centres	A1 units comprising less than 40% of all units within a centre.	Council Monitoring/Site Surveys
2.2	SP8, R1-R8	LOCAL Proportion of protected City Centre shopping frontages with over 50% Class A1 (Shop) units.	100%	90%	Council Monitoring/Site Surveys
2.3	SP8, SP12, R1-R8	LOCAL Percentage of ground floor vacant retail units in the Central Shopping Area, District & Local Centres	Vacancy levels are no higher than the national UK average	Vacancy levels rise above national UK average for more than 2 consecutive years	- Council Monitoring/Site Surveys - Council City Centre Land Use Floor Space Survey - GOAD Data (Experian)

2. CREATING A SUSTAINABLE AND HEALTHY CITY WHICH RESPONDS TO THE CHALLENGES OF CLIMATE CHANGE AND ENHANCES THE WELLBEING OF FUTURE GENERATIONS					
Monitoring Reference	Relevant RLDP Policies	Indicator	Target	Trigger for Further Investigation	Source Data/Monitoring Method
2.4	SP8 SP12,R1-R8	LOCAL Number of retail developments permitted outside of the Central Shopping Area and District Centres not in accordance with Policy R46 and an assessment of need and strict application of the sequential test	No retail developments permitted outside these areas (unless in accordance with Policy R4 and an assessment of need and strict application of the sequential test)	1 or more retail developments are permitted outside of the Central Shopping Area and District Centres not in accordance with Policy R46 and an assessment of need and strict application of the sequential test	- Council Out of Centre Monitoring - Council Monitoring – Planning Applications and Consents
2.5	SP20, W3	CORE Amount of development (by TAN 15 paragraph 5.1 development category) permitted in Zone 2 €1 floodplain areas not meeting all TAN 15 tests the acceptability considerations set out in section 11 of TAN15	No permissions granted for highly vulnerable development within Zone 2 €1 floodplain area that does not meet TAN 15 tests-acceptability considerations	1 application permitted for development in any 1 year that does not meet TAN 15 tests-acceptability considerations	Planning applications database
2.6	SP20, W3	CORE Amount of development (by TAN 15 paragraph 5.1 development category) permitted in Zone 3 €2 floodplain areas.	No permissions granted for highly vulnerable development in Zone 3 €2 floodplain area on greenfield land	1 application permitted for development in any 1 year	Planning applications database
2.7	PC1	LOCAL Number of Air Quality Management Areas	No more than 4 current AQMA in action	One or more additional AQMA	Environmental Protection Monitoring
2.8	SP20, RE1 & RE2	LOCAL The number and capacity (MW) of renewable energy developments permitted	An increase in the number of renewable energy schemes permitted	No increase in the number of renewable energy schemes permitted for two or more consecutive years	Planning applications database
2.97	SP23, MW8. MW9	LOCAL Maintain a sufficient amount of land and facilities to cater for Cardiff's waste capacity	Maintain a sufficient capacity to cater for Cardiff's waste (to be confirmed at a regional level in accordance with TAN21)	No trigger <u>Deficit identified in capacity or type of facility to cater for Cardiff's waste requirements</u>	CCC Waste Management Section
2.108	SP18, SP19, H1A, T1-T7	LOCAL Achievement of 76:24 modal split for all journeys by 2030 and maintaining that by 2036	An annual increase in the journeys made by sustainable travel as a proportion of the modal split for each journey purpose: 1) Work (excl. Home Working) = 51% (2023) 2) Work (inc. Home Working) = 67% (2023) 3) Education = 51% (2023) 4) Shopping (City Centre) = 64% (2023) 5) Shopping (Other) = 44% (2023) 6) Leisure = 59% (2023)	Failure to achieve an annual increase for each journey purpose for two or more consecutive years	- Annual Transport Survey - Welsh National Travel Survey - CCC Planning Policy/ Transportation - Cardiff Local Transport Plan (LTP)

2. CREATING A SUSTAINABLE AND HEALTHY CITY WHICH RESPONDS TO THE CHALLENGES OF CLIMATE CHANGE AND ENHANCES THE WELLBEING OF FUTURE GENERATIONS					
Monitoring Reference	Relevant RLDP Policies	Indicator	Target	Trigger for Further Investigation	Source Data/Monitoring Method
2.14 <u>9</u>	SP18, SP19, H1A, T1-T7	LOCAL Percentage of people walking (all journeys)	An annual increase of journeys made on foot for each journey purpose: 1) Work (excl. Home Working) = 16% (2023) 2) Education = 19% (2023) 3) Shopping (City Centre) = 15% (2023) 4) Shopping (Other) = 23% (2023) 5) Leisure = 17% (2023)	Failure to achieve an annual increase for each journey purpose for two or more consecutive years	- Transportation Surveys - Annual Transport Survey - Welsh National Travel Survey - Accessibility Mapping - Congestion Monitoring
2.14 <u>10</u>	SP18, SP19, H1A, T1-T7	LOCAL Percentage of people cycling (all journeys)	An annual increase of journeys made by bike for each journey purpose: 1) Work (excl. Home Working) = 13% (2023) 2) Education = 10% (2023) 3) Shopping (City Centre) = 7% (2023) 4) Shopping (Other) = 6% (2023) 5) Leisure = 10% (2023)	Failure to achieve an annual increase for each journey purpose for two or more consecutive years	- Annual Transport Survey - Welsh National Travel Survey - Accessibility Mapping - Congestion Monitoring
2.14 <u>11</u>	SP18, SP19, H1A, T1-T7	LOCAL Percentage of people travelling by bus (all journeys)	An annual increase of journeys made by bus for each journey purpose: 1) Work (excl. Home Working) = 13% (2023) 2) Education = 12% (2023) 3) Shopping (City Centre) = 27% (2023) 4) Shopping (Other) = 9% (2023) 5) Leisure = 11 (2023)	Failure to achieve an annual increase for each journey purpose for two or more consecutive years	- Annual Transport Survey - Welsh National Travel Survey - Accessibility Mapping - Congestion Monitoring
2.14 <u>12</u>	SP18, SP19, H1A, T1-T7	LOCAL Percentage of people travelling by train (all journeys)	An annual increase of journeys made by bus for each journey purpose: 1) Work (excl. Home Working) = 7% (2023) 2) Education = 5% (20) 3) Shopping (City Centre) = 11% (2023) 4) Shopping (Other) = 3% (2023) 5) Leisure = 10% (2023)	Failure to achieve an annual increase for each journey purpose for two or more consecutive years	- Annual Transport Survey - Welsh National Travel Survey - Accessibility Mapping - Congestion Monitoring
2.15 <u>13</u>	SP18, SP19, H1A, T1-T7	LOCAL Delivery of new sustainable transportation infrastructure <u>as set out in the Infrastructure Plan</u>	To prepare & implement a range of sustainable transport schemes including schemes identified in the Cardiff LTP which support modal shift	Failure to deliver projects identified in LTP timeframes	- CCC Planning Policy/ Transportation - Cardiff Local Transport Plan

2. CREATING A SUSTAINABLE AND HEALTHY CITY WHICH RESPONDS TO THE CHALLENGES OF CLIMATE CHANGE AND ENHANCES THE WELLBEING OF FUTURE GENERATIONS					
Monitoring Reference	Relevant RLDP Policies	Indicator	Target	Trigger for Further Investigation	Source Data/Monitoring Method
		including: Rapid Bus Corridors, Cycle Network, Transport Hubs and LTP schemes to mitigate development impacts and support modal shift	and the delivery of the Masterplanning principles set out in the RLDP		

17.Table 6.2.3: Annual Monitoring Indicators - Looking after Our Natural, Historic and Cultural Assets

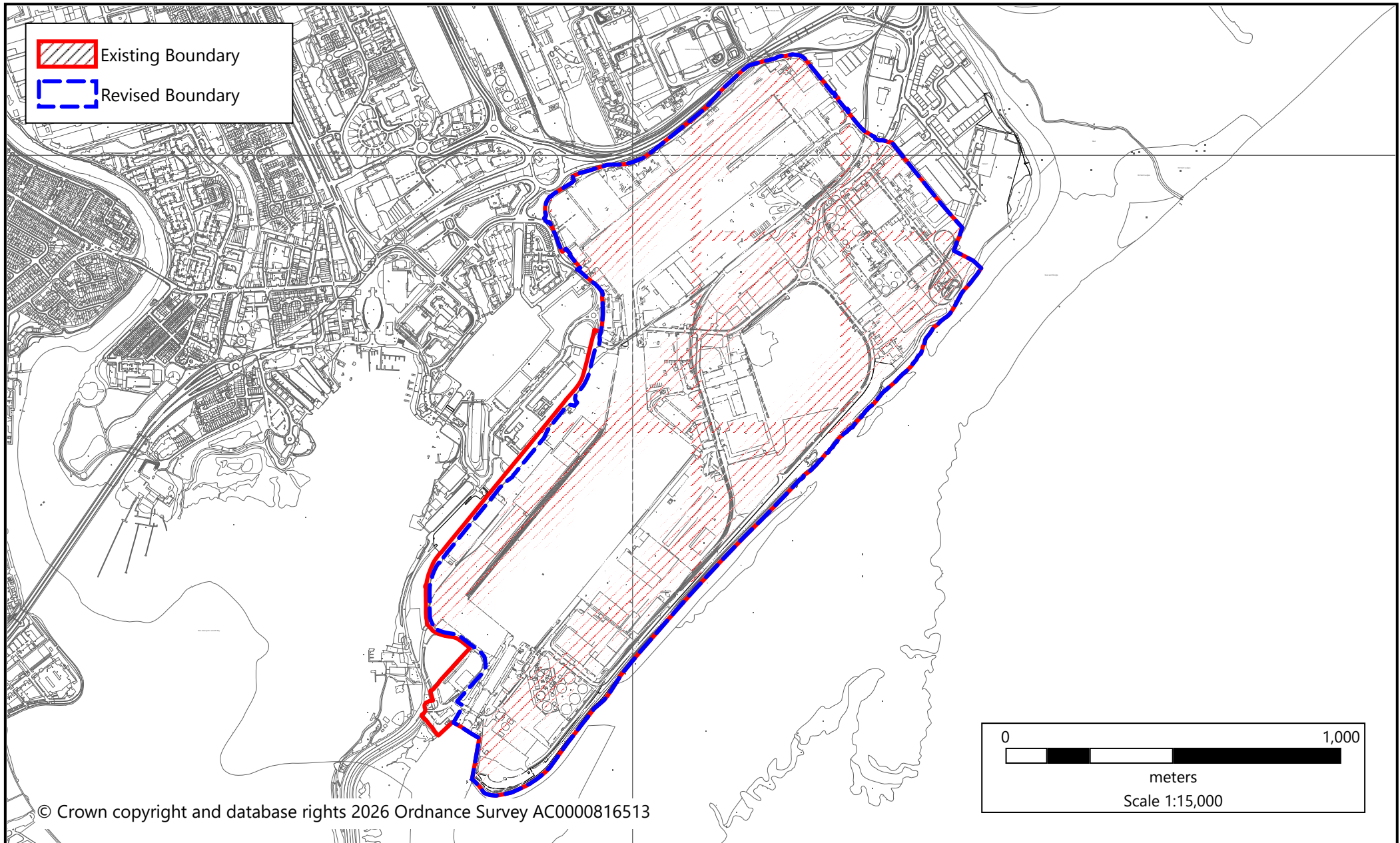
3. LOOKING AFTER OUR NATURAL, HISTORIC AND CULTURAL ASSETS					
Monitoring Reference	Relevant RLDP Policies	Indicator	Target	Trigger for Further Investigation	Source Data/Monitoring Method
3.1	SP17	LOCAL Number of dwellings permitted annually outside the defined settlement boundaries that does not satisfy RLDP policies	Number of dwellings permitted that are not in accordance with SP17	1 or more permission that does not satisfy RLDP policies	Council Housing Monitoring Survey
3.2	SP16, CP1	LOCAL ————— The number of inappropriate developments permitted within the Green Wedge that do not satisfy RLDP policies	No inappropriate developments granted planning permission contrary to policies SP16 and CP1	1 application permitted for development in any 1 year	Planning applications database
3.3	CP3	LOCAL ————— The number of planning permissions granted contrary to Policy CP3 which would cause unacceptable harm to Special Landscape Areas	No development granted planning permission contrary to Policy CP3 which would cause unacceptable harm to Special Landscape Areas	1 application permitted for development in any 1 year	Planning applications database
3.4	BG1	LOCAL The number of planning permissions granted on SSSI or SINCD designated areas.	No planning permissions granted permission that would result in an unacceptable impact which could not be mitigated against on an SSSI or SINCD that does not satisfy RLDP policies	1 application permitted for development in any 1 year	Planning applications database
3.5 1	BG4	LOCAL Number of new developments granted planning permission delivering net benefit for biodiversity.	All relevant development delivering net benefit for biodiversity.	None	Planning applications database /S106 Monitoring / Planning Condition Monitoring.
3.6 2	SP21, BG4	LOCAL Number of new developments granted planning permission that provide sufficient on-site GI in accordance with GI SPG.	Sufficient GI provided on development sites to not require off-site compensation. <u>in accordance with the GI SPG</u>	Proposed or actual reduction in approved GI provision that is separate to SUDs provision	Planning applications database including discharge of conditions, variations and NMA's

3. LOOKING AFTER OUR NATURAL, HISTORIC AND CULTURAL ASSETS					
Monitoring Reference	Relevant RLDP Policies	Indicator	Target	Trigger for Further Investigation	Source Data/Monitoring Method
3.73	SP21, OS2	LOCAL Achievement of functional open space requirement across Cardiff as set out in Policy OS2	2.43 Ha functional open space per 1,000 population <u>as defined in the Planning Obligations SPG</u>	Less than 2.43 Ha functional open space per 1,000 population	CCC Planning Policy
3.84	SP11, MW1	LOCAL Maintain a minimum 10 year landbank of crushed rock reserves	10 year supply	Less than 10 year supply	SWRAWP Annual Reports
3.95	SP11, MW7	LOCAL Amount of development permitted within a mineral safeguarding area.	No permanent sterilising development as defined in MPPW/MTAN1 will be permitted within a Mineral safeguarding area which is contrary to Policy x of the Plan.	1 application permitted for development in any 1 year	Planning applications database
3.106	MW4	LOCAL Number of planning permissions for inappropriate development e.g. dwellings/mineral working, permitted in Minerals Buffer Zones contrary to Policy M4.	1 planning permission permitted	1 application permitted for development in any 1 year	Planning applications database
3.117	SP14, HE1	LOCAL Number of applications permitted contrary to Policy HE1 that would adversely affect Scheduled Ancient Monuments, registered historic parks and gardens, Listed Buildings or Conservation Areas	No developments permitted over the course of the Plan where there is an outstanding objection from statutory heritage advisors or that would adversely affect Scheduled Ancient Monuments, registered historic parks and gardens, Listed Buildings or Conservation Areas	1 application permitted for development in any 1 year where there is an outstanding objection from statutory heritage advisors	Planning applications database

Appendix 2: Maps for Proposed Changes to Replacement LDP Proposals Map

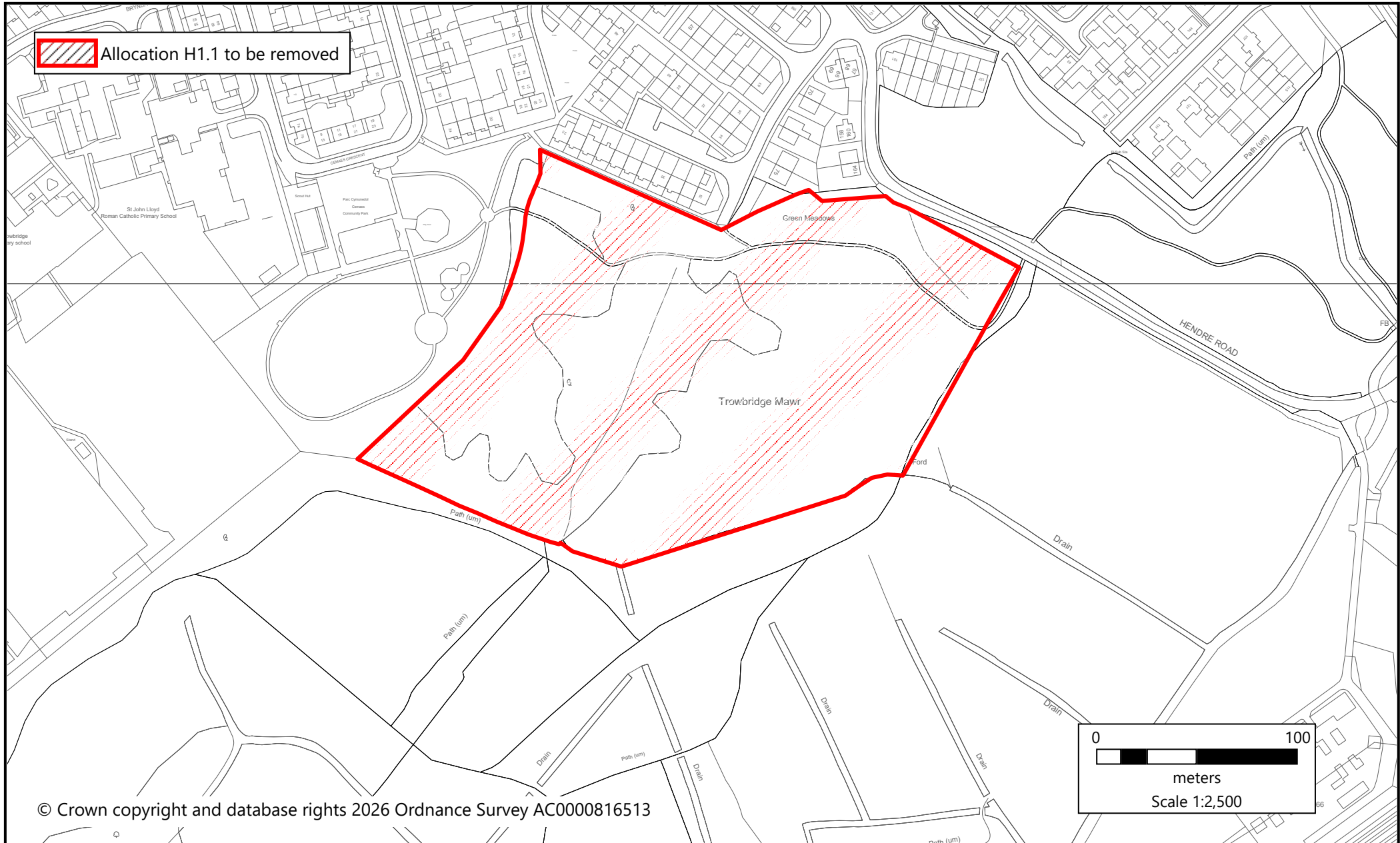
MAC PM1: Proposed amendment to the boundary of allocation SP9 Supporting the Role of Cardiff Port on the Replacement LDP Proposals Map

Cardiff Deposit Replacement Local Development Plan: Matters Arising Changes Consultation



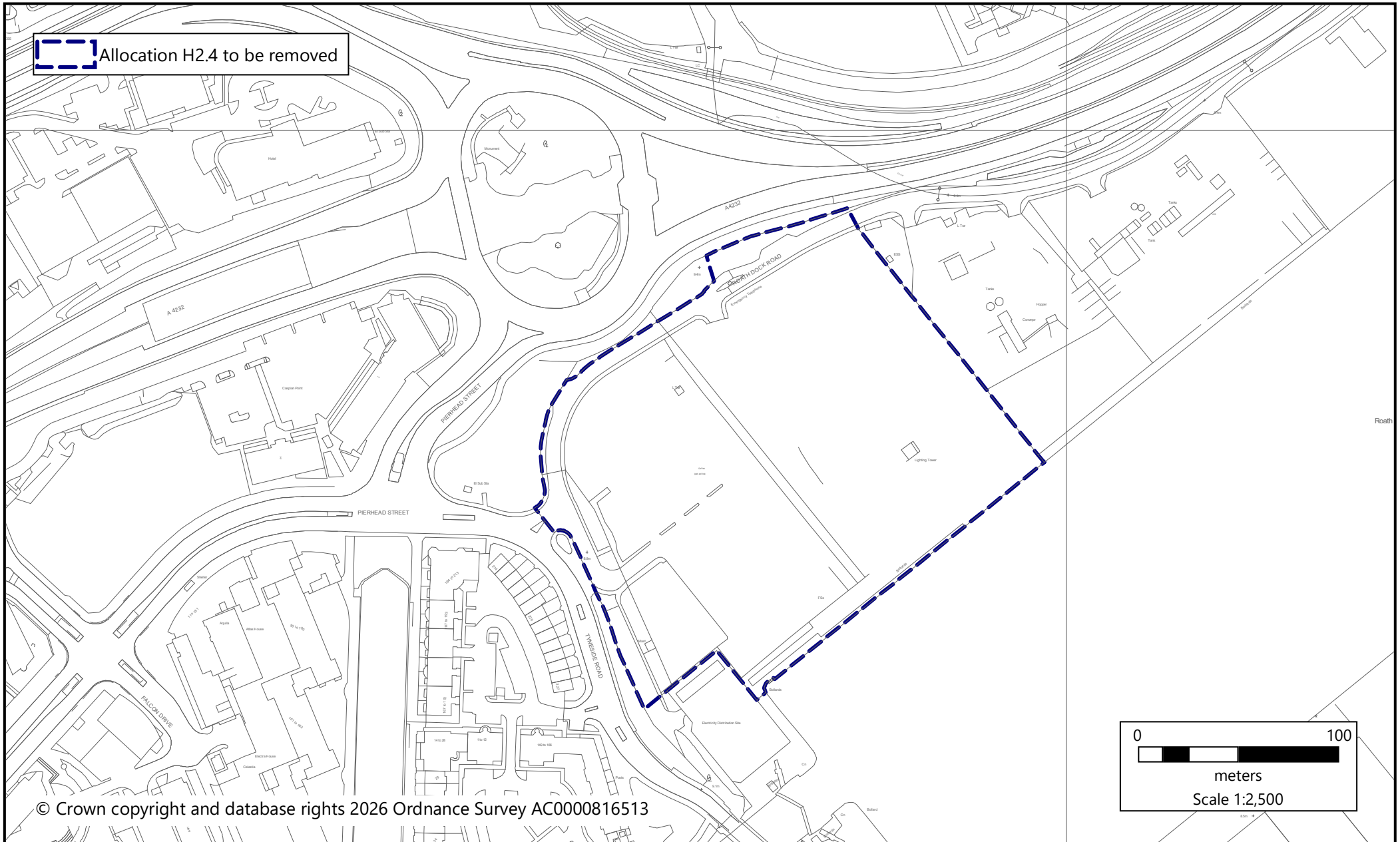
MAC PM2: Proposed deletion of allocation H1.1 Land at areas 9-12, St Mellons from the Replacement LDP Proposals Map

Cardiff Deposit Replacement Local Development Plan: Matters Arising Changes Consultation



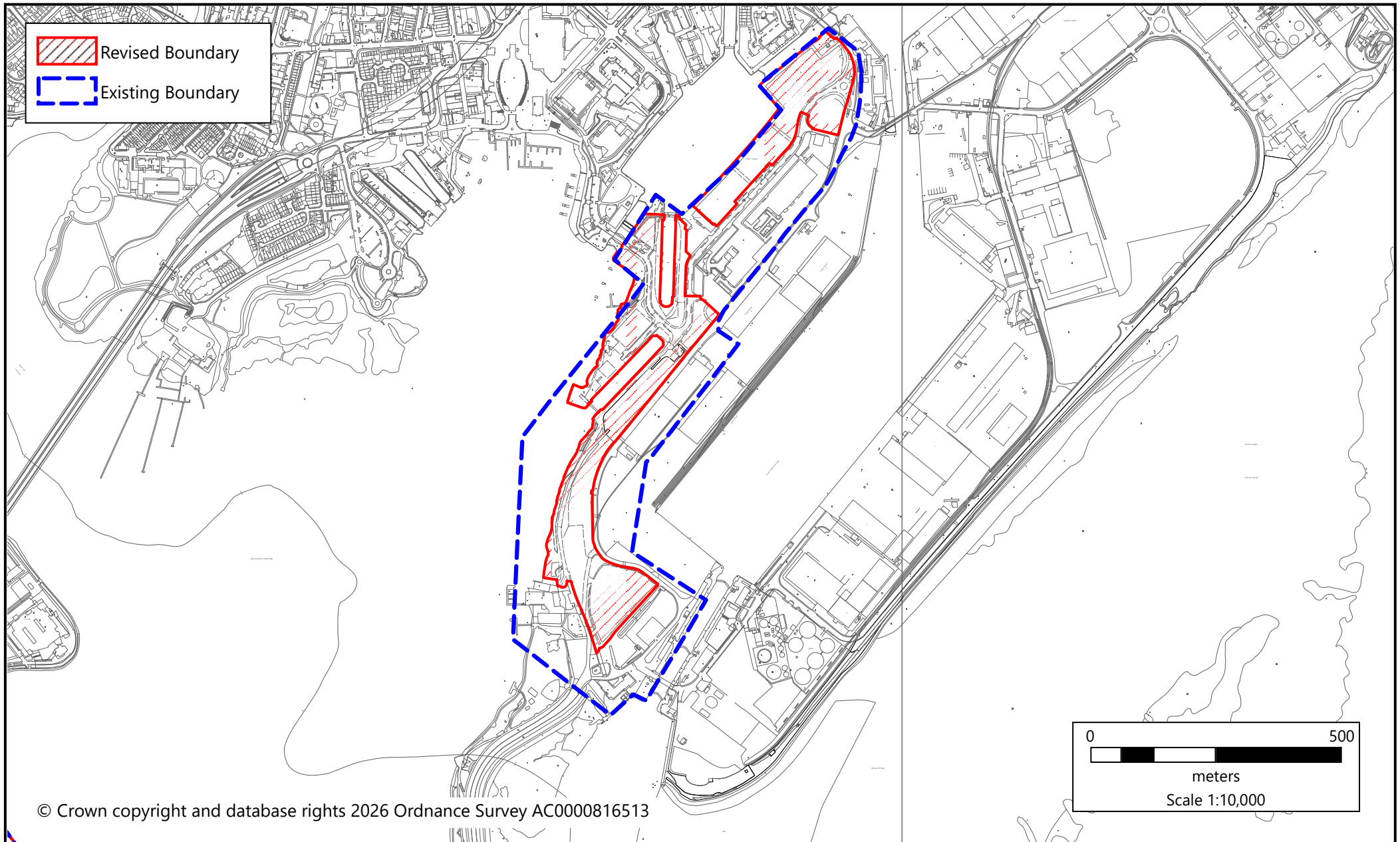
MAC PM3: Proposed deletion of allocation H2.4 Roath Dock (North Side) from the Replacement LDP Proposals Map

Cardiff Deposit Replacement Local Development Plan: Matters Arising Changes Consultation



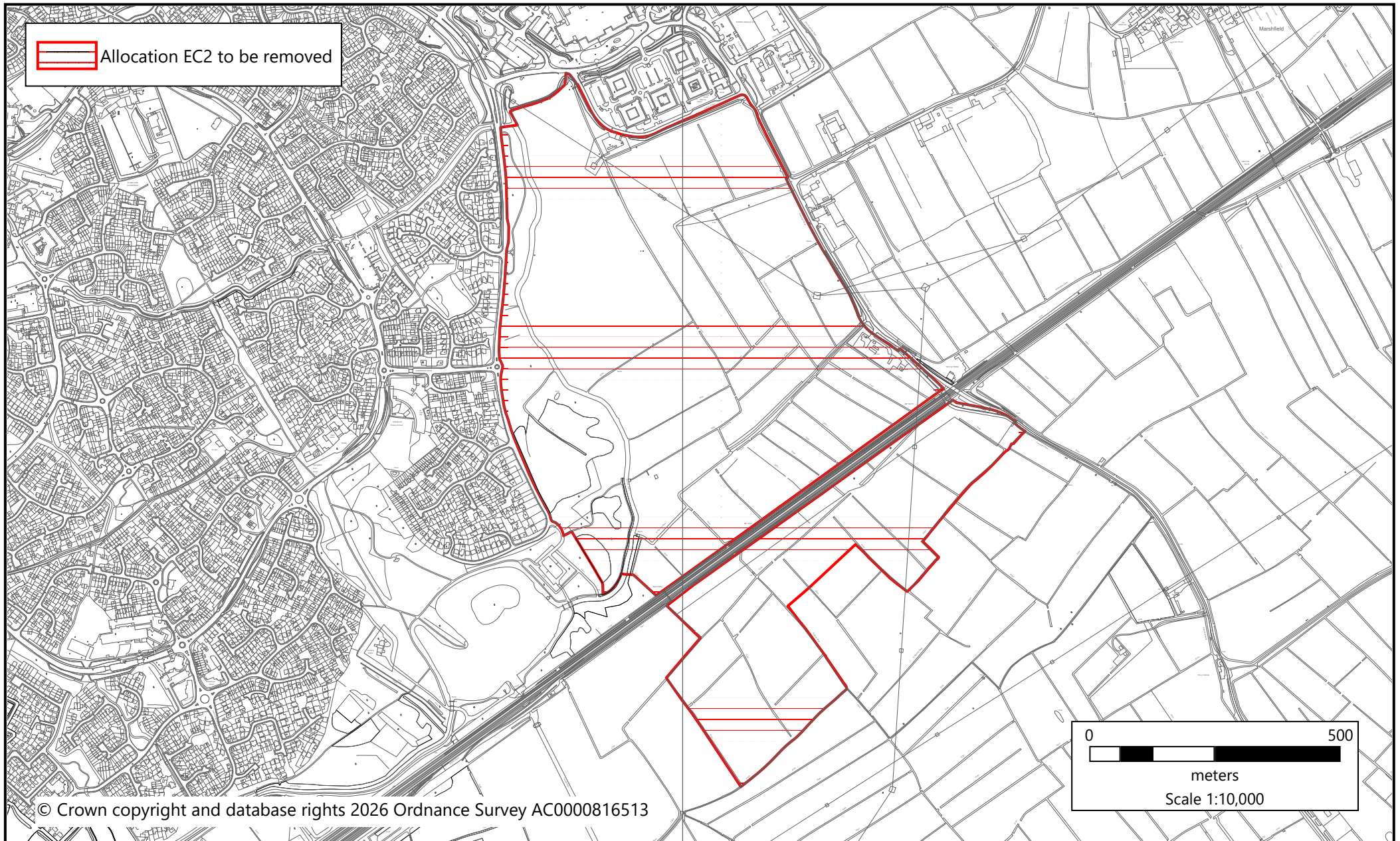
MAC PM4: Proposed amendment to the boundary of allocation H2.5 Porth Teigr and Alexandra Head on the Replacement LDP Proposals Map

Cardiff Deposit Replacement Local Development Plan: Matters Arising Changes Consultation

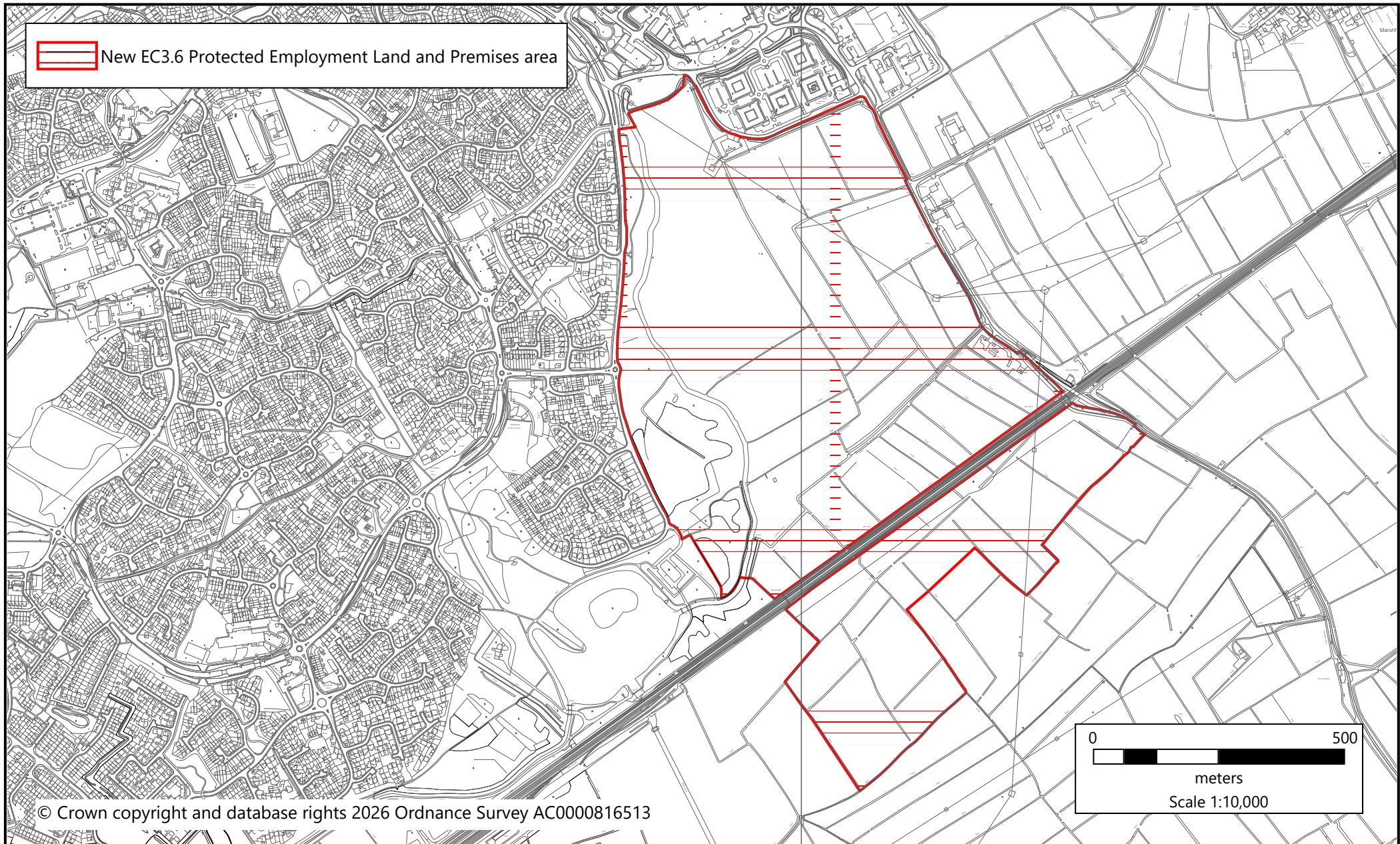


MAC PM5 A: Proposed deletion of allocation EC2 Land South of St Mellons Business Park

Cardiff Deposit Replacement Local Development Plan: Matters Arising Changes Consultation

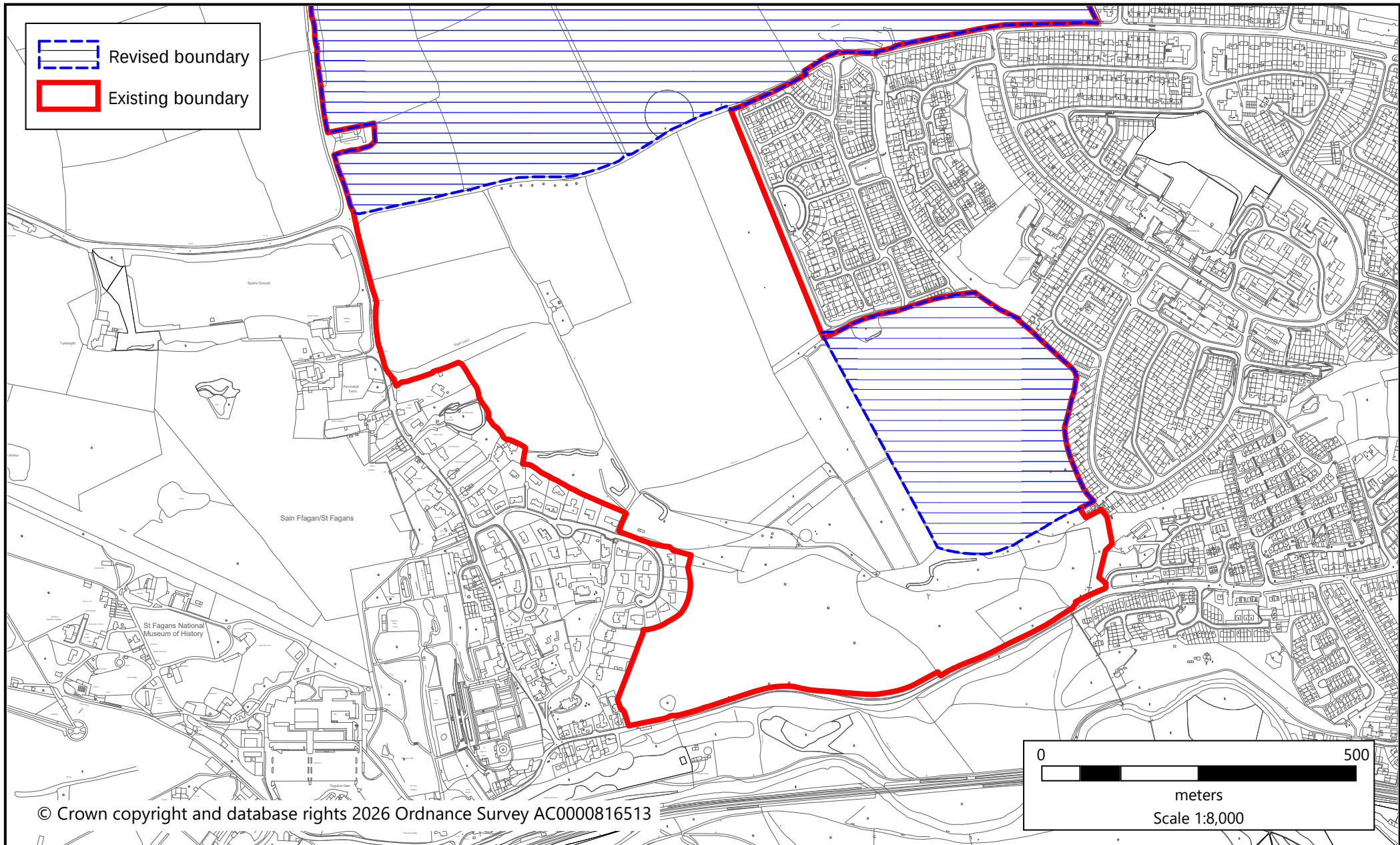


MAC PM5 B: Proposed inclusion of Land South of St Mellons Business Park within Policy EC3
Protected Employment Land and Premises areas designated on the Replacement LDP Proposals Map
Cardiff Deposit Replacement Local Development Plan: Matters Arising Changes Consultation



MAC PM6: Amend Boundary of Strategic **Site C** on the Replacement LDP Proposals Map

Cardiff Deposit Replacement Local Development Plan: Matters Arising Changes Consultation

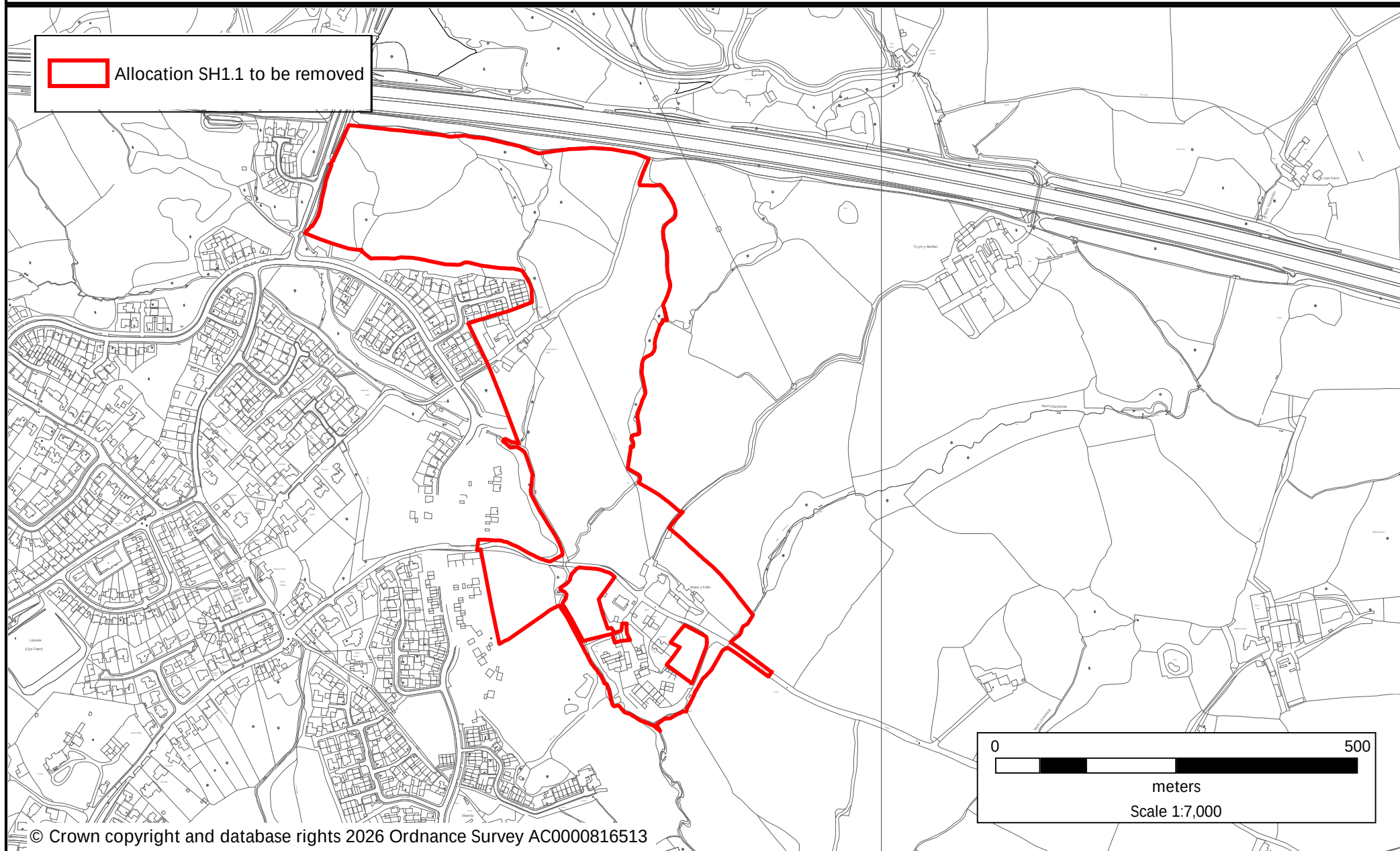


MAC PM7 A: Proposed deletion of Strategic Housing Site SH1.1 from the Replacement LDP Proposals Map

Cardiff Deposit Replacement Local Development Plan: Matters Arising Changes Consultation



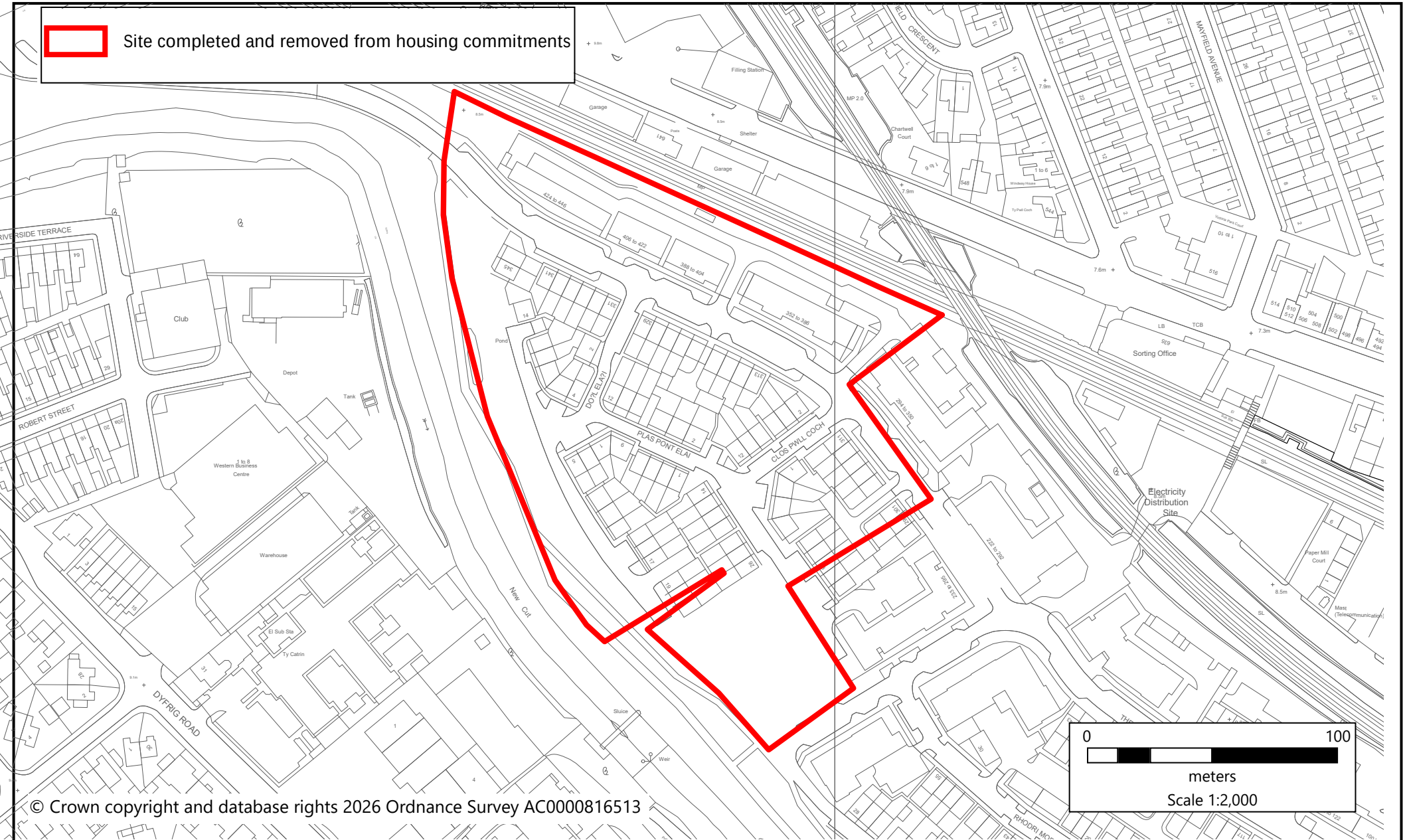
Allocation SH1.1 to be removed



MAC PM7 B: Proposed deletion of Former **Argo Wiggins** housing commitment from the Replacement LDP

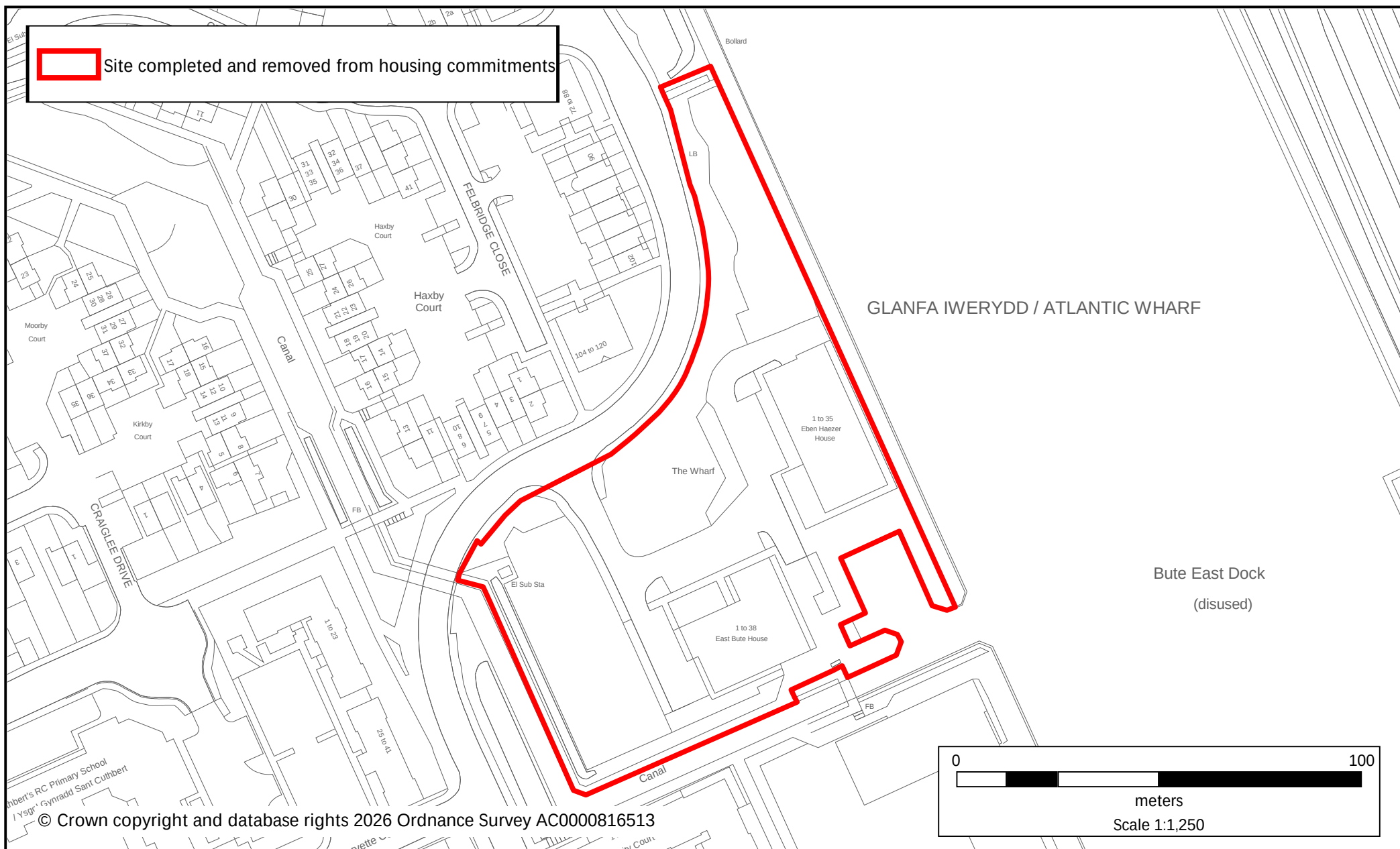
Proposals Map

Cardiff Deposit Replacement Local Development Plan: Matters Arising Changes Consultation



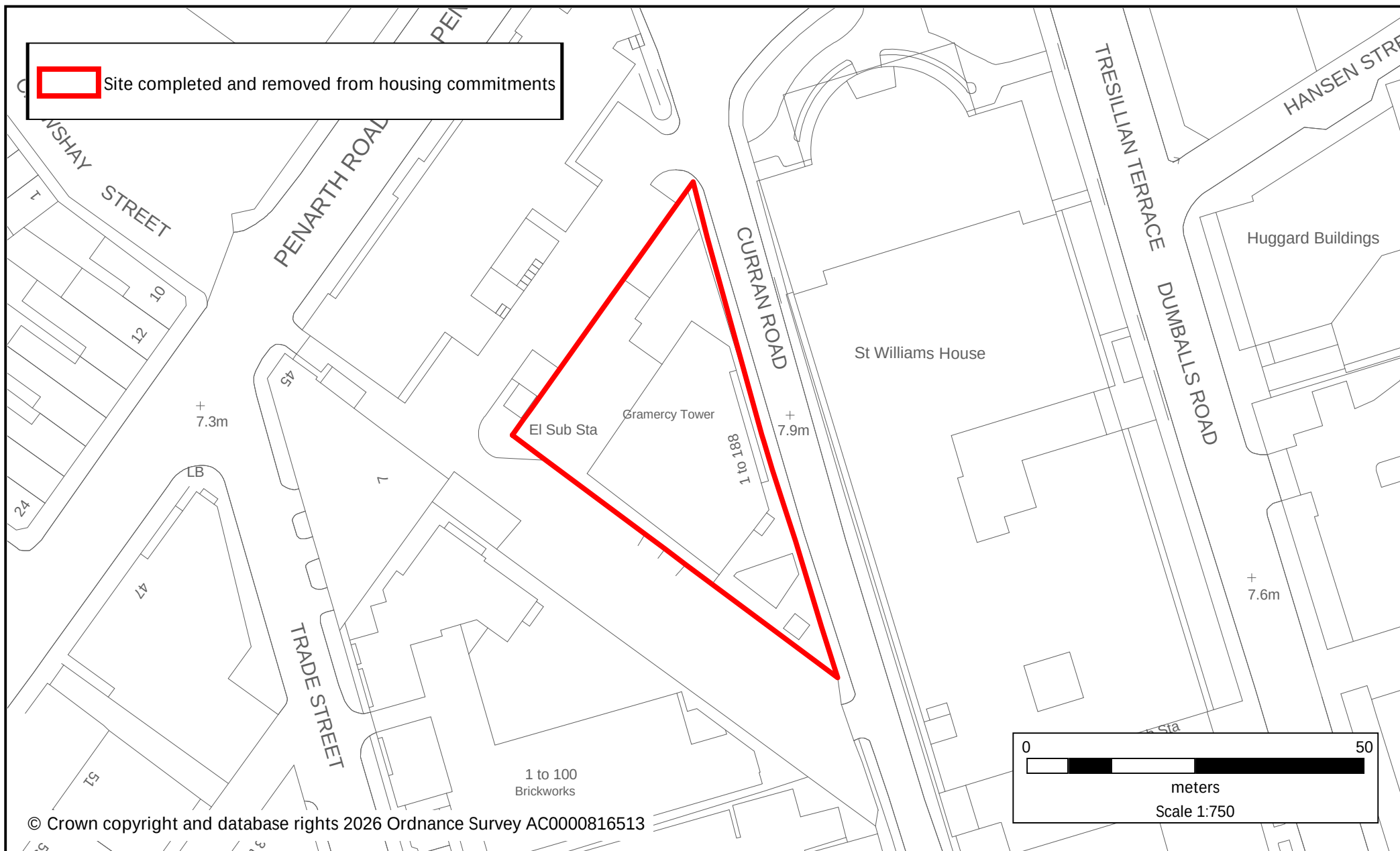
MAC PM7 C: Proposed deletion of The Wharf, Schooner Way housing commitment from the Replacement LDP Proposals Map

Cardiff Deposit Replacement Local Development Plan: Matters Arising Changes Consultation



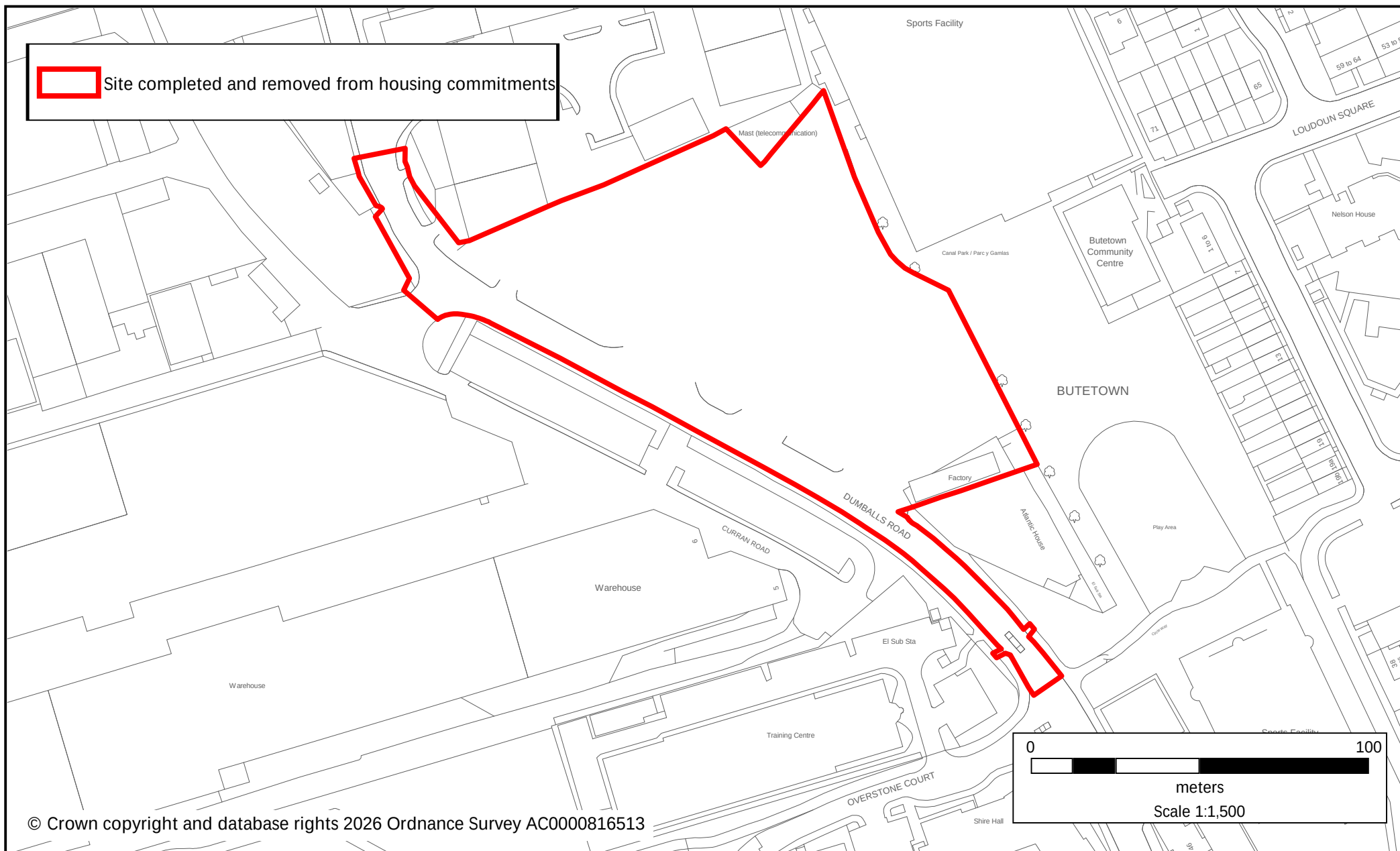
MAC PM7 D: Proposed deletion of Crawshay Court, Curran Road housing commitment from the Replacement LDP Proposals Map

Cardiff Deposit Replacement Local Development Plan: Matters Arising Changes Consultation



MAC PM7 E: Proposed deletion of Anchor Industrial Estate housing commitment from the LDP Proposals Map

Cardiff Deposit Replacement Local Development Plan: Matters Arising Changes Consultation

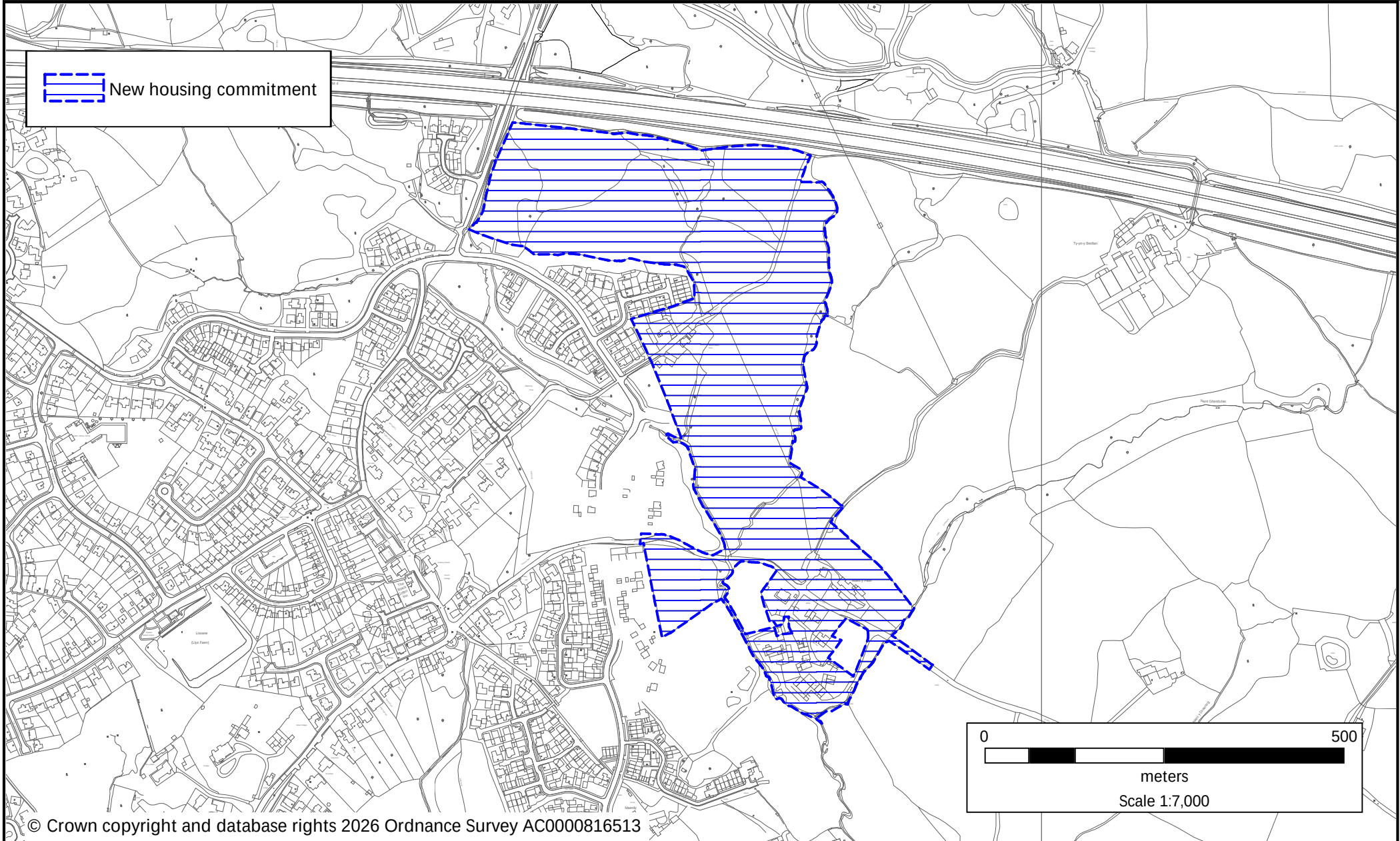


MAC PM7 F: Proposed inclusion of new housing commitment Land at Church Farm (Part of adopted LDP Strategic Site F) on the Replacement LDP Proposals Map

Cardiff Deposit Replacement Local Development Plan: Matters Arising Changes Consultation

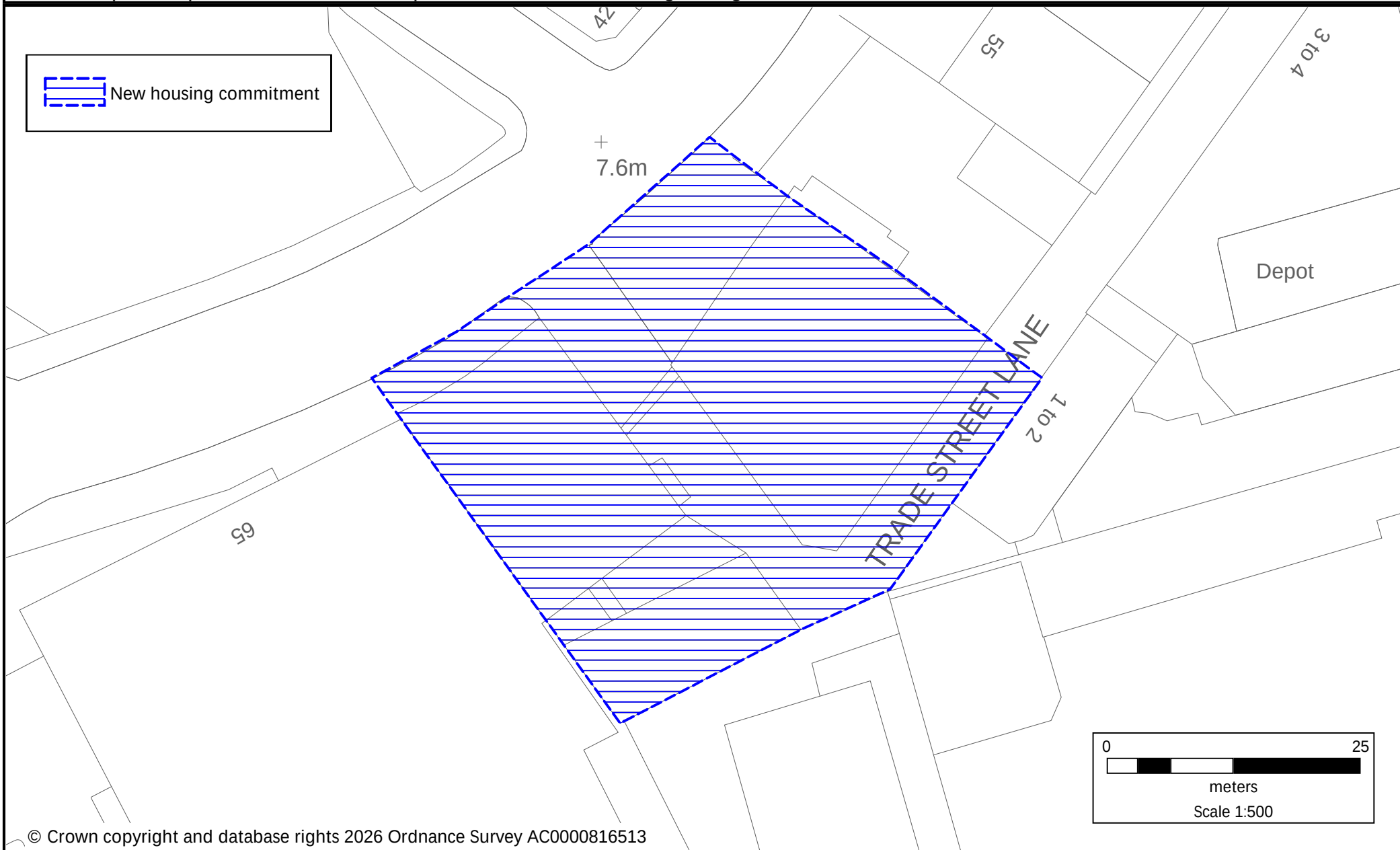


 New housing commitment



MAC PM7 G: Proposed inclusion of new housing commitment Asset House, Penarth Road on the Replacement LDP Proposals Map

Cardiff Deposit Replacement Local Development Plan: Matters Arising Changes Consultation

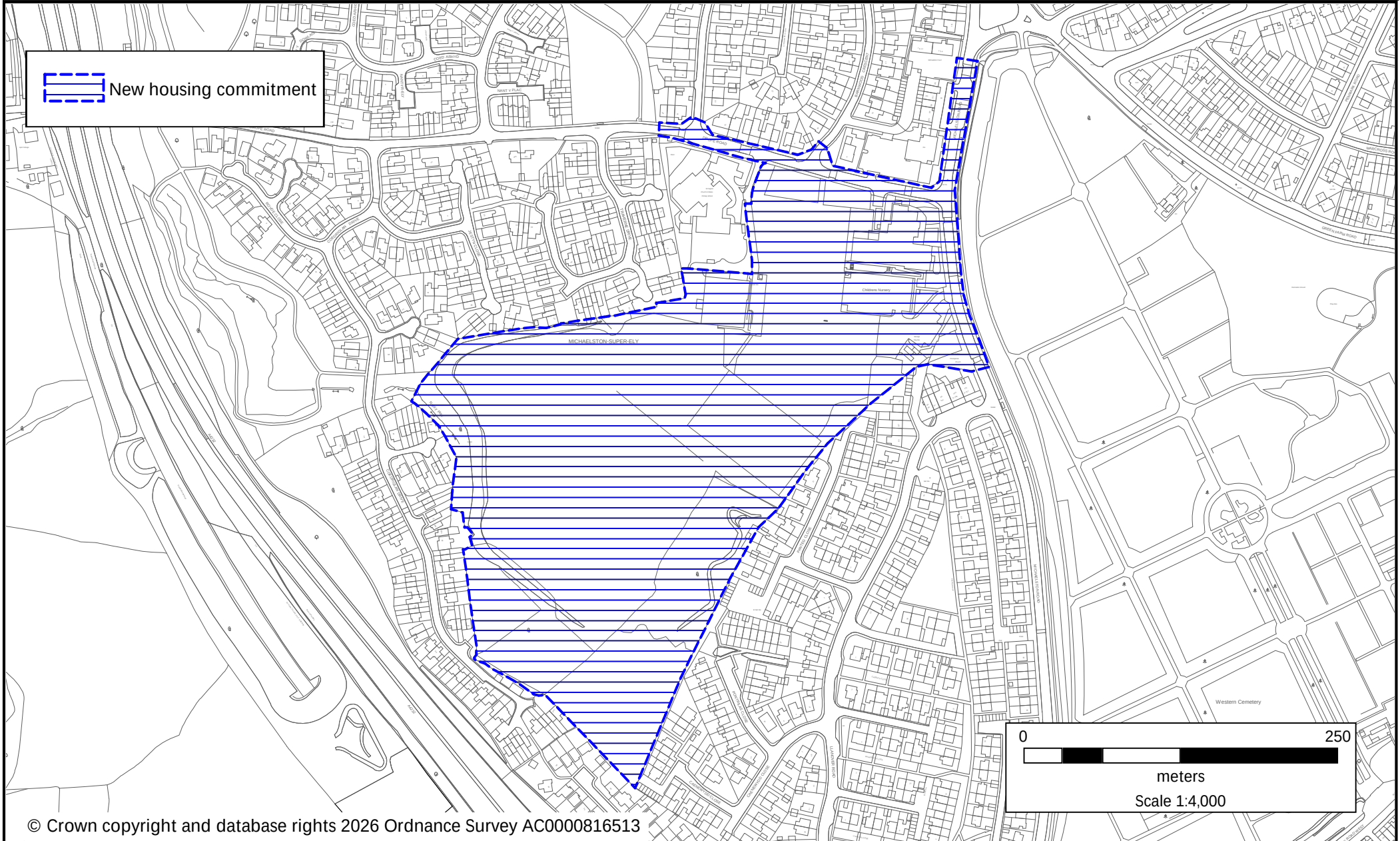


MAC PM7 H: Proposed inclusion of new housing commitment Michaelston College, Drope Road on the Replacement LDP Proposals Map

Cardiff Deposit Replacement Local Development Plan: Matters Arising Changes Consultation



 New housing commitment



MAC PM7 I: Proposed inclusion of new housing commitment Knox Court, 10 Fitzalan Place on Replacement LDP Proposals Map

Cardiff Deposit Replacement Local Development Plan: Matters Arising Changes Consultation

