



Local Development Plan 2021 > 2036

Cardiff Council - May 2026

Cardiff Replacement LDP Examination

Hearing Session 14
Design and other matters

HS14.01 Council Statement in
Response to Inspectors
Questions in ID08n



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Cardiff Council
Replacement Local Development Plan
Examination

Hearing Session 14 – 09.30-13.00, 1 July 2026

Virtual

Design and Other Matters

Issue - Whether the policies relating to design, tall buildings, community facilities, open space and placemaking are justified, clear and effective in securing high-quality and sustainable development.

1. Opening and introductions

2. Design

2.1 How does the Plan's overall design framework ensure that development achieves high-quality outcomes that are locally distinctive and responsive to Cardiff's character, rather than generic design solutions?

Response:

The Council consider that the Plan's overall design framework ensures high-quality, locally distinctive development by embedding a place-based, context-led approach at the heart of all design policy. Rather than accepting generic design solutions, the framework requires proposals to respond directly to the city's varied character areas. This is achieved through a combination of strategic policy direction and detailed design criteria.

Firstly, the Plan establishes a clear expectation that all development must reinforce the distinctive identity of Cardiff's neighbourhoods. Policies emphasise understanding local context and require design responses that enhance these qualities. This requires applicants to demonstrate how their proposals reflect the specific qualities of their site and surroundings.

Secondly, the framework integrates placemaking principles consistent with national policy (Future Wales and Planning Policy Wales), ensuring that development contributes to well-designed, sustainable, and socially cohesive places. Policy SP4 requires high standards of architecture, public realm, green infrastructure, and accessibility and permeability.

Thirdly, the Plan also uses supplementary guidance (masterplans, design codes, and area-specific SPGs) to translate strategic principles into detailed, location-specific

design expectations. These tools provide clarity on materials, scale, layout, and landscape treatment appropriate to different parts of the city.

Finally, the policy framework requires robust design and access statements, contextual analysis, and, where relevant, adherence to site-specific frameworks for strategic allocations. This evidence-based approach ensures that proposals demonstrate a clear, justified response to Cardiff's character, heritage, and sense of place.

The Council consider that collectively, these mechanisms ensure that development across Cardiff is not only high-quality but also rooted in local distinctiveness, reinforcing the city's identity.

2.2 To what extent do the design policies provide a clear and consistent basis for decision-making, while retaining sufficient flexibility to respond to site-specific circumstances?

Response:

The Council consider that the design policies in the Plan provide a clear and consistent basis for decision-making by establishing a strong, coherent set of principles that apply across all forms of development, while simultaneously retaining sufficient flexibility to respond to the city's diverse site-specific contexts. This balance is achieved through the structure, wording, and supporting mechanisms of the design policy framework.

The Plan offers clarity and consistency through its emphasis on placemaking, high-quality design, and context-led development. Policy SP4 sets out expectations relating to character, important features, green infrastructure, accessibility and permeability, legibility, energy efficient and climate responsive development, mixed use sustainable neighbourhoods, community safety, density, reuse of notable buildings, inclusive design, residential amenity, and identity. This aligns closely with national guidance in Planning Policy Wales and Future Wales, ensuring that decision-makers and applicants operate within a well-defined policy environment. The use of a criteria-based policy further strengthens consistency by providing transparent, repeatable tests against which proposals can be assessed.

At the same time, the Plan avoids an overly prescriptive or rigid approach by embedding flexibility within its design framework. Policies are deliberately framed to require a contextual response rather than a uniform design solution, recognising Cardiff's varied character areas. This allows decision-makers to consider local distinctiveness, heritage assets, topography, and community identity when evaluating proposals. Supplementary guidance (such as design codes, masterplans, and area-specific SPGs) will provide further narrative, offering detailed expectations where needed.

The requirement for robust design and access statements and contextual analysis ensures that flexibility is exercised responsibly. Applicants must justify how their

proposals respond to the unique characteristics of their site, preventing arbitrary departures from policy while enabling creative, bespoke design solutions.

Overall, the Council consider that the design policies strike an effective balance: they provide a consistent, policy-driven foundation for decision-making, yet retain the adaptability necessary to accommodate Cardiff's diverse places and ensure that development responds sensitively and appropriately to its specific context.

2.3 How do the Plan's design policies integrate considerations of accessibility, inclusivity and the needs of different user groups across all types and scales of development?

Response:

The Council consider that the Plan integrates accessibility, inclusivity, and the needs of different user groups by embedding these considerations as core principles within its policies, ensuring they apply to all development types and scales.

The Plan requires development to be accessible to all users, regardless of age, ability, or mobility. This is achieved through criterion xi of Policy SP4 which requires development to create inclusive environments in which buildings and resulting streets and spaces are accessible to all users throughout the day and, where possible, adaptable to future changes in health and social, economic, technological, and environmental requirements. This will ensure that buildings, streets, and open spaces are usable by everyone without the need for adaptation.

Inclusivity is further strengthened through the Plan's commitment to social equity and community cohesion. Policies require development to consider the needs of families, older people, disabled people, children, and vulnerable groups. This is reflected in expectations for mixed-tenure housing, adaptable and lifetime homes, accessible green spaces, and safe, inclusive play and recreation areas. The Plan also supports active travel infrastructure that is designed for all users, including wheelchair users, cyclists of varying abilities, and those with sensory impairments.

The Plan aligns with national policy requirements in Planning Policy Wales and Future Wales, ensuring that inclusive design is embedded from the outset of masterplanning of sites. This will be supplemented by SPGs and design codes that will provide guidance on implementing inclusive design principles in specific contexts.

The requirement for design and access statements ensures that applicants must explicitly demonstrate how accessibility and inclusivity have shaped their proposals. This creates a transparent, accountable process that ensures that the needs of diverse user groups are considered throughout the design process.

Overall, the Council consider that the Plan's design policies integrate accessibility and inclusivity comprehensively and consistently.

2.4 In what ways do the design policies support sustainable development objectives, including climate resilience, active travel, and long-term adaptability of buildings and places?

Response:

The Council consider that the design policies in the Plan strongly support sustainable development objectives by embedding climate resilience, active travel, and long-term adaptability as core components of high-quality design. Rather than treating sustainability as a separate theme, the Plan integrates it throughout the policy framework, ensuring that every development contributes to Cardiff's transition to a low-carbon, resilient, and future-proof city.

The Plan policies promote climate resilience by requiring development to respond to environmental risks and future climate conditions. This includes expectations for sustainable drainage systems (SuDS), flood-resilient layouts, green and blue infrastructure, and the incorporation of natural features to mitigate heat, manage surface water, and enhance biodiversity.

The Plan also prioritises active travel, embedding walkability and sustainable movement into the design of streets, neighbourhoods, and strategic sites. Policies require safe, direct, and attractive pedestrian and cycle routes, integration with public transport, and layouts that reduce car dependency. This aligns with national policy objectives and supports healthier lifestyles, reduced emissions, and more inclusive mobility.

In terms of long-term adaptability, the Plan promotes flexible, future-proof design solutions that can respond to changing social, technological, and environmental needs. Policies encourage adaptable building forms, lifetime homes, mixed-use layouts, and public spaces capable of evolving over time. This reduces the need for costly retrofitting and supports sustainable patterns of growth. The emphasis on energy-efficient design, and circular economy principles further strengthens long-term sustainability.

This policy framework will be supported by SPG, design codes, and masterplans which will provide practical tools for implementing these objectives. Meanwhile, the requirement for design and access statements ensures that applicants must demonstrate how sustainability principles have shaped their proposals.

Overall, the Council consider that the Plan's design policies provide a comprehensive and integrated approach to sustainable development, ensuring that new buildings and places are resilient, low-carbon, accessible, and capable of adapting to Cardiff's long-term needs.

2.5 How have the Plan's policies in relation to securing good quality and sustainable design been influenced by the experience of recent large-scale developments in the City, such as at North-West Cardiff?

Response:

The Council confirm that the Plan's policies on securing good-quality and sustainable design have been influenced by the practical experience and challenges encountered during the delivery of recent large-scale developments, most notably the strategic site at North-West Cardiff. These developments have provided evidence of what works well and where policy needs to be strengthened, prompting a more robust and proactive design framework in the new Plan.

Experience at North-West Cardiff highlighted the importance of stronger upfront masterplanning to secure coherent, place-led development across large, multi-phased sites. In response, the Plan places greater emphasis on comprehensive masterplans, design codes, and phasing strategies to ensure consistency, coordination, and long-term placemaking quality. They also secured the phased delivery of community and transport infrastructure alongside the delivery of local and district centres, the need for which are further embedded through site wide, comprehensive S106 agreements.

The development also underscored the need for more explicit sustainability and climate-resilience requirements. While North-West Cardiff incorporated green infrastructure and active travel routes, the scale of the site revealed opportunities for stronger integration of SuDS, biodiversity networks, and low-carbon design. The new Plan therefore strengthens the requirements for climate resilience, nature-based solutions, and energy-efficient design.

Furthermore, the experience of delivering a large, mixed-use community highlighted the importance of long-term adaptability and social infrastructure. The Plan now places greater emphasis on flexible building forms, mixed-tenure housing, community facilities, and public spaces that can evolve over time. This reflects lessons about the need for developments to support changing demographics, technological shifts, and future climate conditions.

Overall, the Council consider that the Plan's design policies have been shaped by a clear recognition that large-scale developments require more detailed design frameworks. The lessons from North-West Cardiff have led to a sustainability-driven, and place-focused policy approach, ensuring that future strategic sites deliver consistently high-quality, resilient, and well-connected places.

3. Tall Buildings

3.1 Does the Plan distinguish between locations where tall buildings are actively supported, locations where they may be acceptable in principle, and locations where they would be inappropriate?

Response:

The Council consider that the Plan does distinguish between locations where tall buildings are supported, may be acceptable, and where they would be inappropriate. This is achieved through a policy-led, criteria-based approach rather than a rigid zoning map. The Plan's tall buildings policy establishes a clear spatial logic for directing height, ensuring that tall buildings reinforce the city's strategic growth pattern and protect sensitive townscape and heritage assets.

The Plan indicates that tall buildings are actively supported in highly accessible locations, where higher densities align with the spatial strategy, public transport accessibility is greatest, and tall buildings can contribute positively to the skyline and regeneration objectives. These areas are identified as locations where height can be accommodated without undermining local character.

The Plan also identifies locations where tall buildings may be acceptable in principle, subject to meeting stringent design, townscape, and environmental criteria. In these areas, height is not ruled out but must be justified through exceptional design quality, a strong placemaking rationale, and evidence that impacts on views, heritage, and microclimate can be successfully mitigated.

Conversely, the Plan makes clear that tall buildings would be inappropriate in sensitive or low-rise contexts, including conservation areas, historic townscape, and suburban neighbourhoods. In these locations, tall buildings would conflict with established character, harm key views, or undermine the setting of heritage assets.

Overall, the Council consider that the Plan provides a structured and differentiated approach to tall buildings, ensuring that height is directed to appropriate locations while preventing harmful or out-of-context development. This distinction supports coherent skyline management and reinforces Cardiff's spatial strategy and townscape character.

3.2 How clearly does the Plan define what constitutes a tall building outside the city centre, and is this definition sufficiently precise to ensure consistent application across different contexts?

Response:

The Plan defines what constitutes a tall building outside the city centre or Cardiff Bay primarily through relative height and townscape impact, rather than a fixed numerical threshold. This approach allows flexibility and means that outside the city centre (where prevailing building heights are lower and character areas more varied) the definition becomes more context-dependent focusing on factors such as visual

prominence, skyline impact, relationship to local character, and effects on heritage assets. This ensures that the Council can respond sensitively to different contexts.

The Council consider that this approach is strengthened by its emphasis on contextual analysis, requiring applicants to demonstrate how a proposed building relates to its surroundings. This helps anchor the definition of a tall building in local character rather than arbitrary metrics.

Further guidance on this will be provided in Supplementary Planning Guidance.

3.3 How do the policies ensure that tall buildings make a positive contribution to townscape, skyline and local character, including the protection of important views and heritage assets?

Response:

The Council consider that the Plan ensures that tall buildings make a positive contribution to townscape, skyline, and local character by embedding a rigorous, design-led policy framework that requires height to be justified, contextually appropriate, and demonstrably beneficial to the wider urban environment. The Plan treats tall buildings as exceptional forms of development that must enhance, rather than undermine, Cardiff's distinctive character, heritage, and key views.

The Plan requires all tall building proposals to undertake comprehensive townscape and visual impact assessments, ensuring that their effect on the skyline, local character areas, and strategic views is fully understood. This includes analysis of long-distance views, key approaches into the city, and the setting of heritage assets such as conservation areas, listed buildings, and scheduled monuments. This ensures that proposals for tall buildings need to demonstrate that they will protect or enhance important visual and cultural assets.

The Plan also emphasises context-responsive design, requiring tall buildings to relate positively to their immediate surroundings in terms of scale, massing, materials, and public realm. This prevents abrupt or intrusive height contrasts and ensures that tall buildings contribute to coherent placemaking. The Plan further requires proposals to deliver high-quality architecture, active ground-floor frontages, and well-designed public spaces, ensuring that tall buildings enhance the pedestrian experience and local character at street level.

To protect the city's skyline, the Plan directs tall buildings to locations where height can be accommodated without harming Cardiff's silhouette or overshadowing sensitive areas. This spatial logic is reinforced by criteria relating to microclimate, overshadowing, daylight, and wind effects, ensuring that tall buildings do not create adverse environmental conditions.

Heritage protection is embedded throughout the policy framework. The Plan requires tall buildings to preserve or enhance the setting of heritage assets, avoid dominating

historic townscape, and respect the scale and grain of older neighbourhoods. This ensures that height is only introduced where it can coexist with Cardiff's historic fabric.

Overall, the Council consider that the Plan secures positive contributions from tall buildings by combining strong spatial direction, detailed design criteria, and robust assessment requirements. This ensures that tall buildings reinforce Cardiff's identity, protect key views and heritage assets, and contribute meaningfully to the quality of the townscape and skyline.

3.4 How does the Plan address the wider impacts of tall buildings on surrounding areas, including amenity, microclimate, infrastructure capacity and wellbeing?

Response:

The Council consider that the Plan addresses these wider impacts in through the following approaches.

In relation to amenity impacts the Plan requires tall buildings to protect daylight and sunlight access, privacy and overlooking, overshadowing of homes, streets and public spaces and quality and usability of green infrastructure.

In relation to microclimate impacts tall buildings can create wind tunnelling, downdrafts, overshadowing, and heat island effects. The Plan addresses these through Policy SP20's climate resilience requirements, Policy SP4's emphasis on high-quality design and green infrastructure and the requirements for resilient ecological networks, which help moderate microclimate effects. This implicitly requires tall buildings to incorporate measures such as podium planting, street trees, wind mitigation design, and adequate spacing between towers.

The Council acknowledge that tall buildings place increased pressure on transport networks, utilities, drainage and SuDS and social infrastructure (schools, health facilities) and Policy SP3 requires early identification of infrastructure needs through masterplanning and tall buildings must therefore demonstrate that infrastructure capacity is adequate and that SuDS, flood risk and ecological impacts are fully addressed.

The Plan places strong emphasis on wellbeing, health, and access to nature. Tall buildings must therefore contribute positively to townscape and skyline character, provide high-quality public realm, and avoid creating hostile environments (e.g., wind tunnels, overshadowed spaces) and support access to green infrastructure and active travel.

Overall the Council consider that the Plan addresses the wider impacts of tall buildings through a comprehensive policy framework that requires protection of amenity through careful massing and design, Mitigation of microclimate impacts through green infrastructure and climate-resilient design, demonstration of adequate infrastructure

capacity and enhancement of wellbeing through high-quality public realm and access to nature

4. Community Facilities

4.1 How does the Plan identify the need for new or improved community facilities, and how is this evidence reflected in the spatial strategy and site allocations?

Response:

The Council consider that the Plan identifies the need for new and improved community facilities through a clear and comprehensive evidence base. This evidence highlights the need for new or improved community facilities including schools, health facilities, open space, and community hubs.

The spatial strategy directly reflects this evidence by directing growth to sustainable locations where community infrastructure can be delivered, prioritising regeneration areas with existing deficits, and embedding placemaking principles to ensure new development forms complete, well-serviced neighbourhoods.

Site allocations are similarly evidence-led. Strategic sites are required to provide or contribute to new schools, health centres, community hubs, and open space, with infrastructure requirements clearly set out in policy.

Overall, the Council consider that the Plan demonstrates a coherent, infrastructure-led approach that ensures growth is supported by the timely delivery of essential community facilities.

4.2 In what ways does the Plan support community involvement in shaping the provision, location and design of community facilities?

Response:

The Council consider that the Plan supports community involvement by embedding engagement throughout both plan-making and delivery. The Council carried out extensive public consultation at each stage of the Replacement LDP preparation process, enabling communities to influence the identification of needs and preferred locations for new facilities.

Policies within the plan require developers to undertake community engagement on major schemes, ensuring that the design and layout of schools, health centres, open space, and community hubs reflect local priorities. The plan also supports community-led initiatives and shared-use facilities, giving residents an ongoing role in shaping how community infrastructure is delivered and used.

Overall, the Council consider that the Plan provides clear mechanisms for communities to influence the provision, location, and design of community facilities.

4.3 How does the Plan balance flexibility for changing community needs with certainty for the long-term provision of facilities?

Response:

The Council considers that the Plan balances flexibility and certainty through a combination of protection, delivery requirements, and adaptability. Policies C1 and C2 provide certainty by safeguarding existing facilities and requiring new or enhanced provision as part of development.

Flexibility is supported through Policy C1, particularly criterion v, which requires facilities to be designed to allow flexibility and adaptability so they can accommodate a range of community uses over time, without compromising their primary function. This ensures provision can respond to changing needs while maintaining a clear long-term framework for delivery.

4.4 Should theatres, music venues or sports clubhouses be included in the examples of community facilities?

Response:

The Council consider that theatres and music venues are not considered appropriate to include as examples of community facilities in this policy context.

While they contribute to cultural life, they are typically commercial in nature, serve a wider catchment, and are more closely aligned with the city's cultural and evening economy offer than with the core, day-to-day community infrastructure that Policies C1 and C2 are seeking to deliver and safeguard.

However, sports clubhouses are closely associated with formal recreation provision and function as an integral part of community sports facilities. Their inclusion would therefore improve clarity and better reflect how such facilities operate in practice.

The following minor amendment to paragraph 7.120 is proposed (see additional text in bold below)

*'This includes community centres and meeting places, community halls, community learning, leisure centres (**including community sports facilities and associated clubhouses**), libraries, youth centres, and religious facilities.*

To maintain a clear distinction, theatres and music venues can instead be referenced in paragraph 7.211 as examples of commercial uses, if deemed necessary.

5. Open Space

5.1 Where development affects existing open space, how does the Plan ensure that any compensatory provision is appropriate in terms of quantity, quality, accessibility and location?

Response:

The Council confirm that the Plan ensures that any compensatory provision for the loss of existing open space is appropriate in terms of quantity, quality, accessibility, and location through a combination of its strategic policy framework, detailed development management policies, and evidence-based open space standards.

Firstly, the Plan establishes a strong presumption against the loss of existing open space, requiring applicants to demonstrate that the space is surplus to requirements or that its loss is unavoidable. Where loss is justified, the relevant Open Space policy requires like-for-like or better replacement. This ensures that compensatory provision is equivalent or greater in quantity, reflecting the Plan's adopted open space standards.

Secondly, 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. 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.

Thirdly, the Plan addresses accessibility by requiring that compensatory open space is located so that it serves the same community as the existing provision. This aligns with the Plan's wider objectives for active travel, walkability, and equitable access to recreation. Replacement space must therefore be easily and safely accessible by the population affected, preventing any reduction in local provision.

Finally, the Plan ensures appropriate location by requiring that compensatory open space is provided within or adjacent to the area from which it is lost, maintaining continuity of local green infrastructure networks and avoiding displacement of amenity value. This approach is reinforced by strategic policies relating to green corridors, landscape protection, and the wider green infrastructure network.

The Council consider that taken together, these policy requirements ensure that any compensatory open space is meaningful, locally beneficial, and fully aligned with the Plan's evidence base and strategic objectives, thereby preventing any net loss of open space function or value within Cardiff.

5.2 What role does community engagement play in the assessment, protection and enhancement of open space?

Response:

The Council consider that community engagement plays a central and multi-layered role in the assessment, protection, and enhancement of open space within the Plan.

Firstly, engagement supports the protection of open space by enabling communities to highlight spaces of particular social, recreational, or environmental importance. Through the Replacement LDP consultation stages, residents, community groups, and stakeholders can identify open spaces that require safeguarding, challenge proposed allocations that may threaten valued areas, and provide evidence of local need. This strengthens the robustness of the Plan's protective policies and ensures that decisions reflect community priorities.

Secondly, community engagement contributes to the enhancement of open space by shaping the design and delivery of new or improved provision. The Plan's emphasis on placemaking and green infrastructure requires developers to respond to local context, and community input helps define what constitutes high-quality, accessible and meaningful open space in different neighbourhoods. Engagement also supports the identification of opportunities for multifunctional spaces, biodiversity enhancement, and improved accessibility.

Overall, community engagement ensures that the Plan's approach to open space is locally responsive, evidence-based and socially grounded, enabling the Plan to protect valued spaces and guide enhancements that reflect the needs and aspirations of Cardiff's communities.

5.3 How do the policies distinguish between the functional, amenity and qualitative value of open spaces, and how are these considerations weighed in decision-making?

Response:

The Council confirm that the Plan distinguishes between the functional, amenity and qualitative value of open spaces through its evidence base, open space standards, and policy framework, ensuring that each dimension is explicitly considered when assessing proposals that may affect existing provision.

Firstly, the Plan recognises the functional value of open spaces by identifying their primary roles (such as recreation, sport, and children's play). The Open Space Survey categorises spaces according to their function, enabling the Plan to determine whether a space performs an essential role that cannot be easily replaced. In decision-making, functional value is given significant weight, particularly where the space provides formal recreation facilities that meet identified community needs.

Secondly, the Plan distinguishes amenity value, which relates to the contribution of open space to visual character, and informal recreation. Policies on placemaking, design and local character require decision-makers to consider how open spaces contribute to the setting of neighbourhoods, provide relief in dense urban areas, and

support everyday wellbeing. Even where a space has limited formal function, high amenity value can justify its protection, especially in areas of open space deficiency.

Thirdly, the Plan incorporates qualitative value by assessing the condition, usability, accessibility, and overall quality of open spaces. In decision-making, qualitative value is used both to protect high-quality spaces and to identify opportunities for enhancement where quality is poor. The Plan's green infrastructure and health policies require that any replacement or compensatory provision must achieve equal or higher quality, ensuring no deterioration in the standard of provision.

In weighing these considerations, the Plan adopts a balanced, evidence-led approach. Functional value typically carries the greatest weight where the space performs a strategic or irreplaceable role. Amenity value is particularly influential in urban areas where open space contributes significantly to character and wellbeing. Qualitative value informs whether enhancement, rather than protection, may be appropriate, but poor quality alone is not treated as justification for loss. Overall, the Plan ensures that decisions reflect the full spectrum of open space benefits, preventing simplistic or purely quantitative assessments and supporting a holistic approach to protection and enhancement.

6. Placemaking

6.1 Is the Plan sufficiently clear on the distinction between placemaking and place plans?

Response:

The Council confirm that the Plan provides a broadly coherent framework for both placemaking and place plans.

The Plan is clear that placemaking is a *strategic and overarching principle* that underpins the entire Plan. It is embedded within the Plan's vision, strategic objectives, and design-led policies, reflecting PPW's requirement that placemaking should guide all development decisions. In this sense, placemaking is presented as a universal approach to creating sustainable, well-designed and socially cohesive places across Cardiff.

By contrast, place plans are intended to operate at a *more localised and community-specific level*, providing detailed guidance for particular neighbourhoods or areas. The Plan references place plans as tools that can support local distinctiveness, guide development at a finer grain and reflect community priorities.

In summary, the Council consider that the Plan successfully embeds placemaking as a core organising principle and clearly references the distinction with place plans which operate at a more localised and community-specific level.

6.2 Is the term 'Place Plan' more appropriate than Placemaking Plans in Policy SP7?

Response:

The Council consider that the term “*Place Plan*” is more appropriate for the following reasons:

Firstly, the term “Placemaking Plan” is inconsistent with PPW, which defines placemaking as a principle and process, not a type of plan. Using the term in Policy SP7 risks conflating a national policy requirement with a local spatial document, creating avoidable ambiguity.

Secondly, the term “Place Plan” more accurately reflects the intended purpose of the documents referenced in SP7: locally-specific spatial frameworks that articulate character, design priorities, infrastructure needs, and community aspirations. This terminology clearly distinguishes these area-based plans from the overarching placemaking principles that apply to all development.

Thirdly, “Place Plan” aligns with established Welsh planning practice, where the term is widely used for community-led and area-based frameworks that sit beneath the LDP. Adopting this terminology ensures consistency and improves user understanding.

Finally, the modification strengthens the soundness of the LDP by improving coherence, reducing risk of misinterpretation, and ensuring the policy is readily implementable by applicants, communities, and decision-makers.

For these reasons, the Council consider that the term “Place Plan” is more appropriate.

6.3 Whilst recognising the importance of placemaking and the Placemaking Wales

Charter, is there a more specific resource on place plans that could be referenced in paragraph 6.72?

Response:

The Council consider that whilst the Cardiff Replacement Deposit LDP appropriately highlights the importance of placemaking and the Placemaking Wales Charter, paragraph 6.72 could be strengthened by referencing a more specific and practical resource on place plans. The most relevant and authoritative source is the Place Plans Guidance produced by Planning Aid Wales (PAW) on their website at [Place Plans – by Planning Aid Wales](#)

This guidance provides detailed, step-by-step advice on the preparation, scope, content, and community-led nature of place plans in Wales. It sets out how place plans can complement Local Development Plans, how they should be evidence-based, and how they can articulate local priorities in a manner consistent with national policy. Unlike the Placemaking Wales Charter, which focuses on overarching principles, the PAW guidance offers operational clarity, including methods for community engagement, mapping local assets, identifying issues and opportunities, and preparing deliverable local actions.

Referencing this resource would therefore enhance the LDP by:

- providing a clearer definition of what a place plan is and how it differs from broader placemaking principles.
- offering practical direction for communities and stakeholders who may wish to prepare place plans.
- ensuring consistency with established Welsh practice and recognised guidance
- supporting the LDP's ambition for locally distinctive, community-informed planning

Given this it is proposed at reference to this resource be included in Paragraph 6.72, so it reads as follows (additions shown in bold).

*'6.72 The content of a Placemaking Plans is dependent on a range of factors, including the content of the Replacement LDP and alignment with planning policy as well as other key plans or strategies, the nature and the scale of the area/site, the issues it is seeking to address and community involvement. However, Placemaking Plans must be in conformity with the Replacement LDP and cannot duplicate or introduce new policy. Further guidance on placemaking can be found in the Placemaking Charter - Design Commission for Wales **and on the following website produced by Planning Aid Wales <https://www.placeplans.org.uk/en/>.***

7. Action Points