Cardiff Council

Replacement Local Development Plan Examination

Hearing Session 3 – 09.30 – 13.00, 11 June 2026

County Hall

Affordable Housing

Issues - Whether the Plan's affordable housing target is justified having regard to the identified level of need, and whether the proposed thresholds and percentage targets are supported by robust evidence.

1. Opening and introductions

2. Affordable Housing Target

2.1 Is the target of 5,500 to 6,000 units sufficient to meet the need for affordable housing?
2.2 The LHMA identifies a need of 960 pa (net) for the plan period. This equates to 14,400 but the target is only 5,500 to 6,000. Why is it proposed to deliver just over 1/3rd of the identified need?

3. Viability

3.1. Do the 5 dwelling and 0.1ha thresholds and the 20% and 30% targets take into account plan requirements such as, open space, play areas, allotments, food growing space, SuDs, 3:1 tree replacement, energy efficiency, securing good quality and sustainable design?
3.2. Do the 5 dwelling and 0.1ha thresholds and the 20% and 30% targets take into account the challenges of developing brownfield sites which may be contaminated and plan requirements such as public transport, infrastructure and education in addition to those above?
3.3. Should the policy allow for the targets to be reduced on grounds of viability?

4. Other matters

Cyngor Caerdydd

Cynllun Datblygu Lleol Newydd Archwiliad

Sesiwn Gwrandawiad 3 – 09.30 – 13.00, 11 Mehefin 2026

Neuadd y Sir

Tai Fforddiadwy

Materion - A ellir cyfiawnhau targed tai fforddiadwy y Cynllun o ystyried y lefel o angen a nodwyd, ac a yw'r trothwyon a'r targedau canrannol arfaethedig yn cael eu cefnogi gan dystiolaeth gadarn.

1. Agor a chyflwyniadau

2. Targed Tai Fforddiadwy

2.1 A yw'r targed o 5,500 i 6,000 o unedau yn ddigonol i ddiwallu'r angen am dai fforddiadwy?
2.2 Mae'r AFDL yn nodi bod angen 960 y flwyddyn (net) ar gyfer cyfnod y cynllun. Mae hyn yn cyfateb i 14,400 ond dim ond 5,500 i 6,000 yw'r targed. Pam y cynigir cyflawni ychydig dros 1/3 o'r angen a nodwyd?

3. Hyfywedd

3.1. A yw'r trothwyon o 5 annedd a 0.1ha a'r targedau o 20% a 30% yn ystyried gofynion y cynllun, fel mannau agored, ardaloedd chwarae, rhandiroedd, gofod tyfu bwyd, SDCau, amnewid coed 3:1, effeithlonrwydd ynni, sicrhau dylunio cynaliadwy o ansawdd da?
3.2 A yw'r trothwyon o 5 annedd a 0.1ha a'r targedau o 20% a 30% yn ystyried yr heriau o ddatblygu safleoedd tir llwyd a allai fod wedi'u halogi a gofynion cynllunio fel trafnidiaeth gyhoeddus, seilwaith ac addysg yn ychwanegol at y rhai uchod?
3.3 A ddylai'r polisi ganiatáu i'r targedau gael eu lleihau ar sail hyfywedd?

4. Materion eraill

4.1. Where/who will provide the affordable housing funded by off-site contributions? 4.2. Should Policy H3 include build to rent and discount market rate housing? **5. Action Points**	4.1. Ble/pwy fydd yn darparu'r tai fforddiadwy a ariennir gan gyfraniadau oddi ar y safle? 4.2. A ddylai Polisi H3 gynnwys adeiladu i rentu a thai â gostyngiad ar gyfradd y farchnad? **5. Camau Gweithredu**