# Cardiff Council

# Replacement Local Development Plan

# Examination

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**Additional Hearing Session 1a – 09.30 – 13:00, 2 December 2026**

**County Hall**

**Housing numbers**

**Issue – Is the LDP's target of 26,400 dwellings supported by robust evidence and sufficient to meet the housing needs of the city up to 2036?**

## 1. Opening and introductions

## 2. Is the target of 26,400 units, 1,600 dwellings per year dpa, justified?

i. The Edge Analytics September '26 Cardiff Demographic Evidence Addendum cautions against relying on the WG's Principal projection '*due to their dependence upon the unprecedented levels of international migration captured between 2021/22 and 2023/24.'* However, the HBF points out this same caution is not recommended in the same company's report relating to the Newport RLDP where the 2022 WG projections are deemed to offer *'a more stable basis for selecting a realistic and flexible growth strategy that avoids reliance on short-term migration anomalies while remaining responsive to longer-term structural growth pressures.'* The Council is requested to explain why what is appropriate for its neighbour is not appropriate here.

ii. Is formulating the housing target on a dwelling-led figure, based on expectation of urban land supply and existing greenfield sites in the adopted LDP, an appropriate way to assess need?

iii. Is the fact 1,600 dpa sits in the middle of a range of statistical assumptions sufficient given:

   a. The RLDP's objective of providing a variety of quality low-carbon homes to address the housing crisis and future housing needs;
   b. PPW states the latest Welsh Government local authority level Household Projections for Wales will form a fundamental part of the evidence base for development plans (4.2.6);
   c. the under delivery against the adopted LDP;
   d. membership rates indicating suppressed households;
   e. the need for affordable housing identified in the Local Housing Market Assessment;

f. the Avison Young Cardiff LDP Viability Testing September 2026 indicates 7 out of 10 brownfield sites would not be viable with any affordable housing contribution; and
g. Cardiff's designation in a National Growth Area as a main focus for growth and investment (Policies 1 & 33 of Future Wales)?

iv. Taking into account the Cardiff Demographic Evidence Addendum and the Cardiff Replacement Local Development Plan 2021 to 2036, Urban Capacity Study Report, is the proposed 10% flexibility allowance appropriate?

**3. Action Points**