



Cardiff Council - May 2021

# Cardiff Replacement LDP

## Consultation Paper on Draft Vision, Issues and Objectives

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



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# 1. Introduction

The LDP vision and objectives are positioned at the heart of the plan. They set the over-arching context for the plan and need to be well rounded so there is a balance between economic, social and environmental objectives that deliver sustainable development over the plan period.

The Plan will need to respond to key issues in Cardiff and be guided by an over-arching Vision and supporting Objectives. We are therefore consulting early in the process to share our initial thinking on these topics in order to try to build consensus at an early stage and allow time to consider feedback ahead of further stages of engagement on different options in the autumn.

The vision and objectives will form part of the Preferred Strategy which will be considered by the Council in the autumn of 2022. The Preferred Strategy will also contain strategic options considered and the preferred spatial strategy together with relevant supporting information.

Further consultation and engagement with LDP stakeholders and the general public will take place to help shape the Preferred Strategy. Specifically, this will take place to help the Council consider strategic options and in its consideration of strategic sites submitted through the candidate site process.

The consultation paper sets out:

- The Replacement LDP Draft Vision
- A Summary of the Replacement LDP Draft Objectives
- Summary of the key issues for the plan to consider by topic area showing how this relate to the draft objectives and sub objectives, current data and trends, key issues for the plan to address and new evidence required to help address these issues.
  1. New Homes
  2. New Jobs and Economy
  3. New Infrastructure
  4. Climate Change
  5. Movement and Active Travel
  6. Health, Wellbeing and Equalities
  7. City Centre/Cardiff Bay
  8. Post-Pandemic Recovery
  9. Placemaking Approach and High Quality Design
  10. Green Infrastructure and Natural Assets
  11. Historic and Cultural Assets
- An assessment of the Replacement LDP Objectives against the Well-being Goals (Table 1)
- An assessment of the Replacement LDP Objectives against the key planning principles and National Sustainable Placemaking Outcomes (Table 2)
- An Appendix setting out a summary of Issues for the Replacement LDP to consider

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## 2. Replacement LDP: Draft Vision

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As set out above the Plan will need to be guided by an over-arching Vision and we are therefore consulting early in the process to share our initial thinking on the Vision for the plan in order to try to build consensus at an early stage and allow time to consider feedback ahead of further stages of engagement.

To create a fairer and more sustainable city by:

- Responding to the urgent future needs for new homes, jobs and infrastructure;
- Positively tackling the challenges of climate change and post-pandemic recovery;
- Creating a greener, more equal and healthier city which is easier to move around and enhances the wellbeing of future generations;
- Using a placemaking approach, working with local communities to improve neighbourhoods and deliver high quality design;
- Looking after our natural, historic and cultural assets



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## 3. Replacement LDP: Draft Objectives

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The LDP objectives set out in more detail how the LDP vision can be addressed through the planning system. They respond to spatial elements contained in the vision together with the economic, social and environmental strands set out in the strategic outcomes.

The vision fully recognises economic, social, environmental, as well as sustainability issues. It is the aim of the LDP objectives to respond to the evidenced economic and social needs but in a way that is co-ordinated, respects and enhances Cardiff's environment and sets out a framework for delivering the sustainable neighbourhoods of the future.

This is delivering sustainable development locally: Improving the long term economic, social and environmental wellbeing of people and communities in Cardiff. In this way, the LDP can help create sustainable neighbourhoods that form part of a sustainable city that lies at the heart of a sustainable city region.

As set out above the Plan will need to be guided by objectives supporting the over-arching Vision and we are therefore consulting early in the process to share our initial thinking on the draft objectives for the plan in order to try to build consensus at an early stage and allow time to consider feedback ahead of further stages of engagement.

The objectives are set out under 3 main headings:

### **1) Responding to our future needs**

**Objective 1:** Provide more homes to address future housing needs

**Objective 2:** Provide more jobs and maximise Cardiff's role as Capital City of Wales and economic driver of South East Wales to improve the prosperity of the region

**Objective 3:** Ensure the timely provision of new infrastructure to support future growth

### **2) Creating a more sustainable and healthy city which responds to the challenges of climate change and enhances the wellbeing of future generations**

**Objective 4:** Respond to the climate emergency so Cardiff becomes more resilient, reduces its carbon footprint and maximises opportunities for energy-efficient solutions

**Objective 5:** Make the city easier to move around with a focus on sustainable and active travel

**Objective 6:** Create healthier environments, reduce inequalities and enhance wellbeing

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**Objective 7:** Support a vibrant, mixed-use City Centre, develop Cardiff Bay's full potential to provide core destinations for Cardiff and beyond and support the key role of district and local centres as the heart of local neighbourhoods

**Objective 8:** Ensure that the city positively adapts to the new challenges posed by the implications of the pandemic

**Objective 9:** To use a place-making approach to create sustainable places, maximise regeneration opportunities, enhance the role of public spaces, ensure that future growth can be effectively managed and deliver new developments of high quality design

### 3) Looking after our natural, historic & cultural assets

**Objective 10:** Protect and enhance Cardiff's Green and Blue Infrastructure, its biodiversity and other natural assets

**Objective 11:** Protect and enhance Cardiff's historic and cultural assets together with supporting sustainable tourism and cultural sectors



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## 4. Summary of Key Issues by Topic Area for the Replacement LDP to address

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# 1. NEW HOMES



*Topic summary - Homes are required to meet local needs. New homes can help reduce the housing waiting list, provide access to affordable homes, support the continued economic growth of the city and respond to a rising population.*

*However, we must work out the right number, type and location of homes to be built.*

## Draft Objective 1

**Provide MORE homes to address future housing needs. The Plan will:**

- Provide a range and choice of new homes of different tenure, type and location in response to specific housing needs
- Prioritise opportunities for new homes in sustainable brownfield locations
- Set targets for the delivery of affordable housing
- Provide a diverse mix of housing including responding to the needs of older people and other groups who need specialised housing
- Set out the approach to the sub-division of existing homes.

## What current data and trends tell us

### 1. The NEED for new homes is well documented:

Population & household projections can be used to estimate newly arising housing need, providing the population level, age structure and household composition that would result if underlying assumptions were to be realised.

Latest 2018-based projections indicate the trend for smaller average household size is projected to continue, but overall growth is significantly reduced in comparison to the previous 2014-based projections.

Given the inherent uncertainty with trend-based assumptions and the significance of growth as a key parameter shaping the LDP strategy, the evidence base will explore to what degree the latest methodology and assumptions underpinning official projections are suitable, and whether the results are plausible.



In addition to newly arising need, the total need for new homes is subject to several other factors:

1. Affordability. As at 01/01/2021, there were 7,623 households on the Cardiff housing waiting list. Of these, there were:
  - 740 homeless households
  - 944 households who required a property with some level of accessibility
  - 1,435 households who were in temporary accommodation.
2. Availability/suitability of current stock to meet needs of certain groups of population (older persons/less able persons)
3. Gypsy & Traveller needs (unmet need (to 2026) 72 pitches)
4. Concealed households (social/cultural factors other than affordability influencing household formation patterns)
5. Vacant Homes (857 long-term empty properties)

Existing studies including the Local Housing Market Assessment, Gypsy & Traveller Accommodation Assessment and Vacant Homes will be updated to fully explore and understand these issues.

**2. The DELIVERY of new homes has not kept pace with meeting needs as recent past annual build rates show:**

- Past delivery rates - 8,044 completions during the last ten years (to 2018) compared with 16,987 completions during the previous ten year period)

Summary of reasons:

- Recession/economic downturn during initial Plan period

- Development 'lag' on strategic sites (consistent with sites elsewhere in UK)
- Reduction in flatted schemes (over-supply in mid-noughties?)
- Reports of supply shortages: labour, skills & materials.

Despite a rise in the provision of private student accommodation in recent years, due to changes in WG policy such housing has been omitted from formal dwelling completion records. In a university city such as Cardiff, this stock plays a significant role in freeing up traditional stock in the market for other households.

A better understanding in relation to this source of accommodation, both in terms of the demand and supply will therefore help inform the overall housing need in Cardiff.

Data on green/brownfield split. Shift in the percentage of completions on green and brown field land. Greenfield accounted for approx. 42% of completions in 2018/19 compared with an average of approx. 5% over the preceding 10 year period.

This suggests a greater diversity of housing is now available in Cardiff with larger lower-density properties at some of the strategic sites.

**3. Whilst the SUPPLY of sites has improved through the current LDP, more homes will be needed looking ahead to 2035:**

- Delivering current land bank of circa. 25,000 homes
- Summary of phased delivery on bigger sites- not all at once
- Windfalls, need to assess other streams of supply which may become available over the plan period.

## Key Issues for the Plan to address

- How many new homes do we need?
- What type and tenure of new homes do we need?
- How do we provide for specific needs such as the elderly, disabled, students, families, gypsy and travellers?
- Where are the best places to build new homes?
- How can the delivery of affordable housing be maximised?
- How can we best address the issues related to Houses in Multiple Occupation and conversions of homes to flats?
- What impact will Covid have on housing needs and how can the plan respond?

## New evidence required to help address issues

- Independent assessment of WG 2018-based projections utilising enhanced data
- Analysis of Welsh Government data on housing needs
- New Local Housing Market Assessment for the plan period
- New Gypsy & Traveller needs assessment for the plan period
- Viability Assessment to inform provision of Affordable Housing
- Candidate Sites assessment process
- Brownfield capacity study
- Information on specific groups identified- Eg, Elderly needs
- Information on HMOs/flats.



## 2. NEW JOBS AND ECONOMY



*Topic summary - Cardiff plays a key role as the economic driver of South East Wales. This helps thousands of people inside and outside Cardiff secure an income. We have an opportunity to build upon the recent successes in creating new jobs. The Plan can set out how this can be achieved by identifying the locations and type of jobs we think we need by 2036 as well as seeking to maximise the role of existing employment land.*

### Draft Objective 2

**Provide more jobs and maximise Cardiff's role as Capital City of Wales and economic driver of South East Wales to improve the prosperity of the region. The Plan will:**

- Ensure a range and choice of employment sites in response to employment needs
- Facilitate the development of high-value clusters of specialist sectors
- Ensure the protection of existing employment land which contributes to the required supply of sites to meet employment needs
- Support the economic recovery of the city post-Covid-19 and respond to the change in work practices through increased working from home and need for new working and meeting hubs throughout the city.

### What current data and trends tell us

- Cardiff is the economic driver of the city region, home to over 1.4m people and providing one third of the region's employment
- Cardiff's industrial stock is concentrated in the south and east of the city and includes the port of Cardiff. North of the city centre is home to the city's knowledge institutions comprising, home to Cardiff's universities. The Central Enterprise Zone, including Capital Quarter and Callaghan Square is the principle office location and the focus for business/finance and media
- Office space is in short supply: Limited Grade A development and secondary stock (Grade B).
- Employment workforce total 212,000 (Employee Jobs, ONS, 2018)
- Current trends in job creation- Eg, Faster jobs growth than any of the UK Core Cities – 15,000 new private sector jobs in past 2 years

- Almost 10,000 people looking for work, with a 7% unemployment rate of 20-24 year olds. Disparities in Claimant Count across Cardiff, ranging from 0.3% in Lisvane to 6.4% in Ely (March 2019)
- Well qualified workforce – 2/5ths qualified to degree or equivalent and 45% of working age population have a qualification at NVQ 4 or above
- Productivity lags Core city average, low numbers of HQ operations impacting on innovation and competitiveness.
- Can opportunities be taken to better link current and new employment sites/ key 'specialist' employment centres including the University and major locations of Health provision?
- How can we best address cross-boundary matters such as travel to work patterns and range/roles of sites across the region?
- How can the plan respond to the economic impacts of Covid?

### Key Issues for the Plan to address

- How many new jobs do we need?
- How much employment land is required?
- Where are the best places for new jobs?
- What sectors should new jobs be created in? - Scope for growth in key sectors including financial and business services and the creative sector; growing the visitor economy and; improving business infrastructure such as the BBC Drama Studios in Cardiff Bay?
- What is the best approach to maximise the provision of jobs in the City Centre and attract investment?
- What is the best strategy for existing employment land in other parts of the city such as East Cardiff?

### New evidence required to help address issues

- Labour force projections to include an Employment Land Review (Demand and Supply)
- Competitiveness Paper to set out the benefits of an agglomeration approach to focusing jobs and investment
- Retail Capacity Study
- City Centre Land Use and Floor Space survey (LUFS)
- District and Local Centre Assessments
- Candidate Site Assessment Process.

## 3. NEW INFRASTRUCTURE



*Topic summary - As Cardiff continues to grow, new infrastructure will be needed alongside the new homes and jobs. This will include a wide range of community facilities such as schools and health centres as well as transportation solutions. Therefore, we must set out the things we will need and how these can be put in place over the Plan period.*

### Draft Objective 3

**Ensure the timely provision of new infrastructure to support future growth. The Plan will:**

- Identify key infrastructure required, how and when it will be delivered including:
  - **Transportation**- Different modes, public transport and Metro
  - **Affordable**, high quality digital infrastructure
  - **Social/Community Infrastructure**
    - Schools, health facilities, sport/recreation, waste facilities, burial provision
  - **Environmental** - Contributions to combat climate change and creating new accessible greenspace
- Support Cardiff's higher education institutions/ infrastructure in recognition of their key role as part of a learning city and contribution to economic development

- Support measures to improve digital connectivity across the city to meet the demand from increased working from home post covid and facilitate new working meeting hubs across the city.

### What current data and trends tell us

The Cardiff Infrastructure Plan sets out infrastructure needs required alongside new homes and jobs:

- Walking and cycle route improvements
- Bus lane improvements, new park and ride sites and rail network improvements
- Major highway improvements including Eastern Bay Link
- New and upgraded schools, primary care facilities, libraries, leisure centres, community facilities and cemeteries/crematorium

- New open space, pitches play grounds, teen facilities, country parks and allotment sites and improvements to existing sites
- Increased recycling and waste management infrastructure
- Flood mitigation measures and coastal defence measures
- Off-site works to facilitate new water and sewerage supplies and new gas and electricity supply and telecommunications infrastructure.
- How can a framework be put in place which prevents landowners not providing infrastructure due to viability factors?
- What phasing could be used to deliver key infrastructure in tandem with new development?
- How can the infrastructure priorities set out in Cardiff's Transport White Paper – Transport Vision for 2030 be supported?
- How can new infrastructure respond to the declared climate emergency in terms of embracing new design and technologies?

#### Funding sources:

- UK and Welsh Government
- Council
- Grants
- Developers – Section 106 payments
- Statutory undertakes
- Private finance
- Voluntary sector
- What electric charging infrastructure do we need in the city?
- What scope is there for enhanced digital infrastructure?
- What infrastructure will be required to address the impacts of Covid?

### Key Issues for the Plan to address

- What new infrastructure do we need to serve new development proposed in the Replacement LDP?
- What scope is there to improve or enhance existing infrastructure?
- What should be our priorities?
- What are the best ways to fund and deliver infrastructure?

### New evidence required to help address issues

- Infrastructure Needs Assessment (including public utility infrastructure)
- Updated Cardiff Infrastructure Plan (to include results from above)
- Transport Assessments
- Development Viability Appraisal of plan strategy and site allocations.

## 4. CLIMATE CHANGE



*Topic summary - Climate change is now widely regarded as one of the most significant global challenges: almost 200 governments have endorsed the Paris Agreement to limit global temperature rise and Welsh Government has committed to reducing emissions of greenhouse gases by at least 80% by 2050. In recognition of the risks posed to local residents Cardiff Council has declared a climate emergency.*

*If no action is taken, threats such as rising sea levels/increased risk of flooding, more frequent extreme weather events and reduced biodiversity and food productivity become ever more critical. A number of opportunities associated with the changes necessary to address climate change can however also be identified: Improved air quality, health and quality of life; economic development associated with new skills and innovation, together with increased local resilience and equity.*

*Cardiff Council is currently progressing a range of strategies, including One Planet Cardiff, Clean Air Cardiff and a recent Transport White Paper. The LDP review offers a significant opportunity to take further steps in tackling climate change whilst providing a climate resilient development plan for Cardiff.*

### Draft Objective 4

**Respond to the climate emergency so Cardiff becomes more resilient, reduces its carbon footprint and maximises opportunities for energy-efficient solutions. The Plan will:**

Set out how Cardiff can become more resilient and adapt to combat the impacts of climate change including:

- The role of ecosystems in addressing carbon storage, natural flood management, air quality, heat islands and noise pollution
- Guidelines for the design of resilient new developments
- Managing flood risk
- Facilitate the provision of infrastructure for cleaner vehicles

Set out measures to reduce Cardiff's carbon footprint and mitigate the effects of climate change through reducing energy demand including:

- Locating development in sustainable locations to minimise the need to travel and reduce car dependency
- Improve energy efficiency and the generation of renewable and low carbon energy in new developments
- Promoting an increase in tree canopy cover across the city
- Promote high quality design and environmental performance of new homes.
- Renewable energy generation in the city is set to increase significantly with the recent approval of a large solar farm at Lamby Way and proposals advancing for a new heat network to serve the south of the city linked to the Energy from Waste plant in Ocean Park.

### **What current data and trends tell us**

- Parts of the city are vulnerable to flooding with climate change likely to increase the risk of flooding and frequency of extreme (from rivers, surface water and the sea) flood events
- The River Corridors and Green Infrastructure within the city play an important role in mitigating climate change and providing a carbon sink
- Currently trees cover 19% of the land area of the city
- Volume of traffic in city continues to increase
- It is important that new buildings are energy efficient in order to reduce carbon emissions
- How can climate change be mitigated and resilience be built into new development?
- How can flood risk be managed?
- What are the most appropriate patterns of development that respond to the climate change emergency?
- How can we move to cleaner vehicle technologies?
- How can green Infrastructure be protected and enhanced?
- What percentage of tree cover should we aim for?
- How can we improve energy efficiency in new development – what target should we have for new homes?
- What role can renewable energy play in the future and what percentage generation is appropriate?

### **Key Issues for the Plan to address**

### **New evidence required to help address issues**

- Renewable Energy Assessment
- Strategic Flood Consequence Assessment.



## 5. MOVEMENT & ACTIVE TRAVEL



*Topic summary - As Cardiff continues to grow, new sustainable transport infrastructure will be needed alongside the new homes and jobs. This will seek to reduce reliance on the car thereby reducing congestion and harmful emissions and seek to promote a modal shift to sustainable forms of travel such as buses and trains and active travel such as walking and cycling. Therefore, we must set out the things we will need and how these can be put in place over the Plan period.*

### Draft Objective 5

**Make the city easier to move around with a focus on sustainable and active travel. The Plan will:**

- Set out how people can move around the city in a more sustainable and integrated manner with new development well located to transport infrastructure
- Reduce the need to travel, reduce reliance on the car, reduce congestion and reduce harmful emissions
- Set a modal split target
- Promote sustainable forms of transport and the more effective integration of public transport including new transport interchanges
- Promote active travel- Walking and cycling
- Capitalise on national and regional investment in sustainable transport infrastructure including the Metro.

### What current data and trends tell us

Existing PATTERNS of commuting are well documented:

- 100,000 commuting into city each day – 80,000 by car
- 190,000 commuter trips by Cardiff residents – 100,000 by car
- Car drivers spend 19 days a year stuck in traffic at peak times
- Journeys to work by active travel modes are increasing year on year– cycling 13% , walking 18%
- In line with national trends bus use and satisfaction in the city is declining
- Overall rail use has increased over the last five years but only 30% of rail journeys within the city are undertaken by Cardiff residents

- For all journey purposes except for work (commuting) the adopted LDP target of 50:50 modal split is already being met.

NEED for new sustainable transport Infrastructure evident:

- Good progress is being made in delivering transport infrastructure to support growth in the city with the Regional Transport Hub now under construction and new Western Avenue transport interchange in advanced planning stages
- Metro and cross city- rail proposals in planning stages
- Plans for a dedicated cycle network in the city well advanced with completion of phase 1 near the city centre
- EV ownership is forecast to rise by 60% market share in 2030 so charging infrastructure required.
- How can congestion within the city be reduced?
- What measures need to be in place to increase journeys by active travel modes?
- What measures need to be in place to reverse the decline in bus use?
- What strategy needs to be in place to support the implementation of the South Wales Metro and cross-rail proposals?
- What infrastructure and measures need to be in place to help a move to cleaner vehicles?
- How can the role of the port be protected and enhanced?
- What will be the impact of Covid on future travel behaviour and patterns and how can the plan respond to these changes?

### Key Issues for the Plan to address

- What modal split target should we aim for and what infrastructure is required to support it?
- How can the priorities set out in Cardiff's Transport White Paper – Transport Vision for 2030 be supported?
- How can the number of car commuting trips be reduced?

### New evidence required to help address issues

- Transport Assessment
- Infrastructure Plan
- Viability Assessment of plan strategy and site allocations.

## 6. HEALTH, WELLBEING & EQUALITIES



*Topic summary - Across Cardiff, inequalities exist both in terms of health and deprivation. The 2015 Welsh Index of Multiple Deprivation showed that 12% of the population of Cardiff is in the most 100 most deprived wards in Wales. In terms of health, there is an 11 year gap in life expectancy for men and a 9.2 year gap in life expectancy for women between our most deprived and our least deprived communities. In addition, 54% of the population of Cardiff is either overweight or obese.*

### Draft Objective 6

**Create healthier environments, reduce inequalities and enhance wellbeing. The Plan will:**

- Support the delivery of healthier, accessible environments to help tackle obesity and promote healthier lifestyles
- Set out how air quality can be enhanced
- Promote the role of greenspaces in delivering wellbeing benefits
- Manage waste and control pollution
- Support the regeneration of local neighbourhoods, particularly the 'Southern Arc' of deprivation
- Promote safer environments which reduce the scope for crime

- Facilitate equitable access and opportunity to Welsh Medium education in all areas of the city so that the language continues to thrive.
- Promote the provision of services and jobs in areas of highest need to reduce inequalities
- Promote the role of Soundscapes in controlling noise pollution.

### What current data and trends tell us

Cardiff has inequalities in life expectancy and healthy life expectancy

- Contextual Health Indicators from AMR - % of population in the 100 most deprived wards in Wales and 5 of adults meeting the recommended guidelines for physical activity

Cardiff has an obesity and activity problem

- 54% of the population is obese or overweight
- 23% of the population is active for less than 30mins per week

Existing evidence available

- Population Needs Assessment 2018 – health needs of the population (Cardiff and Vale RPB)

### Key Issues for the Plan to address

- How can the plan ensure that improving people's health in a key consideration in development proposals?
- How can the plan address the southern arc of deprivation/ difference in life expectancy rates?
- How can the plan ensure that active travel is a key consideration in development proposals?

- How can the plan manage/restrict hot food takeaways near schools?
- How can the plan ensure that high quality functional open space is provided and that existing spaces are protected?

### New evidence required to help address issues

- Integrated Sustainability Appraisal (HIA and EIA)
- New Local Housing Market Assessment – needs of different age groups.
- Retail Capacity Study
- Air Quality Monitoring Studies
- Community Facility Assessment – including prioritising Health Primary Facilities and Day Care Facilities.



## 7. CITY CENTRE/CARDIFF BAY



*Topic summary - Cardiff city centre and Cardiff Bay play a key retail, economic and tourism role for the city and South East Wales. Supporting the role of the city centre and the continued regeneration of Cardiff Bay are key issues for the plan to address.*

*In addition the plan will need to respond to the impacts of the Covid pandemic on high street retailing, the demand for traditional office accommodation and*

*encourage more mixed uses within the city centre in addition to supporting its key retail role. Overall, the Replacement LDP process provides an opportunity to consider how the city centre can continue to evolve and play a key role in the future of the city.*

### Draft Objective 7

**Ensuring a vibrant, mixed-use City Centre and developing Cardiff Bay's full potential to provide core destinations for Cardiff and beyond, whilst supporting the key role of district and local retail centres as the heart of local neighbourhoods. The Plan will:**

- Maximise the key strategic role of the City Centre as a high density, major financial and service sector hub of national significance and generate the agglomeration effect in attracting further investment
- Maximise the potential for high density mixed-use development related to the regional sustainable transport hub
- Support the ability of the city centre to adapt by encouraging mixed uses and further investment alongside the key retail role
- Continue the regeneration of land south of the regional transport hub
- Ensure centres can operate as flexibly as possible where a variety of retail, employment, commercial, community, leisure, health and public sector uses come together in a hub of activity to make them viable as go-to destinations once more by setting out a vision for each centre, establishing boundaries and identifying sites for redevelopment.
- Promote a new chapter in the regeneration of Cardiff Bay as a high density, mixed-use destination to identify:
- The provision of supporting sustainable transport infrastructure

- Enhancements to the Mount Stuart Square area and development of an arena at Atlantic Wharf including linkages to the Bay Waterfront
- Future phases for the International Sports Village site
- Regeneration of the Roath Dock/ Roath Basin and Alexandra Head areas.

### What current data and trends tell us

- The Central Shopping Area is the head of the regional retail hierarchy supported by a range of district and smaller local centres. Vacancy rates within protected city centre retail frontages in line with national average
- The long term trend of decline in retail in the city centre and district and local centres as accelerated significantly since the start of the pandemic
- The last 30 years has seen the transformation of Cardiff Bay, regenerating over 1,000 hectares of derelict land and creating over 30,00 jobs.

### Key Issues for the Plan to address

- How can we best protect and enhance the retail role of the City Centre along with supporting a wider range of functions in response to the Covid pandemic?
- How can we develop the Bay's full potential and establish Cardiff Bay as a leading UK urban visitor destination in its own right?
- How can we support the role of District and Local Centres given the impacts of the pandemic?

### New evidence required to help address issues

- Retail Capacity Study
- City Centre Land Use and Floor Space survey (LUFS)
- District and Local Centres Assessments
- Town Centre assessments to examine retail need a wider array of use requirements, particularly in the employment, leisure and public service sectors.



## 8. POST PANDEMIC RECOVERY



*Topic summary - As the city recovers post-pandemic, the Replacement LDP provides an opportunity to consider those areas of land use policy which require a new or amended approach to explicitly address the implications of the pandemic on the way we work, live, enjoy and move around the city.*

### Draft Objective 8

**Ensure that the city positively adapts to the new challenges posed by the implications of the pandemic. The Plan will:**

- Pick up on lessons learned to ensure that the city is more resilient and adaptable in the event of future pandemics
- Support the economic recovery of the city after the pandemic has passed and restrictions eased
- Identify wider changes required which also help the decarbonisation agenda, tackle climate change and improve general health and well-being
- Identify any required positive permanent changes in places and as part of new development
- Respond to the change in work practices post-Covid through increased working from home and need for new working and meeting hubs throughout the city.

### What current data and trends tell us

- In this rapidly-evolving situation, it is all the more important that key trends are identified early in the Replacement LDP process. At this juncture, it appears that the pandemic has accelerated some trends which were starting to emerge including:
- Challenging context for city-centre retailing- Many retail outlets closing
- Increasing trend for people working from home
- In terms of transportation, the picture is less clear. Whilst there has been a reduction in traffic movements and reduction in the use of public transport, the medium/longer-term trends post-pandemic are less easy to predict
- Increased active travel usage and increased use of local open spaces and Parks
- Significant adverse economic impacts during the pandemic with some sectors particularly hit hard (retail, hospitality for example).

## Key Issues for the Plan to address

The Welsh Government issued a new document in July 2020 called, 'Building Better Places- The Planning System Delivering Resilient and Brighter Futures'. It sets out policy priorities to assist in the recovery after the Covid-19 pandemic crisis and recognises the role of the planning system in being centre stage in the consideration of built and natural environmental issues that have arisen from the situation.

The following priorities and actions for places are specifically highlighted and represent key issues for the Plan to address:

- Staying local: creating neighbourhoods;
- Active travel: exercise and rediscovered transport methods;
- Revitalising our town centres;
- Digital places- the lockdown lifeline;

- Changing working practices: our future need for employment land;
- Reawakening Wales' tourism and cultural sectors;
- Green infrastructure, health and well-being and ecological resilience; and
- Improving air quality and soundscapes for better health and well-being.

## New evidence required to help address issues

- Further updated information required across all areas to articulate more clearly the likely short/medium and longer-term implications post-pandemic
- Data can be a combination of UK & national evidence/trends together with Cardiff-specific data as required.





## 9. PLACEMAKING APPROACH & HIGH QUALITY DESIGN



*Topic summary - Preparing a Plan which addresses all of the plan objectives needs a joined –up approach with focus on maximising the wellbeing of future generations. The Placemaking approach is fully supported as the best way to drive forward a more sustainable city which follows the principles set out in the Placemaking Wales Charter relating to the planning, design and management of new and existing places.*

### Draft Objective 9

**To use a placemaking approach which creates sustainable places, maximises regeneration opportunities, enhances the role of public spaces, ensures that future growth can be effectively managed and delivers new developments of high quality design. The Plan will:**

Use the placemaking principles as an overarching approach in plan-making to ensure:

- **People and Community** – The needs, health and well-being of all people are considered at the outset
- **Location** – Development is promoted in the most sustainable locations and land is efficiently used with a 'brownfield first' priority
- **Movement** – Sustainable and active travel are promoted as part of a more integrated movement network

- **Mix of Uses** – Promote high density mixed-use development
- **Public Realm** – Well designed and connected public spaces
- **Identity** – Features of local distinctiveness are respected in new development
- High quality design of new development.

### What current data and trends tell us

- Master planning process can establish design principles and manage capacity for change
- Brownfield sites are more sustainable as located in accessible locations and served by sustainable transport and located near existing social and community infrastructure
- Sustainable travel decrease air pollution and creates accessible, permeable and legible places

- Well designed and connected open spaces can increase biodiversity and provide safe walking and cycling routes between key locations and encourage healthy lifestyles
- New development should minimise energy demand and maximise renewable solutions, maximise recycling and minimise water usage and maximise sustainable drainage.
- How can local distinctiveness be reflected in new development?
- How can the plan maximise the principles of good design?
- What measures are needed to maximise the early provision of a full range of social facilities and community infrastructure?
- What measures should be used to maximise environmental protection and limit environmental impact?
- How can the strategy deliver place making outcomes set out in PPW?

### Key Issues for the Plan to address

- How can community involvement in the planning, design and future arrangement/ maintenance of new neighbourhoods be maximised?
- How can brownfield opportunities for development be maximised?
- How can car travel be minimised and sustainable transport be maximised?
- What density standards throughout the city should be adopted?
- How can development contribute to networks of multi-functional and connected open spaces and encourage healthier lifestyles?

### New evidence required to help address issues

- Infrastructure Needs Assessment
- Master planning Briefs
- Urban Capacity Study.



# 10. Green Infrastructure & Natural Assets



*Topic summary - Cardiff is a growing city but it is important that networks of green and blue infrastructure are protected due to the crucial role they play in providing for biodiversity and wildlife. In addition they provide “green lungs” and allow opportunities for healthy and sustainable forms of travel which also contribute towards tackling climate change.*

## Draft Objective 10

**Protect and enhance Cardiff’s Green and blue Infrastructure, its biodiversity and other natural assets. The Plan will:**

- Identify and set out how key natural assets of the city will be protected and enhanced including:
  - Open spaces, parks and allotments
  - The strategically important river valleys of the Ely, Taff, Nant fawr and Rhymney
  - The countryside, including strategically important ‘green backdrop’ formed by the ridge north of the City
  - Cardiff’s rich biodiversity and wildlife resource including designated sites and other features/networks including trees and hedgerows.
- Recognise the wider role that green infrastructure can play in contributing to tackling climate change and providing healthy environments

- Ensure natural resources are protected including mineral and sand/gravel resources and reserves.

### What current data and trends tell us

Cardiff has extensive networks of green and blue infrastructure:

- The city has a diverse and widespread collection of species and sites of Local UK and European biodiversity importance which need to be enhanced and protected
- The city has over 400 hectare of recreational open space and 3,000 hectares of amenity spaces
- The four river corridors of the Ely, Taff, Rhymney and Nant Fawr provide extensive and continuous corridors running through the countryside and through the urban area

- Approx. 19% of the city is covered by trees
- The prominent ridge north of the M4 provides an important "green backdrop" to the city
- The city possesses a significant and good quality of Limestone mineral resources and reserves.

Open space is under pressure from development:

- The amount of functional open space in Cardiff is 1.15 ha per 1,000 population and for all types of open space the equivalent figure is 8.10 ha of open space per 1,000 population
- Green and blue Infrastructure can play a key role as part of the response to the challenges of climate change.

- How can tree cover across the city be increased?
- Is a Green Wedge required? If so, what form and extent should it be?
- What measures need to be put in place to protect and enhance green and blue infrastructure?
- How can the plan protect the best and most versatile agricultural land?
- How can mineral resources and reserves be safeguarded and exploited in a sustainable way?
- How can the contribution of green/blue infrastructure be maximised as part of the response to the challenges of climate change?

## Key Issues for the Plan to address

- What measures need to be put in place to protect and enhance biodiversity across the city?
- What level of open space provision (recreational, playground, allotments, etc) is most suitable?
- How can the River corridors be protected and enhanced?

## New evidence required to help address issues

- Green Infrastructure Assessment
- Settlement Boundary Review.



# 11. HISTORIC & CULTURAL ASSETS



*Topic summary - As Cardiff continues to change and evolve, there is an increasing need to protect, promote, conserve and enhance its historic, toponymic and cultural assets and recognise the important role they play in the economic, environmental and social fabric of the city, locally, nationally and on the international stage.*

## Draft Objective 11

**Protect and enhance Cardiff's historic and cultural assets together with supporting sustainable tourism and cultural sectors.**

**The Plan will:**

- Identify and set out how key historic and cultural assets of the city will be protected and enhanced including:
- The city's Conservation Areas, Listed Buildings, Ancient Monuments, Registered Historic Landscapes and areas of archaeological importance
- Other non-designated features which make important contributions to Cardiff's historic and cultural distinctiveness
- Maximise Cardiff's role as an international tourism destination and host city of major events
- Set out how Cardiff's night time economy and music scene can form part of a vibrant and diverse city centre

- Set out how the Welsh Language can be protected and enhanced in line with relevant legislation.

### What current data and trends tell us

- 28 Scheduled Ancient Monuments & 4 Archaeologically Sensitive Areas;
- Almost 1,000 Listed Buildings; 27 Conservation Areas; 19 Historic Parks, Gardens and Landscapes, including the Gwent Levels, which are included in the Register of Landscapes of Outstanding Historic Interest in Wales; and Local buildings of Merit
- The city has a rich Victorian and Edwardian legacy reflected in the city centre, its inner suburbs and the civic centre and religious buildings
- 23.1% of Cardiff residents can speak Welsh (Annual Population Survey 2018) this represents an increase of 4% since 2008

- The economic impact of tourism (STEAM, 2017) is £1.30 billion and 21.30m people visited the city; 2.08m visitors stayed overnight and 19.24m people visited for the day.

## Key Issues for the Plan to address

- What measures need to be put in place to further enhance and promote Cardiff's role as a capital city, its culture, language and creativity and maximise Cardiff's role as an international tourist destination and host city for national (e.g. Eisteddford) and international sporting?
- What measures need to be put into place to further enhance and promote Cardiff's cultural events (e.g. created the UK's first Music City (Womanby Street) and promote the night time economy to create a vibrant and diverse city centre?
- How can the plan help protect and enhance the Welsh language in existing and planned new developments?
- How can the plan preserve and enhance the built heritage, toponymic legacy and historic environment and as Cardiff continues to grow?
- How can high quality design which takes local distinctiveness into consideration be ensured?
- How can the plan promote, protect and enhance heritage interests which play an important part in culture, tourism and leisure, along with providing support for the Welsh Language?

## New evidence required to help address issues

- Candidate Site Assessment process.



# Table 1

Matrix of Replacement LDP Objectives against the Well-being Goals		Prosperous Wales	Resilient Wales	Healthier Wales	More equal Wales	Wales of cohesive communities	Wales of vibrant culture & thriving Welsh language	Globally responsible Wales
1	New Homes							
2	New Jobs and Economy							
3	New Infrastructure							
4	Climate Change							
5	Movement and Active Travel							
6	Health, Wellbeing and Equalities							
7	City Centre/Cardiff Bay							
8	Post Pandemic Recovery							
9	Placemaking Approach and High Quality Design							
10	Green Infrastructure and natural assets							
11	Historic and cultural assets							

## Table 2

Matrix of Replacement LDP Objectives against Key Planning Principles and National Sustainable Placemaking Outcomes		Growing our economy in a sustainable manner	Making best use of resources	Facilitating accessible and healthy environments	Creating and sustaining communities	Maximising environmental protection and limiting environmental impact
1	New Homes					
2	New Jobs and Economy					
3	New Infrastructure					
4	Climate Change					
5	Movement and Active Travel					
6	Health, Wellbeing and Equalities					
7	City Centre/Cardiff Bay					
8	Post Pandemic Recovery					
9	Placemaking Approach and High Quality Design					
10	Green Infrastructure and natural assets					
11	Historic and cultural assets					



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## Appendix - Summary of Issues

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## New Homes

- Cardiff is the most populated local authority in Wales, with 366,903 people living in the county in 2019 (Stats Wales 2020) - over 12% of the total population of Wales. Some 1.45 million people live within 45 minutes' drive time of the city. Cardiff's population has increased steadily over the past 20 years (by about 2,829 people per year). Welsh Government projections indicate that the Cardiff will continue to experience growth over future years and Cardiff's population is expected to grow by 8% up to 2036. This growth is driven by both natural change – the difference between births and deaths and net migration levels – the difference between in and out migration.
- Cardiff's average household size has consistently decreased, from 2.5 person per household in 1991 to 2.29 persons in 2019 (Stats Wales). Its current average household size is slightly higher than that for Wales (2.26) but lower than the UK average of 2.4. Household size is falling because of an increase in single households, including lone parents and single older persons. In 2011, 33% of Cardiff's households were one-person households, up from 31% in 2006.
- Compared with Wales and England, Cardiff has a noticeably large proportion of young people with 21% of the population in 2018 was aged 18-27 years. This compares to the Wales and England average of 13% (ONS). This is due in large part to its student population which currently comprises more than 13% of the city's residents, up from less than 10% in 2000 (Stats Wales).
- Over the last 20 years a high proportion of new housing has been built on brownfield land leading to the development of many apartments and the relative under-provision of family housing. However over the last few years as the greenfield strategic housing sites in the adopted LDP have started construction the number of completions on greenfield sites has increased, with 42% of completions on greenfield sites in 2018/19. The continued progress with these sites will allow a more balanced range and choice of housing to be provided in the city. On average around 749 new dwellings have been built each year for the last 10 years. 26% of those were affordable (194 p.a).
- The affordability of housing – particularly family housing – remains an issue that will continue to need to be addressed. At present there are 7,600 on the combined housing waiting list and during 2017/18, Cardiff Council received 3,987 enquiries from homeless people or those at risk of homelessness, up 67% from just two years earlier. The number of homeless people in Cardiff rose from 1,274 in 2015 to 1,976 in 2018. These facts help indicate the scale of the affordable housing requirement.
- There are two Gypsy and Traveller sites in Cardiff (Rover Way and Shirenewton). The population in these sites is growing and there is a demand for new sites. The Council has a legal duty to meet the need for Gypsy and Traveller sites in the Local Development Plan. A study in 2016 found a need for 72 pitches plus 10 transit pitches.

## New Jobs and Economy

- Cardiff is the economic driver of the City Region of 1.5 million people and makes up nearly a quarter (24%) of this population, playing a vital role in creating jobs and attracting investment. It is the main commercial centre in Wales, the seat of Welsh Government, home to many cultural institutions and a popular tourist destination. 2 out of 3 jobs created in the Capital Region in the last 10 years have been created in Cardiff. Employment workforce total 212,000 (Employee Jobs, ONS, 2018).
- Cardiff has a skilled workforce, almost half (46.4%) of Cardiff's population aged 16-64 are qualified to NVQ4 compared to Wales (36.3%) and the UK (40.3%) with only 7.0% having no qualifications. Cardiff's relatively young population and the existence of several universities is a contributing factors.
- Cardiff's industrial stock is concentrated in the south and east of the city and includes the port of Cardiff. North of the city centre is home to Cardiff's knowledge institutions, including Cardiff's universities, a new Innovation Campus at Maindy Park and a new life science park on Junction 32 of the M4. The Central Enterprise Zone, including Capital Quarter, Callaghan Square and Central Square is the principle office location and the focus for business, finance and media.
- Financial and professional services were by far the largest sector in the city and Cardiff accounted for 30% of these jobs in Wales. Creative industries and ICT are also more prevalent in the city than across Wales as a whole, with Cardiff again accounting for about 30% of Wales's total employment in these sectors.
- While Cardiff performs well against a number of economic indicators, compared with other Core cities Cardiff has lower levels of productivity which in turn affect earnings and low levels of HQ operations impacting on innovation and competitiveness.
- Large inequalities exist within the city. Low employment and income are generally concentrated in the 'southern arc, particularly Ely/Caerau, Butetown, Adamsdown, Trowbridge and Llanrumney. In December 2018 Cardiff had 7% of the 10% most deprived lower super output areas for Wales for education with over 60,000 people in Cardiff living in the 10% most deprived communities in Wales.
- Almost 10,000 people are looking for work, with a 7% unemployment rate for 20-24 year olds. There are disparities in the Claimant Count across Cardiff, ranging from 0.3% in Lisvane to 6.4% in Ely (March 2019).
- Cardiff's tourism and leisure sector generates significant economic and cultural benefits for the city through the staging of major international events at world class venues such as the Millennium Stadium and Wales Millennium Centre and the staging of events in Cardiff Bay, including the Volvo Ocean Race and National Eisteddfod, Wales. Cardiff's diverse leisure and tourism offer also embraces a proud heritage with castles, two national museums, two cathedrals, Roman remains and acres of parks and gardens. The STEAM report which measures the economic impact of tourism showed in 2017 the total economic impact of tourism for 2017 was £1.30 billion, the result of 21.3 million people visiting the city of which 2.06 million stayed overnight. Prior to the pandemic the tourism sector supported more than 14,000 jobs in the city.

## Climate Change

- Climate change is now widely regarded as one of the most significant global challenges. Welsh Government is committed to reducing emissions of greenhouse gases by at least 80% by 2050.
- The risks from threats such as rising sea levels/increased risk of flooding, more frequent extreme weather events and reduced biodiversity and food productivity become ever more critical.
- Cardiff Council has declared a climate emergency to become more resilient, reduce its carbon footprint and maximises opportunities for energy-efficient solutions.
- Although greenhouse gas emissions in Cardiff have been declining steadily this is largely due to reductions in industrial and commercial emissions. Domestic energy use is responsible for almost one-third of Cardiff's CO<sub>2</sub> emissions. Cardiff's per person domestic energy use is slightly lower than the Welsh and UK average, and decreased by 14% between 2008 and 2018. Traffic accounts for another 30% of emissions. Prior to the pandemic, almost 100,000 people commuted into Cardiff every day, of which about 80% travelled by car and 190,000 commuter trips were made by Cardiff residents every day, of which about 30,000 were to work outside the city.
- Recycling and composting rates for municipal waste have been continually improving to meet the Welsh Government's target of 70% by 2025 with the roll out of integrated kerbside recycling scheme and the expanded provision of wheelie bins and trailed separate glass collection. By 2019 Cardiff was recycling around 60% of municipal waste and the amount of waste going to landfill has also declined rapidly, from 118,368 tonnes in 2008/09 to 55,610 tonnes in 2014/15. Since 2015, most of Cardiff's non-recyclable waste has been going to the Cardiff Energy Recovery Facility at Trident Park which handles 350,000 tonnes of waste per year and generates 30MW of energy. Cardiff's food waste goes to an anaerobic digestion plant.
- Production of renewable energy in Cardiff has been low producing only small amounts of solar energy, and little energy from wind, biomass or hydropower. However the food recycling plant at Tremorfa provides 1.8MW of electricity per year. The energy from waste facility with Trident Park energy recovery facility the 30MWe. The Cardiff East sewage gas plant generates 4MWe and 5 MWth, almost half of the Wales total of sewage gas electricity. A 9MW solar farm has been built at the former Lamby Way landfill site.

## Movement and Active Travel

- As Cardiff continues to grow, new sustainable transport infrastructure will be needed alongside the new homes and jobs. This will seek to reduce reliance on the car thereby reducing congestion and harmful emissions and seek to promote a modal shift to sustainable forms of travel such as buses and trains and active travel such as walking and cycling.
- 100,000 commuting into city each day – 80,000 by car, 190,000 commuter trips by Cardiff residents of these 100,000 were by car. Car drivers spend 19 days a year stuck in traffic at peak times. Journeys to work by active travel modes are increasing year on year – cycling 13%, walking 18%.

- In line with national trends bus use and satisfaction in the city is declining. Overall rail use has increased over the last five years but only 30% of rail journeys within the city are undertaken by Cardiff residents. For all journey purposes except for work (commuting) the adopted LDP target of 50:50 modal split is already being met.
- Good progress is being made in delivering transport infrastructure to support growth in the city with the Regional Transport Hub now under construction and new Western Avenue transport interchange in advanced planning stages. Metro and cross city- rail proposals in planning stages. Plans for a dedicated cycle network in the city are well advanced with completion of phase 1 near the city centre. Cardiff's NextBike bike rental system allows access to bikes.
- Electric Vehicle ownership is forecast to rise by 60% market share in 2030 so charging infrastructure required.

## Health and Well Being and Equalities

- The Welsh Index of Multiple Deprivation (WIMD) is a measure of the relative levels of deprivation (in terms of housing, physical environment, employment income, educational achievements, health) in local areas. In the most recent WIMD 2019, 18% (or 39 out of 214) of Cardiff local areas were in the 10% most deprived areas in Wales. This is lower than Newport (24%) and Merthyr Tydfil (22%) and on par with Rhondda Cynon Taff, but higher than all other Welsh local authorities. It is better than the situation in 2010, where Cardiff had 21% (40 out of 190) of the 10% most deprived areas in Wales, but relative poverty within areas of Cardiff remains high (Stats Wales). Deprivation is concentrated mainly in the southern and eastern part of Cardiff, with the northern and western parts being generally the least deprived. The 'southern arc' also has a higher proportion of people receiving out-of-work benefits than other areas of Cardiff: in January 2020 the claimant rate in Adamstown, Ely and Splott stood at 6% or more, compared to less than 1% in Cyncoed, Lisvane and Rhiwbina (NOMIS). The coronavirus pandemic has doubled the proportion of people receiving benefits in Cardiff, from 3.3% in February 2020 to 6.5% in November 2020.
- The health of Cardiff's population is generally slightly better than the Welsh average. A range of factors can influence life expectancy, including lifestyle, income, employment, access to services and the wider environment. Life expectancy at birth for Cardiff's residents in 2012 was 78.2 years for men and 82.7 for women, very similar to the Welsh average (Stats Wales). Cardiff residents' perceptions of their health is also very similar to the Wales average. 45% of Cardiff adults have a longstanding illness; 32% have a limiting longstanding illness; and 16% have a very limiting longstanding illness. This is slightly better than the Wales average (Stats Wales). Cardiff's communities experience substantial health inequalities, with the worst problems in the southern arc of the city. In addition long term limiting illnesses, the percentage of low birth weight babies and mortality rates for heart disease are higher in the south compared to the north. Cardiff's residents have healthier lifestyles than the Wales average: they eat more fruit/vegetables, do more physical activity, and are less likely to smoke (Cardiff Partnership). However, more than half of Cardiff's population is overweight, obese or underweight; and almost one-quarter do less than 30 minutes of physical activity per week. (Welsh Health Survey).

- Overall recorded crime levels in Cardiff have dropped significantly over the last 15 years, driven by a sharp drop in vehicle offences, criminal damage and arson, and other theft offences. The south and east of the city is subject to higher levels of crime than elsewhere. However, there has not been an equivalent fall in fear of crime. In 2018, less than half of survey respondents felt that Cardiff is safe, compared with more than 70% in 2016. Main reasons for feeling unsafe are anti-social or drunken behaviour; gangs, youths and beggars; and (for cyclists) dangerous drivers and lack of dedicated infrastructure. People with a disability or health conditions, and people living in the Southern Arc are particularly likely to feel unsafe (Ask Cardiff).
- Prior to the pandemic retailers were facing tough trading conditions. Lockdowns, working from home and all but essential retailing being permitted to trade has accelerated this trend resulting in a number of physical store closures amid company restructures, administrations and liquidations. The pandemic has reinforced the importance of the provision of accessible district and local centre shopping facilities and services that provide local jobs for residents as well as maintaining thriving and vibrant communities.
- The redevelopment of Cardiff Bay has seen the revitalising of old docklands with new business, residential, hotels, retail and leisure and entertainment facilities, including the Millennium Centre in a waterfront location. A major feature of the regeneration project has been the construction of the Cardiff Bay Barrage creating a permanent freshwater lake. As part of the ongoing regeneration process a new masterplan has been produced.
- The new masterplan sets out a number of possible projects on 30 acres of land which stretches from Cardiff's County Hall to the Red Dragon Centre across to Lloyd George Avenue and down to the Flourish where Bute Place meets the Millennium Centre and Roald Dahl Plass, including; a 15,000-capacity indoor arena; replacing the Red Dragon Centre with a new mixed-use development including leisure and hospitality provision; additional visitor attractions, new homes, office space and transport hub. The masterplan aims to be delivered Net Carbon Zero and could take up to 7 years to deliver in four phases. The new indoor arena, which will be built first, will act as the anchor development, providing a catalyst for investment in the area around it.

## City Centre, Cardiff Bay and District and Local Centres

- Cardiff City Centre is the main shopping centre for South East Wales and has consistently ranked in the top ten retail centres in the UK offering a wide range of shopping facilities and complementary service uses within a compact and accessible area. Like other cities, recent employment growth has been concentrated within the city centre with workers providing additional footfall to support the retail offer.
- The City Centre is supported by a range of District and Local Centres which provide local shopping and community facilities and valuable services for local residents. Cardiff currently has 11 designated District Centres, and 20 Local Centres. There are also planned centres in existing allocated and permitted housing led Strategic Sites.



## Green Infrastructure and Natural Assets

- Cardiff is located on the coastal plain of the Severn Estuary. The southern rim of the South Wales Coalfields in Caerphilly and Rhondda Cynon Taff provide a strong imposing backdrop to the north of the city, dramatically broken by the River Taff at Tongwynlais. The Rivers Ely and Rhymney converge on the city from the west and east, respectively. To the south west the Leckwith Escarpment in the Vale of Glamorgan provides another strong backdrop. By contrast, the flat land to the south east, adjacent to the Severn Estuary and Newport forms part of the Gwent Levels. This undeveloped coastline contrasts with the developed coastline further west which includes Cardiff bay and the Barrage and associated fresh water lake. This setting has and continues to influence the city's development with its distinctive urban form.
  - Cardiff covers some 149 square kilometres. It is the largest urban area in Wales, yet green and blue infrastructure accounts for approximately a third of Cardiff's administrative area covering the countryside, the river corridors and open spaces embracing a diverse pattern of landscapes and a wide range of valuable and finite resources that are under constant pressure.
  - Cardiff's setting is very distinctive with the ridge to the north (the Garth, Caerphilly Mountain and Graig Llanishen), Leckwith escarpment to the west, low-lying Gwent Levels to the east, Severn Estuary to the South, and three river valleys running through the City. Landscape studies have recognised the particular value of five areas of countryside: St Fagans Lowlands and the Ely Valley; the Garth Hill Uplands and the Pentyrch Ridges and Valleys; the Fforest Fawr and Caerphilly Ridge; the Wentloog Levels; and Flat Holm.
- In addition Cardiff's three river valleys of the Taff, Ely, and Rhymney (including Nant Fawr) play an important strategic role as wildlife and recreation corridors linking the urban area with the countryside.
- Cardiff has a diverse and widespread collection of species and sites of Local, UK and European biodiversity importance which need to be protected. Including:
    - 2 sites designated for their international importance – the Severn Estuary Special Protection Area (SPA) which is also a Ramsar site and candidate Special Area of Conservation (SAC) and Cardiff Beech Woods SAC;
    - 15 Sites of Special Scientific Interest (SSSIs);
    - 5 Local nature Reserves (LNR's);
    - 149 Sites of Importance for Nature Conservation (SINCs);
    - European protected species occurring in Cardiff include the Great Crested Newt, otter, dormouse as well as all species of bat; and
    - A number of the Cardiff priority habitats and species have been identified by UKBAP, Section 74 and Local Priority.
  - Approx. 19% of the city is covered by trees providing an valuable visual and environmental resource, providing a buffer to sound pollution, improving air quality, shading, cooling the air, providing shelter from the elements, retaining soil, intercepting and storing rainfall and providing a home and feeding place for a wide variety of wildlife. Trees and woodland can also provide areas for informal play.

- Maintaining and enhancing a diverse urban forest will ensure Cardiff remains both attractive and liveable, particularly in the context of climate change, which will see the development of a less temperate climate and increased pressure on fragile soil resources. Maintaining and enhancing a diverse urban forest in river corridors will be especially important in helping to reduce the risks of flooding.
- Green infrastructure is important at a series of scales, such as individual buildings, streets, neighbourhoods or at a landscape scale. It is important that the benefits which arise from green infrastructure, and the impacts of development upon those benefits, are considered at the appropriate scale.
- Cardiff's green and blue infrastructure includes its parks, gardens, allotments, open countryside, rivers, lakes, ponds, streams, woodland and scrub, roadside verges, green roofs and walls, School and hospital grounds, open mosaic habitat on previously developed land (Brownfield sites, cemeteries and churchyards, hedgerows, golf courses, Sustainable Drainage Systems (SuDS), street trees, and railway embankments.
- Cardiff is a growing city but it is important that its networks of green and blue infrastructure are protected due to the crucial role they play. Green Infrastructure is the multi-functional, connected green spaces that make the best use of land providing green open space for all, at the same time helping wildlife to flourish, and delivering a wide range a range of economic, health, social and community and environmental benefits including reducing impacts of climate change, enhanced biodiversity habitat and species creativity, providing greater opportunities for sports and recreation, contributing to communities health and well-being and providing visual benefits. This is as important to the city as its 'grey' infrastructure of roads, buildings and power lines, and helps to address many of the social and environmental issues linked to urban life. The green infrastructure resource needs to be managed in the long term in order to maintain its function so that it continues to provide multiple benefits.
- The city has over 400 hectare of recreational open space and 3,000 hectares of amenity spaces providing places for healthy activity and escape, parks and open spaces make a huge contribution to the character and quality of the modern city, helping to raise its national and international profile and encouraging inward investment and tourism. Parks play an important role in helping to mitigate the effects of the changing climate, ensuring that the quality of urban life remains high and that affordable opportunities for formal and informal open air physical activity are available to all.
- The pandemic has highlighted the need to manage the increasing demand for open spaces which can result in disturbance to habitats and species caused by multifunctional use of greenspace, for example erosion of ground flora, disturbance of nocturnal species by amenity lighting, the damage to biodiversity of heavily-mown or over-tidied grassland areas.
- With demands on natural resources increasing it is essential that they are sustainably managed and used in a way and at a rate that can meet current and future needs which ensures that the resilience of our ecosystems is maintained and enhanced.



- Soils are a fragile and essentially non-renewable resource that can perform many beneficial services, including the storage of carbon, supporting the growth of plants including economic crops, providing a home to a vast range of wildlife, storing, filtering and controlling the flow of water, and supporting buildings. Development can destroy, in seconds, soils that have taken thousands of years to develop. The destruction of or loss of functionality of soils is not only important in terms of the loss of beneficial services, but also because it may result in substantial costs to ameliorate, import or manufacture soils.
- Cardiff is one of the largest producers and consumers of minerals in the region. Natural minerals in Cardiff include quarried hard rock (carboniferous limestone and dolomite) and dredged sand landed in Cardiff Docks. Cardiff has significant, good quality mineral reserves. Limestone mineral resources and reserves which are an important source of aggregates for the region. Cardiff's permitted reserves of hard rock minerals in 2020 represented about 20 years of supply. A supply of aggregates should be maintained, so mineral reserves need to be safeguarded against inappropriate development. There is a potential sand and gravel resource adjacent to the Rhymney River in the north east of the County, and potential coal resources in the north west of the County, which are unlikely to be required within the Plan period but which need to be safeguarded for potential future use.
- Despite improvements in the water quality of Cardiff's Ely Taff and Rhymney Rivers from historical degradation water quality still falls below the requirements of the Water Framework Directive.

## Historic and Cultural Assets

- Cardiff has a strong and rich built heritage and many designations have been made to identify heritage assets in Cardiff which need to be protected and include:
  - 28 Scheduled Ancient Monuments and 4 archaeologically sensitive areas;
  - 855 Listed Buildings;
  - 27 Conservation Areas;
  - 15 Historic Parks, Gardens and Landscapes; and
  - Local buildings of merit.
- Cardiff's heritage extends well beyond those identified in statutory protections. All of the city's historic built fabric helps define the character of the city and the diverse cultural backgrounds of its residents and visitors.
- The city has a particularly rich Victorian and Edwardian legacy that is reflected in the City Centre, its inner suburbs and in the civic centre and religious building. Churches and chapels, schools and public houses remain prominent and often create focal points on streets and junctions. As Cardiff continues to grow, high quality design which takes this local distinctiveness into consideration, will need to be promoted. Good design is more than just appearance. It is about how buildings relate to their surroundings, in terms of urban design, landscaping, tree planting, local views and the local pattern of activity. It is most important that Cardiff's local distinctiveness is not undermined through insensitive new development but reinforced through high quality design solutions.

- Cardiff has a rich cultural heritage. In December 2019 Cardiff was declared the UK's first music city and its music strategy aims to place music at the heart of Cardiff's future. The City has hosted events including BBC Cardiff Singer of the World, is home to the Welsh National Opera and BBC National Orchestra of Wales based in the Welsh Millennium Centre. Cardiff has a range of live music venues ranging from stadiums to small grass roots venues. Cardiff is home to performing arts organisations such as the National Theatre Wales as well as NoFit State. Home to the Welsh College of Music and Drama Cardiff has recently hosted the UEFA Champions League Final, the Volvo Ocean Race, and that National Eisteddfod and TAFWYL.
- Cardiff has a wealth of tourist attractions from castles to cathedrals museums theatres. The City's cultural and historic attractions perform an important national and regional role, attracting large numbers of visitors each year. Prior to the pandemic more than 21 million people visited Cardiff, 5% more than the year before, bringing in £1.3 billion.
- The Welsh language, culture and heritage are important to Cardiff's social and cultural fabric and community identity.
- The language has always been a part of Cardiff's history as evidenced by its toponymic legacy. Although it has ebbed and flowed in strength from Norman times onwards, particularly following a drastic drop during the first half of the 20th century as the city's port grew, the Welsh language is once again increasingly spoken in Cardiff. Today, Cardiff ranks as one of the authorities with the highest numbers of people that can speak Welsh. 23.1% of Cardiff residents can speak Welsh (Annual Population Survey 2018) this represents an increase of 4% since 2008.
- The Welsh Language (Wales) Measure 2011 confirms the official status of the Welsh Language in Wales and creates the legislative framework for the Welsh Language. Cardiff has a role in supporting the Welsh Government's Vision to have 1 million Welsh speakers by 2050. The central themes to the strategy are increasing the number of Welsh speakers, increasing the use of Welsh and creating favourable conditions for a thriving Welsh Language.
- Cardiff's Bilingual Strategy, Welsh in Education Strategic Plan and Street Naming Policy 2019 have and continue to support the use and development of Welsh in Cardiff.
- The future well-being of the Welsh language in Cardiff will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities and places.

