



# Local Development Plan 2021 > 2036

Cardiff Council - November 2025

## Cardiff Replacement LDP

### Schedule of Minor Changes



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# Cardiff Replacement Local Development Plan

## Schedule of Minor Changes

November 2025

# 1. Introduction

This report sets out minor changes that the Council considers it appropriate to make to the Replacement Local Development Plan (RLDP) following consideration of responses received during consultation on the Replacement Deposit Plan and also takes into account any relevant information that has come forward since publication of the RLDP Deposit Plan in February 2025. These suggested changes respond to requests to improve legibility and improve readability together with providing appropriate updates and address detailed technical concerns.

As the changes are minor editorial changes it is considered not necessary to undertake a sustainability appraisal as they are not considered significant in a sustainability appraisal context.

## Schedule Of Minor Changes

Table A

Reference Number	Representor Number	Policy	Page	Para.	Summary	Officer Response	Proposed Modification
1	Factual change to aid navigation of the document	Contents Page	2		Add reference and page number to each of the Strategic and Detailed Policies in contents section.	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Add reference and page number to each of the Strategic and Detailed Policies in contents section.
2	10/04 Glamorgan Gwent Archaeological Trust	Influences on the Plan	13	2.6	Amend reference in paragraph 2.6 to Historic Environment (Wales) Act 2016 to Historic Environment (Wales) Act 2023.	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Amend second sentence of paragraph 2.6 to read:  <i>“These include the publication of the Planning (Wales) Act 2015, Environment (Wales) Act 2016, Historic Environment (Wales) Act <del>2016</del> 2023 and Public Health Wales (Act) 2017.”</i>
3	104/01 Mineral Product Association Wales	The Cardiff context and key issues	17		Amend text so last sentence reads- The Replacement LDP will need to safeguard known mineral resources and minerals	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the	Amend text so last sentence reads:  <i>“The Replacement LDP will need to safeguard known mineral resources <u>and mineral infrastructure</u> and make provision for sufficient reserves to <u>deliver a steady and adequate supply and meet the agreed</u></i>

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					infrastructure (PPW para 5.14.7) and make provision for sufficient mineral reserves to deliver a steady and adequate supply and meet the agreed apportionment of mineral reserves for the region over the plan period to 2036 and beyond.	Schedule of Minor Changes.	<i>apportionment of mineral reserves over the plan period to 2036 <u>and beyond.</u></i>
4	62/01 Welsh Government	The Cardiff Context and Key Issues	18	2 <sup>nd</sup> bullet	Update paragraph to add correct references in plan to Local Housing Market Assessment affordable housing need figures, latest housing waiting list figures and reflect the fact the Local Housing Market Assessment has now been approved by Welsh Government.	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Amend 2 <sup>nd</sup> bullet to read:  <i>“The city is now the second least affordable local authority in Wales just behind the Vale of Glamorgan and well above the Wales average. There are <u>currently</u> over <u>9,000</u> <del>7,600</del> households on the combined housing waiting list and homelessness is continuing to rise. The <del>draft</del> Cardiff Local Housing Market Assessment (<del>which is pending the Welsh Government approval process</del>) estimates an average annual overall additional net affordable housing need of <u>960</u> <del>1,098</del> per annum over the 15-year plan period to 2036. This estimate is split between <u>687</u> <del>790</del> per annum social</i>

Reference Number	Representor Number	Policy	Page	Para.	Summary	Officer Response	Proposed Modification
							<i>rent and <del>274 308</del> per annum intermediate rent/Low-Cost Homeownership. Given this ...."</i>
5	118/01 Natural Resources Wales	The Cardiff context and key issues	22		Amend status of River Ely from "bad" condition to "poor" condition.	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Amend status of River Ely from "bad" condition to "poor" condition.
6	Factual change to reflect correct position	SP2	42	6.40	Amend paragraph 6.40 to reflect the approval of the application at Cardiff Parkway by Welsh Ministers on 30 <sup>th</sup> January 2025 immediately prior to the plan being placed on Deposit.	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Amend paragraph 6.40 to state:  <i><u>"The Council resolved to grant planning permission (application 21/00076/MJR) for Land south of St Mellons Business Park (Cardiff Parkway). The application was called in by Welsh Government. Given this the Council included the site as an allocation in the Deposit Replacement LDP (Policy EC2). The application was approved by Welsh Ministers on 30<sup>th</sup> January 2025 immediately prior to the plan being placed on Deposit. That remains its position. The application has been called in by Welsh Government and is still pending a decision.</u></i>

Reference Number	Representor Number	Policy	Page	Para.	Summary	Officer Response	Proposed Modification
							<del>If approved,</del> This development will provide a strategic employment site capable of attracting inward investment opportunities for high value service and knowledge-based sectors. This is an important employment site which contributes to the necessary range and choice of types of employment opportunities in the city. Its location is particularly well placed to provide accessible job opportunities to areas of known deprivation.”
7	62/04 Welsh Government	SP12	57		Include reference to 5,000 to 6,000 affordable homes target in the policy	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Amend first bullet of Policy SP12 to read:  <b><i>“Providing a range of dwelling sizes, tenures, types and locations that meet the full range of housing needs, particularly <del>affordable</del> accommodation, including seeking to provide a target of 5,000 to 6,000 affordable dwellings over the Plan period, accommodation that meets the needs of an ageing population, and family units to meet the needs of children and young people. Provision will also be made for the accommodation needs of Gypsy and Travellers;”</i></b>
8	62/16 Welsh Government	SP12	58	6.99	Update paragraph to add correct references in plan to Local Housing Market	This minor change is not necessary to ensure the LDP is sound but for the	Amend paragraph 6.99 to read:  <del>“The draft Cardiff Local Housing Market Assessment (which is pending the Welsh</del>

Reference Number	Representor Number	Policy	Page	Para.	Summary	Officer Response	Proposed Modification
					Assessment affordable housing need figures and reflect the fact the Local Housing Market Assessment has now been approved by Welsh Government.	reason stated is supported and included in the Schedule of Minor Changes.	<del>Government approval process</del> estimates an average annual overall additional net affordable housing need of <u>960</u> <del>1,098</del> per annum over the 15-year plan period to 2036. This estimate is split between <u>687</u> <del>790</del> per annum social rent and <u>274</u> <del>308</del> per annum intermediate rent/Low-Cost Home Ownership. The delivery of sites through the planning system is only one of a variety of means to achieving a supply of affordable housing.”
9	62/03 Welsh Government	H3	70	7.16	Reference status of LHMA	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Amend 3 <sup>rd</sup> sentence of paragraph 7.16 to read:  “ <i>The Cardiff LHMA (2002 to 2027) was <u>approved by Welsh Government in 2025 and indicates....</u>”</i> ”
10	118/31 Natural Resources Wales	SP21	71		Remove typo from bullet iv) of policy.	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the	Amend bullet 4 to read:  “ <i><b>iv. Landscape, geological and heritage features which contribute to <del>the</del> Cardiff’s setting.</b></i> ”



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						Schedule of Minor Changes.	
11	62/18 Welsh Government	SP21	72		Strengthen Policy SP21 to include “and enhanced” after maintained	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Amend last paragraph of policy to state:  <b><i>“Development will be expected to maintain and enhance the integrity, extent, diversity, quality and connectivity of green infrastructure assets; provide multi-functional green spaces; provide “Net Benefits for Biodiversity”; and ensure the resilience of ecosystems can be maintained <u>and enhanced</u>. Green Infrastructure Assessment covering existing Green Infrastructure and future opportunities will be required for all significant development proposals.”</i></b>
12	101/04 Mark Boland  House Builders Federation	SP21	72		Use correct terminology and amend reference in last paragraph of policy from Green Infrastructure Assessment to Green Infrastructure Statement	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Amend last paragraph of policy to state:  <b><i>“Development will be expected to maintain and enhance the integrity, extent, diversity, quality and connectivity of green infrastructure assets; provide multi-functional green spaces; provide “Net Benefits for Biodiversity”; and ensure the resilience of ecosystems can be maintained. <del>Green Infrastructure Assessment</del> Statements covering existing Green Infrastructure and future</i></b>

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							<b><i>opportunities will be required for all significant development proposals.</i></b>
13	101/04 Mark Boland  85/10 House Builders Federation	SP21	73	6.168	Use correct terminology and amend reference in paragraph from Green Infrastructure Assessment to Green Infrastructure Statement	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Amend third sentence in paragraph 6.168 to state:  <i>“This will be supported by Green Infrastructure <del>Assessments</del> <u>Statements</u> related to development proposals which impact on this area.”</i>
14	Factual change to reflect current position	SH1 and Proposals Map	75		Update and renumber the Strategic Housing Site allocations to reflect that “SH1.1 Land South of the M4 Motorway, West of Rudry Road, Lisvane (Part of adopted LDP strategic site F)” has been granted planning consent and is now a commitment.	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Update and renumber the Strategic Housing Site allocations to reflect that “SH1.1 Land South of the M4 Motorway, West of Rudry Road, Lisvane (Part of adopted LDP strategic site F)” has been granted planning consent and is now a commitment.

Reference Number	Representor Number	Policy	Page	Para.	Summary	Officer Response	Proposed Modification
15	Factual change to reflect latest position	EC2	92/93	7.83 to 7.88	The Council resolved to grant planning permission (application 21/0076/MJR) for Land south of St Mellons Business Park (Cardiff Parkway), The application was called in by Welsh Government. Given this the Council included the site as an allocation in the Deposit Replacement LDP (Policy EC2). The application was approved by Welsh Ministers on 30 <sup>th</sup> January 2025 immediately prior to the plan being placed on Deposit.	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Delete Policy EC2: Land South of St Mellons Business Park and related allocation shown on the Proposals Map and include the site within the list of sites set out in Policy EC3: Protected Employment Land and Premises shown on the Proposals Map.
16	4/01 Whitchurch Tennis Club	C2	123		Provide greater clarity in policy and correct minor editing errors.	This minor change is not necessary to ensure the LDP is sound but for the reason stated is	Amend Policy C2 to read:  <b><i>“Proposals that result in the loss or change of use of buildings and premises currently or last used for community facilities,</i></b>

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						supported and included in the Schedule of Minor Changes.	<p><b><i><u>outdoor sports facilities, including ‘corner shops’, public houses and/or non-commercial community facilities, including libraries, community centres, health and religious facilities will only be supported where:</u></i></b></p> <p><b><i>i. An alternative facility of at least equal quality and scale to meet community needs is available or will be provided within the vicinity <u>and within a reasonable timescale</u> or;</i></b></p> <p><b><i>ii. The use is no longer viable and all attempts to let or sell the business have proved unsuccessful; or</i></b></p> <p><b><i>iii. It can be demonstrated that the existing provision is surplus to the needs of the community <u>for example through playing a part</u> <del>and it does not play a part</del> in supporting the educational, cultural or sporting opportunities available to pupils of schools in the area;</i></b></p> <p><b><i>iv. The community facility can be fully retained, enhanced, or reinstated as part of any redevelopment of the building or land.”</i></b></p>
17	134/03	WL1	140	7.299	Include reference to Welsh Language	This minor change is not necessary to	Amend 4 <sup>th</sup> sentence of paragraph 7.299 to read:

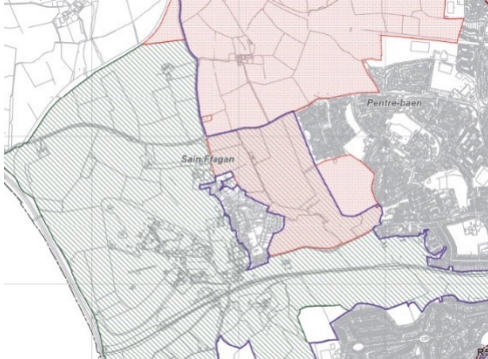
Reference Number	Representor Number	Policy	Page	Para.	Summary	Officer Response	Proposed Modification
	Welsh Language Commissioner				Commissioners list of standard place names.	ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	<i>“General guidelines on <u>standard place names and bilingual signs for business are available form the Welsh Language Commissioner’s website ....”</u></i>
18	118/02 Natural Resources Wales	BG1	150	7.349	Correct paragraph to state 181 SINCS rather than 177 SINCS	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Amend reference to “177” SINCS in paragraph 7.349 to “181” SINCS.
19	118/03  Natural Resources Wales	BG1	150	7.350	Delete unequivocal statement regarding SSSI notification which NRW cannot support, as there may be geological sites which may not have been fully assessed against the SSSI guidelines or were	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Amend paragraph 7.350 to state:  <i>“Geological and geomorphological sites of importance <del>that do not merit notification as SSSI</del> may also be designated as a SINC or Regionally Important Geological Site (RIGS). Such sites define the most important places for geology and geomorphology outside those that are statutorily protected. Geological sites within Cardiff will be designated during the Plan period. The aim</i>

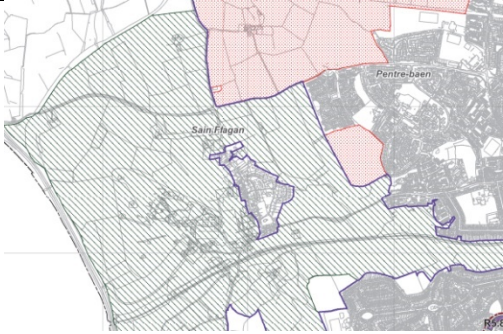
Reference Number	Representor Number	Policy	Page	Para.	Summary	Officer Response	Proposed Modification
					assessed quite some time ago.		<i>of this Policy is to protect the LNRs, SINCs and RIGS referred to above."</i>
20	101/04 Mark Boland  85/10 House Builders Federation	BG5	155	7.377	Use correct terminology and amend reference in paragraph from Green Infrastructure Assessment to Green Infrastructure Statement	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Amend first sentence in paragraph 7.377 to state:  <i>"To help determine if removal of and/or significant harm to trees, woodlands or hedgerows within or bounding a site will achieve significant and clearly defined public amenity benefits, applicants must assess them in accordance with the current British Standard 5837, the Hedgerows Regulations 1997 and as part of wider Green Infrastructure <del>Assessment Statements</del> in accordance with Planning Policy Wales Chapter 6."</i>
21	101/04 Mark Boland  85/10 House Builders Federation	BG6	156	7.385	Use correct terminology and amend reference in paragraph from Green Infrastructure Assessment to Green Infrastructure Statement	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Amend paragraph 7.385 to read:  <i>"The overall impact of development on soils shall form part of a Green Infrastructure <del>Assessment</del> Statement in accordance with Planning Policy Wales Chapter 6."</i>
22	85/07		178	7.472	Delete reference in paragraph 4.472 to	This minor change is not necessary to	Amend paragraph 4.472 to read:

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	House Builders Federation				sustainable building standards	ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	<i>"PPW contains national policy relating to climate responsive development <del>and specifies the current sustainable building standards in Wales,</del> and the Energy Hierarchy and contains national development management policy in relation to planning applications for renewable and low carbon energy development and associated infrastructure. Accordingly, developers should refer to this for further guidance."</i>
23	74/07 St Fagans Community Council  118/15 Natural Resources Wales	W3	181	7.487 and 7.488	Revise paragraphs to reflect the new TAN15 issued on 31 <sup>st</sup> March 2025.	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Amend paragraph's 7.487 and 7.488 to read:  <i>"7.487 The Policy will help deliver LDP objectives relating to flood risk and reflects advice set out in PPW and Technical Advice Note 15: <del>Development and Flood Risk, Flooding and Coastal erosion (July 2004 March 2025).</del>"</i>  <i>"7.488 TAN15 states that the development advice maps are based on the best available information considered sufficient to determine when flood risk issues need to be taken into account in planning future development. The Flood Map for Planning shows <del>high</del> flood risk areas and are based on Natural Resources Wales extreme flood outlines for tidal and fluvial flooding. These</i>

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							<i>areas are shown on the Constraints Map based on information from the latest Flood Map for Planning."</i>
24	104/06 Minerals Product Association Wales	MW1	188	7.538	Amend reference to M4 in third sentence of paragraph 7.538 to MW4	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Amend reference to M4 in third sentence of paragraph 7.538 to MW4.
25	105/05 Minerals Product Association Wales	MW2	188		Amend reference to M1 in Policy MW2 to MW1.	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Amend reference to M1 in Policy MW2 to MW1.
26	Factual change	MW7	194	7.568	Amend reference to M1 in paragraph 7.568 of Policy MW7 to MW1.	This minor change is not necessary to ensure the LDP is sound but for the reason stated is	Amend reference to M1 in paragraph 7.568 to MW1.



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						supported and included in the Schedule of Minor Changes.	
27	30/01 Mr James Robbins	Proposals Map			Correct boundary of housing commitment "16 Plasdwr (Part of adopted LDP Strategic site C)" shown on the Proposals Map to reflect correct development boundary adjacent to St Fagans village which excludes the area overlapping with the SLA	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Amend Proposals Map as indicated below. Existing  Proposed

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28	Factual change to reflect current position	Proposals Map			Update and renumber the housing commitments over 100 dwellings shown on the Proposals Map to exclude sites now complete and include new sites granted planning permission.	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Update and renumber the housing commitments over 100 dwellings shown on the Proposals Map to exclude sites now complete and include new sites granted planning permission.
29	118/26 Natural Resources Wales	Proposals Map			Add missing label to H2.3 Cardiff Business Park (West).	This minor change is not necessary to ensure the LDP is sound but for the reason stated is supported and included in the Schedule of Minor Changes.	Amend Proposals Map to add missing label to H2.3 Cardiff Business Park (West).