



# Local Development Plan 2021 > 2036

Cardiff Council - April 2026

## Cardiff Replacement LDP Examination

Statement of Common  
Ground between Cardiff  
Council and Associated  
British Ports



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# Cardiff Replacement Local Development Plan Examination

## Statement of Common Ground

1.1 The following statement has been prepared between Cardiff Council and Associated British Ports (ABP) (86).

### Matters agreed

1.2 Associated British Ports on the Deposit Replacement Local Development Plan requesting changes to boundaries, allocations and policies relating to land in their ownership within the operational port area of Cardiff docks (Representation numbers 86.01, 86.02, 86.04, 86.05 and 86.06).

1.3 The purpose of this statement is to seek to resolve these matters and agree a common ground on the changes requested to the Deposit Plan by ABP ahead of the Hearings Sessions.

1.4 Firstly, ABP have objected to the boundary shown on the Proposals Map of the housing led regeneration area allocated under policy H2.5 at Porth Teigr and Alexandra Head boundary. ABP have requested that the boundary is redrawn to exclude land that falls with ABP ownership and buffer land immediately adjacent to the boundary of the operational port. (Representations 86.02 and 86.05).

1.5 The Council have undertaken a review of the boundary as requested by ABP and a revised boundary for the housing led regeneration area H2.5 at Porth Teigr and Alexandra Head has been agreed between the parties that excludes all land owned by ABP from the proposed designation. This is included at Appendix A to this statement and will also result in changes to the boundary shown on the Proposals Map for Policy SP9: Supporting the Role of Cardiff Port. It is proposed that these changes are included in the forthcoming Matters Arising Changes (MAC) consultation.

1.6 The exclusion of ABP's land from that proposed designation does not imply acceptance by ABP that the remaining allocation H2.5 is appropriate in its entirety. Representation 86.05 sets out several reservations about the allocation and its proximity to the operational Port. There largely remain unresolved.

1.7 In terms of the impact of the reduced site area on the development capacity of the site as set out in paragraph 7.12 of the plan a masterplan will be developed for the site in accordance with the principles set out in policy SP3: Ensuring a Masterplanning approach which will ensure the provision of necessary infrastructure and delivery of sustainable neighbourhoods.

- 1.8 The Council recognise that this reduced site area may result in changes to the overall capacity of the site, However the Council consider that this does not impact on the housing strategy set out in the plan given the housing trajectory in the plan only assumes that 1,310 of the estimated capacity for 2,310 dwellings will be built in the plan period to 2036. Given this the Council has concluded that a reduction in numbers will not impact on the overall housing supply set out in Table 11: Summary of Housing Land Supply in the [Housing Background Technical Paper Number 1](#).
- 1.9 Secondly, ABP have objected to the site allocation of housing led regeneration area H2.4 at Roath Dock (North Side) stating it is not deliverable and should be deleted from the plan given ABP as landowner have no intention to dispose of the land for housing in the plan period. ABP also state the allocation conflicts with policy MW6: Sand Wharf Protection Areas of the plan, the Regional Technical Statement 2<sup>nd</sup> Review (2020) and Planning Policy Wales (paragraph's 5.14.8 and 5.14.9) and would also introduce an incompatible development within the operational area of the docks (Representations 86.01 and 86.04).
- 1.10 For the reasons set out above the Council agree with ABP that this allocation should be deleted from the plan, and it is proposed that policy H2: Housing Led Regeneration Areas is amended and allocation H2.4 Roath Dock (North Side) is deleted from the policy and deleted from the Proposals Map. It is proposed that these changes are included in the forthcoming Matters Arising Changes (MAC) consultation.
- 1.11 The Council do not consider that the deletion of this allocation and the estimated 316 dwellings will impact significantly on the housing strategy set out in the plan given the Table 11: Summary of Housing Land Supply in the [Housing Background Technical Paper Number 1](#) shows sufficient housing capacity during the plan without the inclusion of this allocation.
- 1.12 Finally, ABP have requested for clarity and consistency that the reference to residential development is removed from Policy SP9: Supporting the role of Cardiff Port (Representation 86.06). The Council agrees to this change for the reasons stated, and it is proposed that the policy is amended as set out below. It is proposed that these changes are included in the forthcoming Matters Arising Changes (MAC) consultation.

**SP9: SUPPORTING THE ROLE OF CARDIFF PORT**

***Cardiff Port shall be protected to continue its primary role through the provision of traditional port specific employment activities. Further employment generating activities, including the provision of industrial and logistical uses, and green energy generation will be supported. There will also***

~~be flexibility to allow leisure, residential and mixed uses, within appropriate areas provided they are compatible with surrounding (port-related) uses.~~

17<sup>th</sup> April 2026

**Cardiff Council**

Stuart Williams

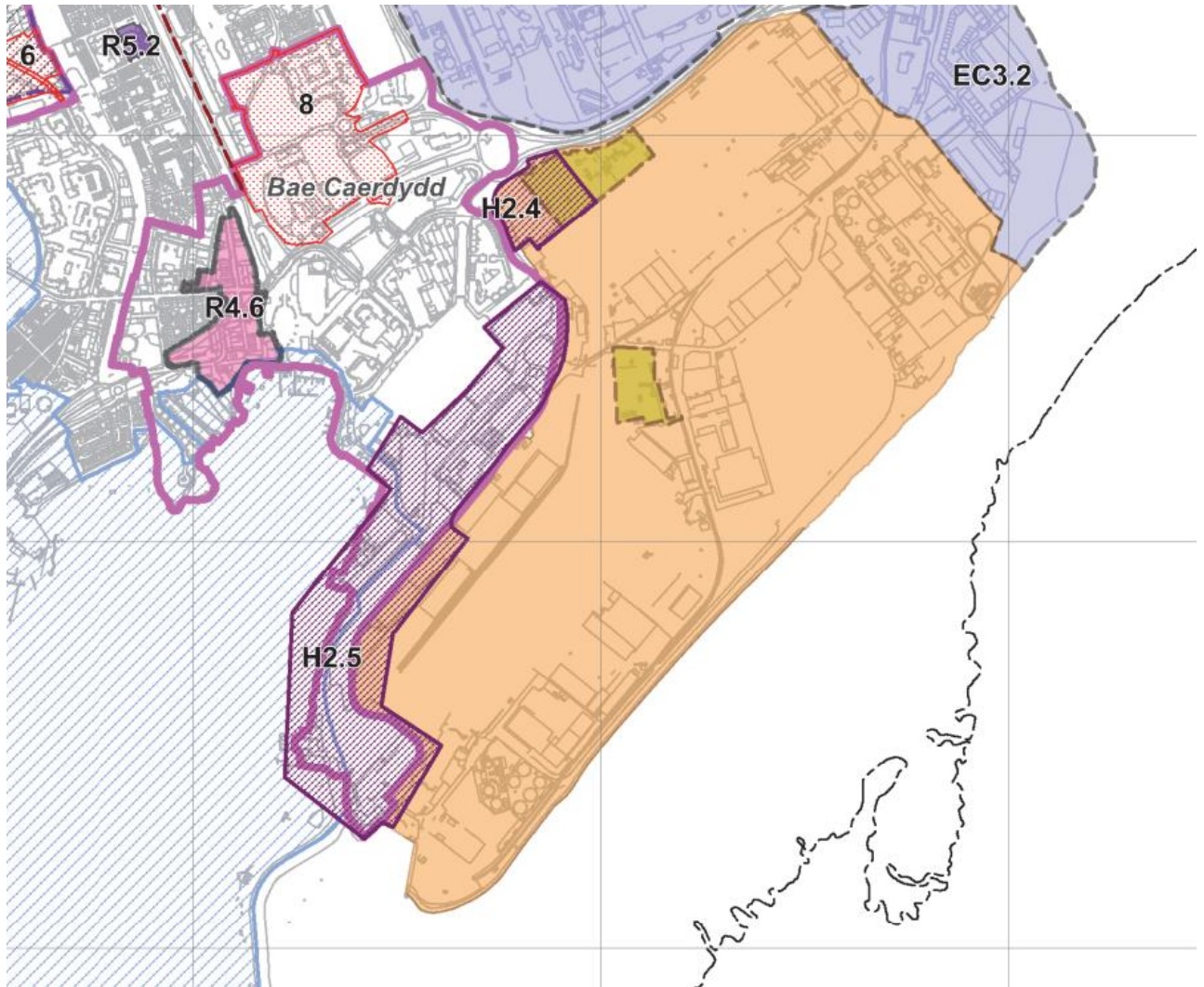
**Associated British Ports**

W. J. Ryan

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## Appendix 1

### Boundary on Deposit Plan Proposals Map of allocations H2.4 and H2.5 and Policy SP9



**Proposed Revised Boundary on Proposals Map for allocation H2.5 (now H2.4 following deletion of H2.4) and Policy SP9**

