



Local Development Plan 2021 > 2036

Cardiff Council - May 2026

Cardiff Replacement LDP Examination

Statement of Common
Ground between Cardiff
Council and Mineral Products
Association



www.cardiffldp.co.uk



02920 872087



LDP@cardiff.gov.uk

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



Cardiff Replacement Local Development Plan Examination

Statement of Common Ground

1.1 The following statement has been prepared between Cardiff Council and Mineral Products Association (104).

Matters agreed

1.2 Firstly, the Mineral Products Association have made representations on the Deposit Replacement Local Development Plan objecting to the site allocation of housing led regeneration area H2.4 at Roath Dock (North Side) stating the proposal to establish high density housing would impact the ability to land marine aggregate at Roath Dock and should be deleted from the plan (Representation 104.04 and 104.09).

1.3 For the reasons set out above the Council agree with the Minerals Products Association 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 (see Appendix 1). It is proposed that these changes are included in the forthcoming Matters Arising Changes (MAC) consultation.

1.4 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.

1.5 Secondly, the Mineral Products Association are concerned that the housing led regeneration site allocation H2.5 at Porth Teigr and Alexandra Head may restrict marine landing operations and opportunities (Representation 104.03).

1.6 Following representations made by ABP the Council have undertaken a review of the boundary and agreed with ABP a revised boundary for the housing led regeneration area H2.5 at Porth Teigr and Alexandra Head (see separate Statement of Common Ground with ABP). This revised boundary 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.

1.7 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 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 Whilst it is recognised that this process linked to reduced site area may result in changes to the overall capacity of the site it is considered 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 consider 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](#).

1st May 2026

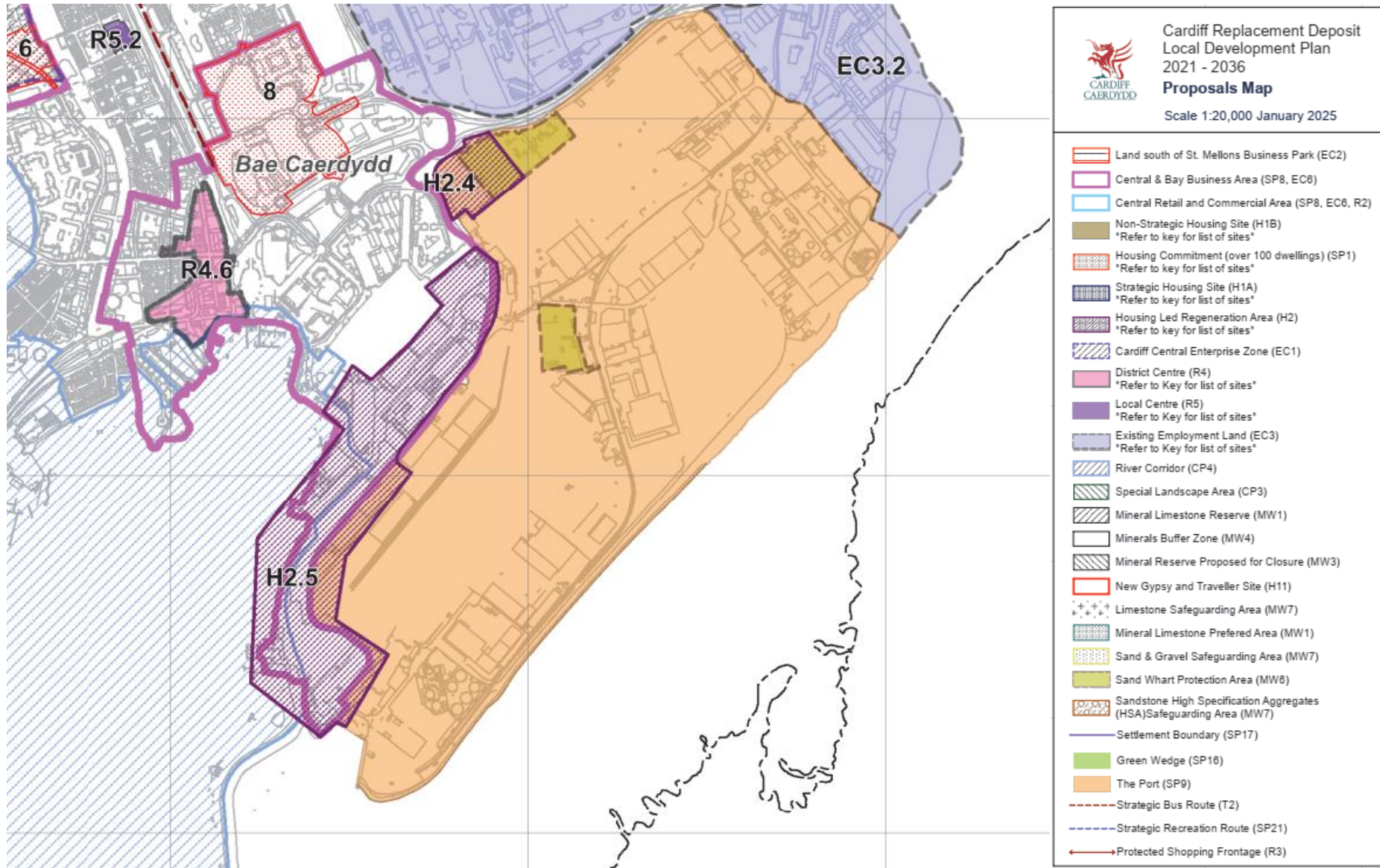
Cardiff Council

Stewart Williams

Mineral Products Association



Appendix 1: Boundary on Deposit Plan Proposals Map of allocations H2.4 and H2.5



Proposed Revised Boundary on Proposals Map with H2.4 deleted and revised boundary to H2.5 (now H2.4)

