



# Local Development Plan 2021 > 2036

Cardiff Council - April 2026

## Cardiff Replacement LDP Examination

Statement of Common  
Ground between Cardiff  
Council and Breedon Trading  
Limited



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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 Breedon Trading Limited (46).

### Matters agreed

1.2 Breedon Trading Limited 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 immediately adjacent to an operational wharf is incompatible due to potential for dust, noise, HGV movements and high intensity lighting. Breedon Trading Limited also state the allocation does not accord with the Policy MW6: Sand Wharf Protection Areas and would likely compromise the operation of the Company's sand wharf. Given lack of suitable alternative locations in the Cardiff area this would significantly disturb the supply of sand to the greater Cardiff area, requiring alternative sources of supply from further afield and transported by road. (Representation 46.01).

1.3 For the reasons set out above the Council agree with Breedon Trading Limited 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.

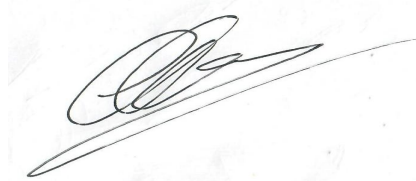
1.4 The Council do not consider that the deletion of this allocation and the estimated 316 dwellings will impact significantly on the housing strategy set out in the plan given the Table 11: Summary of Housing Land Supply in the [Housing Background Technical Paper Number 1](#) shows sufficient housing capacity during the plan without the inclusion of this allocation.

**23<sup>rd</sup> April 2026**

**Cardiff Council**

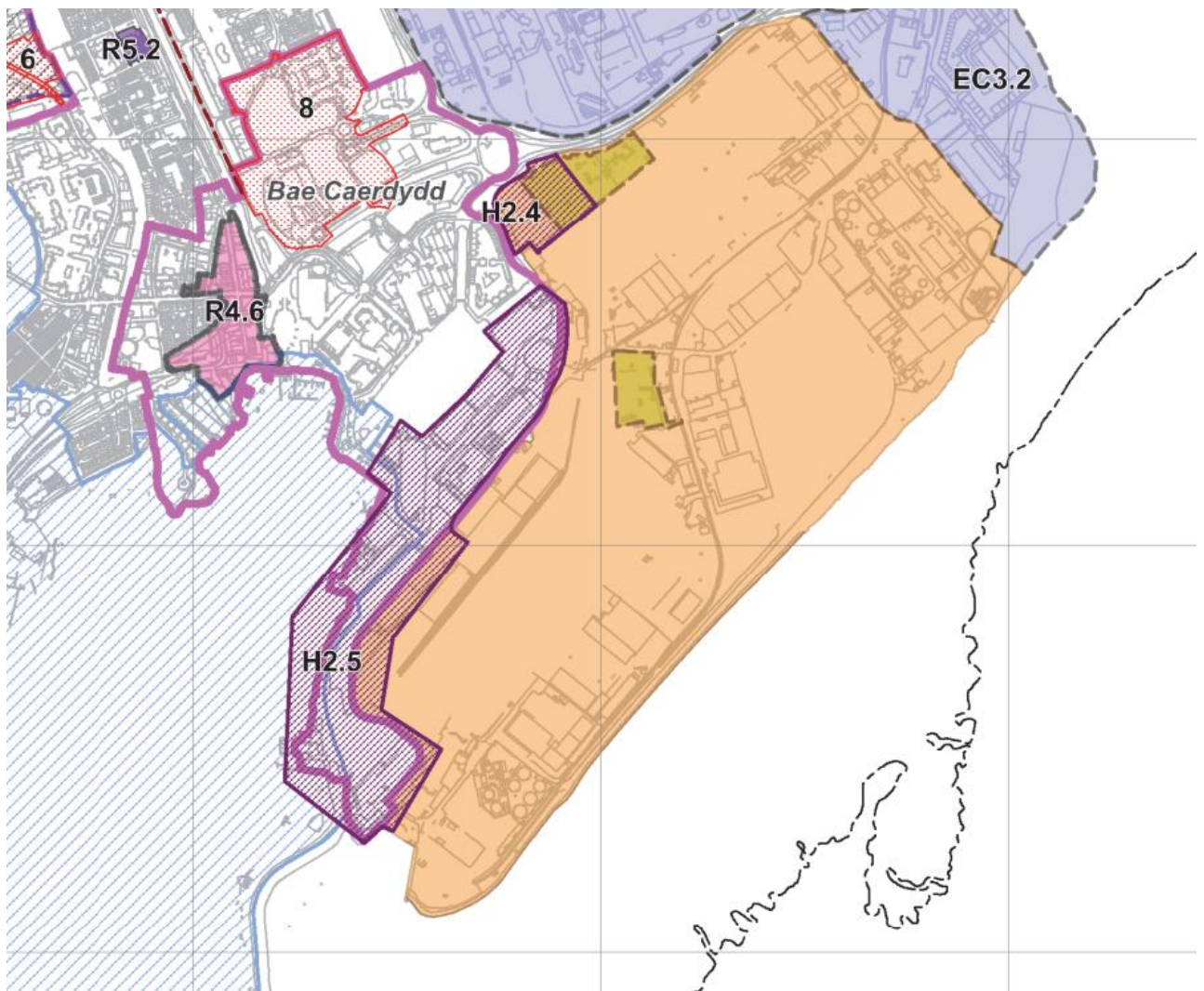
Stewart Williams

**Breedon Trading Limited**



## Appendix 1

### Boundary on Deposit Plan Proposals Map of allocations H2.4



**Proposed Revised Boundary on Proposals Map with H2.4 deleted.**

