



CARDIFF DEPOSIT

Local Development Plan

2006 - 2021

March 2009



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1. Introduction



1. Introduction

1 Introduction

How to use this document

- 1.1** This section explains how to find your way around the document and how to make representations, should you wish to do so. The Plan follows a logical order starting with the identification of strategic issues that need to be addressed together with a vision for the Plan. A range of strategic objectives and sub objectives flow from these key strategic issues and vision and provide a context for the strategic and detailed policies outlined in the rest of the Plan. The links between these parts of the Plan are shown in a range of tables to demonstrate coherence. Other sections in the introduction help to explain the role and purpose of the Local Development Plan (LDP) and provide a brief summary of the plan preparation process. Additionally, the role of two parallel processes (the Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) and Habitats Regulations Assessment (HRA) process) is also explained.

Format of the LDP

- 1.2** **Chapter 1** of the LDP sets out the role and purpose of the Plan together with a brief summary of the Plan preparation process. It also outlines the processes of SA/SEA and HRA which underpin the LDP preparation process.
- 1.3** **Chapter 2** sets out the strategic issues for Cardiff. It highlights the collaborative work that has been undertaken and summarises the Plan's relationship with other policies, plans and programmes including its compatibility with those of other Council service areas and neighbouring local authorities. It also identifies the key environmental, social and economic trends and issues for Cardiff that have been identified through an analysis of the evidence base. Only those issues that are capable of being influenced or addressed through the LDP have been included. In order to demonstrate coherence a summary table (Table 1) is included setting out how key issues are addressed in the rest of the Plan.
- 1.4** In response to the key issues **Chapter 3** sets out the Vision together with 7 strategic objectives that have been identified for Cardiff to provide a concise expression of the priorities for the LDP. These seek to address Cardiff's distinctive environmental, social and economic characteristics and maximise available land-use opportunities in a way that complements the priorities of the Council's Community Strategy to ensure that Cardiff is a world class European capital city with an exceptional quality of life. Each strategic objective is supported by a range of detailed sub-objectives. This chapter also sets out monitoring targets and indicators that are to be used as a basis for assessing the effectiveness of the Plan during future implementation (see Table 2). The

strategic policy indicators and targets have been derived from WAG's LDP Manual (2006) and have been refined to be sufficiently measurable and also reflect the availability of data sources and systems.

- 1.5** **Chapter 4** sets out the LDP Strategy and 12 Strategic Policies which contain general criteria against which planning proposals will be considered having regard to the LDP's Vision, strategic objectives and sub-objectives. Each of the policies is supported by a specific justification for its formulation together with a box setting out national policy linkages and links to detailed policies. Table 3 sets out key outcomes highlighting areas which will see most change and where change will be carefully managed together with the main changes since the Preferred Strategy. A key diagram is included to accompany the table.
- 1.6** **Chapter 5** contains a range of detailed county-wide, area specific and topic/criteria-based policies that are grouped together and complement the Strategic Policies set out in Chapter 4. Area specific policies help deliver the LDP's Strategy on the ground and include specific land use allocations on the LDP Proposals Map. Topic/criteria-based policies set out the framework for assessing any future proposals. In order to avoid repeating national guidance the number of criteria based policies has been kept to a minimum. Each policy is supported by a specific justification for its existence with appropriate cross-referencing.

Appendices

- 1.7** The Appendices incorporate a range of information used to support the provisions of the Plan. These Appendices form part of the LDP and have been referenced throughout the document as appropriate.

Proposals Map

- 1.8** The Proposals Map shows on an Ordnance Survey base the geographical location and extent of the site specific development and protection policies that are designated within the LDP. Cross-referencing from the map's key to the policies and proposals of the Plan is designed to aid clarification and consistency.
- 1.9** The Proposals Map generally avoids incorporating designations that are not directly proposals of the LDP itself (e.g. flood risk areas, conservation areas, sites of special scientific interest). These are shown on a separate Constraints Map, which also utilises an Ordnance Survey base, and provides supporting documentation to the Plan. It is important to note that the constraints shown on the Constraints Map are not generally designations made by the Council and are subject to change.

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Supporting Documentation

- 1.10** A range of documents has been prepared to complement and support the policies and proposals of the Deposit Plan. Those that will specifically form part of the deposit consultation exercise are as follows:
- LDP Constraints Map
 - Final Sustainability Appraisal Report (Final SA Report)
 - Habitats Regulations Assessment Screening Report
 - Initial Consultation Report
 - Background Papers (see Appendix 3)
- 1.11** Further supporting documentation will be made available for inspection during deposit consultation but will not form part of the consultation exercise. Specific policies refer to key documents.

Making Representations

- 1.12** To assist in the consultation process it would be helpful if, when making representations, you use the policy boxes contained within the documents as a guide. You should also state how your representation relates to the tests of soundness set out in Appendix 2.
- 1.13** Representations on the Plan should be completed on-line by registering at <http://cardiff-consult.limehouse.co.uk/portal> and using the on-line response form. If you are unable to make your representations on-line please email developmentplanconsultations@cardiff.gov.uk or contact the Development Plan Team at the following address to obtain a representation form:

Development Plan Team
Strategic Planning and Environment
Cardiff Council
PO Box 800
Cardiff
CF10 4ZQ

029 2087 3456/3461/3469

- 1.14** **If you wish to make representations on the Deposit documents you must do so by 9th June 2009.** The Council cannot guarantee that representations received thereafter will be considered.

- 1.15** The Council will acknowledge and consider all representations received in respect of the Deposit Documents.

The Development Plan Process

National Guidance

- 1.16** The Planning and Compulsory Purchase Act 2004 requires the Council to prepare a LDP setting out its objectives for the development and use of land in Cardiff over the Plan period (to 2021) and its policies to implement them. When adopted, the LDP will become the development plan for Cardiff and supersede all existing structure, local and other development plans covering the area.
- 1.17** In preparing the LDP, the Council must also take account of:
- A wide range of legislation, policies and other initiatives, at European, national and local levels of government; and
 - Relevant social, economic and environmental considerations.
- 1.18** The 2004 Act requires the Council, in preparing the LDP, to have regard to:
- Current national policies;
 - The Wales Spatial Plan (WSP);
 - The Council's own Community Strategy; and
 - The resources likely to be available for implementing the Plan.
- 1.19** The principal sources of national planning policy and guidance issued by the Assembly are:
- Planning Policy Wales (PPW) (2002);
 - Ministerial Interim Planning Policy Statements (MIPPS) (various dates);
 - Technical Advice Notes (Wales) (TANs) (various dates);
 - Local Development Plans Wales 2005;

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- Minerals Planning Policy Wales (MPPW) (2000), Minerals Technical Advice Note (Wales) 1: Aggregates (2004), and Minerals Technical Advice Note (Wales) 2: Coal (2009); and
 - LDP Manual (WAG, 2006).
- 1.20** The 2008 update WSP People, Places, Futures was approved by the National Assembly in July 2008.
- 1.21** The LDP Regulations also require the Council to have regard to:
- The Waste Strategy for Wales and Regional Waste Plans (RWP);
 - Regional Transport Plan (RTP) and the Transport Act (Wales) 2006;
 - Local Housing Strategies; and
 - Major accident prevention and limitation.

Role and Purpose of the Plan

- 1.22** The LDP should:
- Deliver sustainable development;
 - Reflect local aspirations for the city, based on a vision agreed by the local community and other stakeholders;
 - Provide a basis for rational and consistent development control decisions;
 - Guide growth and change, while protecting local diversity, character and sensitive environments; and
 - Show how and where change will occur over the Plan period.

Tests of Soundness

- 1.23** LDPs must be sound in terms of their content and the process by which they are produced and must be founded on a robust and credible evidence base. 'Local Development Plans Wales' (December, 2005), sets out the 10 tests an LDP must meet for it to be sound, falling into three categories – procedural, consistency and coherence and effectiveness.
- 1.24** When the Council has finalised its LDP, it must place it on deposit for public inspection and the submission of representations, and then submit it to WAG for examination by an independent Inspector. The Inspector appointed by the

Assembly must determine whether the Plan is fundamentally sound having regard to the ten tests of soundness set out in guidance issued by the Assembly and the Planning Inspectorate.

- 1.25** The table set out in Appendix 2 outlines the ten tests of soundness and the Council's assessment of its progress to date in meeting each of them.

Delivery Agreement

- 1.26** In April 2006, Cardiff Council agreed a Delivery Agreement for the LDP with WAG. This set out a timetable for the preparation of the Plan together with details of how the stakeholders were to be engaged through the Community Involvement Scheme. Subsequently amendments to the timetable for preparing and adopting the LDP were agreed by WAG on 9th December 2008. The Agreement is available on the Council's website.

Preferred Strategy

- 1.27** In September 2007, the Executive approved the Council's LDP Preferred Strategy which sought to accommodate proposed housing and employment growth on brownfield sites within the existing urban area. Consultation on this Strategy took place between 16 October and 27 November 2007. The LDP has been prepared taking into consideration representations received in response to this consultation process, together with an analysis of relevant evidence. A summary of main changes since the Preferred Strategy is contained in Table 3.

From Deposit Plan to Submission of LDP to Welsh Assembly Government

- 1.28** Alternative site allocations put forward at the Deposit Stage will be advertised by the Council as soon as reasonably practicable after the end of the 6 week Deposit period, allowing for a further 6 week period for making comment. This will ensure that all information considered prior to the examination is subject to the same procedures as the deposited LDP. Following Deposit, the LDP will be submitted for independent examination to WAG and to the Planning Inspectorate in accordance with the LDP Regulations. The submission will include an updated version of the Initial Consultation Report, which summarises the representations made at Deposit Stage including any new or alternative sites that have been suggested. The report will also set out the Council's views and recommendations on those representations and sites including those it considers could amend the Deposit Plan without compromising its soundness.

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The Independent Examination Process

- 1.29** The examination of the LDP is an independent process for determining whether the Plan is fundamentally sound. Having regard to the evidence submitted with the Plan and the representations received at deposit, the Inspector must determine whether the Plan meets the 10 tests of soundness set out in guidance issued by WAG and the Planning Inspectorate (see Appendix 2).

Adoption, Implementation, Monitoring and Review

- 1.30** Following the Examination, the Inspector will prepare a report detailing where changes to the LDP should be made. The Inspector's overall aim is to ensure that the LDP quickly and efficiently reaches a stage where it can safely be adopted. Unlike the previous development plan system, the Inspector's Report is binding on the Council and any changes made by the Inspector must, therefore, also be demonstrably sound. Within 8 weeks of the receipt of the Inspector's Report the Council is required to formally adopt the Plan.
- 1.31** Proposals and policies contained within the LDP will be implemented through the various sections of the Council, together with a range of other external bodies. Whilst the Council takes an active and positive role in promoting the wellbeing of Cardiff, the primary funding for the implementation of projects is essentially provided by WAG and the private sector, often through partnership arrangements.
- 1.32** Following adoption, the Council will produce an Annual Monitoring Report (AMR), which will assess how effectively the policies and proposals of the Plan are performing (see Table 2). If policies are found not to be achieving objectives or where there are substantial shifts in circumstances, the policies concerned will be re-examined as part of the future review or replacement of the Plan. It is intended that the Plan be reviewed on a 4-year cycle and that review of the SA/SEA baseline information and trends also takes place to feed into this revision.

Supplementary Planning Guidance (SPG)

- 1.33** These are non statutory documents intended to expand upon the policies and proposals in the LDP. They are not the subject of independent examination but will undergo public consultation. Appendix 3 sets out a list of SPG programmed for completion after deposit. This SPG will be subject to a separate 4 week period of public consultation prior to adoption by the Council.

Existing Plans and Cancellations

1.34 The existing development plan framework for Cardiff is provided by:

Cardiff County Area

- Cardiff Unitary Development Plan (to 2016) deposited October 2003 – the plan was not adopted but is used as a material consideration for development control purposes.

City of Cardiff Area (part of the County of South Glamorgan until April 1996)

- South Glamorgan (Cardiff Area) Replacement Structure Plan 1991- 2011 Adopted April 1997
- City of Cardiff Local Plan (including Waste Policies) Adopted January 1996
- South Glamorgan (Cardiff Area) Minerals Local Plan Adopted June 1997

Pentyrch Community Area (part of the County of Mid Glamorgan and Borough of Taff Ely until April 1996)

- Mid Glamorgan County Structure Plan incorporating Proposed Alterations No.1 Approved September 1989
- Mid Glamorgan Replacement Structure Plan Modifications to the Plan including recommendations of the EIP Panel approved by Mid Glamorgan County Council in January 1996 but not adopted in respect of the Pentyrch Community Area
- Glamorgan County Development Plan (Area No.2) Approved March 1963
- Taff Ely Local Plan 1995-2006 (including Waste Policies) Deposit Draft approved by Taff Ely Borough Council in March 1995 but not placed on deposit in respect of the Pentyrch Community Area
- Mid Glamorgan Minerals Local Plan for Limestone Quarrying. In June 1996 Cardiff County Council resolved to approve the Plan as modified by the Inspector's Report, for development control and other planning purposes, but the Plan was not adopted in respect of the Pentyrch Community Area.

1.35 These plans remain in force as the primary tools for decision making on land-use planning matters, as prescribed by Section 38(6) of the Planning and Compulsory Purchase Act 2004, until such time as the LDP reaches adoption.

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However, the further the LDP advances through the statutory process the greater the weight that can be afforded to it as a material planning consideration until ultimately, it will replace all the plans listed above.

The Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) Process

- 1.36** The LDP must be subject to SA incorporating SEA as required by the Planning and Compulsory Purchase Act 2004 and the SEA Regulations (4). These are tools to ensure that policies in the LDP reflect sustainable development principles and take into account the significant effects of the Plan on the environment. The Council has adopted an integrated approach to appraisal and assessment in which economic and social issues are considered alongside environmental elements. The Council's Final SA Report is available for inspection and comment.

The Habitats Regulations Assessment (HRA)

- 1.37** The Council must also undertake a HRA of the LDP. The HRA must determine the likely significant effects of the Plan on European Sites of nature conservation importance and, if applicable, scope what needs “appropriate assessment” (AA) and how it will be undertaken. A HRA Screening Report of the LDP is available as a background document on request. In summary, this report made a detailed assessment of the likelihood of significant impact of LDP policies on 6 international sites in and around Cardiff. Eleven policies from the LDP were judged to have the potential to affect some of these sites. Following this screening assessment none of these policies were considered likely to have a significant effect on any of the international sites either alone or in combination with other plans, projects or programmes. The LDP can therefore proceed without further reference to the Habitats Regulations Assessment.

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2 Key Strategic Issues in Cardiff

Policy Framework: National, Regional and Local

- 2.1** The LDP is one of a range of national, regional and local plans, strategies and policy statements that provides the framework for planning in Cardiff.
- 2.2** The Planning and Compulsory Purchase Act 2004 requires the Council to prepare an LDP and, in so doing, to have regard to its Community Strategy and national policy, including the WSP. The LDP Regulations prescribe that LDPs must have regard to the Waste Strategy for Wales and Regional Waste Plans, Local Transport Plans and Local Housing Strategies. The LDP must have regard to this policy framework to pass the tests of soundness.
- 2.3** This Chapter sets out the key elements of the national, regional and local policy framework that have helped inform the Deposit Plan.

National Policy Framework

- 2.4** The Assembly Government's national land use policies are set out in PPW and MPPW. These are supplemented by TANs, Circulars and MIPPS.
- 2.5** PPW sets out how the land use planning system can help achieve the Assembly Government's goals of:
- Sustainable Development - meeting the needs of the present without compromising the ability of future generations to meet their own needs;
 - Building a dynamic and advanced economy - supporting economic regeneration, creating wealth and good quality jobs;
 - Tackling social disadvantage - developing an inclusive society where everyone has the chance to fulfil their potential; and
 - Equal Opportunities - promoting a culture in which diversity is valued and equality of opportunity is a reality.
- 2.6** While LDPs must have regard to national policies it should not repeat them but explain how they apply to Cardiff. This has resulted in the Plan being more strategic, concise and distinctive than its predecessors.

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People Places Futures: The Wales Spatial Plan

2.7 The Wales Spatial Plan as set out in the 2008 update provides a strategic framework to guide future development and policy interventions across Wales, beyond the scope of formal land use planning control.

2.8 The Spatial Plan places Cardiff at the centre of the South East - 'Capital Network' - area of Wales, for which its vision is of:

" An innovative skilled area offering a high quality of life – international yet distinctively Welsh. It will compete internationally by increasing its global visibility through stronger links between the Valleys and the coast and with the UK and Europe, helping to spread prosperity within the area and benefiting other parts of Wales".

2.9 The Spatial Plan acknowledges that it is important for Wales as a whole that Cardiff becomes significant internationally and that, to achieve this, the city needs to be the focal point of a coherent and successful urban network in South East Wales. Integrated transport is identified as being crucial to the area effectively functioning in this way; and achieving this in ways which reduce reliance on private cars, through improved public transport links.

2.10 Of particular relevance, the Spatial Plan also identifies:

- The City Coastal area will function as a networked City region, on a scale to realise its international potential, its national role and to reduce inequalities;
- The success of the Area relies on Cardiff developing its capital functions, together with strong and distinctive roles of other towns and cities;
- The overall priority is to make better use of the area's existing transport infrastructure to deliver more sustainable access to jobs and services;

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- The pressure to provide more housing and employment should be managed so as to fit in compatibly with conservation of the landscape, environment and community strength of this area; and
- Substantial growth of housing in the coastal zone should also be compatible with the health of housing markets in the Heads of the Valleys and Connections Corridor.

Regional Policy Context

Wales Spatial Plan: Area Work

- 2.11** Work on turning the Spatial Plan into reality is being continued on an area basis, for each of the areas of Wales identified in the Plan. Of particular relevance, under the auspices of this work the South East Wales Strategic Planning Group (SEWSPG) has undertaken an apportionment of the Assembly Government's latest household projections. Assembly Government guidance requires local planning authorities within each region of Wales to work together and with appropriate stakeholders to apportion the Assembly's household projections, or agree their own regional projections. The Home Builders' Federation, utility companies and environmental organisations have been included in this process.
- 2.12** The Assembly Government's projections indicate the number of households in South East Wales increasing by 18.6% (108,900) between 2003 and 2021. SEWSPG has concluded that this level of household growth can be accommodated in a manner that accords with the aspirations of constituent authorities and the WSP. Valley authorities generally wish to stem the population decline they have experienced in recent decades while authorities that have been gaining population generally wish to manage the rate of growth. The WSP (2004) which provided the context for the apportionment supported 'a better balance of development' across South East Wales, with the aims of - avoiding overheating in the coastal zone; making the Heads of the Valleys a more attractive place to live in and build new housing; protecting the countryside; and minimising use of undeveloped land for housing, particularly south of and along the M4. The WSP update (2008) however indicates that 'while there may continue to be substantial growth of housing in the Coastal Zone, this should not be on a scale to undermine the health of the housing markets in the Heads of the Valleys and Connections Corridor'.
- 2.13** SEWSPG has agreed an apportionment as the basis for work on preparing individual LDPs. No statutory arrangements are in place for examining or formalising this apportionment at a regional level. Each authority must determine what level of future household growth it should seek to accommodate in its area through the LDP process. The WSP update (2008) indicates that the

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apportionment process will continue as new household and population figures are issued. So far 2006 based local authority population projections have been issued by WAG.

- 2.14** The WSP update also indicates that ‘proposals for the location of an International Business Park (IBP) in SE Wales will be developed as a strategic priority...’

Regional Transport Plan (RTP)

- 2.15** A RTP has been prepared by the regional transport consortium, the South East Wales Transport Alliance (Sewta), which is made up of 10 local authorities including Cardiff and other transport stakeholders.
- 2.16** Under the provisions of the Transport (Wales) Act 2006, the RTP replaces the Local Transport Plans formerly produced by each local authority in Wales.
- 2.17** The Assembly Government’s guidance requires the RTP to support the delivery of the strategic objectives of the Assembly Government’s WSP and the Wales Transport Strategy. The RTP is a material consideration in the formulation of LDPs and decisions on land use where there is a transport dimension.
- 2.18** The Sewta RTP sets out a vision of “*A modern, accessible, integrated and sustainable transport system for South East Wales which increases opportunity, promotes prosperity for all and protects the environment; where walking, cycling, public transport and sustainable freight provide real travel alternatives*”.
- 2.19** To deliver this vision the RTP identifies a range of strategic objectives, policies, and actions, together with a five year rolling programme of schemes to develop and improve the transport network.
- 2.20** Managing demand for private car travel, making better use of the existing transport network and encouraging use of sustainable and active transport modes are key themes of the RTP which will provide the strategic framework for regional and local level transport improvements across the region.
- 2.21** The RTP recognises the critical relationship between land use and transport provision and how each affects the other. In tune with WAG RTP guidance, it advocates a process of information sharing, joined-up thinking and integration to establish a consistency between the RTP and LDPs across the South East Wales region. These interactions need to embrace both LDP and Development Control elements of land use planning.

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South East Wales Regional Waste Plan (RWP)

2.22 The RWP provides a land use framework to facilitate the development of an integrated network of facilities to treat and dispose of waste in South East Wales in a way that has regard for the Waste Strategy for Wales, satisfies modern environmental standards and meets targets set by European and national legislation. The document was subject to a 1st Review, the contents of which have been approved by the constituent authorities of South East Wales including Cardiff in July 2008 and the document has been given due regard in the preparation of the LDP. The Review sets out a Regional Waste Strategy indicating the preferred mix of waste management/resource recovery technologies and capacities for managing the forecast arisings of all controlled waste streams and a spatial element that guides the location of new facilities. In identifying suitable locations for new waste facilities, the LDP waste policies will assist in the development of an integrated network of facilities to treat and dispose of waste in ways that will satisfy modern environmental standards. A grouping of the authorities (Caerphilly, Cardiff, Monmouthshire, Newport and the Vale of Glamorgan) has been formed through Prosiect Gwyrdd to tackle the issue.

The South Wales Regional Technical Statement for Aggregates (RTS)

2.23 Minerals Technical Advice Note 1: Aggregates (MTAN1), issued by WAG in March 2004, has a primary objective of seeking to ensure a sustainably managed supply of aggregates that are essential for construction, by striking the best balance between environmental, economic and social costs. To achieve that objective, the RTS has been prepared by the South Wales Regional Aggregates Working Party (RAWP) to provide a strategic basis for aggregates supply for LDPs in the South Wales region until 2021. As appropriate, local planning authorities will then be expected to include allocations for aggregates provision in their area as part of the LDP process. The RTS was endorsed by the constituent authorities including Cardiff in July 2007.

2.24 The main recommendations arising out of the RTS for Cardiff are:

- Confirmation that the current aggregate reserves with planning permission are sufficient to meet the 10 year landbank requirements of MTAN1;
- The need to safeguard the marine dredging wharves within Cardiff Docks; and
- The need to safeguard for potential use by future generations the one potential sand and gravel resource block within Cardiff, east of the River Rhymney and north of the A48 (M). However, it should be noted that further

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surveys will be required to prove the commercial viability of working this resource and to date there have been no expressions of interest in working it.

- 2.25** These conclusions are reflected in the minerals policies set out in the LDP.

Local Policy Context

The Community Strategy

- 2.26** In February 2007, Cardiff Council approved Proud Capital: the Cardiff Community Strategy 2007-2017. The Strategy was prepared in partnership with key strategic partners and with the engagement of the public and local communities and reflects an assessment of local needs and resources. It sets out a vision for Cardiff, built on principles of equality of opportunity, social justice and the health and well-being of local citizens which will inform a wide range of Council strategies, including the LDP. This vision, together with supporting economic, social and environmental visions, is set out in Chapter 3 of this document.

The Cardiff Children and Young People's Plan

- 2.27** The Cardiff Children & Young People's Plan 2008-11 sets out a range of core aims based on the vision expressed by WAG in 'Children and Young People: Rights to Action (2004)'. The vision is to place children and young people at the centre of strategic planning and decision making and to ensure their needs are met at all levels.

The Cardiff Health, Social Care and Well Being Strategy

- 2.28** The Cardiff Health, Social Care and Well Being Strategy 2008-2011: Working Towards a Healthy City is a wide - ranging document which aims to improve the health of the population and to reduce health inequalities in Cardiff. Protecting vulnerable people, ensuring that they get the respect and care they deserve, and addressing the problems associated with delayed transfer of care through a coordinated approach with the National Health Service are also at the forefront of the Health, Social Care & Wellbeing Strategy priorities for 2008-11. It also seeks to strengthen collaboration and integration between health, local authority and voluntary sector partners. In addition, the Cardiff and Vale NHS Trust and Cardiff and the Vale Local health Boards have developed a Programme for Health Service Improvement. This aims to develop a new approach to health service planning by improving access and organise health services more efficiently. Promoting the health and wellbeing of Cardiff's citizens is a key priority of the Council and working in partnership, the Council

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is aiming for Cardiff to be recognised by the World Health Organisation as a 'Healthy City' – providing a framework for the Council to collaborate on projects and initiatives across many different health determinants.

Key Environmental, Social and Economic Trends and Issues

2.29 The key issues and trends that have informed the Deposit Plan have been identified through preparation of the LDP SA/SEA Scoping Report (Cardiff Council March 2007) and a general review of baseline social, economic and environmental information.

Key Environmental Trends and Issues

2.30 Cardiff is located on the coastal plain of the Severn Estuary. The southern rim of the South Wales coalfields provides a strong, imposing backdrop to the north of the city, dramatically broken by the River Taff at Tongwynlais. The Rivers Ely and Rhymney also 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 forms part of the Gwent Levels. This setting has influenced the city's development to date with its distinctive urban form and will continue to do so in the future.

2.31 Although Cardiff's history dates back to pre-Roman times, its growth as a port and commercial centre to serve the regional coal industry led to its emergence as one of the great maritime ports of Victorian and Edwardian Britain. The physical legacy of this period and the strong pit-to-port transport connections which supported it remain throughout the city, its coast and river corridors. The city as a result has a particularly rich Victorian and Edwardian legacy that is reflected in the City Centre, its inner suburbs and in the flamboyant civic centre and religious buildings which were constructed during this confident period. Churches, and chapels, schools and public houses remain prominent and often create focal points on streets and junctions.

2.32 Many designations have been made to identify interests of **historic conservation** importance in Cardiff and include:

- 26 Scheduled Ancient Monuments and 4 archaeologically sensitive areas - the City Centre, Wentloog Levels, St Fagans/Michaelstone-super-Ely and Llandaff;
- 855 Listed Buildings;

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- 27 Conservation Areas; and
- 15 Historic Parks, Gardens and Landscapes, including part of the Gwent Levels which are included in the Register of Landscapes of Outstanding Historic Interest in Wales.

2.33 As Cardiff continues to grow rapidly, high quality design which takes 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.

2.34 The County covers some 149 square kilometres. It is the largest urban area in Wales, but over a third of Cardiff's administrative area remains countryside, largely rural in character and embracing a diverse pattern of landscapes and wide range of resources. **Cardiff's countryside** is a valuable and finite resource which is under increasing pressure from all kinds of development due to its proximity to the urban area, farm diversification and horse-related proposals, and the fact that there are a large number of properties and small parcels of land in different ownerships spread throughout the countryside. Whilst it is necessary to encourage sensitive proposals that support a working countryside, Cardiff's countryside is particularly vulnerable to the cumulative impact of insensitive new developments that may harm its character and appearance together with 'suburbanising' attractive landscapes.

2.35 The features that comprise **Cardiff's landscape** are key to the City's character, value, distinctiveness and sense of place. Landscape Studies undertaken in 1997 and 2007 have recognised the particular value of five areas of countryside: the 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.

2.36 The 2007 Landscape Study also identified the important strategic role played by Cardiff's three river valleys of the Taff, Ely, and Rhymney (including Nant Fawr) as wildlife and recreation corridors linking the urban area with the countryside. This is consistent with the Cardiff River Valley Initiative that has seen River Valley Action Plans being prepared for each valley in recent years to help provide a framework to protect, manage and enhance these important local features.

2.37 There are approximately 160km of accessible public rights of way in Cardiff that today provide an excellent opportunity for the primarily urban population to gain access to the attractive countryside surrounding the urban area. The Council supports WAG's initiative to improve access to the coast in Wales and

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opportunities are being explored to integrate coastal access to surrounding areas to form part of a wider national route. Strategic routes along the river valleys are also at different stages of development and will form important traffic-free channels of movement highly accessible to much of the urban area.

- 2.38** Cardiff is an important travel destination within South East Wales and is experiencing growing pressure on its **transport** network due to yearly increases in inbound commuting.
- 2.39** Commuting numbers from outside of Cardiff increased by 12% (69,000 to 77,000) overall between 2002 and 2006. In particular, the numbers of workers travelling from Rhondda Cynon Taff increased by 20% and those from Caerphilly by 19% during this period. If these recent trends continue, Cardiff could experience between an 11% and 18% increase in road traffic over the next decade. Car ownership for households in Cardiff increased from 63% to 70% between 1991 (96,734 cars) and 2001 (126,052 cars). Cardiff's roads do not have the capacity to cope with growth in peak hour traffic and the resulting increased congestion that would occur. A key issue over the Plan period will be to provide practical and attractive alternatives to car use in order to help alleviate this pressure.
- 2.40** It is now accepted that **Climate Change** is a major challenge with potentially profound implications and the process is being accelerated by human behaviour. Failure to address the environmental, economic and social implications will make delivering sustainable development impossible.
- 2.41** Greenhouse gas emissions are the key cause of global warming and despite a reduction since 1990 UK targets for reducing them are not being met. Car ownership and traffic flows into and within Cardiff will contribute to increased greenhouse gas emissions and climate change. Energy use in buildings is also responsible for a large proportion of Cardiff's greenhouse gas emissions.
- 2.42** In the last 150 years the atmospheric concentration of CO₂ has risen from 270 parts per million (ppm) to 380ppm. The Stern Review suggests that in order to prevent "dangerous climate change" we should not exceed CO₂ concentrations in the range 500 to 550ppm, to prevent temperature increases of over 2 °C.
- 2.43** **Air quality** in Cardiff generally meets current standards although there are two air quality management areas, based on nitrogen oxide levels, at Ely Bridge and St Mary's Street.
- 2.44** **Flooding** poses a particular threat to Cardiff because of its coastal location, low-lying areas and rivers, and it is inevitable that climate change will increase flood risk in the city. The Environment Agency advises planning authorities on flooding issues and also gives advice in the form of River Catchment Management Plans. It has identified areas of Cardiff – mainly in the south of

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the county and the river valleys (the Taff, Ely and Rhymney) - which are at high risk of flooding (either with or without defences) or which have a history of flooding. The Constraints Map shows these areas as two zones, C1 and C2, based on Environment Agency flood data (2008). It is therefore crucial that potential flooding issues are considered in relation to development proposals.

- 2.45** Cardiff is generally well served by areas of **open space** with over 400 hectares of recreational open space, 2000 hectares of amenity open space and 200 hectares of education open space. Cardiff's areas of open space, and in particular trees within these areas, play an important role as sinks for greenhouse gases. Such areas are important in mitigating the effects of climate change, particularly by cooling, and managing water, and mitigating other environmental issues. There are also a wide range of benefits brought about as a result of open spaces including improved biodiversity, landscape quality and by providing opportunities for recreation and leisure which can lead to better health and a higher quality of life.
- 2.46** Cardiff has a unique and well documented **biodiversity resource**. This is reflected in a diverse and widespread collection of species and sites of local, UK and European importance. It is important that this resource is protected from inappropriate developments. Specific designations include:
- 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); and
 - European and UK protected and rare species.
- 2.47** Cardiff has significant, good quality **mineral reserves** (mainly carboniferous limestone) which are an important source of aggregates for the region. 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.

2. Key Strategic Issues in Cardiff

- 2.48** There are approximately 550 sites (amounting to approximately 950 hectares) in Cardiff with potentially **contaminated land** resulting from past activities including industry, mining, quarrying, dockland and waste disposal. Further developments on brownfield sites including contaminated land will help to address this problem and minimise the need to use Greenfield land.
- 2.49** Good quality **agricultural land** is known to exist within the rural part of the County, but no recent comprehensive County-wide survey has been undertaken using the latest Agricultural Land Classification. As the best and most versatile agricultural land is a finite resource, then considerable weight should be afforded to protecting such land from development, so that it can be conserved for the future.
- 2.50** The **water quality** of the Rivers Taff, Ely and Rhymney is good (DEFRA and Environment Agency 2004) and water quantity is satisfactory. Groundwater is most vulnerable in the Taff Gorge, Pentyrch and Creigiau areas reflecting the fact that the limestone acts as an aquifer.
- 2.51** Municipal **waste** arisings in Cardiff totalled 182,000 tonnes in 2007/08. Over the past 10 years waste generation in Cardiff has grown at an average rate of around 6% per year compared with the average of 3% in much of Wales and across the UK. Current targets for municipal waste are to recycle and compost at least 40% of all waste by 2009/10. By 2010 no more than 75% of the volume of compostable household waste produced in 1995 can be sent to landfill. By 2013 no more than 50% of the volume of compostable household waste produced in 1995 can be sent to landfill. It is likely that completion of landfilling at Lamby Way will take place early in the Plan period. The issue for the Plan period is to encourage and guide the development of further waste management facilities which will contribute towards meeting the demanding targets set.

Key Social Trends and Issues

- 2.52** Cardiff is the most populated local authority in Wales, with 321,000 people living in the county in 2007 (National Statistics 2008) - over 10% of the total population of Wales. Some 1.4 million people live within 45 minutes drive time of the city.
- 2.53** Since 1981 the population of Cardiff has been steadily increasing at about 0.44% per annum. Birth and death rates have remained relatively stable over this period but migration has fluctuated considerably, with an overall trend of net in-migration of 300 persons per annum (National Statistics 2007). More recently, between 2001 and 2007, Cardiff's population has increased by 1,800 per annum with net in-migration of around 780 persons per annum.
- 2.54** Compared with Wales and the UK, Cardiff has a higher percentage of population in age groups 15-39 years but a lower percentage in age groups from 40 upwards (National Statistics 2007). The impact of the student population is

2. Key Strategic Issues in Cardiff

particularly significant. According to the 2001 Census, the growing student population comprised around 11% of the city's total population (Cardiff Student Community Plan, Cardiff Council, Cardiff University, UWIC and University of Glamorgan).

- 2.55** Ethnic minorities comprise 8.4% of Cardiff's population, broadly similar to the average for England and Wales (8.7%) but higher than the Wales average (2.1%), with a higher concentration of ethnic groups in Butetown, Grangetown, Riverside, Adamsdown and Plasnewydd than elsewhere. The majority live in the south of Cardiff in the more deprived areas.
- 2.56** 129,700 households resided in Cardiff in 2004 – representing 22% of all households in South East Wales (National Statistics). Average household size continues to fall in line with the national trend; in Cardiff it fell from 2.54 in 1991 to 2.37 in 2004.
- 2.57** The number of households in South East Wales is projected to increase by 108,900 (18.6%) between 2003 and 2021, reflecting the net effect of births, deaths, migration and the continuing trend towards smaller households (Welsh Assembly Government 2003 based Household Projections).
- 2.58** There were 130,550 dwellings in Cardiff in 2001, of which 80.5% were houses and 19.4% flats or apartments (2001 Census of Population and Council Tax Records). In 1991 flats or apartments accounted for 20.1% of dwellings.
- 2.59** Between 1991 and 2006, 20,279 new dwellings were completed in Cardiff, at an average rate of 1,352 per annum (Cardiff Housing Monitoring Schedule April 2006). Annual completions fluctuated markedly, between a 'high' of 2,209 in 2004/05 and a 'low' of 861 in 1995/96. 45% of these completions occurred between 2001 and 2006 at an average of 1,811 per annum. In the last 2 years to March 2008, 2,368 and 2,028 dwellings respectively were completed with the 2007 figure marking the peak of the recent housing 'boom'. The current economic recession is expected to have a significant impact on completions during the next few years.
- 2.60** Almost 74% (18,152) of new dwellings completed between 1991 and 2008 were on previously developed (i.e. brownfield) land. This figure rose to 90% between 2001 and 2008. Much of this development has been within the City Centre and bay area and has helped to revitalise these areas and provide high quality opportunities for urban living.
- 2.61** Flats and apartments accounted for 52% of the 20,382 new dwellings completed between 1996 and 2008.
- 2.62** Of the 24,675 dwellings completed between 1991 and 2008, 4,743 (19.2%) were classified as affordable housing.

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- 2.63** Between 2006 and 2008, 4,396 dwellings were completed. At April 2008, planning permission existed for 9,090 dwellings, including those under construction and not started, with a further 5,982 units subject to the signing of a Section 106 Agreement. Of the landbank at 2008, 83% is previously developed land; and approximately 16% were targeted for affordable housing. Of the 12,300 dwellings with detailed planning permission at April 2008, 79% were flats or apartments.
- 2.64** In April 2008 the average house price in Cardiff was £156,127 (Land Registry 2008), compared to an average annual salary of about £23,499 (ONS/Nomis). This ratio of 6.64 (house price): 1 (average annual salary) restricts the ability of those on low incomes to enter the housing market. Although the economic recession is leading to falling house prices, for example a 7.56% decline in the year to October 2008, affordability is clearly still an issue.
- 2.65** In November 2008 there were 9,756 applicants on the Council's housing register, of which over 6,500 required family housing. In addition there are approximately 1,000 homeless people in temporary accommodation. These facts help indicate the scale of the **affordable housing** requirement.
- 2.66** The Cardiff Local Housing Market Assessment (LHMA, 2007/08) indicates that, based on the WAG formula, 2,173 affordable dwellings are required in Cardiff for each of the next 5 years to deal with need. However, the document also presents an alternative 'balanced net housing demand' amounting to 542 affordable houses per year out of a total demand of 1,897 dwellings p.a. which has been used as a basis for consideration of issues in the LDP.
- 2.67** A recent survey and assessment of **Gypsy and Traveller accommodation** (Cardiff & Vale of Glamorgan Survey and Assessment of Gypsy and Traveller Accommodation, 2008) found that there was a need for a further 194 pitches plus a transit site for 10 pitches - in addition to the existing sites at Rover Way and Shirenewton.
- 2.68** The number of students living in Cardiff has an impact on the local housing market, while concentrations of students within small geographical areas of the city can have an impact on local communities. At 2008/9 there were approximately 29,000 students at Cardiff University, UWIC and Royal College of Music and Drama and of these around 25,000 live in Cardiff. The recent University of Glamorgan campus will have attracted additional numbers, as yet unknown. Numbers generally had been expected to increase by around 400 - 500 per year for the next few years. However, likely changes to Assembly funding from 2010/11 may mean that there will be no longer any advantage for most students from Wales to study in Wales (students will have to fund full tuition fees approximately £3,000 per annum as compared to £1,250 at present). This may have a significant impact on the number of students who wish to study in Wales.

2. Key Strategic Issues in Cardiff

- 2.69** While Cardiff is generally a prosperous City offering a high quality of life for residents, **deprivation** remains an important issue which needs to be addressed. Significant numbers still live in deprivation, in terms of housing, physical environment, employment, income, educational achievement and health. Of the 10% most deprived areas in Wales, 18.4% are in Cardiff (Wales has been divided into 1,896 lower super output areas, each having 1,500 people. Welsh Index of Multiple Deprivation, Local Government Data Unit 2008). This is higher than any other Welsh local authority and some 52,600 people live in these areas. The second most deprived area in the whole of Wales is within Cardiff at Butetown. Most of this deprivation is concentrated in the south of the county, although 'hotspots' occur elsewhere. A key challenge is to help break this cycle of deprivation.
- 2.70** The **education, training and skill base** of Cardiff's population varies significantly. In 2007, 35.3% of Cardiff's working age population were educated to NVQ4 level or above, compared with 25.4% in Wales as a whole (Annual Population Survey). One third of the Cardiff workforce is educated to a degree level or above, compared with a regional average of 23% (European Institute for Urban Affairs 2006). However, 12.9% of Cardiff residents have no academic qualification (National Statistics).
- 2.71** The **health** of Cardiff's population varies and, although overall health status has improved, communities continue to experience substantial health inequalities in terms of individual health status and access to services. The Cardiff Health, Social Care and Wellbeing Strategy 'Working Towards a Healthy City' 2008-2011 highlighted the key health issues for Cardiff within its needs assessment. There is a north west vs south east divide in mortality rates across Cardiff with parts of the south east having a life expectancy of 10 years less than areas in the north. Long term limiting illnesses, the percentage of low birth weight babies and mortality rates for coronary heart disease, cerebrovascular disease (stroke) and many cancers are higher in the south compared to the north. Additionally, approximately 25% of the population of Cardiff smoke, more than half of adults self reported being overweight or obese with higher levels in the most deprived areas and Cardiff has a lower proportion of adults, than the rest of Wales, who meet the physical activity guidelines. Measures that increase opportunities for physical activity (walking and cycling), protect open spaces, enhance community cohesion, support sustainable transport arrangements, promote good housing and area design, and facilitate access to services will contribute to improving the health and well being of the population.
- 2.72** The Council is a unitary local authority serving a resident population of around 321,000. The latest census statistics available indicate that 16.3% of the population of Cardiff have one or more skills in the Welsh Language (ability to read, write or/and understand Welsh). 32,000 or 10.9% of the County's population are fluent Welsh speakers.

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- 2.73** The Welsh Language Board approved Cardiff Council's Welsh Language Scheme 2006-2009 in June 2006. The City and County of Cardiff has adopted the principle that in the conduct of public business and administration of justice in Wales, it will treat the English and Welsh languages on a basis of equality. This Scheme sets out how the Council will give effect to that principle when providing services to the public in Cardiff.
- 2.74** Over the past few years, of the six police divisions within South Wales, Cardiff has consistently had the highest recorded **crime** statistics. However, overall crime rates in Cardiff reduced by 12% between November 2007 and December 2008 (South Wales Police data). According to the Cardiff Council Annual Omnibus Survey fear of crime still remains a prominent issue, along with concern amongst residents over antisocial behaviour and vehicle crime. The LDP can contribute to reducing crime and fear of crime over the Plan period through ensuring that community safety is incorporated into the built environment.

Key Economic Trends and Issues

- 2.75** The economy of Cardiff is generally strong and buoyant, reflecting its position as Capital of Wales, seat of Welsh Government and the regional centre and economic driver for the wider South East Wales economy, accounting for 32% of total employment in South East Wales.
- 2.76** In 2006 there were 190,700 jobs in Cardiff (Annual Business Inquiry 2006). 2.8% of Cardiff's economically active and working age population were unemployed at October 2008, compared to 2.7% for Wales. However, there were much higher pockets of unemployment in parts of the City: 8.4% in Butetown; 5.5% in Adamsdown and Splott and 4.8% in Ely (Cardiff Research Centre Monthly Unemployment Statistics, Nov 2008).
- 2.77** Cardiff's role in driving the South East Wales economy is demonstrated by the fact that, in 2006, 76,800 people commuted into the county daily to work – occupying 40.2% of the jobs in the county. The largest numbers commute from the Vale of Glamorgan (20,000), Rhondda Cynon Taff (18,000) and Caerphilly (13,000). 23,500 Cardiff residents commute out daily, giving a net in-flow of 53,300 commuters. These levels of commuting have been steadily increasing over recent decades (Annual Population Survey, 2006).
- 2.78** The service-sector dominates employment in Cardiff, accounting for 88.4% of all employees within the city. Employment in the business and financial services sector is especially important in Cardiff, providing jobs for 25.4% of all employees, compared with 14.2% for all of Wales and 21.2% for Great Britain as a whole. Manufacturing accounts for just 5.4% of employees, less than half the comparable Wales figure of 13.4% and lower than the Great Britain figure of 10.9% (Annual Business Inquiry 2006).

2. Key Strategic Issues in Cardiff

- 2.79** Total employment in Cardiff is expected to rise by 10.7% (23,200 jobs) between 2006 and 2021 as forecast by Cambridge Econometrics. The key challenge for Cardiff will be how to continue to deliver economic growth for South East Wales as required by the WSP. In order to provide opportunities for investment, economic development and jobs necessary to secure rising standards of living there is a need to provide a **range and choice of land for employment purposes** as well as **protecting existing employment land** which is under increasing pressure to be developed for non-employment use (Economic Forecast for Cardiff Cambridge Econometrics, June 2006).
- 2.80** In terms of employment land provision, there is significant capacity for new office development within and south of the City Centre and around the Bay Waterfront. This could amount to at least 400,000 sq. m. of floorspace (Cardiff Council Monitoring Survey 2007) and provide some 20,000 jobs. These areas are the most accessible in the county, in terms of public transport and for those commuting into the city and therefore, the most appropriate location for such employment. In addition, approximately 3 hectares exist at Cardiff Gate for out-of-centre business development. The main areas of land for general industry and warehousing are at Wentloog (approx 28 hectares), Pengam (10 hectares) and Leckwith (8 hectares) (Business and Industrial Landbank Monitoring Cardiff Council, July 2008).
- 2.81** Generally this land, together with existing employment sites, is sufficient to accommodate the level of employment growth forecast for the Plan period, having regard to the following factors:
- Key growth sectors identified by Cambridge Econometrics are forecast to be bio-sciences, creative industries, information technology, leisure and tourism and financial and business services;
 - Nearly 90% of employment in the city is in the service sector;
 - Approximately 50% of jobs in the city are not located on employment land (e.g. jobs in schools, universities, hospitals, shops, restaurants, hotels, entertainment/leisure facilities, transport and construction);
 - Increasing employment densities (the 34% increase in employment in the city between 1991 and 2006 was not reflected in an equivalent increase in employment land).
- 2.82** There is evidence of increased pressure to develop employment land and premises for alternative uses, usually residential, with 41 hectares lost to alternative uses between March 2006 and March 2007 and a further 17 hectares with planning consent for alternative uses (Cardiff Council Monitoring Surveys

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2007). Therefore, a key priority will be to enhance the protection of employment land and premises and seek comprehensive mixed use developments which retain employment use where appropriate.

2.83 The WSP recognises that Cardiff has a regional role to play in the South East Wales economy. The WSP also identifies a need for an International Business Park (IBP) that would require a large high quality site to meet specific modern demands and attract and retain high specification users within the region, including international headquarters and research and development facilities. The absence of an IBP in the region is a weakness in terms of its overall competitive position and can potentially act as a deterring factor in attracting high value companies. Following extensive regional collaborative working in response to the WSP's IBP proposal, a regional exercise has been undertaken that has further defined the IBP concept, identified criteria and undertaken a site assessment process including sustainability criteria. This proposal has been carefully assessed through the LDP SEA/SA and HRA process to ensure that there are no unacceptable environmental implications.

2.84 Cardiff City Centre is the main **shopping** centre for South East Wales and is consistently ranked in the top ten retail centres in the UK. It offers a range and quality of shopping facilities unrivalled in the region, together with a diversity of complementary service uses, within a compact and accessible area. There were 249,109 sq. m. (gross) of A1 retail floorspace in the city centre in 2007 (City Centre Performance Report 2007). The St Davids 2 scheme, currently under construction, will provide an additional 90,000 sq. m. of retail floorspace and improve the centre's competitiveness. Despite this, the City Centre is not invulnerable to trends in retail location and shifts in consumer movement and expenditure, including increasing competition from out-of-centre locations and other centres. There is a continuing need to improve facilities within the Central Shopping Area in order to provide a quantity and quality of shops that will enhance its primary shopping role and character, and its vitality, attractiveness and viability. The recently completed Retail Capacity Study (February 2009) fully supports the need for significant new retail development within the city centre. SD2 will push Cardiff back up the UK retail hierarchy to the position it held a decade ago.

2.85 In August 2008, there was a total of 64,427 sq. m. net of retail floorspace within the 27 District and Local Centres of Cardiff County. This is a 4% reduction since 2005. 41% of this floorspace traded in convenience goods and 59% in comparison goods (goods that consumers buy at infrequent intervals and normally would compare prices before buying e.g. TV, fridges, clothes, etc). Furthermore, the number of vacant units has increased by over 16% (District and Local Centre Floorspace Survey, August 2008: Colliers CRE). District and Local Centres rely very much on people living nearby using their facilities and will often contain a mix of independent retail and specialist retailers. Within recent years, the main concern is that traditional centres have come under

2. Key Strategic Issues in Cardiff

increased pressure from out of centre facilities, with the range and quality of retail provision having declined in many centres. There has also been an increased amount of non-shopping uses, and more pressure for A3 uses. Vacant units, a general run down appearance, and deterioration of the physical fabric within centres are issues which need to be addressed in order to secure future investment and increased expenditure within these centres. This in turn will help reduce our need to travel for everyday goods and services.

- 2.86** In July 2008, out-of-centre convenience goods (food) floorspace totalled 93,033 sq metres and 165,600 sq metres for comparison goods (non-food). The main concentrations of out-of-centre retailing are at Newport Road, Ferry Road, Western Avenue, Culverhouse Cross, Cardiff Gate and Leckwith (Out of Centre Retail Floorspace Survey July 2008). A key priority is to control the nature and size of out of centre retail development so as to minimise competition with, and impact on the City Centre and District and Local Centres.
- 2.87** Cardiff's leisure and tourism 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. Cardiff's diverse leisure and tourism offer also embraces a proud heritage, boasting a number of castles, two national museums, two cathedrals, Roman remains and acres of parks and gardens. In 2007 visitors to Cardiff spent £550m and with 18,200 workers employed in leisure and tourism industries the sector accounted for around 9.5% of total employment in the city in 2004. (Research undertaken for Cardiff's Tourism Marketing and Development Service).
- 2.88** The presence of three expanding universities – Cardiff University, the University of Wales Institute Cardiff (UWIC) and the University of Glamorgan makes a significant contribution to the local economy. Students contribute over £140 million in annual expenditure to the Cardiff economy (Cardiff Student Community Plan, Cardiff Council, Cardiff University, UWIC and University of Glamorgan) and enhance the cultural vibrancy of the Capital. In addition, successful graduate retention assists in the development of new business, a highly skilled local workforce and the wider knowledge economy.
- 2.89** If Cardiff and the city region is to fulfil its economic potential on behalf of Wales it is essential to improve national and international connectivity, including access to Cardiff International Airport.
- 2.90** Cardiff also has a major port in the south of the city supporting industry and providing a key asset for further development of the economy.

2. Key Strategic Issues in Cardiff

Table 1: Summary of Linkages between Key Issues and Plan Policies

Strategic Issues	Strategic Objectives/Sub Objectives	Strategic Policies	Detailed Policies
Cardiff's Countryside and landscape setting	Objective 3 Sub Objective 3(m), (n), (p)	SP 5, 6, 8	HER1-6
Climate Change/Air Quality	Objective 1 Sub Objectives: 1(a), 1(b), 1(c), 1(d), 1(e)	SP 1 SP 2	SD1-3, SD5
Transport	Objective 2 Sub Objective 2(l)	SP 4	TRANS1-6
Flooding	Objective 1 Sub Objective 1(e)	SP 1(v)	SD3
Open Space	Objective 4 Sub Objective 4(s)	SP 8(v):	HSC11-14
Biodiversity resources	Objective 3 Sub Objective 3 (o)	SP 6	HER7-9
Historic Conservation	Objective 3 Sub Objective 3 (p)	SP 7	HER10
Promoting High Quality Design	Objective 1, Sub Objective 1(c)	SP 2	SD1, SD4
Minerals	Objective 6 Sub Objective 6 (w)	SP 10:	MIN1-9
Utilisation of potentially contaminated land	Sub Objective 1(b)	SP 9	SD6
Agricultural Land	Objective 5 Sub Objective 5(u)	SP 9(i)	

2. Key Strategic Issues in Cardiff

Strategic Issues	Strategic Objectives/Sub Objectives	Strategic Policies	Detailed Policies
Water Quality	Objective 5 Sub Objective 5(u)	SP 9(ii)	SD7
Waste	Objective 6 Sub Objective 6(v)	SP 11	WASTE 1-3
Provision of Affordable Housing and family housing	Objective 2 Sub Objective 2(i)	SP 3(A)	HSC2
Gypsy and Traveller accommodation			HSC6
Alleviating Deprivation	Objective 4 Sub Objective 4(q)	SP 8 All points will contribute to addressing this issue	HSC9
Health	Objective 4 Sub Objective 4(s)	SP1-2, SP 8(iv), SP 9	HSC11-14, SD1-3, SD5, HER6
Welsh Language	Objective 4	SP 8(iv)	
	Sub Objective 4 (t)		
Decrease fear/incidence of crime	Objective 4 Sub Objective 4 (s)	SP 2(iv)	HSC10
Provision of a range and choice of employment sites	Objective 2 Sub Objective 2 (j)	SP 3 (B) (i) and (ii)	
Protection of existing employment land	Objective 2 Sub Objective 2 (j)	SP 3 (B) (iv)	ECON4
Cardiff City Centre and Cardiff Bay	Objective 2 Sub Objective 2(g)	SP 3 (C) (i) (ii) and (iii)	ECON1-3
Decline of District/Local Centres	Objective 4 Sub Objective 4(r)	SP 8(ii): SP 12 (viii)	HSC8

2. Key Strategic Issues in Cardiff

Strategic Issues	Strategic Objectives/Sub Objectives	Strategic Policies	Detailed Policies
Control of Out-of-Centre retail	Objective 2	SP 3 (C) (i)	ECON5
Tourism	Objective 2 Sub Objective 2K	SP 3 (C) (iii)	ECON1

3. LDP Vision and Objectives



3. LDP Vision and Objectives

3 LDP Vision and Objectives

Vision

- 3.1** Throughout Europe, cities are repositioning themselves to meet new challenges. Cardiff as Europe's youngest capital city is no exception and is striving to ensure it is a dynamic and vibrant world class capital city with an exceptional quality of life. This will ensure both the economic and social development of the city and the wider region as a whole. In achieving this it is important that Cardiff retains its unique distinctive characteristics including its compact nature, when compared to other cities.
- 3.2** To aid this, the LDP sets out a strategy for Cardiff for the next 15 years. It implements national and local policy which is relevant to Cardiff and identifies shared priorities arising from national strategies, most notably the South East Wales (The Capital Network Area) set out in the WSP, and local strategies most notably the Council's Community Strategy. In achieving this, its purpose is to explain how, where and when the LDP will assist in delivering the issues and challenges which have emerged from these varied strands. It is important to set out a Vision for Cardiff, and if the LDP is to assist in delivering the WSP and the Council's Community Strategy, it is sensible that it should accord with their headline visions.
- 3.3** Realising the Vision will rely upon many different stakeholders and service providers. It is important, therefore, to identify the particular role of the LDP in delivering the Vision. Seven Strategic Objectives have been identified for Cardiff, which provide a concise expression of the priorities for the LDP. In order for Cardiff to be an exceptional "quality of life" city, there is a need to integrate economic, social and environmental considerations to ensure that sustainability is at the heart of all future development and planning. The vision is built upon the principles of equality of opportunity, social justice, and the health and well being of local citizens. It then sets out a range of spatial priorities to deliver this for Cardiff.

3. LDP Vision and Objectives

Vision for Cardiff

To ensure Cardiff is a world class European capital city with an exceptional quality of life and at the heart of a competitive city region.

Economic Vision

To ensure that Cardiff, as a competitive international capital city, is an inclusive, vibrant and thriving city in which to live and work, with a skilled and creative workforce and a buoyant business environment .

Social Vision

To create a safe, healthy and learning community which celebrates diversity and promotes genuine opportunities for all.

Environmental Vision

To ensure Cardiff is a clean, safe and attractive environment which people can enjoy and care for at a local and global level.

Spatial Priorities to deliver Vision

Economic Vision	Social Vision	Environmental Vision
<ul style="list-style-type: none"> To build on the city's capacity in key sectors such as financial and business services, bioscience, creative industries, technology and leisure and tourism; To develop and protect a range and choice of employment land and premises; To progress options for an IBP to stimulate the attraction of more corporate headquarters to the region; 	<ul style="list-style-type: none"> To improve the quality and design of housing and to support the development of new housing in the city to meet the needs of a growing workforce; To target resources on areas of greatest need and promote neighbourhood renewal in the most deprived areas; To encourage participation in sporting and other physical activity, to 	<ul style="list-style-type: none"> To promote sustainable development and a clean environment; To respond to urgent global problems, including climate change, and balance growth and development against environmental imperatives; To develop sustainable waste management practices; To promote sustainable and healthy transport options and ensure the safe and efficient

3. LDP Vision and Objectives

Spatial Priorities to deliver Vision		
<ul style="list-style-type: none"> To develop attractions to strengthen Cardiff's position as a major visitor destination and enable it to become a world-class centre of arts and performance; To develop a new purpose built convention centre in the city; To develop a modern, integrated and sustainable transport system – for commuting, national and international business travel and to address social inclusion. 	<p>help improve health and well-being;</p> <ul style="list-style-type: none"> To promote healthy transport options including cycling and walking for both business and pleasure. 	<p>movement of people throughout the city;</p> <ul style="list-style-type: none"> To increase the emphasis on high quality urban design.

Strategic Objectives

3.4 To deliver the Council's vision, the Strategic Objectives of the LDP are to:

- Mitigate and adapt to climate change and set high standards for sustainable design;**
- Deliver sustainable growth for Cardiff and the city-region;**
- Protect and enhance features of Cardiff's natural and built heritage;**
- Create sustainable communities and improve the quality of life;**
- Protect natural resources and tackle pollution;**
- Secure an adequate supply of minerals and reduce waste; and**
- Secure Planning Obligations to deliver infrastructure and meet needs**

Sub Objectives

3.5 The following Sub Objectives identify specific issues that the LDP for Cardiff needs to address in delivering the vision and aspirations of the Community Strategy and the issues and trends highlighted through work on developing the evidence base summarised in Chapter 2 above. The objectives are set out in relation to the corresponding Strategic Objective as outlined above.

1. Mitigate and adapt to climate change and set high standards for sustainable design

- a. Support measures that both address the causes of **climate change** and manage its effects;
- b. Promote the **efficient use of land**, by locating development where practicable on previously developed land and by ensuring an efficient density of development compatible with local amenity;
- c. Support the development of the city as a world-class European Capital City through high quality, locally distinctive and sustainable **design** that addresses social inclusion and the need for efficient use of natural resources;
- d. **Reduce energy consumption** and increase the supply of **renewable energy**; and
- e. Reduce the risk of flooding.

2. Deliver sustainable growth for Cardiff and the city-region

- f. Support the development of Cardiff as the heart of a sustainable, competitive and integrated **city region**;
- g. Maintain and enhance the vitality, attractiveness and viability of the **City Centre** as a place to work and live as the principal and most accessible commercial, administrative and visitor focus of the city region;
- h. Progress the regeneration of **Cardiff Bay** to provide new and accessible housing, employment and leisure opportunities and visitor attractions;
- i. Provide for a range and mix of new sustainable **housing**, including affordable housing to address demand and need in the county;

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- j. Ensure a range and choice of **employment** land and business premises is provided to maintain and improve the economic competitiveness of the city, encourage entrepreneurship, promote growth of indigenous businesses and attract inward investment.
- k. Assist the promotion of Cardiff as a major **tourist destination** including the provision of the development of a variety of good quality tourist facilities and visitor accommodation; and
- l. Support the development of an **integrated transport system** that enables sustainable and active travel options, ensures the safe and efficient movement of people and goods throughout the city, addresses social inclusion and facilitates commuting, national and international business travel by a choice of means of transport.

3. Protect and enhance features of Cardiff's natural and built heritage

- m. Maintain and enhance a network of **green spaces and corridors** throughout the urban area, including the river corridors, which link to the surrounding countryside and coastline, provide opportunities for healthy recreation and travel, and support wildlife;
- n. Conserve and enhance the character and appearance of Cardiff's **countryside** and undeveloped coast together with promoting improved accessibility and recreational usage where appropriate;
- o. Protect and enhance the bio-diversity and abundance of wildlife habitats and native species; and
- p. Conserve and enhance the character and appearance of Cardiff's heritage assets.

4. Create sustainable communities and improve the quality of life

- q. Support the regeneration of **deprived communities**;
- r. Promote the regeneration of **district and local centres** as providers of accessible local services, facilities and employment;

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- s. Promote **healthy and safe communities**, including designing out crime and providing good recreation facilities and open space; and
- t. Promote communities that deliver equality of opportunity and access for all.

5. Protect natural resources and tackle pollution

- u. Conserve and enhance the **quality of soil, water and air**.

6. Secure an adequate supply of minerals and reduce waste

- v. Support the reduction of waste through providing an integrated network of **waste** management facilities consistent with the needs of the area and the waste hierarchy; and
- w. Ensure an adequate supply of minerals and promote the efficient and appropriate use of **minerals**.

7. Secure Planning Obligations to deliver infrastructure and meet local needs

- x. Ensure that development provides the necessary infrastructure, facilities and services that effectively responds to local needs.

3.6 The strategic objectives and sub-objectives flow from the key strategic issues and vision outlined above and provide a context for the strategic and detailed policies outlined in the rest of the Plan. These policies may relate to one or more of the strategic objectives and the linkages are set out in Table 1.

Monitoring and Implementation

3.7 Monitoring is a fundamental part of the LDP process. It provides an opportunity for the implementation and effectiveness of planning policies to be assessed and forms the basis for review of the Plan where necessary. The LDP is subject to a 4 year review period.

3.8 The monitoring process helps to positively identify key issues and questions such as:

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- Which policies are being implemented successfully;
- Whether policies are achieving their intended output and in particular delivering sustainable development;
- If any policies are not working well, what actions are needed to remedy these;
- What changes to the evidence base are taking place; and
- What gaps can be identified that should be addressed by the LDP.

3.9 WAG guidance requires that local authorities prepare an Annual Monitoring Report (AMR) to be submitted by 31st October each year. The AMR assesses the effectiveness of policies in the LDP against various targets and indicators, identifies any significant contextual changes that have taken place, highlights any policies which are not functioning effectively and seeks to rectify any gaps in monitoring or data collection.

3.10 The AMR is the principal mechanism through which the implementation of policies in the LDP are measured and ensures that policies are based on up-to-date evidence. However, it should be noted that it is not appropriate for every policy in the LDP to be monitored. The Policy Monitoring Table (Table 2) illustrates how each Strategic Objective is monitored via a specific indicator and which LDP policies are relevant to the objective.

3.11 The indicators used in the AMR are comprised from a variety of local strategic policy indicators, SEA/SA indicators and core national indicators required by WAG. The policies, targets and indicators in the table may be amended as the monitoring process develops.

Table 2: Monitoring Targets and Indicators (contents of table subject to further analysis and change)

No.	LDP Strategic Objectives	Relevant LDP Policies	LDP Targets	Core Output Indicators
S01	Mitigate and adapt to climate change and set high standards for sustainable design	SP1, SP2, SD1 - 4	N/A	Number of completed developments (10 units + for housing or 1000m2 + for commercial) incorporating on-site

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No.	LDP Strategic Objectives	Relevant LDP Policies	LDP Targets	Core Output Indicators
				renewable energy equipment that contributes to a 10% reduction in CO2 emissions.
			0	Number of permissions in flood zones C1 + C2 which went against advice of EA
			80%	Amount of new housing development (ha) permitted on previously developed land expressed as a percentage of all development permitted
			Increase in the modal share of travel to work by sustainable transport of between 0% and 5% (over 5 years).	Travel to work by sustainable modes
S02	Deliver sustainable growth for Cardiff and the city-region	SP3 - 5, ECON1 - 6, HSC1, HSC3 - 5, TRANS1 - 6	5 year supply	The housing land supply taken from the current Housing Land Availability Study (TAN 1) (WAG REQUIRED)
			All new housing sites to be located on brownfield land	Number of new permissions allowed on greenfield sites
			N/A	Amount of out of centre retailing permitted

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No.	LDP Strategic Objectives	Relevant LDP Policies	LDP Targets	Core Output Indicators
			N/A	Employment land lost to non-employment uses.
			N/A	Amount of major office development (1000sq m) completed in Central Business Area & Bay Business Area as a % of all major office development completed.
			N/A	Amount of major retail development (1000sq m) completed in Central Shopping Area, Local and District Centres as a % of all major retail development completed
			Required on all Developments likely to have a significant impact on trip generation	Number of planning applications containing Transport Statements, Transport Assessments, Transport Implementation Strategies and Travel Plans
S03	Protect and enhance features of Cardiff's natural and built heritage	SP6, SP7, HER1 - 10, HSC11	No Loss	Area (Ha) of Special Landscape Areas (SLA's)
			No Loss	Area (Ha) of Sites of Importance for Nature Conservation (SINC's)

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No.	LDP Strategic Objectives	Relevant LDP Policies	LDP Targets	Core Output Indicators
			Annual Increase	Footfall on Strategic Recreational routes (Taff Trail, Ely Trail and Rumney Trail)
			No Loss	Area (Ha) of Ancient Woodland cover
			N/A	Area (ha) of Conservation Areas
			N/A	Percentage of listed buildings 'at risk'
			N/A	Amount of open space lost to development (ha).
S04	Create sustainable communities and improve the quality of life	SP8, HSC2, HSC6 - 10, HSC12 - 15	N/A	Percentage of new dwellings completed at: i) less than 30 dwellings per hectare ii) between 30 and 50 dwellings per hectare iii) above 50 dwellings per hectare
			N/A	Vacancy rate (%) in District/Local Centres
			N/A	Number and Percentage of Cardiff's lower super output areas in the 10% most deprived lower super output areas for Wales
			306 Affordable 1829 Standard per year	The number of net additional affordable and general market dwellings built (WAG REQUIRED)

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No.	LDP Strategic Objectives	Relevant LDP Policies	LDP Targets	Core Output Indicators
			N/A	Total Number of applicants on the Council Housing Register and percentage requiring family housing
			Reduce difference	Gap between the wards with the highest and lowest life expectancy in Cardiff
S05	Protect natural resources and tackle pollution	SP9, SD5 - 7	N/A	Number of Contaminated Land sites brought into beneficial use
			N/A	Number of Air Quality Management Areas
			Improve	Percentage of river lengths of good chemical and biological quality
S06	Secure an adequate supply of minerals and reduce waste	SP10, SP11, MIN1 - 9, WASTE1 - 3	a. N/A b. Increase	a. Amount of municipal waste produced per annum b. The percentage of municipal waste composted or recycled
			10 year supply	Permitted aggregate reserves in terms of years supply
S07	Secure Planning Obligations to	SP12	N/A	N/A

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No.	LDP Strategic Objectives	Relevant LDP Policies	LDP Targets	Core Output Indicators
	deliver infrastructure and meet needs			

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4. LDP Strategy



4. LDP Strategy

4 LDP Strategy

Overall Strategy

- 4.1** Cardiff is a city with unique characteristics reflecting a fascinating history that has seen its development into an exciting and confident capital city. Cardiff has a dynamic relationship with the surrounding area and as well as acting as a principal retail and service centre it continues to play a pivotal role in the economic development of the city and region as a whole. Cardiff has a complex range of social needs reflecting a growing and culturally diverse population. Cardiff has its own very distinctive and attractive natural setting in which the city has developed and contains a rich legacy of heritage assets.
- 4.2** The aim of the LDP Strategy is to respond positively to these unique features so that a locally distinctive plan is produced that sets out a sustainable future that is good for the future development of the city, its people, its environment, and the region as a whole.
- 4.3** The LDP Strategy therefore builds on the work undertaken to date as set out in the Preferred Strategy and reflects:
- Relevant social, economic and environmental trends and issues;
 - The national, regional and local policy context within which the Plan is being prepared; and
 - Available development options and, particularly, the amount of previously developed land known or likely to be available for redevelopment and regeneration over the Plan period.
- 4.4** In particular, the Strategy recognises:
- The strong functional relationship between Cardiff and the rest of South East Wales and the need to collaborate with neighbouring planning authorities and other interests to support the development of South East Wales as a networked city region;
 - The importance of Cardiff to the economy of South East Wales and Wales and the need to enable Cardiff to continue to deliver economic growth;
 - That whilst Cardiff is a prosperous city, pockets of deprivation and social exclusion remain, and access to affordable housing is an issue for many;
 - Increasing traffic levels and the consequent impact on Cardiff need to be addressed if the region is to function efficiently and remain competitive.

- That Cardiff's environment should remain clean, safe and healthy;
- The vulnerability of the environment and interests of conservation importance in Cardiff to development pressure;
- The need to address the climate change agenda and ensure development is consistent with the principles of high quality sustainable design; and
- The need to support the vitality, attractiveness and viability of the City Centre, District and Local Centres and the ongoing regeneration of the Bay Business Area.

4.5 The strategy is set out below under the appropriate headings and then articulated in more detail in the Strategic Policies.

Sustainable Development and Design

4.6 It is important that Cardiff continues to develop in a sustainable manner that takes full account of the implications of climate change. This includes promoting the efficient use of land, reducing carbon emissions, protecting and increasing carbon sinks together with encouraging energy efficiency and use of renewable energy. It is important to recognise that new developments will be required to meet social/quality of life and economic needs together with maintaining and enhancing Cardiff's critical role as driver of the city-region. The overriding aim of the strategy is therefore to deliver necessary development over the Plan period in a manner that is sustainable, respects environmental constraints such as flood risk, and is of a high quality, locally distinctive design that makes a positive contribution to the creation of distinctive communities.

Level of Housing Growth

4.7 To respond to the anticipated level of population growth over the Plan period 2006-21, the LDP will provide for up to 27,442 new dwellings which equates to an average of 1,829 dwellings per annum. This figure is considered to represent a sound and measured response to prevailing evidence and representations made on the Preferred Strategy. It is marginally higher than the 5 year average completions for the period 2000/1 to 2005/6 (1,811dpa) and significantly higher than the 10 year average for the period 1996/7 to 2005/6 (1,513dpa). Current evidence suggests a significant decrease in the high numbers of units to be completed in the next few years due to the economic downturn.

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- 4.8** This level of growth moves towards meeting the WAG 2006 trend-based population projections, is marginally below the level identified in the Cardiff 2008 LHMA, is at a higher level than that proposed in the Preferred Strategy, and is above that proposed in the South East Wales Regional Apportionment Exercise.
- 4.9** The proposed level of growth is somewhat below the WAG population projection figures, taking account of more detailed local analysis which has identified concerns relating to the scale of projected growth, age structure issues relating to the retention of students beyond their studies, and net migration assumptions. The LHMA concluded in its 'Balanced Housing Market Assessment' that Cardiff should be providing 1,897 dwellings per annum for the next five years which is very slightly above that proposed for the whole plan period.
- 4.10** The Preferred Strategy proposed a level of growth of between 22,750 and 24,750 new dwellings in Cardiff over the Plan period (1,516 to 1,650dpa). However, responses and new evidence presented during consultation on the Preferred Strategy were carefully assessed and it was considered a higher level of growth was appropriate. The Strategy therefore proposes a level of growth that was originally considered in the Preferred Strategy as the 'high option'. With regard to the SE Wales Regional Housing Apportionment Exercise, the Strategy proposes a level of growth above that proposed in the regional work (1,516dpa) but full account has had to be taken of the compelling local evidence that points to a higher figure.
- 4.11** The level of growth proposed in the Strategy is considered to strike the right balance between meeting Cardiff's needs whilst also taking account of wider regional responsibilities and implications. Excessive growth in Cardiff is likely to undermine the aspirations of other authorities in the region, the delivery of WSP objectives and the regionally agreed housing apportionment exercise.

Delivering the Level of Growth

- 4.12** Having regard to the amount of land that already has planning permission for housing and the potential further supply of previously developed land identified below, it is evident that this proposed new dwelling requirement can be accommodated without a need to allocate a major greenfield site for housing.
- 4.13** The existing 'land bank' of 15,072 dwellings as of 1st April 2008 consists of 1,914 units with the benefit of planning permission and under construction, 7,176 units with the benefit of planning permission but not yet commenced on site and 5,982 units subject to legal agreement. Nearly 90% of these sites are on brownfield land, the approach supported by the LDP Strategy. In addition,

as of 1st April, 2008, 4,396 units have already been built during the Plan period therefore leaving a residual requirement to provide for 7,974 units up to 2021. The remaining requirement will be accommodated by:

- Currently proposed housing or mixed use schemes on various previously developed sites in Cardiff Bay (including in the Dumballs Road and Ferry Road areas);
- Small (<10 units) mainly previously developed sites across the city (which have come forward at a rate of approximately 126 dwellings per annum over the past 15 years);
- Other previously developed sites that may be assessed as appropriate for housing over the Plan period.

4.14 Account has been taken of the implications of the current housing market downturn. It is recognised that there will be a slow down in building rates and the likelihood of schemes being revised, many with reduced densities. An allowance has therefore been factored in to account for possible reduced densities. Additionally, it has also been assumed that there will be 50% less completions of windfall sites over the remaining ten years of the Plan period compared with the previous ten. It should also be recognised that the LDP is a long term plan for Cardiff and the Strategy adopted is considered to be a sound and measured response to local conditions.

4.15 Full details of how the new dwelling requirement will be met are given in Appendix 1.

4.16 This strategy accords with:

- **PPW** - which advocates the use of previously developed land in preference to greenfield sites; and
- **The WSP** - which states that "the pressure to provide more housing and employment should be managed so as to fit in compatibly with conservation of the landscape, environment and community strength of this area. Substantial growth of housing here should also be compatible with the health of housing markets in the Heads of the Valleys and Connections Corridor."

4.17 Pursuing this option would support the reuse of redundant land and on-going regeneration initiatives across the city. It would help achieve other sustainability objectives by concentrating new development where services and infrastructure already exist or where improved provision would benefit existing communities and by supporting mixed use development and higher density development at accessible locations like key transport nodes.

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4.18 In pursuing this strategy, the Council will ensure that:

- Employment, open space and other community uses are not marginalised to facilitate higher value residential schemes. Wherever it remains appropriate, employment and other non-residential land will be safeguarded for such use, either in its entirety or as part of mixed use redevelopment. Housing redevelopment should support community regeneration and sustainable development by improving access to local employment and community facilities;
- A range and mix of dwelling types is achieved to meet the range of future housing demand and need in the county. Wherever appropriate, the Council will seek the provision of housing suitable for families and secure a range and mix of dwelling types. The Sustainability principles also support seeking to achieve a better 'fit' between household and dwelling sizes across the city;
- The need for **affordable housing** is addressed. The Council's housing waiting list and Local Housing Market Assessment reveal extensive housing need in Cardiff. Approximately 10% of currently consented dwellings are classified as affordable; the aim is to secure a target of 40% affordable housing on new housing sites of 10 or more units over the Plan period; and
- The strategy does not result in inappropriate 'town-cramming' within the urban area. Higher density development can support sustainable objectives but it will remain important to ensure, through the implementation of design policies, that sites are not over-developed.

4.19 Therefore, whilst the level of growth contained in this Strategy has slightly increased, the approach to its delivery has remained as originally set out in the Preferred Strategy by utilising brownfield land in a sustainable manner as advocated in National Guidance.

Employment and Economy

4.20 The LDP will provide development opportunities for Cardiff to continue to deliver economic growth for South East Wales, as set out in the WSP. The LDP will be able to accommodate the 10.7% growth in jobs in Cardiff (23,200 jobs), forecast by Cambridge Econometrics between 2006 and 2021, if current trends continue. This forecast forms the basis for the current Economic Strategy for Cardiff and would enable the city to maintain its role within the regional and national economies.

- 4.21** This forecast level of employment growth would be broadly in line with the increased city population, assuming unemployment remains broadly at its current level (2.8%). This would allow for some increase in economic activity towards national levels, but could see daily commuting to the city continuing to grow at its current rate over the Plan period. It is important that opportunities for economic development are widely accessible, particularly from the region and by public transport. Otherwise, development could be self-defeating by making the city more prone to congestion and, therefore, less accessible.
- 4.22** In overall terms, existing employment sites and opportunities are considered to be sufficient to accommodate the level of employment growth forecast for the Plan period, as outlined in the Key Issues section.
- 4.23** There is significant capacity for new office development within and to the south of the **City Centre and the Bay Waterfront**. These areas are the most accessible locations in the county-particularly in terms of public transport and for those commuting into the city-and, therefore, the most appropriate location for employment and other major trip generating uses. The Strategy therefore proposes four **Action Areas** in such locations (Central Square, Adam Street/Tyndall Street, Dumballs Road, Roath Basin South, International Sports Village (ISV)). Additionally, a further Action Area at land south of Ely Bridge forms part of the Strategy which is a large vacant site, well related to public transport and the local community. All Action Areas are likely to significantly help meet the development requirements of the city over the plan period and their development will be guided by sustainability principles.
- 4.24** The Strategy proposes the development of a **Green Technology Park at Wentloog** that seeks to encourage employment uses that are linked to deriving energy from sustainable sources (including energy from waste) and take opportunities of setting high standards for energy efficiency and usage.
- 4.25** Successful implementation of the strategy will require strategically important existing and permitted employment sites to be safeguarded for such use or for mixed use development including a significant employment component.
- 4.26** In addition to the above components of the Strategy, it is essential that opportunities are taken that can play a strategically important role in the social and economic development of the city-region. To this end, the WSP identifies the need to develop proposals for the location of an **IBP** in South East Wales. Extensive regional collaborative working has taken place since the Preferred Strategy was prepared to further define the IBP concept and consider the best location for its development in the region. As a result of this work, land north of Junction 33 on the M4 has been identified as the most suitable location. This proposal has been carefully assessed through the LDP's SA/SEA and HRA processes to ensure there are no undue environmental implications.

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- 4.27** The IBP proposal will complement other aspects of the Strategy by catering for demand that, realistically, would otherwise be unlikely to be satisfied in the region. It will therefore provide a unique opportunity for Cardiff and the region to benefit from a Business Park that has the potential to attract international high quality employment users. It occupies a strategically important position on the M4 with good links to Cardiff, the Valleys and Cardiff International Airport. The sustainability principles of the Plan will be applied to the site in terms of providing a framework that sets out requirements relating to sustainable transport solutions and delivering high quality sustainable layout and design.
- 4.28** The **retail** sector in Cardiff is a significant source of employment and attractor of visitors and income to the city. As a high value land use it has also been an important catalyst for urban regeneration, particularly in the Bay area. Given the level of recent and current retail development in the city (90,000 sq m at St David's 2), it is not anticipated that there will be a requirement for substantial additional retail floorspace over the Plan period. If capacity studies show there to be scope for further investment, this will continue to be focused towards the City Centre, District and Local Centres and approved regeneration schemes.
- 4.29** The City Centre, Bay Waterfront areas and ISV will continue to be the main focus for commercial leisure and tourism development, including visitor accommodation and attractions.

Transportation

- 4.30** The relationship between land use and transport is a key determinant of the quality of development and its sustainability. The extent to which development in Cardiff can be integrated with appropriate and sustainable transport provision will be critical to the successful implementation of the LDP strategy and many of its component policies and proposals.
- 4.31** Cardiff is an important travel destination within South East Wales and is experiencing growing pressure on its transport network due to yearly increases in inbound commuting. If these recent trends continue, Cardiff could experience between an 11% and 18% increase in road traffic over the next decade. Cardiff's roads do not have the capacity to cope with growth in peak hour traffic and the resulting increased congestion that would occur. Cardiff's transport strategy responds to this challenge through proposing a wide ranging package of schemes and actions designed to provide practical and attractive alternatives to car use and manage movement on the transport network and demand for travel more effectively.
- 4.32** The location and design of development has a major influence on travel patterns and, critically, the proportion of journeys made by private car. The LDP recognises and addresses this relationship through the focus of its objectives

and policies upon the integration of development and transport provision and promotion of development that encourages active and sustainable transport modes as an alternative to car dependency.

Natural and Built Heritage

4.33 This strategy will enable the continued protection and, where appropriate, enhancement of interests of conservation and environmental importance within the County, including:

- **biodiversity and nature conservation** resources - including sites of international, national and local importance and protected species and ecological networks and features of local importance;
- the **historic environment** - including ancient monuments and other archaeological remains, listed buildings, conservation areas, historic parks, gardens and landscapes, together with other features of local interest that positively contribute to the distinctiveness of the city;
- the city's landscape setting including its **countryside, areas of high landscape quality, river valleys and undeveloped coastline**; and
- **open space** that is important for recreation, amenity, nature and historic conservation.

4.34 The Settlement Boundary will clearly identify the extent of the urban area in which the Strategy proposes to focus development. Additionally, a Green Belt is proposed north of the M4 relating to the prominent Caerphilly ridgeline to protect the setting of the city and on land north east of St Mellons to help prevent coalescence between Cardiff and Newport. These measures help to reinforce the overall approach set out in the Strategy of concentrating development within the urban area to accord with the principles of sustainable development.

Sustainable Communities

4.35 The Strategy aims to provide a framework to improve the quality of life for all, consistent with the over-arching vision of Cardiff as a capital city with an exceptional quality of life which celebrates diversity and promotes genuine opportunities for all. To achieve this, the Strategy seeks to develop sustainable communities that meet the needs of residents and users. This means supporting District and Local Centres, providing a range of dwelling sizes and affordability, and supporting neighbourhood regeneration initiatives, particularly those relating to deprived communities. It also means enhancing communities through promoting better equality of access to services for all, providing opportunities

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for more healthy living, encouraging cultural and wider diversity for all groups in society, and creating open spaces and places that encourage social interaction and cohesion.

Natural Resources

- 4.36** The LDP Strategy recognises the importance of protecting existing natural resources and reducing pollution. The brownfield approach to housing growth helps to protect high quality agricultural land and keeps new development away from underground, surface and coastal waters. Additionally, it provides an opportunity to treat contaminated land within the urban area and minimises air pollution by encouraging efficient land use patterns that reduce the need to travel wherever possible.

Minerals

- 4.37** The Strategy will enable the continued protection of aggregate mineral reserves and resources through protecting them from development that would preclude their future extraction. Allied to this the Strategy seeks to maintain a 10 year land bank of permitted aggregate reserves to ensure an adequate and steady supply to the local economy. The strategy also seeks to safeguard limestone, coal and sand and gravel resources in line with national guidance.

Waste

- 4.38** The LDP Strategy aims to provide a framework to help facilitate the move to more sustainable waste management methods, such as re-use and recycling over the next twenty years. In addition to allocating specific sites for waste management purposes at Lamby Way the strategy also steers such proposals to the existing landbank of sites for general industry. In this respect the first Review of the Regional Waste Plan endorsed by the Council in July 2008 identifies a range of potential sites for waste management purposes on vacant general industrial land including sites at Brindley Road, Trident Park, Cardiff Docks and Wentloog.

Developer Contributions

- 4.39** In order to bring about developments that respond to local needs, developer contributions will be sought to secure improvements in infrastructure, facilities and services, and other requirements necessary to make development acceptable.

Table 3: Summary of LDP Strategy

Cardiff will see most change taking place in the following locations:

- City Centre and Cardiff Bay - further developments to enhance their regionally important roles as centres for shopping, business, tourism and leisure;
- Action Areas that regenerate previously developed land with mixed use schemes at Central Square, Adam Street/Tyndall Street, Dumballs Road, Roath Basin South, International Sports Village, and land south of Ely Bridge;
- New housing developments on sustainable locations around the city including substantial sites at Radyr Sidings, AWE (Llanishen), Pentwyn and Trowbridge, together with housing elements in the Action Areas above;
- IBP on land north of Junction 33 of the M4;
- Green Technology Park at Wentloog;
- Waste Treatment facilities at Lamby Way to complement existing facilities;
- Further extraction of minerals at existing quarries situated in the band of limestone running across the north western corner of the County.

Areas in Cardiff where change will be carefully managed are:

- Land between the settlement boundary and administrative boundary that forms a ring of countryside around the city from the west at St Fagans to the south east at Lamby Way;
- Cardiff's Green Belt to the north of the M4 and north-east of St Mellons;
- Designated sites of nature conservation importance spread around the countryside and urban area, often forming ecological networks;
- Designated sites of landscape importance including Special Landscape Areas at St Fagans, Garth Hill, Caerphilly Mountain, Wentloog Levels and Flat Holm and Cardiff's River Corridors alongside the rivers Ely, Taff and Rhymney (including Nant Fawr);
- Designated sites and features of heritage importance that are spread throughout the County and are a key contributor to local character;
- Areas at risk from tidal and fluvial flooding including river flood plains and low lying land vulnerable to tidal flooding;

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- Areas of high quality agricultural land and important water resources; and
- Areas containing resources that are required to be safeguarded for future generations including coal and limestone resources in the Creigiau/ Pentyrch area together with a sand and gravel resource in the Rhymney river valley.

The main changes to the LDP Strategy since the Preferred Strategy are:

- Increased level of household growth in response to consultation responses and new evidence. Full details are provided in the LDP Strategy and supporting policies and in the background paper on population and housing;
- Proposal for an IBP on land north of Junction 33. On-going regional work in response to the WSP proposal was referenced in the Preferred Strategy. This work has now been completed and concluded the most suitable site in the region for an IBP was on land north of Junction 33. Preparation of the Deposit Copy of the LDP has thoroughly worked up this proposal including detailed assessments as part of the SA/SEA and HRA analysis;
- Elements of the Preferred Strategy that cannot pass the deliverability test of soundness have not been included. These include the Eastern Bay Link road proposal, new segregated public transport route to the north west of Fairwater, and new rail station at St Mellons. This does not mean such proposals will not take place but that work to date cannot evidence either sufficient details, a precise location for their development, or means of implementation. The suite of policies within the LDP together with relevant national policies will provide the appropriate policy framework for the consideration of such proposals, should they emerge within the Plan period. Further reference is made to these issues in the relevant sections of this document;
- The Park and Ride proposal on the A48 from the east is currently under construction but the precise location of other sites referred to in the Preferred Strategy have not been yet determined. Further work continues to identify suitable sites including the consideration of options outside the County boundary but at this stage, no schemes are sufficiently worked up to pass the deliverability test of soundness;
- The affordable housing target on new housing schemes has been raised from 30% to 40% to reflect new evidence of need for Cardiff; and
- The proposed Green Belt east of St Mellons has been amended. As a result of the consultation responses on the Preferred Strategy and subsequent consideration in the light of national policies, candidate site submissions and emerging transport proposals in east Cardiff, the working draft Deposit LDP taken to the Council's Scrutiny process did not contain proposals for a Green Belt east of St Mellons. Central to this approach was recognition that PPW stresses that

permanence is one of the important attributes of Green Belts and their designation will extend beyond the Plan period. Whilst it is not considered necessary to allocate land for development in this area at this moment, a Green Belt designation would remove the flexibility to consider strategic development issues at a later point.

- However, following the Council's scrutiny process the Policy, Review and Performance Scrutiny Committee recommended inclusion of the Green Belt east of St Mellons as originally stated in the preferred Strategy. The Council's Executive Business Meeting of 5th March, 2009 formally considered this recommendation and noted that:
 - *two portions of land were proposed for Green Belt designation to the east of St Mellons in the Preferred Strategy: areas of countryside between the urban edge and administrative boundary to the south and north of the St Mellons Business Park.*
 - *Land to the south of the St Mellons Business Park has been subject to Candidate Site submissions and contains the potential development of a new rail station, although details are not currently fully worked up. National guidance stresses the permanence of Green Belt designation which would remove the flexibility to consider strategic development issues at a later point.*
- In recognition of the differences between the two areas of land, the Council's Executive resolved that land north of the St Mellons Business Park be re-designated as a Green Belt as shown in the Preferred Strategy, but that for the reasons given above, designation was not considered appropriate on land south of the St Mellons Business Park. The land to the south of the St Mellons Business Park would be covered by a range of other policies in the LDP together with national guidance which provide a presumption against development in the countryside during the plan period. Full details are provided under Strategic Policy 5: Settlement Boundary and Green Belt. Additionally, it is considered that the extensive designations, (by Newport Council) of Green Belt and Green Wedge to the east of the County between Cardiff and Newport, meet the regional objective to prevent coalescence.

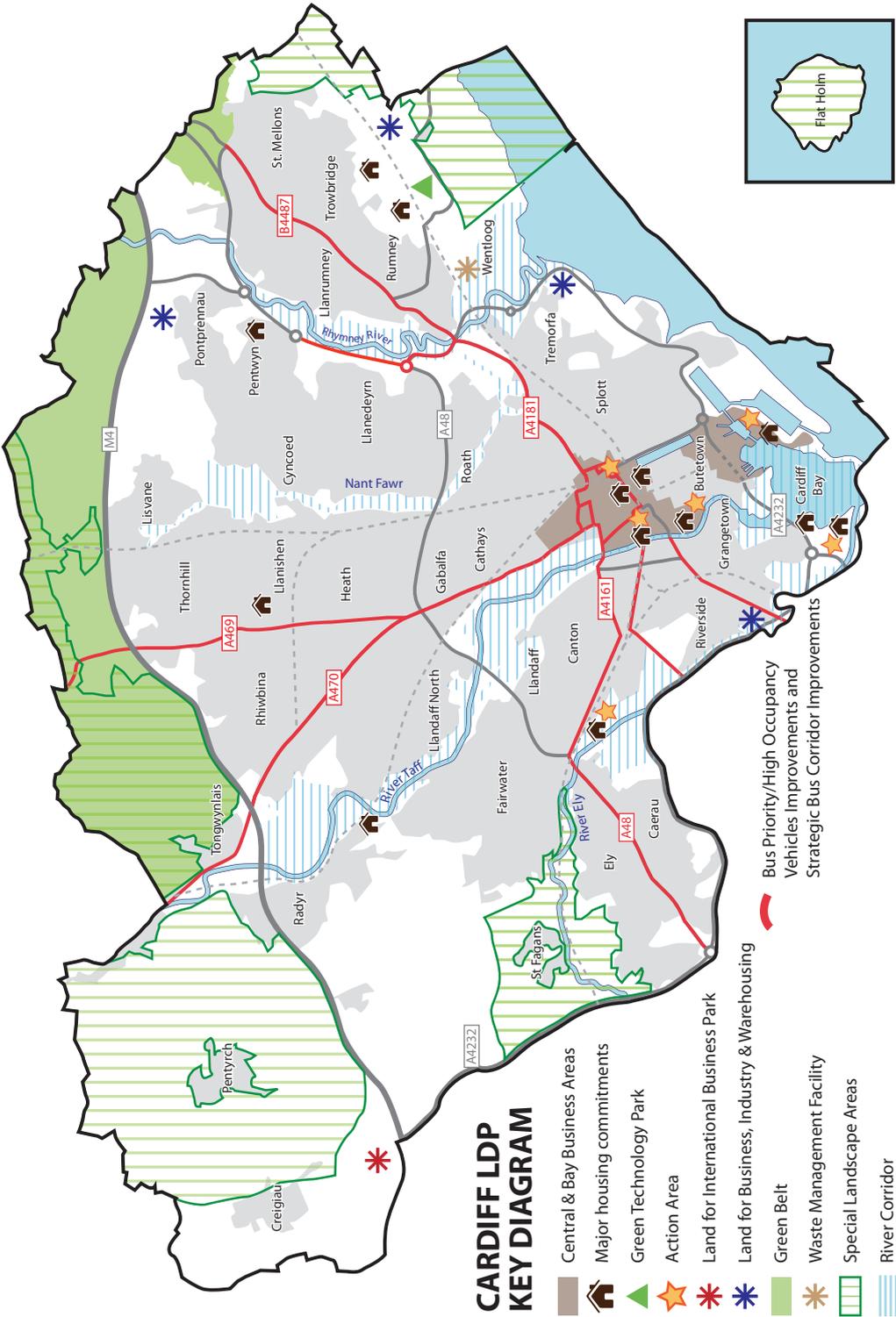
Key Outcomes

- New buildings, places and spaces that are designed in a sustainable manner and make a positive contribution to local distinctiveness;
- More use of renewable energy and energy-efficient buildings;
- Continued successful regeneration of previously developed land;
- Improved vitality and viability in the City centre and Cardiff Bay;
- Provision of a range and choice of housing sites in sustainable locations;
- Provision of affordable homes to meet local needs;

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- Provision of a range and choice of new employment opportunities;
- Development of a more integrated and sustainable transportation infrastructure and reducing reliance on trips by car;
- Protection, management and enhancement of Cardiff's distinctive landscape setting including making its river corridors more accessible and providing more benefits for residents and visitors;
- Protection, management and enhancement of Cardiff's distinctive heritage assets, especially bringing about improvements to Conservation Areas through implementing Appraisals;
- Improvements to social inclusion and the quality of life for all of Cardiff's residents: Improved health, safer places, and improved air quality;
- Regeneration of local communities, including improved vitality, attractiveness and viability of District/Local Centres, and tackling deprivation;
- Improved equality of access to services and community facilities for all;
- Positive tackling of waste management issues and reduced reliance on landfill; and
- Continued provision of an adequate supply of aggregates.

Key Diagram



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Strategic Policies

- 4.40** Strategic Policies form a key element of the LDP's Strategy by outlining the broad strategy that the LDP is seeking to deliver. The policies are consistent with the Vision, Strategic Objectives, and Sub-Objectives as set out above and build upon the Strategic Policies as set in the Preferred Strategy. They also provide the context for the more detailed policies contained in the remainder of the document.

Policy SP 1

SUSTAINABLE DEVELOPMENT PRINCIPLES

Cardiff will be developed in a way that is consistent with principles of sustainable development including:

- (i) Reducing carbon emissions;**
- (ii) Protecting and increasing carbon sinks;**
- (iii) Adapting to the implications of climate change;**
- (iv) Promoting the efficient use of land;**
- (v) Promoting energy efficiency and increasing the supply of renewable energy; and**
- (vi) Avoiding unnecessary flood risk by strictly assessing the flood risk implications of development proposals within areas susceptible to tidal or fluvial flooding and preventing development that unacceptably increases risk.**

- 4.41** A core function of the Plan is to ensure that all development in the city is sustainable, taking full account of the implications of reducing resource use and addressing climate change. This principle is being promoted by WAG through the planning system and by means of other strategies and commitments, and by the Council through the Carbon Lite City Initiative and Community Strategy.

- 4.42** There is now compelling scientific consensus that climate change is underway and man-made emissions are the main cause. In this context, SP1 aims to provide a framework for sustainable growth by promoting development that

mitigates the causes of climate change and which is able to adapt to its likely effects. This long-term approach is vital if Cardiff is to realise the economic, environmental and social objectives set out in the Vision.

- 4.43** In the first instance, a reduction in carbon emissions will be achieved by means of controlling the energy demand associated with development through maximising energy efficiency. Secondly, sustainable sources of energy should be incorporated, without reliance on fossil fuels.
- 4.44** Carbon sinks act as a means of off-setting carbon emissions by natural means. Trees and soils act as substantial reservoirs of carbon, sequestering atmospheric carbon, and contributing substantially to soils, which accrete carbon faster under tree cover than other forms of vegetation. This stored carbon will usually be emitted as a greenhouse gas if trees are removed or damaged, or soils removed, covered or disturbed (by compaction or contamination) during the construction process.
- 4.45** As far as practicable, trees should be retained and protected, and land kept as functioning vegetated soil open to the fall of organic matter, with new trees and shrubs provided by developers wherever possible. Where trees and shrubs cannot be surrounded by open soil, hard surfaces should not be used unless there is an overriding need, and areas that are not needed for pedestrian or vehicle use should be retained for soft landscape. Cardiff's open spaces, trees and soils play a crucial role in mitigating the effects of climate change at the local level. Open vegetated soils absorb rainfall and runoff.
- 4.46** Adapting to the implications of climate change will require buildings which are able to cope with the likely increased temperature ranges, more frequent and severe flooding and increased extreme weather events. Buildings and related infrastructure should be designed to be flexible not only to climatic change but also to accommodate a variety of uses over their lifetime rather than being suitable for one sole application. Landscape will be a critical issue with trees providing protection both by shading and active cooling. This cooling will be required particularly in the City Centre and District Centres, and where the very young, the old, and mobility-impaired persons gather.
- 4.47** With the availability of developable land as a scarce commodity, it will be necessary to demonstrate that the most efficient use of land has been achieved, favouring the re-use of previously developed land and buildings over the development of greenfield sites. New development should be located to make use of existing infrastructure, services and amenities, with increased densities on sites with good access to local facilities and public transport.
- 4.48** The Council will require high standards of energy efficiency in new buildings with passive heating and cooling design techniques, and combined heat and power schemes will be required for major developments. WAG is currently

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reviewing the requirements for energy-efficient buildings and Cardiff will seek to achieve higher standards on strategic sites. Renewable energy equipment and larger scale decentralised energy schemes should be incorporated in all major development proposals.

- 4.49** Avoiding unnecessary flood risk will be achieved by strictly assessing the flood risk implications of development proposals within areas susceptible to tidal or fluvial flooding and preventing development that unacceptably increases risk. Development will only be considered in areas at high risk of flooding where information is provided to demonstrate that a proposal satisfies the Flood Consequence Assessment tests set out in TAN 15: Development and Flood Risk.
- 4.50** More specific Countywide policies set out specific requirements for development complementing the aims of this Policy, notably Policy SD 1-Policy SD 3.

Key Relevant Legislation, Guidance,

Detailed Policies, Supplementary Planning Guidance and Background Papers

- PPW (2002)
- MIPPS 01/2008: Promoting Sustainability Through Good Design
- TAN 8: Planning for Renewable Energy
- TAN 12: Design
- TAN 15: Development & Flood Risk (July 2004)
- Water Resources Act 1991
- LDP Policies: SD1-3
- SPG: Sustainable Design Guidance (Programmed for completion after deposit, incorporating existing Energy Efficient Design for New Residential Developments)

Policy SP 2

HIGH QUALITY, SUSTAINABLE DESIGN

To help support the development of Cardiff as a world-class European Capital City, all new development will be required to be of a high quality, sustainable design and make a positive contribution to the creation of distinctive communities, places and spaces by:

- (i) Responding to the local character and context of the built and landscape setting so that layout, scale, form, massing, height, density, colour, materials, detailing and impact on the built and natural heritage are all addressed within development proposals;
- (ii) Providing legible development which ensures a sense of continuity and enclosure;
- (iii) Providing a high quality, safe, secure and vibrant public realm that relates well to adjoining spaces and incorporates public art where appropriate;
- (iv) Providing a healthy and convenient environment for all users that supports the principles of community safety and encourages walking and cycling;
- (v) Achieving a resource efficient and climate-responsive design that provides sustainable waste management solutions;
- (vi) Achieving an adaptable design that can respond to future social, technological and environmental requirements;
- (vii) Ensuring no undue effect on the amenity of neighbouring properties; and
- (viii) Fostering inclusive design.

- 4.51** High quality sustainable design is vital if Cardiff is to meet the objectives set out in the Vision and develop as a world-class capital. More specifically, good design plays a number of significant roles: tackling climate change; protecting and enhancing Cardiff's natural and built environment; protecting local distinctiveness; attracting investment and promoting social inclusion, health and quality of life. As acknowledged in MIPPS 01/2008: Planning for Good Design (WAG, 2008), 'design' goes beyond traditional aesthetic considerations and concerns the relationship between all elements of the natural and built environment. Consistent with the MIPPS, good design should be an aim for all development proposals within Cardiff, regardless of their scale.

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- 4.52** Many areas of Cardiff including those not statutorily protected or located within a conservation area exhibit unique characteristics and a strong sense of place. New development should not adversely impact on these qualities and accordingly SP2 aims to protect and enhance the local distinctiveness of such areas. Developers will need to demonstrate how proposals respond to the local character and context of the built and landscape setting, and how they relate to adjoining spaces in terms of: scale; massing; height; urban grain; layout; density; detailing and landscaping. Proposals should integrate into existing movement networks maximising connectivity, whilst providing a sense of continuity and enclosure to support the creation of distinctive and legible streets and spaces.
- 4.53** The public realm should be considered as an integral element from the start of the design process. This is the space that is accessible to the public including streets, pavements, squares, historic gardens, parks and other open spaces. Well-designed paving, lighting, materials, street furniture, landscaping and boundary treatments can help create a more elegant, consistent and legible street scene. Public art can also positively reinforce the distinctiveness and legibility of the public realm. Proposals should encourage streets and spaces as multi-functional places with the pedestrian taking priority, as advised in the 'Manual for Streets' (DfT/CLG, 2007). In appropriate residential schemes, the principles of streets for play and home zones should be incorporated.
- 4.54** Key considerations in achieving a well designed public realm include: a positive response to local distinctiveness; clear definition of spaces and vistas through the built form with defined public and private realm; the integration of active frontages, maximising overlooking of public space and contribution to vitality; achieving principles of inclusivity and ensuring permeable links within the wider site context. Policy SP 12 indicates the Council's intention to seek contributions for public art and public realm improvements where the need arises as a result of the proposed development.
- 4.55** The need to create safe, secure and accessible environments, where crime and disorder, or fear of crime does not undermine quality of life or community cohesion, is a fundamental element of sustainable development. The ability of people to feel safe in neighbourhoods and communities is an important factor in achieving and sustaining good health and well-being. Improving community safety involves designing the urban environment and introducing appropriate security measures to enable the community to assume a sense of ownership and responsibility for their local space. As a consequence people should feel safer within these communities making them more desirable places to live and visit. Policy HSC 10 provides more detail on this topic.
- 4.56** The quality of the environment is a major determinant of health and it is important to consider the health impacts in the design of new development. Such consideration can be informed by the concept of "Healthy Urban Planning",

which has been developed as part of the World Health Organisation Healthy Cities project, a longstanding programme that addresses all aspects of health in the urban context.

- 4.57** Climate change is the key long-term environmental challenge facing Cardiff and the need to reduce emissions and use resources more efficiently is crucial. SP2 provides a significant opportunity to tackle climate change at the local level. For instance, encouraging more sustainable densities and patterns of development or requiring proposals to incorporate sustainable building design and renewable energy-generating measures. Consideration of site layout/orientation and the incorporation of soft landscaping can also achieve a beneficial role in controlling the microclimate of a development, for example, by reducing heat island effects and providing natural shade and shelter. Sustainable waste management solutions, including provisions for re-cycling and the re-use of resources should also be fully considered and incorporated into the design of new schemes at the outset. This ensures that facilities are efficient and functional yet remain unobtrusive (see Policy WASTE 2). SP2 also promotes development that is adaptable, both to the likely future changes associated with climate change, and to the different uses over the lifetime of a building.
- 4.58** Consistent with advice in PPW (WAG, 2002), SP2 aims to ensure new development does not adversely impact on the amenity of neighbouring sites. Proposals should make effective and efficient use of land but it is important where infill developments propose an intensification of the use of land that this is balanced with other considerations including: the impact of development proposals on the character, form and grain of the surrounding area and the living conditions of occupiers, both on the application site and on neighbouring developments. Among the factors which will be considered when assessing applications are: compatibility with neighbouring land uses; intensification of use or activity; overshadowing/loss of natural light; overlooking/loss of privacy; amenity space and vehicular or pedestrian generation.
- 4.59** The principle of inclusive design is to provide a single access solution for all groups of society, including young people and the elderly and should be applied to all new development, to include the adaptation of existing properties.

Key Relevant Legislation, Guidance,

Detailed Policies, Supplementary Planning Guidance and Background Papers

- PPW Wales (2002)
- MIPPS 01/2008: Planning for Good Design (WAG)

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Key Relevant Legislation, Guidance, Detailed Policies, Supplementary Planning Guidance and Background Papers
<ul style="list-style-type: none">• Welsh Office Circular 16/94, 'Planning Out Crime'• Crime and Disorder Act 1998, Section 17• Manual for Streets (DfT/CLG, 2007)• TAN 12: Design
<ul style="list-style-type: none">• LDP Policies: HSC10
<ul style="list-style-type: none">• SPG: Sustainable Design Guidance (Programmed for completion after deposit)• SPG: Infilling/Intensification Guidance (Programmed for completion after deposit)• SPG: Tall Buildings Guidance (Current draft SPG to be revised after deposit)• SPG: Residential Design Guidance (Current SPG to be revised after deposit)• SPG: Householder Design Guidance (Current SPG to be revised after deposit)• SPG: City Centre Design Guidance (Current SPG to be revised after deposit)• SPG: Shopfront and Sign Guidance (Current SPG to be revised after deposit)• SPG: Public Art Guidance (Current SPG to be revised after deposit)

Policy SP 3

LEVEL OF GROWTH

To maintain its role as the driver of the city-region, the Plan will provide the framework for delivering a level of growth for Cardiff that meets its social and economic needs within environmental constraints, whilst also taking account of the development needs of the wider region. Key elements of the city's strategic growth over the Plan period are set out below in Strategic Policies 3(A) to 3(D).

Policy SP 3(A)

NEW DWELLING REQUIREMENT

Provision will be made for the development of 27,442 new dwellings in Cardiff between 2006 and 2021.

- 4.60** To respond to the anticipated level of population growth over the Plan period 2006-21, the LDP will provide for up to 27,442 new dwellings which equates to an average of 1,829 dwellings per annum. This figure is considered to represent a sound and measured response to prevailing evidence and representations made on the Preferred Strategy. It is marginally higher than the 5 year average completions for the period 2000/1 to 2005/6 (1,811dpa) and significantly higher than the 10 year average for the period 1996/7 to 2005/6 (1,513dpa). Current evidence suggests a significant decrease in the high numbers of units to be completed in the next few years due to the economic downturn. This level of growth is marginally below the level identified in the Cardiff 2008 Local Housing Market Assessment (LHMA), but is at a higher level than that proposed in the Preferred Strategy, and is above that proposed in the SE Wales Regional Apportionment Exercise. Details of these projections and assumptions made to deriving the new dwelling requirement can be found in the LDP Background Paper: Population and Housing.
- 4.61** Planning Policy Wales indicates that the Assembly Government will seek to ensure that previously developed (brownfield) land is used in preference to greenfield sites. Urban areas are central to the principle of sustainable living. They offer the chance to regenerate derelict and under-used brownfield land, to rejuvenate cities as focal points of community and cultural life, to reduce travel, and to improve economic prospects.

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- 4.62** The new dwelling requirement will be met through sites that have already been granted planning permission together with additional sites that will come forward during the Plan period. Given the level of residual requirement and taking account of the evidenced strong ‘windfall’ contribution from sites within Cardiff’s urban area, it is considered possible to deliver this level of dwelling growth without the need to allocate new greenfield sites. This brownfield approach to meeting the strategic level of growth required would be consistent with the interests of promoting the efficient use of land and would ensure a high brownfield contribution to meeting the overall dwelling requirement.
- 4.63** In numerical terms, account has been taken of the dwelling completions that occurred between 2006 to 2008 (4,396 units), the landbank at 2008 (15,072 units), the estimated contribution from 2008 onward from consents for windfall sites (4,523 units), small sites (2,097 units) and changes of use to residential (1,854 units), plus a flexibility allowance in case the current market downturn leads to revised schemes of lower density (-500 units). These sum to the new dwelling requirement; hence it is considered that no additional greenfield allocations will be required during the Plan period. The 2007 Joint Housing Land Availability Study (WAG) indicates that Cardiff has a 7.9 year supply of land for housing (excluding sites subject to a legal agreement that would add another 2,551 plots (units) or another 2.3 years’ supply (see Appendix 6 of the LDP Background Paper Population and Housing).
- 4.64** Given that the Plan will be reviewed at regular intervals-every 4 or 5 years-this will give it the flexibility to accommodate future changes in circumstance.
- 4.65** Candidate brownfield sites put forward for residential or mixed use have not been identified on the Proposals Map. Whilst, in principle, the development of brownfield sites for residential purposes is favoured, appropriate planning applications to develop these sites should be submitted to the Council and will be considered within the context of all relevant development plan policies and any other material considerations.
- 4.66** This level of housing growth will have implications for future water supply and sewage capacity, however no concerns were raised during the regional household apportionment exercise undertaken by SEWSPG or during consultation on the LDP Preferred Strategy. Given this, it is considered that there are no major barriers or significant constraints in terms of water and sewage supply that would prevent this level of growth being delivered within the LDP timescales.

Key Relevant Legislation, Guidance, Detailed Policies and Supplementary Planning Guidance and Background Papers
<ul style="list-style-type: none"> • PPW (2002) • MIPPS 01/2006: Housing WAG • TAN1: Joint Housing Land Availability Studies
<ul style="list-style-type: none"> • LDP Policies: HSC1
<ul style="list-style-type: none"> • Background Paper: Population and Housing

Policy SP 3(B)

EMPLOYMENT SITES

Provision will be made to allocate, secure and protect a suitable range and choice of Employment Sites including:

(i) A new allocation for an International Business Park on land north of Junction 33 on the M4 (approx 131 ha gross area);

(ii) Land for business, industry and warehousing at the following locations:-

SP3(B)1 Cardiff Gate (approx 3ha)

SP3(B)2 Wentloog (approx 28ha)

SP3(B)3 Pengam (approx 20ha)

SP3(B)4 Leckwith (approx 8ha)

(iii) The promotion of a Green Technology Park on land south of the main railway line at Wentloog; and

(iv) The protection of existing employment land and premises that continue to be required for that purpose having regard to their local and strategic role as part of the city's overall portfolio of employment land and premises

- 4.67** A key role of the LDP is to provide opportunities for the investment, economic development and jobs necessary to secure rising standards of living, in a way that is consistent with the principles of social justice and inclusion, and the need to protect and enhance the environment. This policy seeks to provide land for

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employment purposes as well as protecting existing employment land and premises which are under increasing pressure to be developed for non-employment uses.

- 4.68** Cardiff, with some 320,000 people, has been developing as a significant service centre and economic driver for the wider South East Wales economy. Cardiff provides employment for more than 70,000 people (40% of the city's workforce who live outside the city's boundaries) and dominates employment in the city region – accounting for 32% of total employment in South East Wales.
- 4.69** The allocation of an IBP will provide development opportunities of an appropriate quality to attract investors and developers to enable Cardiff to continue to deliver economic growth for South East Wales, as required by the WSP. This, together with the protection of existing employment land, will be able to accommodate the 10.7% growth in jobs in Cardiff (23,200 jobs) forecast by Cambridge Econometrics 2006-2021. This forecast forms the basis for the current Economic Strategy for Cardiff and will enable the city to maintain its role within the regional and national economies.
- 4.70** The concept of an IBP for Wales was first introduced by the former WDA's Property Strategy in 2004, which highlighted the need for a premier business park in Wales to attract high quality inward investment opportunities and outlined the greater Cardiff area as the optimum location in Wales. In addition the WSP outlines specific areas for action which includes as a priority a commitment to '...develop proposals for the location of a premier business park in SE Wales'.
- 4.71** Given Cardiff's role as the main economic driver in South East Wales, it functions as a city region that effectively increases the population to around 1.4 million people. Cardiff also has an increasing role as a European city and the 'fit' of the city into the European network should also be recognised. The Economic Strategy 2007-2012 'Competitive Capital: The Cardiff Economic Strategy' states that:
- 'The absence of an International Business Park in Cardiff is a weakness in terms of the city's overall competitive position and can potentially act as a deterring factor in attracting high value companies. The establishment of such a business park is critical in meeting the future needs of both major investors and indigenous businesses and in facilitating sustained economic growth. The availability of such accommodation is important to support Cardiff's continuing economic growth'.*
- 4.72** Following regional collaborative working in response to the WSP's IBP proposal, a regional exercise has been undertaken that further defined the IBP concept. This proposal has been carefully assessed through the LDP SEA/SA and HRA processes to ensure that there are no unacceptable environmental implications. The outcome of this process concluded that land north of Junction 33 of the

M4 was the most suitable in the region. The SA/SEA concluded that Junction 33 was the preferred option for the IBP, given that it is a large site with few environmental, historic or landscape constraints and it is centrally located for SE Wales region.

4.73 The allocated area occupies approximately 131 ha. on land north of Junction 33 on the M4, which could accommodate up to approximately 280,000 square metres of high quality office space. This reflects the information submitted in support of the Candidate Site boundary with the exception of land to the south east of Junction 33 which is considered too isolated to form an integral element of the IBP by virtue of being divorced from the substantive area by the motorway and interchange. However, should any proposals emerge that require this land for sustainable transport purposes, these will be considered on their merits, taking full account of relevant policies and the potential role of the proposal in relation to Cardiff, the region, and the IBP. A large site is considered a key requisite to deliver the vision of an IBP as set out in the WSP. However, the net development area will reflect the need to retain existing woodlands, other natural features within the parkland setting and other constraints within the gross site area.

4.74 The SA/SEA also highlighted a number of issues of this site in terms of its ability to be served by a choice of transport modes, particularly public transport, and to avoid the site being wholly dependent upon private car transport. In order to ensure that the site is accessible by a choice of transport modes, proposals to develop the site will be subject to the following requirements:

- Development proposals must demonstrate that the site is accessible by a choice of means of transport;
- Proposals to develop the site will need to demonstrate that a significant proportion of travel to/from the site can be undertaken by travel modes other than the car, particularly public transport, walking and cycling;
- Proposals must be supported by evidence that demonstrates at least 30% of travel to the site (excluding travel to a park and ride facility) should be by means other than the private car, particularly public transport, walking and cycling;
- Towards meeting the above requirements, development proposals must be supported by comprehensive accessibility analyses demonstrating the accessibility of the site by different travel modes and the number and percentage of the total population, total working population and population in receipt of job seekers allowance within the catchment with access to the site (door to door journey time by each different mode, and within each journey time band).

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- Developers will be required to develop and support the implementation of a Site Travel Plan to support and sustain the achievement of at least a 70:30 split between car travel (70) and travel by public transport, walking and cycling (30);
- The Site Travel Plan must be integrated with a comprehensive Parking Development Plan covering each phase of the development;
- Development proposals must include details of on-site and off-site transport links, and provide details of how these will be secured through planning conditions and planning obligations and funded;
- Proposals must be supported by business plans demonstrating how transport measures necessary to achieve and sustain the required 70:30 split will be funded over the lifetime of the development/in perpetuity (up to a period to be specified); and
- Proposed off-site transport measures must be fully integrated with the on-site layout to ensure the latter supports travel to and within the site by non-car modes. This linkage will need to be addressed through the site master plan.

4.75 To ensure the development delivers the vision set out in the WSP a master plan must be prepared that takes full account of the following requirements:

- A development of outstanding quality, incorporating exemplar sustainable design, construction and operation, widely recognised as an international icon for business park development. The majority of occupants will be companies with international interests representing markets that would not normally be located in the region;
- A development marketed and implemented by means of a robust but flexible master plan, which:
 - promotes a well-defined individual character, with strong gateway presence that uses its Welsh distinctiveness and high sustainability credentials to attract international interest and inward investment;
 - responds strongly to existing landscape features through a well-defined landscape structure to produce a unique sense of place;
 - contains a series of vibrant spaces that generates a highly attractive environment for all users incorporating high quality public realm features and public art;

- defines a central focal area containing supporting facilities and public transport node, from which all parts of the site should be accessible by high quality footpaths and cycle routes; and
- sets high regard on architectural quality promoting innovative design solutions and which encourages architects of international calibre to participate.
- A zero carbon, climate-responsive development in construction and operation that:
 - minimises energy usage, the use of non-renewable resources and the creation of waste;
 - maximises use of renewable energy and other energy saving solutions;
 - builds in adaptation and mitigation measures to take account of climate change, including offsetting;
 - meets a BREEAM rating of Very Good in both construction and operation in all phases of the development, with the target of an Excellent rating achieved where it is possible to do so;
 - employs best practice to provide a sustainable drainage system integrated into the design and landscape of the site; and
 - responds positively to biodiversity interests and takes opportunities to maximise ecological connectivity within the site and to adjoining areas.
- A development that delivers a long-term vision and commitment supported by an internationally established developer with the commercial potential to support a long-term investment strategy;
- A development that secures the inward investment of high quality end users including corporate headquarter facilities and high value knowledge based employment, potentially in association with universities, controlled through mechanisms developed in partnership with the developer/landowner;
- A development that delivers a range of facilities and infrastructure, providing a permeable and accessible environment with linkages to adjoining areas that meets the needs of occupiers and provides a vibrant environment with scope for activities beyond normal working hours;

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- A development that delivers effective sustainable public transport solutions together with a Travel Plan that maximises all modes of transport including cycling and walking to and within the site; and
- A development that allows scope for building footprints and development densities to provide adequate expansion space for occupiers whilst maintaining a parkland setting, and which is flexible to adapt to new uses and technologies.

4.76 SP3(Bii) allocates land for business, industry and warehousing in order to provide a range and choice of sites attractive to investors over the Plan period in order to generate employment over the plan period. These sites are identified on the Proposals Map.

4.77 The SA/SEA also highlighted a number of mitigations for these sites which are set out below:

- The development of the Wentloog site must ensure the Reens associated with the Wentloog Levels SSSI are protected and appropriate management and monitoring arrangements are in place;
- The development of the sites at Leckwith, Pengam and Wentloog must take into account identified flood risks;
- Developers should ensure that future occupiers of the sites are resource-efficient through measures such as incorporating SUDS where possible and providing facilities for storage, recycling and other management of waste;
- The development of the site at Wentloog should be accompanied by an archaeological site investigation to ensure any archaeological remains are protected;
- The development of the sites should be accompanied by a range and choice of additional public transport accessible from the first occupation of the development; and
- The development of the site at Leckwith should include appropriate remediation of any contaminated land that is identified;

4.78 SP3(Biii) promotes the development of a Green Technology Park at Wentloog that seeks to encourage employment use for environmental technologies and renewable energy businesses that could also be linked to derive energy from sustainable sources, including energy from waste. The site allocated for the Green Technology Park is identified on the Proposals Map.

4.79 The SA/SEA also highlighted a number of mitigations for this site which are set out below:

- The development of the site must ensure the Reens associated with the Wentloog Levels SSSI are protected and appropriate management and monitoring arrangements are in place;
- The development of the site must take into account identified flood risks;
- Developers should ensure that future occupiers of the site are resource-efficient through measures such as incorporating SUDS where possible and providing facilities for storage, recycling and other management of waste;
- The development of the site should be accompanied by a archaeological site investigation to ensure any archaeological remains are protected; and
- The development of the sites should be accompanied by a range and choice of additional public transport accessible from the first occupation of the development;

4.80 SP3(Biv) also recognises that a key role for the LDP is to ensure the provision of a portfolio of an appropriate range, quality and quantity of employment land to meet the current and future needs of the city and the city's workforce and employers aligned with the economic aspirations of Cardiff. This involves an approach which not only designates suitable employment sites, but also protects currently designated employment land and premises from conversion to alternative uses Policy ECON 4. An Employment Land and Premises Study is currently underway to identify sites and premises which need protecting from alternative uses, for example, because of their strategic or local nature or because they are located in an area of high unemployment. The study will also identify land and premises which, because of their age or location, are no longer well located for business, industry and warehousing.

Key Relevant Legislation, Guidance, Detailed Policies, Supplementary Planning Guidance and Background Papers
• PPW (2002)
• LDP Policies: ECON1-6
• Cardiff Employment Land Study (February 2008) DTZ
• Economic Forecasts for Cardiff (June 2006) Cambridge Econometrics

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Key Relevant Legislation, Guidance, Detailed Policies, Supplementary Planning Guidance and Background Papers

- SPG: Protection of Employment Land and Premises for Business, Industry and Warehousing (Current SPG to be revised after deposit)
- Background Paper: IBP (Programmed for completion by deposit)

Policy SP 3(C)

CENTRAL AND BAY BUSINESS AREAS

Development will be favoured that supports the vitality, attractiveness and viability of the City Centre and the on-going regeneration of the Bay Business Area, including:

- (i) New and improved retail facilities within the Central Shopping Area;**
- (ii) New offices within the Central and Bay Business Areas; and**
- (iii) The provision of major sports and visitor facilities within the Central and Bay Business Areas and around the Bay Waterfront.**

4.81 SP3(C) recognises the importance of Cardiff City Centre at the head of the regional hierarchy for shopping, employment, commercial leisure and tourism. The Central Area, as defined on the Proposals Map, also serves a vital role as the seat of Welsh government, home to Cardiff University and contains a growing and culturally diverse residential population. SP3(C) accords with PPW (2002), which requires Local Authorities to identify uses best located in centres accessible to large numbers of people and encourages a mix of complementary uses to maintain and enhance the vitality, attractiveness and viability of such centres.

4.82 The Central Shopping Area identified on the Proposals Map constitutes the main shopping area of Cardiff and of South East Wales. It offers a range and quality of shopping facilities, together with a diversity of complementary service uses, within a compact and accessible area at the head of the regional hierarchy. This policy recognises that to remain competitive the Central Shopping Area must continue to improve its retail offer in order to enhance its primary shopping role and character, and its vitality, attractiveness and viability. Protected Shopping Frontages are identified in Appendix 4.

- 4.83** The Central Business Area is the administrative and business heart of the city, and the established focus for major office and leisure developments. The area has the diversity and attractiveness expected of a European Capital City and this policy seeks to maintain and enhance Cardiff's compact, vibrant, diverse and vital City Centre.
- 4.84** The Bay Business Area has become a major tourist and leisure destination, attracting visitor facilities and large companies to its attractive setting. The area has evolved into a vibrant and diverse location whilst complementing the primary role of the Central Business Area. Future development should continue to enhance the waterfront as an attractive and diverse mixed use location, including the development of Roath Basin and the continued development of the international Sports Village as a major visitor attraction.

Key Relevant Legislation, Guidance, Detailed Policies and Supplementary Planning Guidance and Background Papers
<ul style="list-style-type: none"> • PPW (2002) • MIPPS 02/2005: Planning for Retailing and Town Centres (November 2005) • TAN4: Retailing and Town Centres – November 1996
<ul style="list-style-type: none"> • LDP Policies: ECON1-3, ECON5
<ul style="list-style-type: none"> • City Centre Strategy 2007 – 2010 (Cardiff County Council) • SPG: Central Shopping Area Frontages (Programmed for completion after deposit) • SPG: Food, Drink and Leisure Uses (Current SPG to be revised after deposit)

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Policy SP 3(D)

ACTION AREAS

Comprehensive, mixed-use developments will be favoured at the following Action Areas:

- **Central Square**
- **Adam Street/Tyndall Street**
- **Dumballs Road**
- **Roath Basin South**
- **International Sports Village**
- **Land south of Ely Bridge**

4.85 Action Areas are strategically important development areas that are expected to undergo significant land use change in the plan period. Action Areas are areas of land, vacant, under-used or subject to redevelopment proposals which are likely to contribute significantly to meeting the development requirements in the county over the Plan period. Within Action Areas, comprehensive treatment by new development, redevelopment, rehabilitation or improvement by public authorities or private enterprise will take place. The Action Areas identified in this policy are brownfield sites in close proximity to the City Centre and generally have good accessibility or have the potential to contribute significantly to the public transport network and be exemplars of sustainable design and development. They represent an important contribution to the future development of the city during the Plan period and are consistent with the overall Strategy adopted.

4.86 Development proposals for these areas will be assessed against relevant plan policies.

Central Square

4.87 Containing Cardiff's primary public transport interchange at the heart of the City Centre, the Central Square area has the potential to deliver high density, high quality development to the highest standards of sustainability and design. The area to the north demands a scale and quality of development, public realm enhancements and the creation of a civic central square. The area to the south has the potential to deliver improved pedestrian routes and transport connectivity. New and improved transport interchange, offices, leisure and recreational uses are considered appropriate at this location.

Adam Street/Tyndall Street

- 4.88** This area is divided by the main Swansea-London railway line and contains surface car parks, industrial and warehousing uses, many of which are vacant or under-used. Located on the fringe of the City Centre, the area has a pivotal role in linking the City Centre and Bay areas and providing a strong interface with adjacent uses.

Dumballs Road

- 4.89** The Dumballs Road area contains several vacant or under-used premises. The area offers a unique development opportunity for a sustainable, mixed use scheme exhibiting many characteristics of an urban village and containing housing, employment, leisure, recreation with associated retail, community facilities and infrastructure. This area has the potential to integrate the City Centre with Cardiff Bay through new development, public realm enhancements and transportation and community infrastructure.

Roath Basin

- 4.90** Land south of Roath Basin has the potential to be re-developed for mixed use development, including offices, leisure, hotels, residential, community and associated uses and the Barrage Access Road. The site can make a significant contribution to future employment in Cardiff, particularly as it is proposed to provide accommodation for high quality growth industries and creative industries. Opportunities also exist for a major leisure and tourism destination alongside the Cardiff Bay Barrage.

International Sports Village, Ferry Road

- 4.91** The regeneration of Cardiff Bay is continuing with the development of Cardiff's International Sports Village on the Ferry Road Peninsula. Whilst this major regeneration project has already delivered new retail, sporting and leisure uses there is potential for further leisure and commercial development along with improved infrastructure to fully integrate the scheme within the City Centre and beyond.

Land south of Ely Bridge

- 4.92** This former Arjo Wiggins/Ely Paper Mills site has the potential to be developed for mixed-uses including residential, employment and associated uses to the highest standards of sustainability and design.

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- 4.93** All Action Areas will be the subject of detailed planning briefs to bring forward comprehensive development proposals. There is potential for additional Action Areas to come forward within the plan period.

Key Relevant Legislation, Guidance, Detailed Policies and Supplementary Planning Guidance and Background Papers
• PPW (2002)
• LDP Policies: ECON1
• Development briefs for individual Action Areas (Programmed for preparation over the plan period)

Policy SP 4

TRANSPORTATION

Development in Cardiff will be integrated with transport infrastructure, services and other transport measures in ways that:

- (i) Reduce the need to travel and dependence on the car;**
- (ii) Facilitate and increase use of sustainable and active modes of transport;**
- (iii) Secure appropriate provision for people with special access and mobility requirements;**
- (iv) Improve safety and the perception of safety for all travellers;**
- (v) Maintain and improve the efficiency and reliability of the transport network; and**
- (vi) Benefit or minimise harm to the built and natural environment and local communities.**

- 4.94** The relationship between land use and transport provision has a critical bearing upon the quality of development and the extent to which it can fulfil the social and economic needs of the local population while minimising harm to the environment. Ensuring that development in Cardiff is integrated with appropriate transport provision will be essential in order to achieve the sustainable

development objectives of the LDP. To this end, Strategic Policy 4 establishes the core principles relating to transport that will apply to allocations of land for development within the LDP and the determination of planning applications.

- 4.95** Achieving the requirements of SP4 will to a large extent rely upon the close integration of land use decisions made in the context of the LDP, and the policies and proposals contained in South East Wales RTP and the Council's Transport Strategy. The draft RTP has been prepared by the regional transport consortium, SEWTA (South East Wales Transport Alliance). The RTP's policies reflect the strategic objectives of the Assembly Government's WSP and the Wales Transport Strategy. Its vision is "*A modern, accessible, integrated and sustainable transport system for South East Wales which increases opportunity, promotes prosperity for all and protects the environment; where walking, cycling, public transport and sustainable freight provide real travel alternatives*".
- 4.96** Managing demand for private car travel, making better use of the existing transport network and encouraging use of sustainable and active transport modes are key themes of the RTP which will provide the strategic framework for regional and local level transport improvements across the region.
- 4.97** The RTP is a material consideration in decisions relating to land use. When determining planning applications the Council will need to have regard to the policies and proposals within the RTP and seek to ensure that land use proposals support its implementation.
- 4.98** Cardiff's Vision for Transport to 2021 is for: A world class, integrated transport system that offers safe, efficient, and sustainable travel for all, and where public transport, walking and cycling provide real and desirable alternatives to car travel.
- 4.99** The long-term transport strategy forms the context for the five year implementation programme of schemes and measures, and associated targets:
- To protect and enhance the built and natural environment;
 - To improve safety and the perception of safety for all travellers, take through traffic out of residential and other sensitive areas and to encourage healthy and active lifestyles;
 - To support economic growth and regeneration by delivering an efficient and reliable transport system;

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- To improve access to everyday facilities for all groups of society, particularly for those without access to a car and those with mobility problems; and,
- To improve the links within and between different forms of transport, and between land use and transport.

4.100 The successful delivery of Cardiff's transport vision and solutions to Cardiff's transport problems depend on the ability to encourage people to cut their car use and to walk, cycle or use public transport, or car share for as many journeys as possible. Cardiff's core strategy is to reduce inappropriate and unnecessary car use by developing and promoting practical and attractive alternatives, and by managing both the network and the demand for travel. The strategy focuses on three core themes:

- **Widening Travel Choices** - ensuring that a range of real and attractive travel options are available for most trips and that people know about them;
- **Managing Demand** - introducing a range of measures to reduce the demand for travel overall and restrain the use of the car, where appropriate;
- **Network Management** - using a range of measures to make best use of the existing network and improve facilities and accessibility for all modes of travel and, in particular, for alternatives to the car.

4.101 These themes reflect the 3 main ways in which individual transport strategy measures can influence the performance of the transport network, namely:

- By changing the supply of transport facilities;
- By changing the demand for travel;
- By changing the operation of the transport system.

4.102 Cardiff's Transport Strategy is consistent with the transport policies of the LDP and its objectives of promoting sustainable growth and addressing climate change. The Strategy will provide the mechanism for implementing the SEWTA RTP in Cardiff and will therefore be an important consideration in all decisions relating to land use.

Key Relevant Legislation, Guidance,

Detailed Policies and Supplementary Planning Guidance and Background Papers

- PPW (2002)
- TAN 18: Transport

Key Relevant Legislation, Guidance, Detailed Policies and Supplementary Planning Guidance and Background Papers
<ul style="list-style-type: none"> • The Wales Transport Strategy (WAG 2008) • The Wales Freight Strategy (WAG 2008) • Walking and Cycling Strategy for Wales (2003) • Road Safety Strategy for Wales (2003) • Regional Transport Plan
<ul style="list-style-type: none"> • LDP Policies: TRANS1 - 6
<ul style="list-style-type: none"> • SPG: Access, Circulation and Parking Requirements (Current draft SPG to be revised after deposit) • SPG: Developer Contributions for Transport (Current draft SPG to be revised after deposit)

Policy SP 5

SETTLEMENT BOUNDARY AND GREEN BELT

In order to strategically manage the spatial growth of Cardiff:

(i) A Settlement Boundary is proposed to promote the full and effective use of urban land by defining the area within which development will normally be permitted, whilst also defining the countryside of Cardiff that will be protected, enhanced and sustainably managed; and

(ii) A Green Belt is proposed (as shown on the Proposals Map) to protect the setting of the urban area, to manage the long-term strategic growth of Cardiff and to prevent coalescence between Cardiff and Newport.

Settlement Boundary

4.103 Cardiff's settlement boundaries are a key mechanism for helping to deliver the LDP's Strategy of encouraging development within the urban area. They define the area within which development would normally be permitted, subject to material planning considerations. In all areas outside the defined settlement boundaries, otherwise referred to as countryside, there will be a corresponding presumption against development.

4.104 Cardiff's countryside is a valuable and finite resource which is under increasing pressure from all kinds of development due to its proximity to the urban area, including, farm diversification and horse-related proposals, and because of the

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large number of properties and small parcels of land in different ownerships spread throughout the countryside. Whilst it is necessary to encourage sensitive proposals that support a working countryside, Cardiff's countryside is particularly vulnerable to the cumulative impact of insensitive new developments that may harm its character and appearance together with 'suburbanising' attractive landscapes. Where it can be demonstrated that development outside settlement boundaries is acceptable in principle, Policy HER 1 will apply.

- 4.105** Cardiff's settlement boundaries have been carefully assessed and follow logical, existing boundaries wherever possible. Full account has been taken of the particular characteristics, usage and degree of openness of specific parcels of land together with their inter-relationships with surrounding land. Proposals located on the urban fringe which have an extant planning permission may have been incorporated within the settlement boundary. Cardiff's settlement boundaries are illustrated on the Proposals Map.

Green Belt

- 4.106** PPW requires local planning authorities subject to significant development pressures to consider the need for Green Belt designations to protect open land. The essential characteristics which distinguish Green Belt designations from other development plan designations are:

- Permanence - land designated as Green Belt should be protected for a longer period than the LDP period; and
- A focus on maintaining openness where development must be strictly controlled.

- 4.107** PPW states that the purpose of Green Belt designations is to:

- Prevent the coalescence of large towns and cities with other settlements;
- Manage urban form through the controlled expansion of urban areas;
- Assist in safeguarding the countryside from encroachment;
- Protect the setting of the urban area; and
- Assist in urban regeneration by encouraging the recycling of derelict land and other urban land.

- 4.108** Cardiff is the most populous urban area with the highest population density in Wales and has experienced significant population growth and development pressure. This is likely to continue to place pressure on undeveloped land within the county and adjoining areas.

- 4.109 Strategic Planning Guidance for South East Wales (SPGSEW)** acknowledges that the regional importance of Cardiff requires the strategic protection of a Green Belt and that designation around Cardiff could play a role in the long term development of the region as a whole. It does not propose a continuous Green Belt around Cardiff rather designating those areas that are of particular concern in a regional context, where other development policies may become insufficient to restrain development pressure.
- 4.110 SPGSEW** proposes that areas of Green Belt be established around Cardiff with two objectives:
- to prevent further coalescence between Cardiff and Newport in both local authority areas; and
 - to protect the setting of the city, on the southern slopes of Caerphilly Mountain

Land on the boundary with Newport

- 4.111** The land proposed for Green Belt designation to the north-east of St Mellons on the eastern boundary with Newport (as identified on the Proposals Map) complements designations within the adopted Newport Unitary Development Plan. This countryside area includes a flat area of land immediately north of the St Mellons Business Park and a south facing hillside north of the A48(M) and south of Druidstone Road. The purpose of this designation is to ensure that Cardiff and Newport do not eventually coalesce as development in recent decades has substantially reduced the important gap between the two cities.
- 4.112** Land previously proposed as Green Belt in the Preferred Strategy south of the St Mellons Business Park has not been designated for this purpose in the Cardiff Deposit LDP. Since Green Belts require long term protection, there is a need to ensure that a sufficient range of development land is available which is suitably located in relation to the existing urban edge and the proposed Green Belt, bearing in mind the longer term need for development land, and the effects of development pressures in areas beyond the Green Belt.
- 4.113** In balancing proposals for a Green Belt with future options for accommodating growth, the Preferred Strategy Candidate Site process has brought to light significant potential development proposals in the area south of the St Mellons Business Park. Whilst it is not considered necessary at this moment to allocate such land for development, it highlights the potential scope for future growth in a part of Cardiff where there is a relatively limited quantity of undeveloped land when considering development needs beyond the plan period. It is therefore now considered inappropriate and contrary to national guidance to designate a Green Belt to the land south of the St Mellons Business Park (as proposed

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in the Preferred Strategy). It is considered that the extensive designations of Green Belt and Green Wedge to the east by Newport Council between Newport and Cardiff together with the land proposed north of the St Mellons Business Park meet the regional objective to prevent coalescence.

Land north of the M4 Motorway at Caerphilly Mountain

- 4.114** The land proposed for Green Belt designation (as identified on the Proposals Map) on the southern slopes of Caerphilly Mountain north of the M4 motorway is to protect this prominent and attractive countryside that makes a significant contribution to the landscape setting of the city.
- 4.115** The Caerphilly Mountain Ridge to the north, together with the Leckwith Escarpment to the west (in the Vale of Glamorgan) and the Severn Estuary to the south, provide a significant physical framework for the capital city, which merits special protection. The area designated for Green Belt protection includes the high ground of Fforest Fawr and Caerphilly Ridge and the lower foothills between them and the motorway. Development in these areas could significantly impair the backdrop to Cardiff provided by the higher ground. The M4 Motorway east of Tongwynlais marks a clear physical and psychological northern edge to the urban area, thereby forming the most appropriate boundary to take.
- 4.116** This designation will not significantly restrain Cardiff's ability to accommodate further growth during the current or immediately subsequent plan periods. It is intended to assist in the management of future urban growth and form, by restricting expansion in an area that is important to the setting of the urban area. Large tracts of countryside remain free from Green Belt designation, thereby allowing considerable scope for considering future growth options beyond the plan period. Designation will assist in safeguarding this area of countryside which is particularly vulnerable to the cumulative impact of inappropriate development which can have a 'suburbanising' effect on the southern slopes and its contribution to the setting of the urban area. Protection through designation as Green Belt, rather than through reliance on general countryside protection or landscape protection policies or other policies mechanisms such as Green Wedge designations reflects the importance in protecting this area permanently from inappropriate development.
- 4.117** Within this proposed designation, development will be controlled in line with national planning guidance provided by PPW.
- 4.118** The land within this proposed designation will continue to offer opportunities for access to the open countryside, for outdoor sport and recreation, for agriculture, forestry and other rural activities, and for protection of landscape and nature conservation interests.

- 4.119** Although the purpose of designating land as Green Belt is to maintain its openness it is recognised that those who own and work the land will only be able to manage it in a way which retains and enhances the characteristics and qualities which are valued. Maintaining an appropriate balance will prove a particular challenge in the Green Belt. PPW provides the context for assessing development and issues will be actively addressed through other council strategies and proactive countryside management.

Key Relevant Legislation, Guidance,

Detailed Policies and Supplementary Planning Guidance and Background Papers

- PPW (2002)
- Strategic Planning Guidance for South East Wales (SPGSEW)

Policy SP 6

NATURAL HERITAGE

Cardiff's distinctive natural heritage will be protected, positively managed and enhanced together with improving access where this does not create unacceptable conflicts, in particular:

(i) The city's landscape setting including its countryside, areas of high landscape quality, river valleys and coastline;

(ii) Biodiversity interests including designated sites, habitats, and species of importance and ecological networks and features of importance; and

(iii) Trees, woodlands and hedgerows that make positive contributions to the character and appearance of the city.

- 4.120** The natural heritage of Cardiff includes its geology, landforms and biodiversity as well as its natural beauty and amenity. It is not confined to designated sites but extends across the entire county, including the countryside, the coast, the river corridors and the urban areas. This resource is important both for its own sake and its contribution to the wider quality of life, including the value that people attach to it.
- 4.121** The features that comprise Cardiff's landscape are key to the city's character, value, distinctiveness and sense of place. Proposals affecting Cardiff's landscape setting will be assessed against Policy HER 3. This policy aims to ensure that

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proposed development takes account of those features of the landscape that contribute to Cardiff's character and quality, with particular priority given to Special Landscape Areas (SLA's) (as identified on the Proposals Map).

- 4.122** Cardiff also contains three major river corridors of the Taff, Ely and Rhymney, together with other watercourses such as the Nant Fawr. They make a unique contribution to the character and form of the city providing continuous green corridors between the Severn Estuary and the countryside beyond the urban edge. Development proposals affecting Cardiff's river corridors will be covered under Policy HER 5
- 4.123** The biodiversity policies of this plan and their interaction with the other plan policies are designed to ensure that Cardiff's biodiversity and abundance of wildlife habitats and native species are protected, positively managed and enhanced. Cardiff's biodiversity resource is diverse and widespread and contains specific protection areas designated from European to local designations. It is also important that these designations are protected from inappropriate developments. Proposals affecting Cardiff's local biodiversity designations will be assessed against Policy HER 7, whilst Cardiff's network of statutorily designated sites are protected under separate legislation. Further information on these statutorily designated sites is covered in the Biodiversity SPG.
- 4.124** The LDP policies relating to biodiversity are consistent with the wider work the Council continues to undertake regarding the protection and enhancement of biodiversity across the County. The Council has an up to date Local Biodiversity Action Plan (LBAP) together with the highly successful Cardiff Biodiversity Partnership which brings organisations together to help implement the LBAP. Therefore, the numerous actions contained in the Habitat and Species Action Plans are implemented by a wide range of partners with progress being recorded through an online database (The Biodiversity Activity Reporting System: BARS). It should be noted that a number of the designated local wildlife sites and action plans reflect the urban nature of the county including brownfield sites and semi-natural areas in the heart of the city. Up to date records are kept of sites and species in the Cardiff Biological Database.
- 4.125** Cardiff's trees, woodlands and hedgerows are also a key part of the landscape and setting of Cardiff. They have visual amenity value, give identity and provide places for recreation, habitats for wildlife, shelter and shade. Development proposals affecting trees, woodlands and hedgerows that make a positive contribution to the character and appearance of the city will be assessed against Policy HER 4.

- 4.126** The natural heritage policies within this Plan and their interaction with a variety of other relevant LDP policies are designed to ensure that Cardiff's distinctive resource is protected, positively managed and enhanced in accordance with the LDP's Strategy.

Key Relevant Legislation, Guidance, Detailed Policies and Supplementary Planning Guidance and Background Papers
<ul style="list-style-type: none"> • Countryside and Rights of Way Act 2000 • Natural Environment and Rural Communities Act 2006. • PPW (2002) • TAN 5 • The Conservation (Natural Habitats, & C.) Regulations 1994, as amended • Wildlife and Countryside Act 1981 as amended
<ul style="list-style-type: none"> • LDP Policies: HER 1- HER9
<ul style="list-style-type: none"> • SPG: Biodiversity (Current draft SPG to be revised after deposit) • SPG: Trees and Development (Current SPG to be revised after deposit) • SPG: Public Rights of Way and Development (Current SPG to be revised after deposit)

Policy SP 7

BUILT HERITAGE

Cardiff's distinctive heritage assets will be protected, managed and enhanced, in particular its Scheduled Ancient Monuments, Listed Buildings, Historic Parks and Gardens, Conservation Areas, locally listed buildings, together with other features of local interest that positively contribute to the distinctiveness of the city.

- 4.127** SP7 affords strategic policy protection for Cardiff's historic environment as required by legislation and **Planning Policy Wales (2002)**. The historic environment enriches people's lives and the visual appearance of the city and reflects the diversity of the communities that have formed it over time. It provides evidence of Cardiff's past and helps define its present identity and character. An understanding of the historic and cultural significance of the city can provide a context for managing change and development, and the backdrop for

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innovation in the design of new development. The policy has clear resonance with two of the key themes of the WSP; 'building sustainable communities' and 'respecting distinctiveness'.

- 4.128** The Council's responsibilities in respect of the historic environment are set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 and in subordinate Acts, Orders, Circulars and policy guidance. The Council works with WAG, Cadw and other agencies in protecting the historic environment.
- 4.129** There are currently 26 scheduled **ancient monuments** in Cardiff. SP7 affords appropriate protection to these ancient monuments and others that may be scheduled over the Plan period, as well as **other important archaeological remains identified within the Historic Environment Record**. The adopted SPG on Archeologically Sensitive Areas provides further guidance on areas within Cardiff where significant finds have been recorded.
- 4.130** There are currently over 855 buildings in Cardiff on the statutory List of Buildings of Special Architectural or Historic Interest, designated by Cadw on behalf of the Assembly. Along with the legislation referred to above, SP7 affords appropriate protection to these **statutory listed buildings** and others that may be added to the list by Cadw over the Plan period.
- 4.131** The Council also maintains a Local List of Buildings of Merit. SP7 identifies the significance of these **locally listed buildings** (and others that may be added to the list by the Council over the Plan period) in forming the character of the area. Circular 61/96 identifies the weight their designation may have in the assessment of development proposals.
- 4.132** There are currently 27 **conservation areas** in Cardiff identified on the Constraints Map. Along with the legislation referred to above, SP7 affords appropriate protection to these and other areas that may be designated by the Council over the Plan period. The Policy should be read in conjunction with the adopted conservation area appraisal prepared for each area, and the enhancement proposals included within them.
- 4.133** Finally, there are 13 **historic parks and gardens** and 1 **historic landscape** (the Wentloog Levels) included on the Cadw/ICOMOS 'Register of Historic Parks, Gardens and Landscapes'. SP7 affords appropriate protection to these and other historic parks, gardens and landscapes that may be added to the register by Cadw/ICOMOS over the Plan period.
- 4.134** All of the above heritage designations with the exception of Listed and Locally Listed Buildings are shown on the LDP's Constraints Map.
- 4.135** In seeking to respond to these designations, developers are encouraged to follow a sequence of investigation and assessment to identify the cultural and historic significance of a place before developing proposals for change or

alteration. In this way, proposals can be well- informed and strategies developed to protect the historic environment. The process is commended within Welsh Office Circular 61/96 and advice within BS Standard 7913, 1998. The process complements Policy SP 2 and follows advice within PPW regarding the preparation of Design Statements.

- 4.136** The Council intends to prepare SPG that will provide a wider framework for the protection and enhancement of the city’s historic environment. Together with other related SPG, it will clarify the process whereby proposals for development affecting Cardiff’s built heritage will be assessed, enhance the understanding of the built heritage, and the contribution it can make to innovation, design and sustainable development.

Key Relevant Legislation, Guidance, Detailed Policies and Supplementary Planning Guidance and Background Papers
<ul style="list-style-type: none"> • Planning (Listed Buildings and Conservation Areas) Act 1990 • Planning (Listed Buildings and Conservation Areas) Regulations 1990, SI No. 1990/1519 • Welsh Office Circular 1/98, 'Planning and the Historic Environment: Directions by the Secretary of State for Wales' • Welsh Office Circular 60/96 'Planning and the Historic Environment: Archaeology' • Welsh Office Circular 61/96' Planning and the Historic Environment • Welsh Office Circular 1/98 'Planning and the Historic Environment: Directions by the Secretary of State for Wales' • Ancient Monuments and Archaeological Areas Act 1979 • PPW (2002) • TAN 12: Design, 2002
<ul style="list-style-type: none"> • LDP Policy: HER10
<ul style="list-style-type: none"> • SPG: Historic Environment (Programmed for completion after deposit, incorporating existing Archaeologically Sensitive Areas Guidance)

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Policy SP 8

SUSTAINABLE COMMUNITIES

A key part of the successful progression of the city will be to develop sustainable communities, tackle deprivation, and improve the quality of life for all. This will be achieved through:

- (i) Providing a range of dwelling sizes, types and affordability including seeking to provide a target of 4,590 affordable dwellings between 2006-21;**
- (ii) Supporting the vitality, viability and attractiveness of existing District and Local Centres and their regeneration, including retail and other commercial development;**
- (iii) Supporting the regeneration of deprived communities within the city;**
- (iv) Supporting the enhancement of communities through better equality of access to services for all, improvements to healthy living, promoting cultural and wider diversity for all groups in society, and creating places that encourage social interaction and cohesion; and**
- (v) Providing, protecting, positively managing and enhancing open spaces that are important for recreation, amenity, biodiversity or heritage.**

4.137 Planning Policy Wales promotes sustainable communities. In delivering sustainable communities the Council will seek to ensure a range of dwelling sizes, types and affordability is provided in terms of both market and affordable housing to meet identified needs (including special needs where appropriate), in safe neighbourhoods. In Cardiff, in line with national trends, average household size has been declining and in general this has been reflected in an increasing proportion of 1 and 2 bedroom flats in schemes with residential consent. As from 1st April 2008, 76% of Cardiff's residential landbank comprised such accommodation, much of it within the Cardiff Bay area.

4.138 Whilst the provision of flats does cater for those seeking smaller units of accommodation, and this may free up other larger units of existing housing, there will still be a need for a range of dwelling types and sizes to be provided on sites that come forward during the Plan period. Whilst flats may be appropriate on some sites, the Council will seek to ensure, particularly in larger schemes, that a range of dwelling types and affordability is provided. In addition the current landbank includes schemes with detailed consent for over 2,500 houses.

- 4.139** The affordable housing target identifies the number of affordable housing units that it is anticipated will be provided during the Plan period taking account of completions 2006-08, affordable units in the current landbank and what can realistically be expected to be negotiated on schemes that will come forward during the Plan period. It is also likely that some affordable housing will also come forward from sources other than by the use of planning obligations, for example on sites or in dwellings acquired by social housing providers.
- 4.140** District and Local Centres form an important part of Cardiff's retail hierarchy and of its social, economic and physical fabric. In addition to their primary function of providing local shopping facilities they also accommodate a range of accessible services facilities and employment. This policy aims to support the retention and provision of local shopping facilities, which remains the primary role of centres and underpins their vitality, attractiveness and viability. Furthermore, the policy also seeks to encourage investment and renewal of the physical fabric of centres.
- 4.141** Providing a range of community, health, religious and educational facilities which are accessible to as many people as possible is an essential requirement in order to secure sustainable communities. Such facilities are significant local employers and can contribute towards the regeneration of local areas. Additionally, these services are essential to maintain and improve the quality of life of people living and working in Cardiff.
- 4.142** In order to support the regeneration of deprived communities within the City the LDP will support implementation of the Council's Neighbourhood Improvement Programme (March 2007) and the Communities First Programme, which aim to close the gap between the most deprived neighbourhoods and the city as a whole.
- 4.143** In order to secure sustainable communities it is important that the LDP helps promote a culture in which diversity is valued and equality of opportunity is a reality this can be achieved through a combination of policies within the Plan, particularly those creating places that encourage social interaction and cohesion.
- 4.144** Access to areas of open space is a key part of improving the quality of life for all. It can help foster social inclusion, assist healthier lifestyles, improves mental health and allows for recreation and leisure activities. It is important that an accessible network of open spaces is maintained and improved, particularly within some inner urban areas in Cardiff where there is a shortage of areas of open space. Provision of new areas of open space and/or contributions toward improving existing areas of open space will therefore be sought in connection with new residential and large scale commercial developments in order to work toward equal access to areas of open space for all.

4. LDP Strategy

Key Relevant Legislation, Guidance,

Detailed Policies, Supplementary Planning Guidance and Background Papers

- PPW (2002)
 - TAN 1: Joint Housing Land Availability studies (2006)
 - TAN 2: Affordable Housing (2006)
 - MIPPS 01/2006 (Housing)
 - Affordable Housing Toolkit (2006) WAG
 - Cardiff Local Housing Market Assessment 2007/8 (Fordham)
 - WAG Circular 30/2007: Planning for Gypsy and traveller Caravan Sites (2007)
 - MIPPS 02/2005 (Planning for Retailing and Town Centres)
 - TAN 4: Retailing and Town Centres (1996)
 - TAN 16: Sport and Recreation (1998)
 - TAN 16: Sport, recreation and Open Space (2009) (forthcoming)
-
- LDP Policies: HSC2, HSC7, HSC8, HSC9, HSC11, HSC12, HSC13, HSC14
-
- SPG: Affordable Housing (Current SPG to be revised after deposit)
 - SPG: Community Facilities and Residential Development (Current SPG to be revised after deposit)
 - SPG: Open space (Current SPG to be revised after deposit)
 - SPG: Developer Contributions for School Facilities (Current SPG to be revised after deposit)
 - SPG: Childcare Facilities (Current SPG to be revised after deposit)
 - SPG: Food, Drink and Leisure Uses (Current SPG to be revised after deposit)
 - Background Paper: Population and Housing
 - Background Paper: District and Local Centres

Policy SP 9

NATURAL RESOURCES

In the interests of the long-term sustainable development of Cardiff, the city's natural resources will be protected and pollution tackled through:

- (i) Protecting the best and most versatile agricultural land;**
- (ii) Protecting the quality and quantity of water resources, including underground, surface and coastal waters;**
- (iii) Minimising air pollution and managing air quality; and**
- (iv) Treating contaminated land through the redevelopment of contaminated sites.**

- 4.145** The best and most versatile agricultural land (grades 1, 2 and 3a of the Agricultural Land Classification) is a finite resource that must be conserved for the future. Once lost to development it is rarely practicable to return such land to best quality agricultural production. There is no up-to-date definitive map of agricultural land quality for Cardiff as a whole. However, previous records indicate that best and most versatile agricultural land exists in parts of the west, north and east of Cardiff. Where the quality of agricultural land is unknown, the developer will be expected to provide information regarding agricultural land quality.
- 4.146** Cardiff's rivers, lakes, ponds and water bodies are important for a wide range of uses and users. Development has the potential to affect water quality and quantity. It is important that development is only allowed where there would be no unacceptable harm to the quality or quantity of water resources and where provision can be made for any infrastructure required to safeguard water quality and quantity. New developments should have an adequate water supply and sewerage system to serve the development.
- 4.147** Poor air quality can affect people's health, quality of life and amenity and can impact on nature conservation and built heritage interests. Development has the potential to cause air pollution, or sensitive developments can be affected by existing air quality problems in an area. In Cardiff, transport emissions are one of the main contributors to poor air quality. Development will not be permitted if it would cause or result in unacceptable harm due to air pollution.

4. LDP Strategy

- 4.148** The redevelopment of contaminated land allows such land to be brought back into beneficial use, prevents dereliction and reduces the need to develop undeveloped land. Developers will be required to demonstrate that any actual or potential contamination can be overcome, thereby ensuring that the land is suitable for the development proposed.

Key Relevant Legislation, Guidance, Detailed Policies, Supplementary Planning Guidance and Background Papers
<ul style="list-style-type: none">• PPW (2002)• TAN 6: Agricultural and Rural Development' (2000)• MAFF 'Agricultural Land Classification of England and Wales' (1988)• EU 'Water Framework Directive (2000/60/EC)'• Cardiff Council 'Detailed Assessment & Air Quality Management Area Review' (2006)• NAW 'The Contaminated Land (Wales) Regulations 2001'• Cardiff Council 'Contaminated Land Inspection Strategy' (2002)
<ul style="list-style-type: none">• LDP Policies: SD5-7

Policy SP 10

MINERALS AND AGGREGATES

Cardiff will contribute to regional aggregate supplies by:

- (i) Promoting and supporting the efficient use of minerals and use of alternatives to naturally occurring minerals including the re-use of secondary aggregates;**
- (ii) Protecting existing mineral reserves and potential resources from development that would preclude their future extraction; and**
- (iii) Maintaining a 10 year land bank of permitted aggregate reserves in line with national guidance.**

- 4.149** Mineral resources are a valuable but finite resource. An adequate and steady supply of minerals is essential to the national, regional and local economy and their exploitation makes a significant contribution to our economic prosperity and quality of life. Cardiff is one of the largest producers and consumers of minerals in the region and those worked in Cardiff at present provide the

essential raw materials for our buildings, infrastructure and maintenance. Natural minerals include quarried hard rock (carboniferous limestone and dolomite) and dredged sand landed in Cardiff Docks.

- 4.150** Crushed rock production in the past has averaged 1 million tonnes (mt.) per annum, broadly similar to the County's consumption. In addition approximately 0.3 mt. of sea dredged sand is landed at Cardiff Docks every year. The majority of natural mineral production is used in the construction industry as aggregates. Secondary materials, such as construction and demolition waste, are also used as substitutes for natural aggregates. Existing permitted reserves of hard rock minerals (43 mt.) represent over 30 years' supply at current output rates, sufficient to meet need well beyond the Plan period. Regionally, Cardiff contributes around 10% of South Wales' annual crushed rock aggregate production and its reserves represent 8% of the regional total, sufficient to maintain this contribution during the Plan period. This policy recognises that Cardiff is an important regional provider of minerals and provides for the continuation of its present contribution to regional demand.
- 4.151** The policy promotes the increased use of alternatives to naturally occurring minerals. The re-use or recycling of construction and demolition material and industrial waste serves not only to reduce the amount of waste produced but also conserves scarce non-renewable natural mineral resources and minimises environmental damage.
- 4.152** However, allowing for improvements in recycling and re-use, there will remain a need for primary minerals. It is recognised that natural mineral resources can only be replenished over geological timescales and that they need to be protected for future generations. As minerals can only be worked where they exist, it is important to protect them from inappropriate development, which could effectively sterilise them. The policy precludes inappropriate development on mineral reserves and resources themselves and allows for buffer zones within which sensitive development will be prevented.

Key Relevant Legislation, Guidance,

Detailed Policies and Supplementary Planning Guidance and Background Papers

- Minerals Planning Policy Wales (2000)
- Minerals Technical Advice Note (Wales) 1: Aggregates' (2004)
- Minerals Technical Advice Note (Wales) 2: Coal' (2009)
- Interim Marine Aggregates Dredging Policy (2004)
- SWRAWP Annual Report 2007
- Regional Technical Statement: South Wales Aggregates Working Party (October 2008)

4. LDP Strategy

Key Relevant Legislation, Guidance, Detailed Policies and Supplementary Planning Guidance and Background Papers
<ul style="list-style-type: none">• LDP Policies: MIN1-9
<ul style="list-style-type: none">• Background Paper: Minerals

Policy SP 11

WASTE

Waste arisings from Cardiff will be managed by:

(i) Promoting and supporting additional treatment facilities, measures and strategies that represent the best practicable environmental option, having regard to the waste hierarchy and the proximity principle;

(ii) Encouraging the provision of in-building treatment facilities on existing and allocated areas of general industry;

(iii) Supporting the provision and maintenance of sustainable waste management storage and collection arrangements in all appropriate new developments; and

(iv) Supporting waste minimisation and the provision of facilities that use recycled or composted products.

4.153 Cardiff produces around a million tonnes of waste each year, varying from harmless inert materials to highly toxic chemical by-products and residues. It is important for the Council to manage the land use implications of this waste in an environmentally acceptable and sustainable way. The main method of waste disposal in the County is through landfill. The Council is moving towards more sustainable waste management practices in line with European and national guidance, by increasing the amount of municipal waste recycled or composted and reducing the amount of biodegradable waste sent to landfill. Additional treatment facilities are likely to be required within the Plan period in order to achieve these aims.

4.154 The South East Wales Regional Waste Plan indicates that a maximum of 20.9 hectares of land will be required for waste management facilities within the county. New waste management facilities will generally be favoured on B2 land for general industry, in line with national guidance. In this respect the 1st Review of the Regional Waste Plan endorsed by the Council in July 2008

identifies a range of potential sites for waste management purposes on vacant general industrial land including sites at Brindley Road, Trident Park, Cardiff Docks and Wentloog.

- 4.155** All appropriate new development should include provision for the storage, recycling and management of waste. This will encourage waste reduction, recycling, composting and separation at source, in order to contribute towards meeting waste management targets.

Key Relevant Legislation, Guidance, Detailed Policies and Supplementary Planning Guidance and Background Papers
<ul style="list-style-type: none"> • PPW (2002) • TAN 21: Waste (2001) • Wise About Waste: The National Waste Strategy for Wales (2002) • South East Wales Regional Waste Plan 1st Review (2008)
<ul style="list-style-type: none"> • LDP Policies: WASTE1-3
<ul style="list-style-type: none"> • SPG Waste Collection and Storage Facilities (Current SPG to be revised after deposit) • SPG Locating Waste Management Facilities (Current SPG to be revised after deposit)

4. LDP Strategy

Policy SP 12

PLANNING OBLIGATIONS

Planning Obligations will be sought to secure improvements in infrastructure, facilities and services, and other requirements necessary to make development acceptable, including:

- (i) Access, circulation, parking, public transport provision and infrastructure for walking and cycling;**
- (ii) Affordable housing;**
- (iii) Open space, allotments, recreation and leisure;**
- (iv) Public realm improvements and public art;**
- (v) Replacement employment opportunities;**
- (vi) Schools;**
- (vii) Waste management facilities and services;**
- (viii) Community facilities including District and Local Centre improvements;**
- (ix) Protection, enhancement and management of natural and built heritage interests and enhancements identified within adopted appraisals for each Conservation Area;**
- (x) Community safety initiatives; and**
- (xi) Other facilities and services considered necessary.**

- 4.156** Planning obligations are a means of overcoming obstacles to the grant of planning permission. They are attached to planning permissions and are commitments by developers to undertake necessary works or make financial contributions that cannot be secured by condition or other statutory means. New development often generates additional demands upon existing services, facilities, infrastructure and the environment. Planning obligations are a means of seeking contributions from developers towards these demands, as well as negotiating benefits that improve the standard of development proposals and provide much needed community benefits and infrastructure. Guidance on the use of planning obligations is provided in **Planning Policy Wales (2002)** and **Welsh Office Circular 13/97 'Planning Obligations'**.

- 4.157** In line with this guidance, obligations will be sought from a developer to:
- restrict the development or use of land;
 - require land to be used in a specific way;
 - require operations or activities to be carried out; or
 - require payments to be made to the authority in accordance with the Committee resolution.
- 4.158** They will be sought where they are:
- necessary to make a proposal acceptable in land use planning terms;
 - relevant to planning;
 - directly related to the proposed development;
 - fairly and reasonably related in scale and kind to the proposed development; and
 - reasonable in all other respects.
- 4.159** Contributions from developers may be used to:
- offset negative consequences of development;
 - help meet local needs and priorities; or
 - secure benefits that will make development more sustainable.
- 4.160** Obligations will normally be negotiated under Section 106 of the **1990 Town and Country Planning Act**. Agreements can also be entered into under Section 278 of the **1980 Highways Act**. These prescribe the highway improvements needed as a result of proposed developments. Like planning conditions, planning obligations run with the land.
- 4.161** In certain circumstances it will be necessary for developers to fund and submit an independent financial appraisal in order to establish what level of contributions are appropriate for that particular development.
- 4.162** Planning obligations are likely to be sought in conjunction with a wide range of plan policies.

4. LDP Strategy

- 4.163** Applications will be considered on a case-by-case basis to determine how the contribution will be divided as priorities will be different for each application. Similarly, the nature of the application being considered together with its benefits and inherent development costs will be taken into account to determine the appropriate level of monies that are appropriate within the parameters of the national guidance referred to above.
- 4.164** The government recently published **The Community Infrastructure Levy – Communities and Local Government, August 2008** which set out proposals to introduce a Community Infrastructure Levy (CIL) in England and Wales. Key elements of the proposals include:
- Application of the new charge by local authorities will be voluntary;
 - It will apply to most types of new development;
 - It will be based on simple formulae which relate the size of the charge to the size of the character of the development paying it;
 - The proceeds of the levy will be spent on local and sub regional infrastructure to support the development of the area;
 - The setting of the charge will be rooted in the development plan and will be based on gaps in funding for infrastructure required to deliver the vision of the Plan; and
 - Planning obligations will remain when the charge is introduced due to the role they play in mitigating the impacts of a particular development.
- 4.165** WAG is currently considering how to take this matter forward in Wales and depending on these deliberations it may have implications on the range and nature of contributions sought through planning obligations.

Key Relevant Legislation, Guidance,

Detailed Policies and Supplementary Planning Guidance and Background Papers

- PPW (2002)
- Welsh Office Circular 13/97 'Planning Obligations'
- 1990 Town and Country Planning Act
- 1980 Highways Act

5. Detailed Policies



5. Detailed Policies

5 Detailed Policies

- 5.1** This Chapter contains the more detailed policies in the LDP, namely county-wide, area-specific and topic/criteria-based policies. Policies are grouped together in different topic areas for ease of reference. Each policy commences with the policy itself followed by a simple statement explaining what the policy is trying to achieve and how it delivers either national policy or helps deliver aspects of the LDP Strategy. Subsequent text explains how the policy will be implemented including practical guidance outlining circumstances where those submitting planning applications will be expected to provide appropriate information and containing useful cross references to relevant SPG.
- 5.2** It is likely that submitted development proposals will relate to more than one policy within the LDP and may also relate to relevant national guidance or SPG. It is not possible to list every potential link to other policies/guidance under each policy in this section as the nature of proposals will vary significantly and consequently so will relevant other policies.

Sustainability, Design and Natural Resources

Policy SD 1

SUSTAINABLE DESIGN

Development proposals are required to meet recognised sustainable building standards and incorporate renewable or low-carbon energy generating equipment on-site where practicable, or if not practicable by negotiation with the Local Planning Authority. On greenfield land and strategic sites, where evidence indicates it is possible, requirements will exceed national standards.

- 5.3** Cardiff is committed to ensuring that its buildings are energy efficient and will seek imaginative approaches to development which will minimise energy use at all stages of procurement, construction and occupation. Developers will be expected to address energy efficient design at an early stage in the design process and evidence of the approach and its synthesis into design solutions will be required in design statements. Until the Building Regulations are amended, the planning system will be the main means by which higher standards of energy efficiency will be secured and developers will be expected to conform to or exceed all national policies and the guidance contained in the emerging TAN22 – Sustainable Buildings.

- 5.4** This Policy follows Policy SP 1 in ensuring that all development in the city is sustainable and relies upon the Planning and Energy Act 2008 and the Draft MIPPS: ‘Planning for Climate Change’ which demonstrates the Assembly’s intention to introduce a series of national development control policies applicable to major developments (from 1st April 2009). Under the Assembly’s proposals major developments will be required to meet minimum sustainable building standards and incorporate decentralised and/or renewable/low carbon energy equipment. The WAG has adopted BREEAM and the Code for Sustainable Homes as the preferred methods for assessing the sustainability of new buildings. The proposed requirements (outlined in table 4 below) apply across Wales and may alter during the plan period in response to national and EU target requirements and technological developments.

Table 4: Proposed WAG Requirements (subject to change).

Development	Requirement
Residential (over 10 units or floorspace of 1000m ² or more)	Level 3 of the ‘Code for Sustainable Homes’ plus incorporate decentralised and renewable or low-carbon energy equipment contributing an additional 10% reduction in CO ₂ emissions.
All new housing funded by Social Housing Grant	Level 3 of the ‘Code for Sustainable Homes’, moving towards Code levels 4 and 5 as soon as possible.
Non-residential buildings (floorspace of 1000m ² or more)	BREEAM ‘Very Good’ and secure carbon reduction equivalent to 25% improvement in the Building Regulations (Part L 2006). Plus incorporate decentralised and renewable or low-carbon energy equipment contributing an additional 10% reduction in CO ₂ emissions.

- 5.5** As Capital City for Wales, Cardiff seeks to promote development of a standard of exemplar status, reflecting also the potential of the higher values of land and development in proximity to the city. Proposals on greenfield land and strategic sites will initially be required to attain at least the Code for Sustainable Homes Level 4 for residential development or a BREEAM rating of ‘Excellent’ for non-residential development. This approach is consistent with an accelerated progression towards the ambitious low-carbon aspirations of Cardiff Council and WAG. These targets will be subject to review upwards as the plan period progresses in line with national guidance and taking account of any evidence emerging from the forthcoming local energy assessment.

- 5.6** In meeting these requirements, it is necessary to satisfy all the components of resource efficiency. This will involve:

5. Detailed Policies

- An analysis of the site, identifying unique constraints and opportunities and demonstrating that a bespoke approach has been taken to the design in relation to siting, orientation, shading and topography in order to minimise energy use in all respects;
- A sustainable approach to the choice of construction methods, materials, labour and working practices;
- An analysis of resources required through the construction process, including the re-use and recycling of demolition and construction waste and the efficient use of materials, water and energy in construction and operation; and
- A demonstration that all decentralised and renewable/low carbon energy options have been investigated. Where significant constraints prohibit renewable/low-carbon energy generation on or near-site, an additional reduction of 10% carbon emissions will be required.

5.7 Designs will also need to demonstrate that they have taken account of the need for adaptation to respond to the likely impact of climate change in relation to increased temperatures via natural shading, cooling and ventilation and the implications of storms and flooding (see Policy SD 2 and Policy SD 3).

5.8 In order to ensure that the requirements of this policy are satisfied and that effective enforcement can take place, planning conditions will be imposed to ensure that the requirements have been achieved at the design stage prior to the commencement of development and that they have been implemented satisfactorily prior to beneficial use.

Policy SD 2

SUSTAINABLE DRAINAGE

New development proposals are required to incorporate Sustainable Drainage Systems (SUDS) unless there are practical reasons for not doing so. SUDS should achieve a rate of surface water run-off equal to or less than existing conditions.

5.9 This policy aims to ensure all new development proposals contain effective SUDS that replicate as closely as possible the natural drainage on site prior to clearing or construction. TAN 15: Development and Flood Risk (WAG, 2004)

provides that plans must include policies which promote the use of SUDS. It recommends they are implemented wherever they will be effective, irrespective of whether the development is located in a flood zone.

5.10 Effective SUDS help mitigate a range of adverse environmental impacts associated with traditional methods of drainage whilst maximising amenity and biodiversity. Some of the negative effects of traditional systems include:

- Natural draining soil is replaced with less permeable surfaces and piped drainage systems; the volume and rate of surface water run-off increases, which in turn increases flood risk downstream and decreases infiltration to groundwater reserves;
- Loss of vegetation and topsoil during clearing and construction removes a natural filtering system which acts to reduce the rate of run-off, filter pollutants out of the water and assist in returning rainfall back into the air via evapotranspiration;
- Unfiltered run-off containing contaminants e.g. sediments, oils, organic matter and toxic metals, can result in poor water quality in rivers and groundwater, affecting biodiversity, amenity and potential water abstraction; and
- Increased flow rates can change stream morphology leading to increased erosion, streamside habitat damage, sediment deposition along with other negative consequences.

5.11 Cardiff contains three major river flood plains (the Taff, Ely and Rhymney) along with smaller watercourses such as the Nant Fawr, Whitchurch Brook and Llanishen Brook. A number of these areas already have associated flooding problems and are vulnerable to flooding as indicated by TAN 15, and the risk of flooding is likely to increase in future with the predicted weather effects associated with climate change. The cumulative effect of further development in Cardiff, both small and large scale will further reinforce the likelihood of flood risk within unless SUDS are employed. It is therefore vital that SUDS are considered early in the site evaluation and planning process, and implemented as standard drainage practice in all future developments.

5.12 In order to maximise effectiveness and amenity, SUDS should be incorporated into the design of a proposal at a very early stage. Details of appropriate SUDS should therefore be submitted with the application. A wide range of sustainable drainage solutions exist, however not all solutions are appropriate for all proposals, since each individual site has different characteristics which should determine the selection of which SUDS components are used. Guidance on how to choose and implement effective SUDS is intended to be covered in an

5. Detailed Policies

SPG, whilst further guidance can also be found in “The SUDS Manual”, (CIRIA, 2007) Planning conditions may be imposed at the time permission is granted to ensure effective SUDS are installed prior to the beneficial use of development.

Policy SD 3

FLOOD RISK

Development will not be permitted:

- a. **Within tidal or fluvial flood plains unless existing or proposed flood prevention and/or protection measures are acceptable; or**
- b. **Where it would increase the risk of flooding; or**
- c. **Where it would hinder future maintenance or improvement schemes of flood defences and watercourses; or**
- d. **Where it would cause adverse effect on the integrity of tidal or fluvial defences.**

5.13 The purpose of this policy is to avert development from where it would be at high risk from river or coastal flooding or where it would increase the risk of flooding or additional run-off from development elsewhere.

5.14 The policy will help deliver LDP Objective 1(e) ‘Reduce the risk of flooding.’ Government policy on flooding is expressed in PPW and supplemented by Technical Advice Note (Wales) 15: Development and Flood Risk (July 2004).

5.15 The Environment Agency is responsible for advising planning authorities and developers on flooding and issues advice in River Catchment Management Plans. Areas of Cardiff identified by the Environment Agency to be at risk from tidal or river flooding through surveys undertaken under Section 105(2) of the Water Resources Act 1991 are shown on the Constraints Map and are based on the following classification (TAN 15: Development and Flood Risk 2004):

- **Zone C1:** Areas of floodplain with a high risk from flooding and protected by flood defences;
- **Zone C2:** Areas of floodplain with a high risk from flooding but do not have a significant flood defence infrastructure.

- 5.16** TAN 15 recommends that development will be justified in flood zone C if it can be demonstrated that;
- Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or
 - Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners to sustain an existing settlement or region;
- and
- It concurs with the aims of PPW and meets the definition of previously developed land (PPW fig 2.1); and
 - The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in 5 and 7 and Appendix 1 of TAN15 are found to be acceptable.
- 5.17** The Council is required to consult the Environment Agency and Caldicot and Wentllog Levels Internal Drainage Board on planning applications that have any flooding implications. It must have good reasons if it does not intend to follow the Agency's advice as it forms a material consideration.
- 5.18** New developments will only be permitted where the Council is satisfied that they will not result in adverse affects on the quality and/or quantity of surface waters or groundwater resources. Where detailed information in respect of flood risk is not available, developers will be required to carry out a Flood Consequence Assessment (FCA) to evaluate the extent of risk and ensure that no unacceptable development occurs within the flood risk area identified.
- 5.19** Developers will, wherever necessary and appropriate, be required to incorporate environmentally sympathetic mitigation measures into their proposals. This would include such measures as SUDS which are covered under Policy SD 2.
- 5.20** In general, development will be resisted in identified flood plains or areas at unacceptable risk from flooding or where third parties may be adversely affected by an increased flood risk. Proposals involving bedrooms on ground or lower floors in areas liable to flood will not be acceptable, unless the consequences of flooding can be acceptably managed. Furthermore, development should not be permitted that would cause an adverse effect on habitats or nature conservation interests through flood risk.

5. Detailed Policies

- 5.21** In some circumstances, the Council may, where necessary, set planning conditions to ensure that flood defence or mitigation measures are provided, that the developer carries out any necessary works and that future maintenance commitments and costs are met.

Policy SD 4

TALL BUILDINGS

All proposals for tall buildings must demonstrate that the proposal:

- a. Is located within easy walking distance of a public transport hub;
- b. Is located within an existing cluster of tall buildings or forms part of a proposal to create a new cluster without an adverse impact upon the setting and character;
- c. Makes a point of focus and creates a positive feature in the city skyline without an adverse impact on the setting and character which is appropriate from both a local and strategic viewpoint
- d. Does not overshadow or overlook adjacent properties to the significant detriment of the amenity of neighbouring occupiers;
- e. Provides good access to social and physical infrastructure and other associated uses;
- f. Is sympathetic with its surroundings;
- g. Has a minimal visual impact on sensitive historic environments;
- h. Is of exceptional design quality in terms of the form, silhouette; appearance; and street level interface;
- i. Demonstrates an exemplar level of sustainable design and resource efficiency;
- j. Provides adequate open space provision; and
- k. Addresses all other relevant policies of the development plan.

- 5.22** This policy outlines criteria against which proposals for tall buildings will be assessed and aims to provide for tall buildings in appropriate locations.

- 5.23** The policy will help deliver Policy SP 2 on high quality, sustainable design by providing high density developments that reflect key principles of good design. WAG guidance in the form of PPW, TAN 18 and TAN 12 recommend that planning policies should welcome resource efficient developments.
- 5.24** It should be noted that this policy only applies to buildings of 8 storeys and above in City Centre locations and buildings which are double or more than double the height of surrounding buildings in out of City Centre locations. However, tall buildings outside the city centre are unlikely to be supported unless they meet the criteria set out above.
- 5.25** Tall buildings are becoming more commonplace in light of the drive towards sustainable living and can add significant value to urban areas in terms of visual quality, legibility, minimising land use and the demand for travel.
- 5.26** The high density nature of tall buildings and the demand placed upon the transport network by this scale of development is a major consideration in determining their appropriate location. This, in combination with the growing sustainable development agenda, means that it will be unacceptable for access to tall buildings to be dominated by private car usage. In light of this, proposals for tall buildings in more sustainable City Centre locations may be required to provide the minimum amount of parking spaces. This is explained in greater detail in the latest Access, Circulation and Parking Requirements SPG. Consideration of the capacity of the existing transport network, the quality of links between the proposed site and public transport infrastructure and the feasibility of making improvements to the transport system will be key considerations in assessing the acceptability of tall buildings proposals.
- 5.27** A Tall Buildings SPG will be published in due course which will provide further guidance on the implementation of this policy.

Policy SD 5

AIR, NOISE AND LIGHT POLLUTION

Development will not be permitted where it would cause or result in unacceptable harm to health, local amenity, the character and quality of the countryside, or interests of nature conservation, landscape or built heritage importance because of air, noise or light pollution.

- 5.28** The purposes of the policy are to ensure that:

5. Detailed Policies

- Developments that would generate unacceptable levels of air, noise or light pollution are appropriately located and controlled; and
- Incompatible land uses and development are not located close to potential sources of pollution.

5.29 This policy responds to Strategic Objective 5 and expands on Policy SP 9.

5.30 PPW emphasises that whilst planning controls should be used to control the above matters, they should not be used to control matters that are the proper concern of pollution control regimes.

5.31 Poor air quality can harm people's health, quality of life and amenity, as well as nature conservation and built heritage interests. Poor air quality is a problem in certain areas of Cardiff. Air quality assessment has identified two areas of the County where statutory air quality standards are likely to be exceeded. The Council has identified these as Air Quality Management Areas:

- Cardiff West AQMA – Western Avenue, Llandaff and Ely Bridge;
- St Mary Street AQMA – St Mary Street/High Street.

5.32 These areas suffer from high levels of pollution caused by road traffic.

5.33 In determining planning applications, consideration will be given to a development's likely effect in terms of air pollution it may cause directly, but also in terms of any increase or decrease in traffic it may generate. Where a development is likely to affect air quality significantly (i.e. where air quality objectives are likely to be breached) then an application may be approved subject to conditions mitigating its impact on air quality, or refused where appropriate.

5.34 Noise can have a harmful impact on people's health and quality of life. Developments such as housing, schools and hospitals can be particularly sensitive to noise, as can areas of landscape, nature or built heritage importance. Where possible, new developments that are particularly noise-sensitive should be located away from existing or proposed sources of significant noise. This assessment can be informed by information on noise complaints being collated by the Council as part of an ongoing initiative to reduce noise nuisance.

5.35 Major transport routes (road, rail and air) and some industrial and commercial activities can generate particularly high noise levels. Necessary new development that would give rise to high noise levels, including proposed transport schemes, should be located and designed so as to minimise their

noise impact. Where noise-sensitive development needs to be located close to transport infrastructure for access reasons, it should be designed to reduce noise impact.

- 5.36** Where necessary, developers will be required to provide an assessment of noise impact, together with proposals for mitigation.
- 5.37** The provision of lighting can help prevent crime and the fear of crime, enhance safety and security, and facilitate some sport and recreational activities. However, it can also be intrusive, cause glare and have a harmful impact on natural and built heritage assets, the amenity of neighbouring land uses and traffic safety.
- 5.38** Where new lighting constitutes development (e.g. floodlighting and adverts) it is principally controlled through the planning system. Planning permission can be refused if the design of proposed lighting systems is not considered satisfactory in order to prevent light pollution. Where necessary, planning permission will be conditioned to ensure that the design and operation of lighting systems are satisfactory and/or to prevent light pollution.

Policy SD 6

CONTAMINATED LAND AND UNSTABLE LAND

Development will not be permitted on or in proximity to potentially contaminated or unstable land, including landfill waste sites, unless:

- a. The land is suitable for its proposed use; and**
- b. Agreed remedial measures can be implemented as part of the development.**

- 5.39** The purpose of this policy is to ensure that planning permission is only granted on contaminated or unstable land if the contamination or instability is capable of being satisfactorily remediated before development commences, or if the development is suitable having regard to the extent of the contamination or instability.
- 5.40** The policy responds to Strategic Objective 5 and expands on Policy SP 9.

5. Detailed Policies

- 5.41** Part IIA of the Environmental Protection Act 1990 introduced a new regime for contaminated land, giving local authorities the primary regulatory role for contaminated land, except in prescribed cases where 'special sites' are regulated by the Environment Agency. PPW indicates that risk from land instability and land contamination should be lessened.
- 5.42** This policy favours development where it can make best use of previously developed land and buildings, and thereby minimise the need to develop undeveloped land. Previously developed land can often be contaminated and/or unstable as a result of former activities such as industry, dockland, mining, quarrying or waste disposal. It is desirable to bring such land back into beneficial use and prevent it becoming derelict, but this should not take priority over consideration of risk to health, safety, investment or the environment.
- 5.43** Developers will be required to address issues of contamination and instability and will need to demonstrate that a site is either free from significant contamination or instability, or that any actual or potential contamination or instability can be overcome, thereby ensuring that the land is suitable for the development proposed. The responsibility for determining the extent and effects of contamination or instability rests with the developer, who must ensure that land is suitable for the development proposed. In considering planning applications on land which is, or may be, contaminated or unstable regard will be given to:
- The potential hazard that the contamination or instability could do to the development itself, its occupants and the local environment; and
 - The results of specialist investigation and assessment by the developer to determine the contamination or instability of the land, and to identify any remedial measures required to deal with any contamination or instability.

Policy SD 7

PROTECTION OF WATER RESOURCES

Development will not be permitted that would cause unacceptable harm to the quality or quantity of underground, surface or coastal waters.

- 5.44** The purpose of the policy is to maintain and enhance the quality and quantity of water resources, including rivers, lakes, ponds and other water bodies, which are important for a wide range of uses and users. Poor and deteriorating water

quality and compromised water quantity can affect the supply of water resources for industrial and domestic consumption, fisheries, amenity, recreation and nature conservation.

- 5.45** The policy responds to Strategic Objective 5 and expands on Policy SP 9.
- 5.46** The EU Water Framework Directive (2000/60/EC) establishes a strategic approach to water management and a common means of protecting and setting environmental objectives for all ground waters and surface waters. It aims to protect and restore clean water and ensure its long-term sustainable use. PPW emphasises that planning controls should be used to prevent the location of incompatible land uses and development close to potential sources of pollution.
- 5.47** Development will only be allowed where provision is made for the necessary infrastructure to protect water quality and quantity. Planning permission may be granted subject to conditions to secure the necessary measures, or developers may be required to enter into planning obligations. Applications that cannot provide adequate protection of watercourses, ground and surface water will be refused. New development that:
- Poses an unacceptable risk to ground water or water courses;
 - Poses an unacceptable risk to ground water pollution, depletion or obstruction; and
 - Incorporates inappropriate measures to prevent pollution.
- will be refused planning permission, unless appropriate measures to prevent pollution can be incorporated into the development proposal.
- 5.48** Future development will be limited to areas where adequate water resources exist or they can be reasonably provided without adversely affecting existing abstractions, river flows, water quality, agriculture, fisheries, amenity or nature conservation and where provision coincides with the timing of development. Existing groundwater and river levels must be maintained, and water pollution must be avoided.
- 5.49** The Environment Agency is responsible for protecting and improving the water environment. The Council will consult the Environment Agency and Caldicot and Wentlooge Levels Internal Drainage Board, where necessary, on any proposal that is likely to affect the supply of water, the quality of water, or is likely to be affected by, or cause flooding. Levels of impact and risk will be assessed through consultation with these bodies.

5. Detailed Policies

- 5.50** Planning permission will not be granted for development that, in the opinion of the Council, following consultation with the Environment Agency and the Caldicot and Wentlooge Levels Internal Drainage Board, would adversely affect the quality, quantity or supply of surface water or groundwater as a result of:
- The nature of the surface or waste water discharge; or
 - Unsatisfactory agreements for the disposal of foul sewerage, trade effluent or surface water; or
 - The spillage or leakage of stored oil or chemicals.
- 5.51** Planning permission will not be granted for developments involving local abstraction of surface or ground water which, in the opinion of the Council, following consultation with the Environment Agency and the Caldicot and Wentlooge Levels Internal Drainage Board, would:
- Increase requirements for water, unless an adequate water supply already exists or would be provided in time to serve the development; or
 - Pose an unacceptable risk to the current supply of water uses.
- 5.52** Developments that improve the quality of the water environment or help to prevent water pollution or flooding will be favoured. The use of SUDS will be favoured, in line with Policy SD 2.

Natural and Built Heritage

Policy HER 1

DEVELOPMENT OUTSIDE SETTLEMENT BOUNDARIES

Development outside Cardiff's settlement boundaries will be strictly controlled. Priority will be given to supporting forestry, agriculture and other uses that need to be located in the countryside and support its management, including facilitating sustainable access to and enjoyment of the countryside. Development should be in harmony with, and not cause unacceptable harm to, the character and quality of Cardiff's countryside, demonstrating:

- a. The need for the development to be located in the countryside;
- b. That alternative locations have been considered, where appropriate;
- c. That the need cannot be accommodated through the conversion, extension or demolition and replacement of an existing building (Policy HER 2);
- d. How the proposal has taken account of, and responded to, any features of the natural or built heritage;
- e. That the proposed scale, form, siting, design, materials and, where required, landscaping are appropriate to the countryside setting;
- f. That any new buildings are grouped with existing buildings wherever possible;
- g. That farm diversification schemes are ancillary to, and do not prejudice, the operation of the existing business; and
- h. That appropriate mitigation or compensation measures are provided where necessary.

- 5.53** Cardiff's countryside is a valuable and finite resource which is under pressure from all kinds of development. The aim of this policy is to ensure that development within the countryside is strictly controlled to protect and enhance Cardiff's natural heritage and setting. It also aims to ensure that those uses that do not need to be located in the countryside will be resisted. The settlement boundaries defining Cardiff's countryside are identified on the LDP Proposals

5. Detailed Policies

Map along with a Green Belt designation. Proposals affecting the Green Belt will be controlled in accordance with national planning guidance set out in PPW (Policy SP 5).

- 5.54** Policy HER1 contributes to the 'protection and enhancement of the features of Cardiff's natural environment and heritage' in accordance with Strategic Objective 3. The Policy expands on Policy SP 5 which aims to strategically manage the spatial growth of Cardiff and also helps deliver Policy SP 6 which aims to protect, positively manage and enhance the countryside.
- 5.55** Although farming and forestry comprise a relatively small part of Cardiff's economy, the economic viability of the countryside around Cardiff remains crucial, with agriculture and forestry playing an important role in both the management and conservation of the countryside. As such, the Council will adopt a positive approach to supporting the rural economy. Development proposals relating to agriculture and forestry, including farm diversification, will be assessed against the above criteria, PPW (2002, Para 7.3.3) and TAN 6. Farm diversification schemes should remain linked to the existing farm business and maybe subject to planning obligations in accordance with TAN 6 and LDP Policy SP 12
- 5.56** Close proximity to a large urban population brings many pressures to Cardiff's countryside, including outdoor recreation. Whilst its importance for local recreational purposes and tourism is accepted, it is essential to ensure that both these uses, and any built development associated with them, do not cause unacceptable harm to the character and quality of the countryside. Small scale, low impact development associated with activities which need to be located in the countryside, or encourage access to and enjoyment of the countryside, may be acceptable subject to the tests set out above.
- 5.57** The keeping of horses in Cardiff is very widespread. The land used for grazing, recreation and associated development such as stabling, ménages, fencing, lighting and car parking is already having a considerable impact on the character of Cardiff's countryside. Whilst it is accepted that these horse related uses can only be accommodated in the countryside, not all locations within the countryside are necessarily appropriate. The overall impact of such proposals will be assessed against the criteria above. Any proposals for new temporary or permanent residential units related to these uses will be resisted. Any perceived need for a dwelling should be taken into consideration before developing horse related businesses.
- 5.58** There is continuing pressure on the countryside in terms of residential development. The LDP has identified sufficient land to meet the foreseeable residential need over the Plan period. As such, new residential development

will not normally be permitted outside settlement boundaries unless it is justified for agricultural or forestry purposes. In these instances, applicants should refer to PPW and TAN 6.

- 5.59** Any new development in the countryside should be designed and located to minimise their impact, usually within existing clusters of buildings or farm complexes and/or close to existing infrastructure and public transport. The use of outdoor space associated with development including hard and soft landscaping, means of access, car parking and the treatment of boundaries can all have a significant detrimental effect on the character and quality of the countryside and will therefore be strictly controlled.
- 5.60** Supplementary information may need to accompany planning applications, explaining how the proposal has considered and responded to criteria outlined in the policy. Where relevant, information should also be submitted to show how the proposals respond to National Guidance, including TAN 6. Where appropriate, this information should also explain the reasons for locating the development in the countryside. Significant development proposals in the countryside will be expected to include a landscape assessment and landscaping scheme in accordance with Policy HER 3.

5. Detailed Policies

Policy HER 2

CONVERSION, EXTENSION AND REPLACEMENT BUILDINGS IN THE COUNTRYSIDE

The conversion, extension and replacement of buildings in Cardiff's countryside will only be permitted where:

- a. The proposed conversion is demonstrated:
 - i. Not to require major or complete reconstruction;
 - ii. To be possible without materially changing the existing character of the building;
 - iii. Not to give rise to a demand for additional buildings;
 - iv. To be suitable for the specific re-use.
- b. The proposed extension is demonstrated to:
 - i. Be the subordinate part of the existing building;
 - ii. Have regard to the scale, character and design of the original part of the building in its countryside setting.
- c. The proposed replacement building is demonstrated:
 - i. To be on the footprint of the existing building wherever possible;
 - ii. Not to replace any building of architectural, historic or visual merit.

Proposals should be of an appropriate design and be at least as sympathetic in its setting as the existing building.

- 5.61** The scale and design of some individual buildings is already having a detrimental effect on the character and quality of Cardiff's countryside. The aim of this policy is to ensure the conversions, extensions and replacement of buildings in the countryside conserve the character and quality of Cardiff's countryside and

natural heritage value, without being unduly restrictive. The policy contributes towards Strategic Objective 3 and the delivery of Policy SP 3(A) and Policy SP 6. This policy should be read in conjunction with Policy HER 1.

- 5.62** Although small-scale extensions, conversions and replacement buildings may be acceptable, all development in the countryside will be strictly controlled to prevent unacceptable harm. Where permissions are granted, permitted development rights may also be removed. In addition to this, the creation of new gardens and garden extensions will not normally be considered appropriate due to their individual and cumulative detrimental impact on the quality and character of the countryside and landscape.
- 5.63** With regard to conversions, it is recognised that many buildings have and continue to fall into disrepair meaning that they become unfit for the original purpose they were intended for. Whilst the re-use and adaptation of such buildings prevents existing building stock from going to waste, a balance is required to protect the character and quality of the countryside.
- 5.64** Proposals for the conversion of rural buildings will only be permitted where they conform to the criteria set out above and the other relevant policies of the Plan. In addition to this, any associated access, hardstanding, boundary treatment, landscaping or other external features associated with the proposals should not result in the loss of fields or have a detrimental impact on the character of the surrounding area.
- 5.65** Extensions to existing buildings will also be strictly controlled to limit their individual and cumulative impact. Proposals for extensions should ensure that the existing building remains the dominant form. In the case of buildings that have had previous extensions, the proposals should have regard to the scale and character of the original part of the building. The tendency to seek successive extensions to individual buildings may be resisted.
- 5.66** The demolition and replacement of buildings will generally only be permitted on the footprint of an existing building and where their scale and design, including residential curtilage, does not result in any greater impact on the quality and character of the area. The replacement of non-residential buildings with dwellings will be resisted. In general, the re-use or adaptation of existing buildings will normally be favoured in preference to new development.

5. Detailed Policies

Policy HER 3

LANDSCAPE PROTECTION

Development will not be permitted that would cause unacceptable harm to the character and quality of the landscape and setting of the city, with particular priority given to protecting, managing and enhancing the character and quality of the following Special Landscape Areas (SLA's):

- a. St Fagans Lowlands and the Ely Valley;
- b. Garth Hill and Pentyrch Ridges;
- c. Fforest Fawr and Caerphilly Ridge;
- d. Wentloog Levels; and
- e. Flat Holm.

- 5.67** The features that comprise Cardiff's landscape are key to the city's character, value, distinctiveness and sense of place. The purpose of Policy HER3 is to ensure that proposed development takes account of those features of the landscape that contribute to its character and quality, with particular priority given to SLA's (as identified on the Proposals Map).
- 5.68** The policy contributes towards the delivery of LDP Objective 3 and Sub-objective P and is in accordance with Policy SP 6
- 5.69** There have been two recent landscape studies for Cardiff (1999 and 2007), both using the LANDMAP methodology. This is the chosen methodology of the Countryside Council for Wales and is now being used by all Local Authorities in Wales for the strategic landscape assessment of their areas. LANDMAP provides information on 5 different aspects of the landscape: geological; visual and sensory; habitats; cultural; and historical. This information is organised and evaluated within a nationally consistent dataset (further information regarding this methodology can be found on the Countryside Council for Wales' website).
- 5.70** The Landscape Study of Cardiff 1999 included information on each of the aspects outlined in the methodology and this was reported on in a final report which identified and evaluated key character areas. This study identifies those attributes that contribute, both positively and negatively, to the character, value and sense of place.

- 5.71** The 2007 Landscape Study of Cardiff updates the core Landmap layers using the current methodology and extends the study area to include more of Cardiff's river valleys. Subsequently, this data has been used to review both the character areas and the special landscape areas identified in the 1999 study. This has been reported on in The Review of Landscape Character Areas Study 2008. This 2008 review draws on five evaluated topic layers to identify areas of distinctive landscape character and identify the key facets and features of each. Although the 2007 study provides the most up to date information, the 1999 study continues to provide useful background information that helps to describe the landscape characteristics of the area, particularly with respect to the negative and positive attributes to the landscape character.
- 5.72** The Review of SLA's, undertaken in 2008, is based on the 2008 Cardiff Landscape Study and uses the methodology set out in CCWs guidance note number 3. The identified SLA's are largely consistent with those identified from the 1999 study and supersedes both those identified in the UDP and the 2007 study of the St Fagans Lowlands and Ely Valley SLA.
- 5.73** The information in these studies is intended to assist with both countryside management and development control matters. However this policy is intended to apply to the whole county, acknowledging that the urban area also contains features of landscape importance.
- 5.74** When dealing with planning applications that affect Cardiff's landscape, unacceptable harm will be assessed in relation to:
- The impact of the proposed development on key features of the landscape in terms of physical character, vegetation and habitats, land use and settlement patterns, visual character, historical character and cultural associations (having regard to the Landscape Studies of Cardiff 1999 and 2007 within the area of the studies);
 - The need for the proposed development in relation to its impact;
 - The availability of alternative locations; and
 - The ability to provide appropriate mitigation measures.
- 5.75** Wherever possible, development will be expected to maintain and strengthen positive attributes of the landscape (as identified in Cardiff's Landscape Studies of 1999 and 2007) and seek to mitigate or remove, rather than compound negative influences. Development proposals will also be required to address any relevant key issues identified in the Landscape Studies of Cardiff.

5. Detailed Policies

- 5.76** The scale, location and design of development proposals should respect their landscape context. Where large scale development is proposed, or where development may impact significantly on the landscape character or key features of an area, a landscape assessment should be submitted with the planning application and, where appropriate, a landscaping scheme.
- 5.77** Where landscape assessments or landscaping schemes are required they should set out the impact of the development on key features of the landscape and how the design solution proposed addresses both its positive and negative attributes, using the LANDMAP approach. Design solutions should clearly demonstrate how the strategic landscape assessment and site appraisal have informed the detailed design and location of the development and planting proposals. Schemes should generally be implemented prior to all or part of the site coming into beneficial use. The management of landscape features of importance will also be encouraged.
- 5.78** SLA's are designated to protect areas that are considered to be important to the overall landscape of the County due to their visual and sensory, geological, cultural, historical and habitat landscapes. They are intrinsic to the overall character of the area and provide a living history of the evolution of the area's landscape as well as a cultural backdrop and visual setting.
- 5.79** Development proposals within SLA's will be assessed against the same criteria as those set out above. However, greater weight will be given to landscape consideration within SLA's and to the special character and quality of the particular area. Accordingly landscape assessments and schemes are more likely to be required to accompany applications for development.
- 5.80** SLA designations will not unduly restrict acceptable development in the countryside (Policy HER 1). However, there will be a presumption against urban expansion or other development within SLA's that could harm their character and quality.
- 5.81** Settlements lying within SLA's have been excluded from the proposed designations. However development proposals within these settlements, or within close proximity to a SLA, will need to have regard to their potential impact on the character and quality of the SLA. Quarries have been included within proposed designations because they reflect the underlying geology as well as the history of mining within the area and form a distinctive element of the areas.

Policy HER 4

TREES, WOODLANDS AND HEDGEROWS

Development will not be permitted that would cause unacceptable harm to trees, woodlands and hedgerows that have natural heritage value or contribute to the character or amenity of a particular locality.

- 5.82** Policy HER4 aims to protect trees, woodlands and hedgerows with natural heritage or amenity value. Trees, woodlands and hedgerows are part of the landscape of Cardiff and the setting of new development. They have visual amenity value, give identity and provide places for recreation, habitats for wildlife, shelter, and shade. In all of these aspects, but particularly in providing a sense of place, their value is related both to size and longevity. Cardiff is fortunate in having numerous woodlands both in the countryside and within settlements, historic parks and gardens with many trees, and a continuing history of public and private tree planting. The result is a high level of tree coverage, and the most diverse range of trees to be found in any UK city. This one of the most valued characteristics of the County.
- 5.83** Policy HER4 contributes to the ‘protection and enhancement of the features of Cardiff’s natural environment and heritage’ in accordance with Strategic Objective 3. The policy also works towards Policy SP 6 which aims to protect ‘trees, woodlands and hedgerows that make a positive contribution to the character and appearance of the city’.
- 5.84** In order to determine unacceptable harm to trees, woodlands and hedgerows of natural heritage value, applicants are required to assess all trees and woodlands, on and adjacent to their sites, using the recommendations of the current British Standard for trees in relation to construction. Such assessments should be used to inform the design, and will be used by the Authority in fulfilling its statutory obligations in respect of protecting trees and woodlands. In considering hedgerows, the Authority will have regard to their landscape, historic and nature conservation value, as well as their function as boundaries.
- 5.85** The minimum information required will be a topographical site survey and tree assessment. This must include existing and proposed levels, site features and services; and the location, detailed information and assessment of trees, woodlands, hedgerows and other landscaping. Where extensive development is proposed, or where proposals raise complex tree issues, an arboricultural implications assessment should be submitted. Trees, woodlands and hedgerows should normally be retained and the tree survey should determine the priorities and practicalities of retention.

5. Detailed Policies

- 5.86** To prevent damage to trees, woodlands and hedgerows during development, schemes of protection will normally be required, in accordance with current British Standards.
- 5.87** The roles trees play in sustainability, climate change, and drainage issues are covered separately in Policy SP 1. In general however the assessment of existing trees for this policy will also enable assessment for their value in sequestering carbon and mitigating climate change.
- 5.88** Where new housing is proposed immediately adjacent to the perimeter of woodland in existing areas of open space, a buffer zone should be established between the woodland and the development, outside of the gardens, (in accordance with the existing Open Space SPG). This will help avoid any detrimental effect on the ecology of the woodland and health of individual trees. This buffer zone will also prevent potential problems for prospective residents through leaf and branch fall, shading and overbearing gardens. The buffer zones should normally be 5 metres on flat ground to the north of any proposed housing, but will need to be larger when the woodland lies on the southern side of a housing development or when on higher level ground.
- 5.89** Individual trees are large features in relation to most developments and normally have a natural lifespan that exceeds that of buildings. For all practical purposes, woodlands and hedgerows have an infinite lifespan. When determining applications the Council will therefore have regard to both the immediate and longer-term timescales. Where trees are lost, compensatory landscaping will be sought. Although younger trees are more easily replaced, the Council will seek to ensure that sufficient young trees survive to maturity, having regard to the number of developments that may occur during their natural lifespan. Proposals that create spaces for larger tree species to grow to maturity will be favoured over proposals for scattered smaller trees.
- 5.90** Ancient woodlands are irreplaceable habitats of high biodiversity value which will be protected from development that would result in significant damage. Veteran trees and ancient hedgerows cannot be recreated and developments will be expected to retain them unless there are overwhelming reasons why that cannot be done.
- 5.91** The Council's SPG on Trees and Development provides further information on the protection of trees, woodlands and hedgerows.

Policy HER 5

RIVER VALLEYS

The Natural Heritage, character and other key features of Cardiff's river corridors will be protected, promoted and enhanced, together with facilitating sustainable access and recreation.

- 5.92** Cardiff contains the three major river corridors of the Taff, Ely and Rhymney, together with other watercourses such as the Nant Fawr. They make a unique contribution to the character and form of the city providing continuous green corridors between the Severn Estuary and the countryside beyond the urban edge. The watercourses and adjoining open spaces possess high recreational, biodiversity, historic, cultural and landscape value. Additionally, they are located close to local communities and offer excellent opportunities for off-road access routes that can provide part of the wider strategic recreational routes (Policy HER 6) and everyday network of routes.
- 5.93** Policy HER5 aims to protect and enhance the features of Cardiff's river corridors, whilst also facilitating sustainable access and recreation opportunities. The Policy contributes towards the delivery of Strategic Objective 3 and also accords with Policy SP 6, and Policy SP 8.
- 5.94** The extent of Cardiff's river corridors within the urban area are illustrated on the LDP Proposals Map. They include the rivers together with adjoining open space and other predominantly open land that together form the strategically important corridor of mixed open spaces that run through the heart of the urban area. The policy also applies to the river corridors outside the urban area (as defined by the Settlement Boundary). Such land is protected from inappropriate development through Policy SP 5 and Policy HER 1. However, this policy will also apply and aims to ensure the strategic role played by the river corridors is continued from the urban area, through the surrounding countryside up to the County boundary. In this respect it is considered inappropriate to designate an arbitrary boundary to a notional river corridor running through farmland. Any proposals will be assessed to ensure the aims of this policy are met and not prejudiced.
- 5.95** This policy provides a planning framework within which the Council can protect, promote and enhance the river corridors. It will be used as a mechanism to implement the council's aims with regards to the river corridors and will be used in conjunction with the River Valleys Initiative that was established in 2004/ 05 in order to develop a more joined up approach to the planning and management of Cardiff's river valleys. The River Valleys Initiative brings together a wide range of organisations who have roles to undertake within the river valleys.

5. Detailed Policies

One of the key outcomes of this process to date is an agreement to develop Action Plans for each of the three main river valleys. Action Plans have been prepared and are implemented, monitored and reviewed in partnership with a wide range of organisations, overseen by a steering group. There are River Corridor Action Plans for the Ely Valley, Taff Corridor and Rhymney Valley and Nant Fawr Corridor. Projects that implement the objectives set out in the Action Plans, and Cardiff's Countryside Strategy are undertaken by a variety of organisations, individually and in partnership using funding from a range of sources, including the partnership programme with the Countryside Council for Wales, other Cardiff Council funding and planning obligations.

- 5.96** Proposals for development within the river corridors will be assessed against other relevant policies in the Plan. New development within, or adjacent to the river corridors may be required to contribute to projects which help to achieve the objectives set out in the River Corridor Action Plans. Where appropriate, planning obligations may be required in accordance with Policy SP 12.
- 5.97** Progress on this policy will be monitored through the River Valley Action Plans.

Policy HER 6

RECREATIONAL ROUTES

A strategic and local network of recreational routes will be developed to link Cardiff's coast, river corridors, open spaces, countryside, and the regional network of routes, facilitating access to them by local communities, and forming an integral part of the wider cycling and walking network in Cardiff. The core strategic network will comprise:

- a) Taff Trail;
- b) Ely Trail;
- c) Rhymney Trail;
- d) Nant Fawr Trail; and
- e) Cardiff Coast Path.

- 5.98** The purpose of this policy is to set out the Council's desire to develop a network of recreational routes that will allow everyone in Cardiff to gain easy access to local green spaces, and the wider coast and countryside. It contributes towards the delivery of Strategic Objectives 3 and 4 and is also in accordance with Policy SP 6 and Policy SP 8.

- 5.99** Wherever possible, the strategic network will make provision for access by walkers, cyclists and horse riders, (although access for all is limited by practicalities). The core strategic network will be linked to local communities and other routes, including permissive paths, public rights of way, and open spaces. This will help to provide a range of routes and enable everyone to use and enjoy Cardiff's natural heritage, whilst also linking Cardiff to the wider regional network. Local opportunities are important for both health and well-being and sustainability reasons.
- 5.100** The development on the coastal and river corridor routes are particularly important for people living in the southern arc of Cardiff where the choice of open spaces, public rights of way network and access to the countryside is more limited. The development of a network of safe, convenient attractive routes through green spaces will also provide the opportunity for more people to use them as part of their everyday journeys - to school, work and local community facilities. The routes can also be developed to form part of the city's green tourism offer.
- 5.101** New developments including, or adjacent to, the main strategic routes, public rights of way or other recreational routes will be expected to respect their existence and contribute to their development, or links to them where applicable. This will be undertaken in line with Policy SP 12.
- 5.102** As landowner's consents have not yet been achieved for many parts of these routes they cannot be shown on the LDP Proposals Map. However, the current extent of the strategic routes are shown on the Constraints Map. There are River Valley Action Plans for all of the river corridors. The appendices to these are updated every year and will provide information on progress with the river corridor routes and links.

5. Detailed Policies

Policy HER 7

LOCAL NATURE RESERVES AND NON-STATUTORY SITES OF WILDLIFE AND GEOLOGICAL IMPORTANCE

Development proposals that would affect locally designated sites of wildlife and geological importance will only be permitted where:

- a. The proposals maintain or enhance the ecological and/or geological importance of the designation; and**
- b. The proposals comply with other biodiversity policies.**

Where the need for the development outweighs the nature conservation importance of the site and it can be demonstrated that the development cannot reasonably be located elsewhere, compensatory provision will be made of the same standard and size to that lost as a result of the development.

- 5.103** The network of SSSI's/SAC's/SPA's alone is not sufficient to maintain the biodiversity of Cardiff. It is therefore important to identify other locally designated wildlife sites such as Sites of Importance for Nature Conservation (SINC's) and Local Nature Reserves (LNR's). Cardiff currently has 149 SINC's and 5 LNR's. Cardiff's LNR's are shown on the Proposals Map and SINC's are illustrated in the Biodiversity SPG.
- 5.104** Geological and geomorphological sites of importance that do not merit notification as a SSSI 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 of this policy is to protect the LNR's, SINC's and RIGS referred to above.
- 5.105** The policy will contribute to the protection and enhancement of Biodiversity interests in accordance with Policy SP 6 and will work towards delivering the Plan's Strategic Objective of protecting and enhancing features of Cardiff's natural environment and heritage (Strategic Objective 3).
- 5.106** The current SPG on Biodiversity covers the protection of non-statutory and locally designated sites. This document will be updated and made available as SPG to the LDP.

- 5.107** Chapter 5 of PPW and draft TAN 5 provide guidance on planning policies to protect biodiversity interests. In accordance with this guidance, the Council will carefully assess proposals for development affecting non-statutory and locally designated sites by evaluating whether:
- the need for the proposed development is considered to outweigh the importance of the particular nature conservation interest and any harm likely to be caused to it;
 - the proposed development can be more satisfactorily accommodated elsewhere; and
 - appropriate mitigation or compensation measures are proposed.
- 5.108** Where development is proposed which may have an effect on a non-statutory or locally designated site, sufficient information will be required of all applicants to enable a full assessment of the proposals to be carried out. The need for such assessments will not be limited to development located within the designated areas as, depending on the nature of the development and the nature conservation interest, significant effects may occur even if the proposed development is located some distance from the conservation interest. The required assessments, including ecological surveys, will need to be undertaken at the appropriate time of the year, in accordance with the Council's Biodiversity SPG.
- 5.109** Where planning permission is granted, it may be the subject of appropriate conditions or management agreements to ensure suitable protection, monitoring, mitigation or compensation and favourable management. Where compensatory provision is required, it should be made of the same standard and size to that lost as a result of the development. In such cases, details of the type and level of provision will be provided, and agreed by the case officer, prior to determination of the planning application. This may also be required for outline planning applications where appropriate. Where necessary, planning obligations may be sought in accordance with LDP Policy SP 12.
- 5.110** Where the conservation interest cannot be protected by planning conditions or obligations, it may be necessary to refuse development proposals.
- 5.111** SINC's will be measured in accordance with the annual review of SINC's and additionally reported on in the LDP Annual Monitoring Report.

5. Detailed Policies

Policy HER 8

ECOLOGICAL NETWORKS AND FEATURES OF IMPORTANCE FOR BIODIVERSITY

Development will only be permitted where there would be no significant harm to:

- a. Landscape features of importance for wild flora and fauna, including wildlife corridors and 'stepping stones' which enable the dispersal and functioning of important species;**
- b. Networks of importance for landscape or nature conservation.**

Particular priority will be given to the protection, enlargement, connectivity and management of the overall nature of semi natural habitats.

- 5.112** This policy aims to protect Cardiff's ecological networks and landscape features that are important for biodiversity. It accords with Policy SP 6 by protecting and enhancing Cardiff's natural heritage, including its biodiversity. The policy also contributes to the aims and objectives of the Plan by ensuring that Cardiff's biodiversity and abundance of wildlife habitats and native species are protected and enhanced (Objective 3).
- 5.113** Wild species that are not legally protected are often widely dispersed in the landscape, with significant populations being isolated from each other. In such cases, landscape features may provide wildlife corridors for some species, as well as links or 'stepping-stones' between habitats. Whilst it is crucial to maintain and enhance a network of sites to safeguard current levels of biodiversity, this cannot be achieved without also safeguarding and managing the intervening habitats and areas.
- 5.114** The protection, management and enhancement of ecological networks are identified as being particularly important in the EU Habitats Directive Regulation 37 of the Conservation (Natural Habitats etc). Regulations 1994 as amended requires planning authorities to encourage the positive management of landscape features which make up this network and are of importance for wild flora and fauna. This is also reinforced in PPW and the associated Companion Guide (2006) in that it advises LDP's to safeguard and manage landscape features of major importance for nature conservation.

- 5.115** For the purposes of this policy, features of the landscape which are of importance for wild flora and fauna are those, by virtue of their linear and continuous structure (such as rivers with their banks or the traditional systems of marking field boundaries) or their function as stepping stones (such as ponds or small woods), that are essential for the migration, dispersal and genetic exchange of wild species.
- 5.116** Where development is proposed which may cause unacceptable harm to such networks or features, information will be required of all applicants to enable a full assessment of the proposal to be carried out. Such assessments, including ecological surveys will need to be undertaken at the appropriate time of year, in accordance with the Council's Biodiversity SPG.
- 5.117** If there are overriding material planning considerations in favour of development, then the Council will seek to secure reasonable measures from developers to minimise or offset any impacts or loss of habitat features or species present on a site. Such measures will be agreed prior to the commencement of development and will be secured through appropriate planning conditions and/or planning obligations. Planning Obligations will be secured in accordance with Policy SP 12.
- 5.118** Where the ecological networks or landscape features of importance for biodiversity cannot be adequately protected by planning conditions or obligations, it may be necessary to refuse development proposals.

5. Detailed Policies

Policy HER 9

PRIORITY HABITATS AND SPECIES

Development proposals that would have a significant adverse affect on the continued viability of Habitats and Species identified as priorities in the UK or Local Biodiversity Action Plan will only be permitted where:

- a. The need for development outweighs the nature conservation importance of the site;**
- b. The developer demonstrates that development could not be reasonably located elsewhere; and**
- c. Effective mitigation measures are provided by the developer.**

Where harm is unavoidable it should be minimised by effective mitigation to ensure that there is no reduction in the overall nature conservation value of the area. Where this is not possible, compensation measures designed to conserve, enhance, manage and, where appropriate, restore natural habitats and species should be provided.

5.119 This policy is in accordance with the aims and objectives of the Plan by protecting and enhancing the features of Cardiff's natural heritage, including its biodiversity and abundance of wildlife habitats and native species. More specifically, it will help protect the current Priority Habitats and Species as defined in the Local Biodiversity Action Plan 2008. The policy also helps to deliver Policy SP 6.

5.120 Development proposals that have the potential to cause a significant adverse affect on priority habitats and species will need to be accompanied by an ecological survey and an assessment of the likely impact of the development on the protected species. The need for such assessments will be undertaken at the appropriate time of year, in accordance with the Council's Biodiversity SPG.

5.121 In considering any significant adverse affect on the Priority Habitat or Species, the Council will look at:

- The current distribution and status of the priority habitat or species within Cardiff as informed by the Cardiff Biological Database;

- Whether the development proposals are likely to have a significant affect on the priority habitats/ species; and
- Whether effective mitigation measures have been provided.

5.122 Where planning permission is granted, the Council may attach conditions or enter into agreements that would overcome the potentially damaging effects of development on the habitats or species of conservation importance. The Council will encourage the applicant to identify and include measures that contribute to the restoration or expansion of important habitats, and these will be set out in the landscaping and planting conditions that accompany the planning permission. Any planning obligations required will be in accordance with Policy SP 12.

5.123 Where there is a significant adverse effect on a significant population of the Priority Habitat or Species and where planning conditions and/ or planning obligations cannot adequately protect the interest, it may be necessary to refuse development proposals.

5.124 Priority Habitats and Species are monitored as part of the 3 yearly review of the UK and Local Biodiversity Action Plans.

Policy HER 10

CONSERVATION AREAS

Development within or that would affect the setting of a Conservation Area will only be permitted if it will preserve or enhance the character or appearance of the area as identified in the adopted Conservation Area Appraisal for each area, and the scheme of enhancement within it.

5.125 This policy aims to ensure the findings of the recently undertaken appraisals for all of Cardiff's Conservation Areas are fully taken into account when considering development proposals. It helps to deliver Policy SP 7.

5.126 The Council's ongoing programme to review and appraise its 27 Conservation Areas provides a sound basis for development control and for developing initiatives to enhance each conservation area. Each adopted Conservation Area Appraisal has been prepared following extensive local consultation and provides a clear and agreed definition of those elements which contribute to the special character or historic interest of the area. It also facilitates the development of a robust policy framework for the future management and enhancement of the conservation area, against which planning applications will

5. Detailed Policies

be considered in line with advice in Planning Policy Wales and Welsh Office Circular 61/96. In the assessment of planning applications the Council will wherever feasible seek to enhance the special character of each area as defined and promoted by each adopted Conservation Area Appraisal.

Housing and Sustainable Communities

Policy HSC 1

ALLOCATED HOUSING SITES

Land has been allocated for housing as follows:

Site Ref	Site Name	Electoral Div.	Area (h)	Units
HSC1.1	St David's 2, (Site B) Adam Street	Adamsdown	1.00	300
HSC1.2	96-102 Clifton Street	Adamsdown	0.09	21
HSC1.3	58-60 Broadway	Adamsdown	0.03	13
HSC1.4	Former Citadel, Splott Road / Pearl Street	Adamsdown	0.02	11
HSC1.5	Former Tredegar House, 57-58 Clifton Street	Adamsdown	0.06	10
HSC1.6	Land at Dumballs Road, iPads	Butetown	0.24	76
HSC1.7	Sealock Warehouse, Burt Street	Butetown	0.06	22
HSC1.8	Driscoll Workshop and Trading Centre, Tyndall Street Industrial Estate	Butetown	3.00	672
HSC1.9	Land West of Dumballs Road	Butetown	13.30	2,070
HSC1.10	15-17 Harrowby Street	Butetown	0.07	20
HSC1.11	Land at Roath Basin (WDA)	Butetown	5.76	1,010

5. Detailed Policies

Site Ref	Site Name	Electoral Div.	Area (h)	Units
HSC1.12	Century Wharf Phase VI Court G replan "Strata"	Butetown	0.96	243
HSC1.13	Land at Bute Place	Butetown	0.30	88
HSC1.14	Royal Hamadryad Hospital, Hamadryad Road	Butetown	0.95	92
HSC1.15	Corys Building, Former PO & Car Park, Bute Street	Butetown	0.17	110
HSC1.16	151 Bute Street	Butetown	0.23	43
HSC1.17	Cadogan House & adj Land, West Bute St & James St	Butetown	0.04	23
HSC1.18	Former Alfred Cook Works, Canal Parade	Butetown	1.90	279
HSC1.19	130-132 Bute Street , "Dixie"	Butetown	0.07	43
HSC1.20	Hannah Street Church, Hannah Street	Butetown	0.05	12
HSC1.21	The Coal Exchange, Mount Stuart Square	Butetown	0.43	116
HSC1.22	Cardiff City F.C., Ninian Park, Sloper Rd	Canton	3.02	150
HSC1.23	363a-371 Cowbridge Road East	Canton	0.23	18
HSC1.24	254 Cowbridge Road East	Canton	0.24	23
HSC1.25	Former Arjo Wiggins Site, Paper Mill Road	Canton	19.60	900
HSC1.26	CVC Car Sales, 637 Cowbridge Road East	Canton	0.09	20
HSC1.27	Padfields Builder's Merchants, Redcliffe Ave	Canton	0.10	14
HSC1.28	Central Hotel, St Mary Street	Cathays	0.10	23
HSC1.29	Land at jn Lucas St/ Fanny St./ Gwennyth St	Cathays	0.18	29

5. Detailed Policies

Site Ref	Site Name	Electoral Div.	Area (h)	Units
HSC1.30	CCC Offices Wood Street	Cathays	0.30	248
HSC1.31	Meridian Gate, Bute Terrace	Cathays	0.40	118
HSC1.32	St Davids 2	Cathays	2.00	333
HSC1.33	Elgin House, 106 St Mary Street	Cathays	0.10	24
HSC1.34	David Morgan Department Store, The Hayes	Cathays	0.48	56
HSC1.35	Land at Thomson House, Park Street	Cathays	0.28	231
HSC1.36	41 Charles Street	Cathays	0.04	11
HSC1.37	Texaco SS, 188-198 Cathays Terrace	Cathays	0.10	14
HSC1.38	St Martin's Parish Hall Site, Alexander Street	Cathays	0.06	16
HSC1.39	Dominion's House North, Queen Street	Cathays	0.06	28
HSC1.40	Site of Trelai Primary School, Bromley Drive	Caerau	0.06	2
HSC1.41	Former Forge Garage, Cowbridge Road West	Caerau	0.23	32
HSC1.42	Land at Heol Trelai	Caerau	0.60	30
HSC1.43	Land at Heol Yr Odyn "Bryn Caerau"	Caerau	1.84	61
HSC1.44	Corner of Heol Pennar and Bishopston Road	Caerau	0.22	12
HSC1.45	70 Mill Road	Ely	0.06	11
HSC1.46	Vachell Nursery, Vachell Road	Ely	0.13	14
HSC1.47	Land between 53-81 Gorse Place	Fairwater	0.27	45

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Site Ref	Site Name	Electoral Div.	Area (h)	Units
HSC1.48	Youth Cymru HQ, Training Centre, Sachville Avenue	Gabalfa	0.14	20
HSC1.49	198 North Road (former Currys Store)	Gabalfa	0.45	49
HSC1.50	Land to the rear of of Mynachdy Road	Gabalfa	1.28	70
HSC1.51	Cambrian Marina, Ely Harbour, Ferry Road	Grangetown	0.10	38
HSC1.52	Former Railway Sidings, Land East of Ferry Road	Grangetown	1.96	107
HSC1.53	The Desi Inn, 171 Clive Street	Grangetown	0.05	11
HSC1.54	Land adj. to Monmouth Street & Clare Road (United Welsh HA)	Grangetown	0.15	16
HSC1.55	Grangetown Library, Clive Street	Grangetown	0.05	13
HSC1.56	Inn on the River, 75 Taff Embankment	Grangetown	0.20	23
HSC1.57	Former Laundry Site, Mardy Street	Grangetown	0.29	50
HSC1.58	International Sports Village Site	Grangetown	8.67	1,801
HSC1.59	Prospect Place, off Ferry Road	Grangetown	1.83	298
HSC1.60	264 Heathwood Road	Heath	0.26	17
HSC1.61	Thornbury House, Thornbury Close	Heath	0.10	10
HSC1.62	Texaco Filling Station, Caerphilly Road	Heath	0.19	16
HSC1.63	Fairacre, Cardiff Road	Llandaff	0.38	33
HSC1.64	Land at Radyr Place	Llandaff North	0.15	14

5. Detailed Policies

Site Ref	Site Name	Electoral Div.	Area (h)	Units
HSC1.65	Old Vaughan's Laundry Site	Llandaff North	0.92	75
HSC1.66	Land at Ball Close, "The Shires"	Llanrumney	0.48	22
HSC1.67	Land south of Ty Glas Road	Llanishen	4.08	203
HSC1.68	Former AWE site, Caerphilly Road	Llanishen	1.24	120
HSC1.69	Land off Brookvale Drive	Llanishen	0.14	7
HSC1.70	Land at Malvern Dr. and Penland Cl. Ipads	Llanishen	0.60	96
HSC1.71	Land south of Lisvane Road	Lisvane	2.04	40
HSC1.72	Land at Ty Draw Road (WDA)	Lisvane	0.75	15
HSC1.73	Land off Balmoral Close	Lisvane	2.02	24
HSC1.74	Former Warehouse, Elm Street	Plasnewydd	0.11	12
HSC1.75	97-107 Richmond Road	Plasnewydd	0.19	37
HSC1.76	Former Albany Petrol FS, Albany Road	Plasnewydd	0.10	13
HSC1.77	191-193 Newport Road	Plasnewydd	0.16	24
HSC1.78	115-119 City Road	Plasnewydd	0.08	14
HSC1.79	Northern part of Minerva Dental, Oxford Street	Plasnewydd	0.31	104
HSC1.80	Matsushita Electric (UK) Pentwyn Industrial Estate, Pentwyn Rd.	Pentwyn	3.87	192
HSC1.81	Land at the Pentwyn District Centre and Murrayfield PH	Pentwyn	1.27	63
HSC1.82	Maelfa Centre, Llanedeyrn Drive	Pentwyn	1.35	104
HSC1.83	Land at Cwm Farm (HA)	Radyr	3.36	45

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Site Ref	Site Name	Electoral Div.	Area (h)	Units
HSC1.84	Land at Radyr Sidings Phase 3	Radyr	6.88	260
HSC1.85	8 Drysgol Road	Radyr	0.26	12
HSC1.86	Land East of Coed-y-Wenallt, Wenallt Road, Coed y Wenallt Phase III	Rhiwbina	0.91	12
HSC1.87	Land at Pant yr Wyn (Fairoak, Land r/o Ty Draw Road (Golden Grove))	Penylan	0.03	14
HSC1.88	Land at rear of The Three Brewers Public House, Colchester Avenue	Penylan	0.08	11
HSC1.89	Land at White Lodge, Ty Gwyn Ave.	Penylan	1.40	10
HSC1.90	Colchester Avenue Car Sales,	Penylan	1.50	17
HSC1.91	Land at Colchester Avenue	Penylan	1.17	69
HSC1.92	St Johns College Site, Greenway Road	Rumney	2.60	45
HSC1.93	599 Newport Road	Rumney	0.25	24
HSC1.94	892-894 Newport Road, "Monkstone Court"	Rumney	0.19	14
HSC1.95	Potters Wheel PH Site, Greenway Road	Rumney	0.23	36
HSC1.96	Archbishop's House, 41-43 Cathedral Road	Riverside	0.15	11
HSC1.97	67-71 Cathedral Road (remaining)	Riverside	0.15	14
HSC1.98	Site of Vicarage, Homeflair, 16-22A Romilly Crescent	Riverside	0.06	5
HSC1.99	81A Conway Road	Riverside	0.12	10

5. Detailed Policies

Site Ref	Site Name	Electoral Div.	Area (h)	Units
HSC1.100	107-109 Severn Grove (Meadgate Homes) "Gwern Hafren"	Riverside	0.10	15
HSC1.101	169-175 Cathedral Road	Riverside	0.14	15
HSC1.102	10 Cathedral Road	Riverside	0.10	10
HSC1.103	The Cathedral Hotel, 47-53 Cathedral Road	Riverside	0.21	23
HSC1.104	Land off Heol Camddwr "Winchester Gardens"	Pontprennau/OSM	0.54	19
HSC1.105	Land at Church Road	Pontprennau/OSM	1.34	45
HSC1.106	The Philog, Newport Road	Pontprennau/OSM	0.20	15
HSC1.107	948-950 Newport Road	Pontprennau/OSM	0.27	34
HSC1.108	Hendre Gadno, Newport Road	Pontprennau/OSM	0.40	12
HSC1.109	Former BR Staff Club Site, Sanquahar Street	Splott	0.70	40
HSC1.110	The Bayside, East Tyndall Street	Splott	0.17	32
HSC1.111	Splott Market, Lewis Road	Splott	0.38	72
HSC1.112	Trowbridge Mawr site	Trowbridge	27.30	500
HSC1.113	Trowbridge Local Centre, Caernarvon Way	Trowbridge	0.68	45
HSC1.114	Part of Area 9, Land at Hendre Isaf, Hendre Road	Trowbridge	0.20	11
HSC1.115	Land between Crickhowell Road and Willowbrook Drive	Trowbridge	5.50	165
HSC1.116	Areas 10,11,12	Trowbridge	13.00	750
HSC1.117	Land off Crumlin Drive	Trowbridge	0.84	19
HSC1.118	S. of Beacon Centre	Trowbridge	0.28	25
HSC1.119	Whitchurch Rugby, Sports and Social Club "Horizon"	Whit/Tongwynlais	0.16	8

5. Detailed Policies

Site Ref	Site Name	Electoral Div.	Area (h)	Units
HSC1.120	The Pines, Heol y Forlan	Whit/Tongwynlais	0.25	11
HSC1.121	BT Office Site, Pendwyallt Road "Bellwood Park"	Whit/Tongwynlais	0.19	8
		TOTAL	167.8	13,971

- 5.127** The sites listed above all had planning consent (or consent subject to legal agreement) as at 1st April 2008 and were originally for more than 10 dwellings, the numbers remaining under construction or not started are given in the last column of the table.
- 5.128** These sites are being allocated under this policy because the numbers form part of the new dwelling allocation under Policy SP 3(A). It allows for the possibility of sites not being implemented during the lifetime of their consent and their allocation within the Plan is considered essential to ensure that renewal of any of the consents will be in accord with the Plan and thus give some long term certainty regarding their development. Most of these sites are brownfield – previously developed land. The proposed number of units shown for each site is indicative and may be subject to change for those approved in outline or where for instance new applications may supersede existing consents.
- 5.129** As explained in Policy SP 3(A), the landbank at April 2008 was 15,072 units; the difference from the total in the above table is because smaller sites with consent for less than 10 units are not included in the table, many relate to very small sites of 1 or more units. Nevertheless in principle, in land use policy terms, renewal of these smaller scale consents would normally be acceptable, subject of course to any other material considerations.
- 5.130** The background paper on Population and Housing gives a fuller explanation of this topic area and Appendix 1 gives details of how the new dwelling requirement will be satisfied.

5. Detailed Policies

Policy HSC 2

AFFORDABLE HOUSING

Where there is evidence of need, the Council will seek a target of 40% affordable housing in all residential proposals that:

- a. Contain 10 or more new dwellings; or
- b. Exceed 0.3 hectares in gross site area; or
- c. Exceed the thresholds in (a) or (b) above for adjacent sites.

- 5.131** The aim of this policy is to help increase the amount of affordable housing being provided in Cardiff.
- 5.132** The Policy would help provide for a range and mix of sustainable affordable housing, in line with Strategic Objective 2 and Policy SP 8.
- 5.133** PPW recognises that a community's need for affordable housing is a material planning consideration. It also promotes mixed and inclusive communities. More detailed guidance in Technical Advice Note (Wales) 2: Planning and Affordable Housing (2006) requires local authorities to include affordable housing policies in their LDPs where a Local Housing Market Assessment (LHMA) has provided the evidence base to support policies to deliver such housing through the planning system. The Cardiff LHMA (2007/08) indicates an annual shortfall of 2,173 affordable dwellings per annum.
- 5.134** Policy HSC2 applies to all proposed housing developments covered by the policy thresholds, including proposals on previously undeveloped land, redevelopment schemes, schemes providing specialised accommodation (except those in which residents require a significant element of care), conversions, changes of use, and mixed-use developments containing housing. It responds to the evidenced and urgent need for the planning system to help play its part in securing land for affordable housing. However, housing specifically designed to cater for students would not be required to contribute an affordable housing element.
- 5.135** In accordance with WAG guidance, affordable housing encompasses both social rented and intermediate housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers. In addition, the Council has a duty to have regard to the disabled and chronically sick, many

of whom are best housed in the community. Where there is evidence of need for affordable special needs housing it may, subject to council agreement, be provided as all, or part of, the affordable housing requirement.

- 5.136** The Council will provide evidence of need based upon the 2007/08 Cardiff Local Housing Market Assessment, supplemented by current Council and Registered Social Landlord waiting lists and other relevant information. In order to create mixed and balanced communities, provision for affordable housing will be sought 'on site' unless the Council considers that this is impractical or inappropriate. In such circumstances, affordable housing may either be provided on another site, (location to be agreed with the council), or a financial contribution may be provided to address affordable housing requirements elsewhere in Cardiff, in any case, provision should address the need identified in relation to the proposed development.
- 5.137** The LDP target for affordable housing (306 units per annum) is detailed in Policy SP 8.
- 5.138** The exact proportion of affordable housing to be provided will depend on the circumstances of each proposal, particularly the size and suitability of the site and the economics of provision.
- 5.139** Fuller guidance on the scale and nature of the affordable housing to be sought will be set out in supplementary planning guidance. The policy will normally be implemented by the use of a planning obligation in accordance with Policy SP 12.

5. Detailed Policies

Policy HSC 3

CHANGE OF USE OF RESIDENTIAL LAND OR PROPERTIES

Outside the Central and Bay Business Areas and District and Local Centres, identified on the Proposals Map, conversion or redevelopment of residential properties to other use will only be permitted where:

- a. The premises or their location are no longer suitable for residential use; or**
- b. The proposal is for a community use necessary within a residential area.**

5.140 Policy HSC3 identifies the circumstances in which proposals for the conversion or redevelopment of residential properties outside the Central and Bay Business Areas and District and Local Centres identified on the Proposals Map, to other use will be permitted.

5.141 As acknowledged in PPW, offices, retail, entertainment and other uses that attract a significant number of visitors, whether by vehicle or on foot, are generally best located in centres where they are most widely accessible, particularly by public transport and have least harmful impact on residential amenity. Within Cardiff, these centres are the Central and Waterfront Business Areas, Central Shopping Area and district and local centres identified on the Proposals Map. A range of plan policies seeks to direct appropriate uses to these centres.

5.142 Outside these centres, proposals for the conversion or redevelopment of residential properties to other use will only be permitted in line with Policy HSC3 and if no unacceptable harm will be caused to the amenity or health of remaining residences, in line with Policy SP 2.

5.143 There is a range of community uses that are appropriate and necessary, in principle, within residential areas. These include doctors' and dentists' surgeries, residential homes and child-care facilities. Such uses will be permitted where there would be no unacceptable impact on residential amenity or to an area's character. Subsequent conversion from such uses to other non-residential uses will not normally be permitted.

5.144 Proposals for B1 business uses within residential areas will be assessed on their merits having regard to issues of residential amenity including traffic impact.

- 5.145** In order to safeguard the amenity of residential areas, there will be a general presumption in favour of permitting the range of commercial and community uses in the Central and Bay Business Areas and District and Local Centres identified on the Proposals Map - including by the conversion or redevelopment of existing residential accommodation - subject to relevant policies. Within the Central and Bay Business Areas, proposals will be assessed having regard to Policy ECON 1. Within District and Local Centres, proposals will be assessed having regard to Policy HSC 8.

Policy HSC 4

SUBDIVISION OF RESIDENTIAL PROPERTIES

Subdivision of residential properties, including conversion of houses in multiple occupation into self-contained flats, will be permitted where:

- a. The resulting residential accommodation and amenity will be satisfactory; and**
- b. The cumulative impact of such conversions will not adversely affect the amenity and/or the character of the area.**

- 5.146** Policy HSC4 provides a framework for the assessment of applications for the subdivision of existing residential properties, including conversion of houses in multiple occupation into self-contained flats and helps deliver Strategic Objective 2, Policy SP 2 and Policy SP 3. Its purpose is to ensure that:

- Best use is made of the existing housing stock by permitting subdivision of appropriate dwellings to cater for the increasing number of smaller households and, thereby reducing the need to develop previously undeveloped land; and
- Such schemes will offer good quality accommodation, are well designed, environmentally sound, do not unduly limit the range of dwelling types and will not cause unacceptable harm to the quality of life.

- 5.147** PPW indicates that under-used buildings and conversions can play a part in housing provision.

- 5.148** The policy will apply within settlement boundaries identified on the Proposals Map.

- 5.149** The following criteria will be considered in relation to any such proposals:

5. Detailed Policies

- The suitability of the premises in terms of size, location and flood risk;
- The impact on the amenity of neighbouring properties, the character of the surrounding area and potential health impacts
- Adequate parking and servicing;
- The minimum size of each resultant unit being a minimum of 30sqm measured internally;
- Newly created dwellings having an entrance onto the street frontage, unless the siting, layout and design of the building make it impractical; and
- External spaces should be safe and secure providing easy and convenient access to bin storage and parking.

5.150 Such proposals will be acceptable, in principle, subject to the provisos indicated and other relevant policy considerations, notably provision for parking, waste management, and amenity space; safeguarding of residential amenity; protection of Listed and Locally Listed buildings; and particular design requirements including size, density, safety, security, sound-proofing and external alterations.

Policy HSC 5

CHANGE OF USE OR REDEVELOPMENT TO RESIDENTIAL USE

Change of use of redundant premises or redevelopment of redundant previously developed land for residential use will be permitted where:

- a. There is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirement;**
- b. The resulting residential accommodation and amenity will be satisfactory;**
- c. There will be no unacceptable impact on the operating conditions of existing businesses; and**
- d. Necessary community and transportation facilities are accessible or can be readily provided or improved.**

- 5.151** Policy HSC5 provides a framework for the assessment of applications for the change of use, conversion or redevelopment of redundant previously developed land and premises for residential purposes within settlement boundaries. It is aimed at ensuring that:
- Where necessary, land retains its existing use;
 - Land that is no longer required for its existing or former use contributes to meeting housing requirements, thereby reducing the need to develop previously undeveloped land - which is a fundamental component of the LDP Strategy; and
 - New residential accommodation and environments are well-designed, environmentally sound and make a significant contribution to promoting community regeneration and improving the quality of life.
- 5.152** The Policy promotes the efficient use of land in line with Strategic Objective 1 and relates to Policy SP 2, Policy SP 3 and Policy SP 4.
- 5.153** PPW indicates that such changes of use and redevelopment should be taken into account in housing provision. It defines 'previously developed land'. National guidance and plan policies relevant generally to the countryside will apply outside settlement boundaries. The policy will also apply to mixed-use development including housing.
- 5.154** Assessment of whether land or premises are redundant or need to be retained in their former use (criterion 'a') will include tests identified in relevant policies, notably Policy ECON 4 relating to the protection of employment land and premises.
- 5.155** Considerations under criterion 'b' will include the compatibility of neighbouring uses, preventing insensitive or inappropriate infilling, privacy/amenity, size, density, aspect scale, layout and requirements for security and amenity space.
- 5.156** Criterion 'c' is intended to ensure that the introduction of residential use into an area or building does not unduly restrict the operating conditions of existing businesses.
- 5.157** Criterion 'd' may involve contributions being sought from developers towards the provision of necessary community and other facilities, in accordance with Policy SP 12.

5. Detailed Policies

Policy HSC 6

SITES FOR GYPSY AND TRAVELLER AND OTHER CARAVANS

New sites for caravans will be permitted where:

- a. Necessary utility services and community facilities are accessible or can be readily provided;
- b. The site has well defined boundaries;
- c. There will be no unreasonable impact on the operating conditions of existing businesses;
- d. The site is landscaped and designed to provide privacy, amenity, security and separation to all pitches;
- e. In the case of a transit or touring site, it has good access to the primary highway network.

5.158 Policy HSC6 provides a framework for assessing proposals for both new and extensions to existing caravan sites, whether:

- Permanent, transit or touring sites; or
- For holiday-makers, Gypsies, Travellers or other residential purposes.

5.159 The land use impacts and requirements of caravan sites differ in several ways from those of permanent built development. Differences created by the type of occupant are less marked and arise mainly from whether sites are permanently or seasonally occupied.

5.160 This policy relates to Strategic Objective 2, Policy SP 3 and Policy SP 8.

5.161 Local authorities are required to assess the accommodation needs of Gypsy families (Housing Act 2004 S.225 & 226). PPW says that it is important for LDPs to have policies for the provision of sites. WAG Circular 30/2007 indicates that where there is an assessment of unmet need for Gypsy and Traveller accommodation, sufficient sites should be allocated in the LDP to meet needs. A criteria based policy for Gypsy and Traveller sites must also be included in order to meet future need.

5. Detailed Policies

- 5.162** As a supplement to the Cardiff & Vale Local Housing Market Assessment an assessment of Gypsy & Traveller accommodation was commissioned and the Final Report (2008) estimated that there was a need for an additional 194 authorised pitches and 10 transit pitches within Cardiff up to 2018.
- 5.163** Cardiff currently has two gypsy sites, at Rover Way and Shirenewton, providing a total of 76 permanent pitches catering for 143 households. To date these two sites have managed to meet natural population growth, although there are no transit sites or short term stopping places, leading to occasional unauthorised encampments around the County.
- 5.164** Whilst the Council has not yet been able to identify specific sites to meet the identified need, further work is at early stages to identify such suitable sites. This policy will provide a suitable framework for the assessment of proposed sites.
- 5.165** Technical Advice Note (Wales) 13: Tourism (1997) outlines the importance of caravan parks to local tourism and requires local planning authorities to investigate the adequacy of facilities for both static and touring caravans and to reconcile these needs with protection of the environment. Cardiff currently only has one touring caravan site, near the city centre and, again, this policy will enable a proper assessment to be undertaken of any future proposals.

5. Detailed Policies

Policy HSC 7

COMMUNITY FACILITIES

Proposals for new and improved community facilities, health and religious facilities will be encouraged, subject to the following criteria being satisfied:

- a. The facility would be readily accessible to the local community it is intended to serve by public transport, walking and cycling;**
- b. The facility would not unduly prejudice the amenities of neighbouring and nearby residential occupiers;**
- c. The facility would not detract from the character and appearance of a property or the locality;**
- d. The facility will not lead to unacceptable parking or traffic problems.**

Where appropriate, the Council will seek to enter into negotiations with prospective developers to secure land, buildings and/or financial contributions towards community facilities arising from the needs of residential development.

- 5.166** Community facilities are important for meeting a wide range of social needs. This policy will therefore contribute to Strategic Objectives 4 and 7 and Policy SP 8. By providing community facilities at a local level, in convenient locations, it will increase their accessibility for users and reduce the need to travel and ensure equality of access.
- 5.167** For the purpose of this policy, community facilities are defined as facilities used by local communities for leisure and social purposes; including community centres and meeting places, community halls, community learning, leisure centre, libraries and youth centres. District centres, local centres, and local shopping parades are also included in the definition of community facilities, as they provide locally-based shops, services and facilities. For the purpose of this guidance, community facilities do not generally include schools (although the improvement of facilities for community use on school sites is included), health facilities, religious buildings, police stations and children's play areas. The provision of the latter is included within the Open Space Policy (Policy HSC 12).
- 5.168** Health facilities, such as GP surgeries, will be encouraged, but will not be funded through financial contributions from residential developments as WAG funds them according to need. However, developers will be directed to consider the

impact on health of their development and involve the health service (Local Health Boards) in planned residential developments to ensure that readily accessible health facilities are available to residents. In particular regard should be had to the NHS Programme for Health Service Improvement which aims to improve access to health facilities and organise health services more efficiently.

- 5.169** Religious facilities will be encouraged, but will not be funded through financial contributions from residential developments as they are used by specific religious groups and are not for the use of all.
- 5.170** Community facilities, health uses (including doctor's and dental surgeries) and religious facilities will be favoured within district or local centres where appropriate, however, where such uses cannot be satisfactorily accommodated within centres, proposals on the edge of centres or within residential areas (to include the conversion or redevelopment of existing residential premises) will be favourably considered provided that issues of residential amenity (Policy SP 2), urban design (Policy SP 2), and transportation (Policy TRANS 3) are appropriately addressed. Furthermore, if the residential area falls within a Conservation Area, the proposed development should not detract from its character, nor should it have any negative impact on the built heritage assets (Policy SP 7).
- 5.171** Given the Council's brownfield field strategy for housing development, if development occurs without consideration being given to the adequacy of existing community facilities, this can place a strain on existing facilities, to the detriment of the local community. As a result, there is a need to ensure that adequate local facilities are provided to meet the future demands of local communities. As a consequence the Council will seek a financial contribution for improvements to existing community facilities or the provision of additional community facilities on all significant residential developments because the increased population will result in increased demand for local community facilities. This is in accordance with Policy SP 12. The circumstances in which contributions will be sought and how they will be calculated are set out in the Council's Approved SPG 'Community Facilities and Residential Development'.

5. Detailed Policies

Policy HSC 8

DISTRICT AND LOCAL CENTRES

Retail and other commercial development and community facilities will be encouraged within District and Local centres, identified on the Proposals Map, subject to:

- a. The proposal being of a scale appropriate to the particular centre;
- b. Proposals for uses other than Class A1 being permitted at ground floor level if they would not cause unacceptable harm to the predominant shopping role and character of the centre, the vitality, attractiveness and viability of a specific frontage or group of frontages or the amenity of nearby residents;
- c. The retention of residential accommodation at upper floors in local centres, subject to the characteristics of the premises and their location.
- d. Proposals not impeding the effective use of upper floors.

5.172 Policy HSC8 seeks to sustain and enhance the vitality, attractiveness and viability of designated District and Local Centres and focus retail and complementary uses of an appropriate scale within them, in accordance with PPW as amended by MIPPS 02/2005. This policy subsequently contributes to Strategic Objective 4 and Policy SP 8. The District and Local Centres covered by this policy are identified on the Proposals Map and listed below:

District Centres

Albany Road/Wellfield Road

City Road

Clifton Street

Cowbridge Road East

Crwys Road/Woodville Road

Mermaid Quay

Merthyr Road, Whitchurch

Penarth Road/Clare Road

St Mellons

Thornhill

Whitchurch Road

Local Centres

Birchgrove

Bute Street (Loudoun Square)

Cathedral Road

Countisbury Avenue

Fairwater Green

Gabalfa Avenue

Grand Avenue

High Street, Llandaff

Maelfa, Llanedeyrn

Newport Road, Rumney

Rhiwbina Village

Salisbury Road

Splott Road

Station Road, Llanishen

Station Road, Llandaff North

Station Road, Radyr

Tudor Street

Wilson Road

5. Detailed Policies

- 5.174** District and local centres form an important part of Cardiff's retail hierarchy and of its social, economic and physical fabric. In addition to their primary function of providing local shopping facilities they also accommodate a range of accessible services, facilities and employment.
- 5.175** The recently completed Retail Capacity Study (February 09) recommends that emphasis is placed on enhancing the quality of the retail offer, retail accommodation and retail environment, rather than simply adding to the quantity of shopping. Foodstores are and will remain effective anchors within District and Local centres.
- 5.176** There is no absolute distinction between district and local centres. District centres are larger and generally contain a greater variety of retail and non-retail uses, including banks, building societies, restaurants, leisure facilities and business offices. Consequently, they are generally more commercial in nature and draw comparatively larger numbers of shoppers. Local centres are generally smaller in size and variety of uses and more likely to retain a residential character. The size and character of district centres means that they are more likely to be able to satisfactorily accommodate a greater range and mix of non-retail uses including business offices and commercial leisure facilities.
- 5.177** The city centre (Central Business Area and Central Shopping Areas, as appropriate), district and local centres are the most appropriate locations in the County for retail provision, commercial businesses, leisure and community facilities, because they are the most widely accessible locations in the County, particularly by public transport. A mix of appropriate uses can help sustain and enhance the vitality, attractiveness and viability of these centres. Not all retail and commercial uses can be located in the city centre and locating facilities as close as possible to people reduces their need to travel. District and local centres provide accessible locations where local facilities can be accommodated without causing undue harm to residential amenity. Most of the centres identified on the Proposals Map are in highly visible, traditional high street locations, often forming major arterial public transport routes and surrounded by relatively densely populated walk-in catchments. However, changes in retailing over recent decades have placed these traditional centres under increasing pressure from out-of-centre facilities, with the range and quality of retail provision having declined in many centres.
- 5.178** The centres identified on the Proposals Map have been designated on the basis of a range of criteria, including guidance in Technical Advice Note (Wales) 4; Retailing and Town Centres. These include:
- The number and range of shops (especially supermarkets and convenience goods stores) and high street services (e.g. banks, post offices, pharmacies etc.);

- Ease of accessibility by walking and cycling;
- Availability and ease of access by public transport;
- The range and type of leisure and community facilities; and
- The need to sustain and enhance the centre and facilities present, particularly having regard to accessibility to other centres.

5.179 PPW acknowledges that a range of uses as well as shops are appropriate within centres. These include financial and professional services (A2) and food and drink uses (A3). In general, proposals for such uses will be permitted where they would not cause unacceptable harm to the primary shopping function of the centre or the vitality, attractiveness or viability of its shopping frontages, by virtue of their number or location. What is deemed as unacceptable harm will depend upon the nature of each centre which will have its own individual characteristics.

5.180 Where a change of use from an A1 retail unit to a non shopping use (use class other than A1) is proposed, the assessment in terms of unacceptable harm should take account of:

- The existing level and nature of non shopping uses within the centre as a whole (This should also take into consideration the number of premises, and whether any have unimplemented planning consent for non-shopping uses);
- The size of the retail unit (frontage length and floorspace) in relation to the overall size of a centre or a specific group of frontages; and
- The distribution and proximity of non-shopping uses within a frontage.

5.181 It is important that non-shopping uses are dispersed as much as possible in order to limit harm to the shopping role and character of a centre. Proposals that result in, or add to a continuous stretch of non shopping uses (3 or more units in non shopping use) will be less favourably considered, as they will fragment the shopping frontage.

5.182 A high level of vacancy is often an indicator of poor retail performance, reduced levels of demand and/or investor confidence, and can be harmful to the vitality, attractiveness and viability of an area in the long term. Applications for changes of use that involve new non-shopping uses in vacant premises will, therefore, be considered in light of the following:

5. Detailed Policies

- The vacancy rate in the surrounding area; and
- Whether, and for how long, the premises have remained vacant whilst being actively marketed for their existing or previous use.

5.183 Where units are vacant, and it can be demonstrated that there appears to be little demand for A1 floorspace, a non-shopping use may add to the vitality of frontages. However, vacancy rates will be carefully assessed, since a recently vacated unit may have the potential to attract an A1 use, or a committed proposal or potential re-development scheme could improve the viability of a vacant property.

5.184 Food and drink uses, including restaurants and hot food take-aways, are better located in centres than residential areas because of the impact they can have in terms of vehicular and pedestrian traffic, noise, fumes, litter, late night disturbance. However, concentrations of such uses in centres can cause harm, either to residential amenity within or adjoining the centre, or to the predominant shopping role and character of the centre and its vitality, attractiveness and viability. District centres are more likely to be able to satisfactorily accommodate A3 uses without causing unacceptable harm, due to their size and character. Local centres are generally more residential in nature and do not have the scale or variety of retail and non-retail uses. As a consequence more emphasis will be placed on retaining residential amenity within local centres through restricting closing times and the type of A3 premises. Outside District and Local Centres and the Central and Bay Business Areas proposals for A3 uses are unlikely to be acceptable because of their impact on residential amenity. Further guidance on how such proposals will be assessed will be contained in the Food, Drink and Leisure Uses SPG.

5.185 The location of business offices is encouraged within accessible centres by national guidance. This policy will favour business class offices above ground floor level within district centres, which, due to their character and size, are generally able to accommodate smaller-scale office development without causing unacceptable harm to their predominant shopping role. At ground floor level, only professional and financial (A2) offices with a shop front will be acceptable. Local centres are generally unlikely to be able to satisfactorily accommodate significant business office development. Proposals for such development within local centres will only be granted if they will not cause unacceptable harm to the vitality, attractiveness and viability of the centre or residential amenity.

5.186 The provision of residential accommodation at upper floors within centres can support their vitality, attractiveness and viability. However, having regard to Policy SP 2, it is the nature of centres that they cannot offer the same degree of amenity as purely residential areas. To enable opportunities for offices and commercial leisure facilities, such as appropriately sized gyms, boxing clubs etc. at upper floors within District Centres, it may be necessary to allow the

change of use of premises in residential use. Within Local Centres, the policy stance is to discourage significant office or commercial leisure developments and give greater emphasis to safeguarding residential amenity. The loss of residential units will, therefore, generally be resisted at upper floors in local centres where the characteristics of the premises and their location remain suitable for residential use (see Policy HSC 3).

- 5.187** In some circumstances, a centre or part of it may be in decline, with a high number of long term vacancies on the edge of the centre. In such instances a change of use to housing at both ground and upper floors may provide a more appropriate use than commercial uses by concentrating the remaining retail and commercial facilities into a more compact and robust centre.
- 5.188** The Council monitors land use changes, visitor trends, environmental quality and the general health of district and local centres, to assist in the assessment of development proposals. Furthermore, this information will collectively inform appraisals in conjunction with a District Centre Strategy. District and Local centres are currently facing a number of challenges. One of these challenges is increasing pressure from residential development within and adjacent to centres, whereby the resultant increased population is likely to place increased demand on local shopping facilities and the public realm. In appropriate circumstances the Council will seek to secure a range of local improvements necessary to an individual centre through financial contributions or provision of facilities in accordance with Policy HSC 7 and Policy SP 12.
- 5.189** In addition to the district and local centres identified on the Proposals Map there are numerous local shopping parades, smaller groups of shops and individual 'corner shops' across the County that provide valuable shopping facilities to surrounding communities. PPW recognises the important economic and social role of such local shopping facilities to communities. Proposals that could lead to the loss of such local shops will be assessed having regard to the role of those shops in meeting local shopping needs and the viability of the premises for continued shopping use.

Policy HSC 9

COMMUNITY REGENERATION

Development proposals which contribute positively to the regeneration of local communities will be encouraged. Social, economic and environmental regeneration benefits will be a material consideration alongside other Plan policies and requirements.

5. Detailed Policies

- 5.190** This policy plays an important role in supporting the regeneration of communities within the city and helps to deliver Policy SP 8.
- 5.191** The Council's Neighbourhood Improvement Programme (March 2007) provides a strategic framework for the regeneration of local neighbourhoods across Cardiff. It recognises that, although economic growth and urban transformation have benefited parts of the city, some communities continue to experience deprivation and disadvantage. It recognises that there is no 'one size fits all' response to the regeneration needs of diverse communities. Through the process of managing urban change, positive action is required particularly to address 'quality of life' issues in the most deprived areas.
- 5.192** The planning system, by guiding the location and type of new development and investment, can make a significant contribution to community regeneration objectives. Development proposals which offer demonstrable social, economic and/or environmental regeneration benefits for local communities will be favourably considered, subject to the requirements of other Plan policies and criteria.
- 5.193** Regeneration benefits could include some, or all of the following:
- Social : New or improved community facilities, health facilities, services and amenities, and community safety improvements;
 - Economic : Training, adult learning and skill development, and employment opportunities geared to the particular needs of local people, both during construction and on a permanent basis; new business and workspaces; and
 - Environmental : Removal of run-down and unsightly land and buildings; creation of safe, attractive and accessible places for community interaction.
- 5.194** New developments should pay particular regard to the way they relate to, and integrate with the physical and social fabric of existing neighbourhoods. Outward-facing developments, with legible and defined physical linkages and shared use of spaces and facilities can help engender proper integration.
- 5.195** Consultation and engagement with communities carried out at an early stage in the planning process can help ensure that there is a full understanding of community needs and that developments are responsive to, and reflective of local regeneration opportunities.

Policy HSC 10

COMMUNITY SAFETY/CREATING SAFE ENVIRONMENTS

All new development shall be designed to promote a safe and secure environment and minimise the opportunity for crime. In particular development shall:

- a. Maximise natural surveillance of areas which may be vulnerable to crime such as publicly accessible spaces, open space, car parking areas and footpaths;
- b. Have well defined routes, spaces and entrances that provide convenient movement without compromising security;
- c. Maintain perceptible distinction between public and private spaces through well defined boundaries and defensible space;
- d. Provide a good standard of lighting to public spaces and routes while minimising light pollution; and
- e. Be designed with management and maintenance in mind, to discourage crime in the present and future.

5.196 The aim of this policy is to achieve a uniform and consistent standard of security through considerate design without compromising the character or attractiveness of the local area. Incorporating security considerations into the design of new developments will enable natural surveillance and create a sense of ownership and responsibility.

5.197 Designing out crime contributes to Strategic Objectives 2 and 4. Further, detailed information relating to the objectives of this policy can be found in the Cardiff Community Safety Partnership's guidance As Safe as House – Crime and the Built Environment (May 2006).

5.198 The Council has responsibility under section 17 of the Crime and Disorder Act (1998) to take account of the need to deter and prevent crime in carrying out all its responsibilities, which include planning. Used sensitively, the planning system can be influential in producing active, well managed environments that help to discourage crime and disorder by encouraging developers to adopt designs for new development that take the security of people and property into

5. Detailed Policies

account. Developments should be encouraged to incorporate the principles and practices of the 'Secured by Design' Award Scheme, and reflect both the safety of people and the security of property.

- 5.199** Any design solution or security measures should remain sensitive to local circumstances and their degree and application should reflect the characters and amenity of the area. There should be a balanced approach to design which attempts to reconcile the visual quality of a development with the needs of crime prevention. Developments can be made secure without resorting to razor wire, grilles, bars, unsightly types of fencing and other visually intrusive security measures, if safety and security is considered at an early stage of the design process.
- 5.200** Prior to submitting detailed proposals, developers are encouraged to seek advice by engaging in pre-application discussions with the South Wales Police Architectural Liaison Officer (ALO) on designing out crime, and any recommendations received should be incorporated into the development proposal. Where there are other significant interests (for example, the setting of Listed Buildings) a balanced compromise must be agreed. Developers are further encouraged to submit statements in conjunction with planning applications that emphasise and clearly demonstrate the proposed measures taken to design out crime.
- 5.201** In appropriate cases, where crime prevention or the fear of crime is considered material to a proposed development the Council may consider imposing community safety conditions or seek developer contributions via legal agreements for crime prevention through environmental design (CPTED), community safety initiatives, improved street lighting, alley gating, provision of CCTV, landscaping improvements or other necessary security measures.
- 5.202** Terrorist attacks within the UK have become a distinct possibility in recent years, posing a real and serious threat. Measures to mitigate against the occurrence and effects of terrorism attacks should be designed in from the outset of a development proposal. For example, through protection from flying glass and vehicle access controls to underground car parks and areas of potential high risk. These measures must be balanced with good design principles to ensure against the creation of a "fortress" appearance. It is recommended that where major development is proposed within a place defined by the Home Office as a "crowded place", the design statement accompanying the application should set out the measures undertaken to meet these principles. It is recommended that advice is sought from a Counter Terrorism Security Advisor during the design stage. (Refer to WECTU (Wales Extremism and Counter Terrorism Unit) for further advice)

Policy HSC 11

PROTECTION OF OPEN SPACE

Development will not be permitted on areas of open space unless:

- a. It would not cause or exacerbate a deficiency of recreational open space; and
- b. The open space has no significant amenity value; and
- c. The open space is of no significant quality; or
- d. The developers make satisfactory compensatory provision; and, in all cases;
- e. The open space has no significant nature or historic conservation importance.

5.203 The aim of this policy is to protect open space that has significant recreational, conservation, environmental or amenity value. It applies to all areas of open space within the County.

5.204 The Policy will help protect the current network of open spaces in Cardiff and work toward delivering Strategic Objective 3(m), 'Maintain and enhance a network of green space and corridors'.

5.205 There are six categories of open space that apply to Cardiff:

- **Formal Recreational Space:** This is an area which is marked and laid out for formal active recreational purposes. It includes areas such as pitches, greens, courts athletic tracks and training areas. It will include facilities which are ancillary to the open space, such as changing rooms and toilets, where these contribute to the use of the open space. Those areas not included in this category are golf courses, water used for recreation, indoor sports or leisure centres and car parks.
- **Informal Recreational Space:** This is an area which although not specifically marked out for formal active recreational activities, can accommodate informal active recreation and children's play. It must have a minimum size of 0.08 hectares and have a relatively flat uninterrupted grassed area. This area can contain incidental shrub and tree planting providing this does not inhibit the area's recreational function.

5. Detailed Policies

- **Equipped Children's Play Areas:** These are public areas specifically intended for children's play. It must include fixed play activities such as swings and slides and a grassed or surfaced play space. There is no minimum size criteria. This category also includes outdoor play equipment that is part of a Council owned play centre. This category also includes outdoor play equipment that is part of a Council owned play centre.
- **Amenity Open Space:** This is an area which does not have a defined recreational value but has particular value to the amenity of the surrounding area. It must have a minimum size of 0.08 hectares. It includes grassed areas such as incidental verges and rough grasslands; woodland including scrub but only in the built up area; ornamental gardens; allotments; equestrian facilities; cemeteries; water bodies including ponds and lakes; small holdings or grazing within the urban area; railway verges where landscaped and golf courses.
- **Urban Spaces:** This is an area of hard landscaping between and within buildings that are publicly accessible, including civic and market squares and other hard surfaced areas designed for pedestrians, for example the Oval Basin in Cardiff Bay. It must have a minimum size of 0.08 hectares. This category does not include pavements or any covered public spaces such as shopping centres.
- **Education Land:** This is an area of recreational land which is within the grounds of an educational establishment and used for formal recreation. It must have a minimum size of 0.08 hectares. This category does not include yards or hard surfaces unless they are laid out to accommodate formal recreation.

5.206 It should be noted that areas of open space can perform more than one function, for example a park can be both formal recreation and amenity open space. Some areas of open space serve a purely local function while others have countywide importance. For example, some recreational open spaces include a large number of pitches or specialist facilities like artificial pitches or stadia that serve a wide area of the County. Other open spaces, like Bute Park and Roath Park (Registered Historic Parks of National Importance), have amenity value of both local and countywide importance.

5.207 Generally, recreational open space also has significant amenity value to the local community. Other open areas that do not fall within the definition of recreational open space also provide such value. Examples include grassed areas such as incidental verges and rough grasslands, areas of woodland within built up areas, ornamental gardens, allotments, cemeteries, golf courses and expanses of water like ponds and lakes.

- 5.208** Chapter 11 in PPW provides guidance on planning policies to protect open space. It states that all types of open space from informal areas to parks with significant recreational or amenity value should be protected from development. (PPW 11.1.10) Additional guidance on planning for open space is set out in Technical Advice Note 16: Sport and Recreation 1998 (TAN 16) and the forthcoming update Technical Advice Note 16: Sport, Recreation and Open Space 2009.
- 5.209** The Open Space SPG supplements policies in the LDP and gives further clarification of the Open Space policies used in making development control decisions.
- 5.210** Proposals for development on areas of open space will be assessed against the adopted recreational space requirement of 2.43 hectares per 1,000. This is explained in more detail under Policy HSC 12.
- 5.211** The **amenity value** of an area of open space will be assessed having regard to:
- The extent to which it is publicly visible and contributes to local character and quality;
 - The extent to which it provides opportunity for informal recreation such as walking and the availability of alternative opportunities for such informal recreation in the locality.
- 5.212** In assessing the recreational and amenity value of an area of open space, regard will also be given to whether it serves a purely local function or has more strategic countywide importance. Special protection will be afforded to open space that has strategic countywide importance whether for recreational, amenity or wildlife purposes.
- 5.213** The **quality** of an area of open space will be assessed having regard to issues such as:
- Accessibility;
 - Biodiversity;
 - Facilities;
 - Management and maintenance;
 - Contribution to local amenity;

5. Detailed Policies

- Contribution to recreation; and
- Strategic value.

5.214 Where a development proposal involving the loss of open space would exacerbate a local or countywide deficiency of recreational or amenity open space, **compensatory provision** for open space or alternative provision of equivalent community benefit may be acceptable. This is explained further in Policy HSC 12.

5.215 The appropriateness of compensatory open space or replacement facilities will be assessed having regard to the importance of the resource to be lost and the needs of the locality. Compensatory provision should:

- Meet the needs of the local community;
- Be of at least equal value to that being lost;
- Be reasonably related to the original site to serve the population affected by the loss;
- Be provided in accordance with revised supplementary planning guidance; and
- Be agreed between the Council and the developer.

5.216 Corridors and networks of open space, like the river valleys, have strategic importance in terms of recreation, amenity and wildlife. The corridors of the rivers Ely, Taff, Rhymney and the Nant Fawr (identified on the Proposals Map) are a particularly important resource within both the urban and rural context, linking the waterfront and the urban area with the countryside. Specific protection of river valleys is set out in Policy HER 5 on River Valleys.

5.217 Many areas of open space have value for nature conservation. Some are designated for their international, national or local importance, while others contribute more generally to biodiversity. Some areas also have historic conservation importance. These include historic gardens and parks, land within conservation areas and land that provides the setting for ancient monuments or other archaeological remains.

Policy HSC 12

PROVISION FOR OPEN SPACE, RECREATION AND LEISURE FACILITIES

Provision for open space, recreation and leisure facilities will be sought in conjunction with all new residential developments, based on a minimum of 2.43 hectares of recreational open space per 1000 projected population.

- 5.218** This policy is aimed at securing the provision of recreational open space and other appropriate recreation and leisure facilities in conjunction with all new residential developments over 8 units.
- 5.219** The appropriate amount of recreational open space is assessed against the standard of 2.43 hectares per 1,000 population, endorsed by Fields in Trust. Cardiff Council has adopted its own open space standard with the three ranges stated below which when aggregated equals the Fields in Trust standard:
- A. Equipped Children’s Play Areas – 0.30 hectares per 1,000 projected population;
 - B. Informal Recreational Open Space – 0.50 hectares per 1,000 projected population;
 - C. Formal Recreational Open Space – 1.63 hectares per 1,000 projected population.
- 5.220** This Policy will help enhance the existing network of green spaces and provide increased opportunities for healthy recreation and leisure activities in line with Strategic Objective 4 for sustainable living. Improving the provision of open space is particularly important in some areas of south Cardiff where communities have poorer access to areas of open space.
- 5.221** Obtaining recreational open space and appropriate leisure facilities through the development process is provided for in PPW. It explains that Local Planning Authorities may be justified in seeking Section 106 Planning Agreements to contribute to the maintenance of safe and attractive facilities and open space, and to meet the needs of new communities.
- 5.222** This policy applies to all new proposed housing developments, redevelopment schemes, conversions and mixed-use developments containing housing, sheltered housing and student accommodation over 8 units.

5. Detailed Policies

5.223 The Cardiff Open Space SPG sets out detailed guidance on how the provision of open space, recreation and leisure facilities from new residential developments will be assessed and managed. It explains that the amount of open space provision generated by a housing proposal will be assessed in relation to its type and density. Consideration will also be given to the availability and adequacy of existing recreational open space within the surrounding area. The Council will therefore seek to secure a range of improvements for accessible, high quality open space and recreation provision, as appropriate to the particular site and development proposal.

5.224 These may include one or more of the following:

- Provision of as much necessary open space provision as possible, on site or on readily accessible sites;
- Contribution towards the improvement of existing open space facilities on readily accessible sites;
- Improvements to the network of recreational routes and open spaces; and
- Improvements to the public realm (in line with Policy SP 2) and improved public access to waterfront areas.

5.225 Due to the shortage of open space and recreation facilities in central and inner parts of the city and the limited opportunities for improvement, provision for open space and/or improving links with nearby open spaces may be sought on large scale commercial developments in accordance with Strategic Policy SP 12.

5.226 As a general rule, provision of a satisfactory level and standard of open space will be sought on all new residential developments. For those developments of **8 or more dwellings** the amount of on-site open space provision is calculated from the projected population of the development and the application of the minimum standard of 2.43 hectares of recreational open space per 1,000 population. However this standard will be applied flexibly in recognition that:

- In certain circumstances, provision of all-weather facilities can be more effective than traditional pitches;
- Changing trends in sport, recreation and leisure and the importance of providing outdoor and indoor facilities; and
- Achievement of provision in strict accordance with the standard can sometimes be impractical and/or inappropriate on previously developed sites.

- 5.227** Open spaces should be designed in line with Cardiff Open Space SPG guidelines to create a landscaped open space which fulfils its function with efficiency, can be maintained in a viable condition and contributes to the welfare and appearance of the environment. Functional open spaces can fulfil a number of roles including minimising vandalism, increasing privacy, providing wildlife habitats and minimising the intrusion of noise and air pollution.

Policy HSC 13

PROVISION FOR ALLOTMENTS

Provision for allotments will be sought on new residential developments over 25 units.

- 5.228** This policy seeks to secure provision for allotments on residential developments over 25 units.
- 5.229** The role of allotments in contributing towards sustainable communities, healthy living and improved interaction between different social and age groups is recognised in PPW and TAN 16 (2008). Further provision is set out in the Cardiff Allotment Strategy.
- 5.230** Allotments play an important open space function particularly in urban areas and can help enhance biodiversity, provide opportunities for recreation and improve the quality of life.
- 5.231** Provision for allotments helps work towards delivering Policy SP 1 on Sustainable Development and Policy SP 8 on Sustainable Communities.
- 5.232** For developments over 25 units, the Council will seek to secure financial contributions towards off-site provision of allotment space or improving and enhancing existing allotments.
- 5.233** For developments over 500 units, the Council will seek to secure the provision of allotments on-site where appropriate. The developer would be financially responsible for the laying out of allotments and all associated infrastructure. The Council would then subsequently adopt the allotments and provide for future management and maintenance.
- 5.234** The required standard for allotment size and the calculation for off-site contributions towards allotments are covered in greater detail in the Cardiff Open Space SPG.

5. Detailed Policies

Policy HSC 14

LAND FOR OPEN SPACE

Land is allocated for open space at the following locations:

- a. **Trowbridge Mawr = 25.51 hectares**
- b. **South of Lamby Way = 34.20 hectares**

- 5.235** This policy allocates areas of land required for open space purposes by Culture, Leisure and Parks. All the sites are currently allocated for open space in the adopted Local Plan, but have yet to be fully implemented. They are identified on the Proposals Map.
- 5.236** The allocation of land for open space reflects the strategic vision and objectives, in particular Policy SP 6 on protecting Cardiff's natural environment and heritage.
- 5.237** The sites at Trowbridge Mawr are areas of land currently owned by the Council, which will be laid out for open space by the Council or developers in conjunction with the adjoining housing land. These sites may be supplemented by other provision necessary to facilitate good accessibility to open space or accommodate nature conservation, landscape or drainage requirements.
- 5.238** The land at South of Lamby Way, Rumney is owned by the Council and is currently used for landfill waste disposal. On completion of tipping, the land will be restored as open space.
- 5.239** There is also a need to address open space provision in areas of the city where there is an existing deficiency. Areas of accessible open space have an important contribution to make to the quality of the environment and to the quality of life in urban areas. Such sites are valued by the community and are beneficial to public health and wellbeing. Where necessary, contributions will be sought from developers towards the provision of new open space or improvements to existing provision in accordance with Policy HSC 12.
- 5.240** Additional areas of open space will be provided as part of residential developments at the following Action Areas (Policy SP 3(D)): Dumballs Road, Roath Basin South and Land South of Ely Bridge (Arjo Wiggins).

Policy HSC 15

LAND FOR SCHOOLS

Land is allocated for a school at Heol Pontprennau, Pontprennau (Primary).

- 5.241** This Policy allocates land required by the Schools Service for the provision of a new primary school. The site at Pontprennau identified on the Proposals Map will provide a facility for residents of the existing Pontprennau area.
- 5.242** There will also be a need to address school provision in catchment areas where there is little or no existing capacity to accommodate the additional demand likely to arise from housing development on previously developed land or other in-fill sites. Where necessary, in such circumstance, financial contributions will be sought from developers towards the provision of new classroom accommodation in accordance with Policy SP 12 and SPG.

Economic

Policy ECON 1

CENTRAL AND BAY BUSINESS AREAS

Within the Central and Bay Business Areas identified on the proposals map, offices, commercial leisure facilities, hotels, tertiary education and housing are appropriate.

- 5.243** Policy ECON1 identifies the range of land uses generally appropriate within the Central and Bay Business areas identified on the Proposals Map. It accords with Planning Policy Wales (2002), as amended by MIPPS (02/2005), which identifies uses best located in centres accessible to large numbers of people and encourages a mix of complementary uses to maintain and enhance the vitality, attractiveness and viability of such centres.
- 5.244** Policy ECON1 seeks to reinforce a range of other plan policies aimed at directing appropriate land uses to the business area or other acceptable locations. These include Policy HSC 7, Policy ECON 3 and Policy ECON 5.
- 5.245** Policy ECON1 helps to deliver the strategy by favouring development that supports the vitality, attractiveness and viability of the City Centre and the on-going regeneration of the Bay Business Area.

5. Detailed Policies

- 5.246** Cardiff's approved City Centre Strategy 2007–2010 provides the framework for the strategic regeneration of the City Centre and identifies those actions necessary to deliver sustainable, balanced, mixed-use communities. In support of the City Centre Strategy, a comprehensive series of 13 area appraisals have been prepared which collectively identify those environmental improvements and enhancements required to support the Strategy's strategic vision.
- 5.247** The Central Business Area is the administrative and business heart of the city, and the established focus for major office and leisure developments. The Area contains the Central Shopping Area, with the new St. David's 2 redevelopment confirming Cardiff's position at the head of the regional shopping hierarchy. The Civic Centre is home to the National Museum of Wales and Cardiff University along with Cardiff Castle and Bute Park providing the historic setting for the City Centre. The area has the diversity and attractiveness of any European Capital City and Policy ECON1 alongside other relevant policies, seeks to maintain and enhance Cardiff's compact, vibrant, diverse and vital city.
- 5.248** The Central and Bay Business Area are home to over 250 Listed Buildings and 9 designated Conservation Areas. New development should seek to preserve and enhance the character and appearance of these important historic assets in line with Policy SP 7. A comprehensive series of Conservation Area Appraisals has also been prepared which provide additional advice to property owners and identify areas for enhancement.
- 5.249** The Cardiff Bay Barrage has created a 200 hectare freshwater lake and 13km of waterfront providing opportunities for tourism and water base recreation as well as attracting significant inward investment in an attractive waterfront location.
- 5.250** The Bay Business Areas is the focus national government and tourism and leisure development; with the Senedd and the Wales Millennium Centre redefining the architectural quality and attractiveness of the waterfront and its environs. Future development should continue to enhance the waterfront as an attractive and diverse mixed-use location, whilst complementing and supporting the Central Business Area as the economic driver for the city region.
- 5.251** New development should also provide opportunities for sustainable and integrated transport links between and within the Central and Bay Business Areas.
- 5.252** In general, the provision and improvement of leisure, recreation and tourist facilities are seen as an important part of the development of Cardiff. Firstly, they have important economic benefits as employers in their own right and the expenditure they generate. Secondly, by improving the quality and range of sporting, recreation and tourist facilities to meet demand, the area is made a

more attractive place in which to live, work and visit, thereby helping to attract inward investment and regeneration. Thirdly, the marketing of these facilities is probably the most important means by which a positive image of the area can be conveyed. Furthermore it is recognised that the provision and maintenance of these facilities is important in determining the well-being and quality of life of the local community

- 5.253** Policy ECON1 supports the provision of commercial leisure including major sports and visitor facilities, including hotels within the Central and Bay Business Areas. This is intended to build upon and sustain the ongoing development and regeneration of these areas-which are the most accessible in the County, particularly by public transport-as centres for employment, shopping and leisure.

Policy ECON 2

CHANGE OF USE OF OFFICES IN THE CENTRAL AND BAY AREA

The alternative use of existing or committed office accommodation within the Central and Bay Business Areas identified on the Proposals Map will only be permitted where it can be demonstrated that there is no need to retain the site for office use having regard to the demand for office premises and the requirement to provide a range and choice of sites available for such use.

- 5.254** Policy ECON2 aims to ensure that office sites within the Central and Bay Business Areas identified on the Proposals Map, whether occupied, vacant, or with permission are protected from inappropriate changes of use. Any proposal involving the loss of offices will need to demonstrate that there is a sufficient range and choice of commercial office floorspace to meet the city's office requirement up to 2021. It helps to deliver the strategy by favouring development that supports the vitality, attractiveness and viability of the City Centre and the on-going regeneration of the Bay Business Area in accord with Policy SP 3.

- 5.255** When considering proposals for the alternative use of office accommodation, the following issues will be considered:

- Whether, and for how long the premises have been vacant and actively marketed for office use;
- Whether the development of the site for appropriate uses will facilitate the relocation of existing office occupier/s to other suitable accommodation within the Central or Bay Business Area;

5. Detailed Policies

- Whether the proposed development would retain a significant element of office floorspace; or
- Whether the proposed use is complementary to an employment use.

5.256 Proposals will also be subject to tests and criteria in relevant policies relating to the proposed alternative use including Policy HSC 4 and Policy ECON 3.

5.257 The Central and Bay Business Areas contain a wide range of office premises, including modern purpose-built blocks such as Callaghan Square; traditional high-rise accommodation built in the 1960s and 1970s and converted residential properties. However, both Business Areas contain a significant number of office premises that no longer meet modern occupier requirements. Many of these premises have experienced changes of use from offices to residential use resulting in a significant reduction in office vacancy levels within the City Centre.

5.258 The Windsor Place area within the Central Business Area requires particular protection from inappropriate changes of use. Vacancies in the area are well below the City Centre average, reflecting the viability of this distinctive office location and its attractiveness to smaller professional offices, especially those in the financial and legal sectors. The importance of the area to the range and choice of offices is reflected in the investment and commitment to the upkeep of these historic properties and in the higher value employment they generate.

5.259 The introduction of other appropriate City Centre uses in addition to Class B1 office use can assist the regeneration of certain sites. Mixed-use redevelopment proposals that retain a significant element of commercial office floorspace or those that do not result in any net loss in the level or quality of office accommodation within the City Centre will be more favourably considered.

5.260 Employment areas are the most appropriate locations for other activities, including, childcare facilities, training facilities and tertiary education and commercial leisure and hotels. Where such proposals involve the loss of office accommodation they will be permitted provided they do not harm and are complementary to the primary office role and function of the area and accord with other Plan policies.

Policy ECON 3

DEVELOPMENT IN THE CENTRAL SHOPPING AREA

Development proposals within the central shopping area (CSA) will be assessed against the following criteria:

- a. **Within Protected Shopping Frontages (PSF), proposals will only be permitted if they do not harm the shopping role and character of a specific frontage or group of frontages;**
- b. **Outside Protected Shopping Frontages (PSF), only ground floor retail (Class A) uses and other uses appropriate to city centres will be permitted; and**
- c. **Proposals not impeding the effective use of upper floors.**

5.261 The Central Shopping Area constitutes the main shopping area of Cardiff and of South East Wales. It offers a range and quality of shopping facilities unrivalled in the region, together with a diversity of complementary service uses, within a compact and accessible area. Despite this, the area is not invulnerable to trends in retail location and shifts in consumer movement and expenditure, including increasing competition from out-of-centre locations and other centres. There is a continuing need to improve facilities within the Central Shopping Area in order to provide a quantity and quality of shops that will enhance its primary shopping role and character, and its vitality, attractiveness and viability.

5.262 The purpose of Policy ECON3 is to allow the Council to manage the diversity of uses within the Central Shopping Area identified on the Proposals Map. In accordance with the objectives of PPW, and Policy SP 3(C) and the City Centre Strategy, the policy aims to deliver sustainable growth for Cardiff and the city-region through sustaining and enhancing the vitality, attractiveness and viability of the Central Shopping Area by:

- Protecting its predominant shopping role and character by controlling the loss of shop uses (Class A1) in protected Central Shopping Area frontages;
- Promoting a diversity of retail and other uses where this would not harm the area's shopping role and character or undermine its vitality, viability and attractiveness; and
- Ensuring new development and changes of use do not impede the effective use of upper floors and increase the amount of vacant floorspace.

5. Detailed Policies

- 5.263** Policy ECON3 also provides a framework for managing the balance, type and distribution of non-shop uses within the Area.
- 5.264** PPW encourages a diversity of uses in centres and acknowledges that, in addition to shops (A1), there is a range of other uses often found within centres, including banks and other financial institutions (A2), restaurants (A3), entertainment and leisure uses (D2) and housing (C3). These uses can complement a centre's primary shopping role by providing for extended shopping trips, important services, homes, generating footfall and providing visually interesting and 'active' frontages. An appropriate mix of non-shop uses will contribute to the vitality, attractiveness, viability, diversity and sustainability of the Central Shopping Area. However, too many can harm the primary shopping role and character of shopping frontages by reducing their attractiveness to shoppers, undermining the viability of remaining shop units and reducing the prospect of attracting new retailers and retail investment.
- 5.265** Criterion a) proposes an enhanced level of protection for the most important shopping frontages. These Protected Shopping Frontages are identified in Appendix 4. Supplementary Planning Guidance will be prepared to provide detailed guidance on the designation and control of development proposals within Central Shopping Area Frontages.
- 5.266** In assessing whether a proposal involving the loss of A1 uses within protected shopping frontages will cause unacceptable harm to the shopping role and character of a specific frontage or group of frontages consideration will be given to:
- The nature of the proposed use, including whether a satisfactory shop front and window display is to be provided;
 - The balance and distribution of existing and committed non shop uses;
 - Whether, and for how long, the premises have been vacant and actively marketed and the vacancy level in the frontage/group of frontages;
 - The amount of A1 floorspace and frontage length being lost; and
 - The location and prominence of the premises.
- 5.267** Proposals will be assessed in terms of their impact cumulatively with other existing and committed non-shop uses. Where the application frontage is closely related to surrounding frontages (e.g. in narrow or pedestrianised streets or arcades) it may be appropriate to consider the proposal's impact on both the application frontage and surrounding frontages. Additional guidance will be set out in the SPG.

- 5.268** In line with PPW, Amusement Centres will not be permitted in the Protected Shopping Frontages of the Central Shopping Area.
- 5.269** In order to promote and protect a diversity of retail (Class A) uses, criterion b) restricts uses within the Central Shopping Area to Class A uses (including A2 and A3) and other uses appropriate to a City Centre. This is intended to keep ground floor premises available for uses that will sustain and enhance the Central Shopping Area's retail vitality, attractiveness and viability, and complement its shopping role and character by providing appropriate services during normal shopping hours, generating pedestrian flows and providing visually interesting and active frontages.
- 5.270** Class B1 offices (unlike Class A2 offices) will not be acceptable at ground floor as they do not, principally, provide a service to visiting members of the public and are far less likely to have visually interesting and active ground floor frontages. Uses that are closed to the public during normal trading hours, such as nightclubs, will not be acceptable at ground floor, even where they may contribute to the city's vitality at night. Proposals for residential developments at ground floor commercial premises will not be permitted in the interests of maintaining 'active' frontages and sustaining the vitality and viability of the Central Shopping Area frontages.
- 5.271** The Central Shopping Area forms part of the Central Business Area, which is a main focus for offices, commercial leisure facilities, hotels, tertiary education and housing. These roles are mutually supportive and vital to the continued health and attractiveness of the City Centre. Policy ECON 1 Central and Bay Business Areas identify the appropriate mix of uses in the Central Business Area. While criterion b) of Policy ECON3 restricts ground floor uses within the Central Shopping Area to Class A uses and other uses appropriate to a City Centre, it permits Class A uses and other uses that are appropriate within the Central Business Area at upper floors and at basement level within the Central Shopping Area.

5. Detailed Policies

Policy ECON 4

PROTECTION OF EMPLOYMENT LAND AND PREMISES

Development of business, industrial and warehousing land and premises for other uses will only be permitted if:

- a. The land or premises are no longer well-located for business, industrial or warehousing use; or
- b. There is no need to retain the land or premises for business, industrial or warehousing use, having regard to the demand for such land and premises and the requirement to provide for a range and choice of sites available for such use; and
- c. There will be no unacceptable impact on the operating conditions of existing businesses.

5.272 This policy helps deliver the strategy of the Plan by ensuring a range and choice of employment land and business premises is provided to maintain and improve the competitiveness of the city, promote and protect indigenous business and attract inward investment. It responds to the SA/SEA objectives by helping to deliver the growth of a sustainable and diversified economy, including accessible employment opportunities in accord with Policy SP 3(B).

5.273 A critical factor in Cardiff maintaining a supply of employment land will be the ability to protect land and premises for employment from being lost to alternative uses. There has been growing pressure over recent years for the development/redevelopment of employment land and premises for other uses (predominantly residential), whether still occupied or where current operations have ceased, which offer a greater level of return for investors. Such development proposals can result in significant losses to the County's stock of employment land and premises.

5.274 The loss of employment land can be incremental with the loss of one site setting the precedent for the loss of a series of others in a similar location, leading to a gradual erosion of an employment site. Sometimes alternative uses can also fragment a larger business area or sever links between employment uses in an area. Over time pressure for alternative uses result in a material aggregate loss of employment sites to the detriment of the local economy.

- 5.275** This policy recognises the importance of protecting existing employment areas of continuing value over the Plan period in order to ensure there is an appropriate portfolio of employment land and premises that can be safeguarded from competing uses and provides for a sufficient quality, range and choice.
- 5.276** This policy provides criteria against which proposals for the change of use of business and industrial land and premises will be assessed. It will apply to existing, permitted and allocated business, industrial and warehousing land and premises and address:
- The need to retain a range and choice of well located sites and premises attractive to business, industry and warehousing;
 - Making the best use of redundant land and premises for alternative employment purposes; and
 - Where land and premises need to be retained because they are of local importance for employment opportunities.
- 5.277** Criteria for assessing whether land and premises remain well located for business, industrial and warehousing uses will include:
- Accessibility to the primary highway network, rail-freight facilities and the port;
 - Accessibility by public transport; and
 - Proximity to housing or other sensitive uses.
- 5.278** A review of all business, industrial and warehousing land and premises in the County is currently being undertaken in order to establish a portfolio of land and premises that needs protecting from alternative uses, for example, because of their strategic or local importance.
- 5.279** Provision might be made for conversion to alternative uses but only if there were compelling and exceptional circumstances, for example:
- Robust evidence that there is no realistic prospect of employment use on the site; and/or
 - The property is physically unsuitable for employment use, even after adaption/ refurbishment or redevelopment.
- 5.280** The 'robust evidence' for assessing the need to retain land and premises for business, industrial and warehousing use include the following criteria:

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- Whether and for how long land or premises have been vacant and actively marketed and the expressions of interest during this period;
- Whether the site offers particular benefits not generally available within the overall land bank;
- Whether the site is within an area of high unemployment and offers realistic prospects of use for appropriate employment purposes;
- Whether the relocation of existing occupiers to other suitable accommodation will be facilitated;
- Whether the proposed development would retain an element of industrial, office or warehousing floorspace; and
- Whether the proposed use needs to be accommodated on business, industrial or warehousing land (e.g. transport depots).

5.281 Where alternative use of land is considered appropriate, priority will be given to mixed-use development comprising employment, housing and community facilities or, where that is not feasible, housing. Other proposals will need to demonstrate why a mixed-use of housing and employment schemes cannot be achieved on the site.

5.282 It is also important to ensure that the introduction of residential or other uses into an industrial or warehousing area does not unduly restrict the operating conditions of remaining businesses.

5.283 Where employment land and premises are under development pressure from non-employment uses and it is considered that there still exists an opportunity to make a contribution towards longer term economic development and job retention and growth within an area, developers will be requested to make provision for an appropriate contribution towards bringing forwards compensatory employment opportunities elsewhere in the County in line with Policy SP 12. Such a measure will achieve a direct link between irretrievable loss of potential employment prospects on the site and the achievement of economic development objectives within Cardiff, in an area related to the site in question. In cases where proposed uses provide some employment, but clearly do not have the potential to provide the same quantity of employment as the present or last use, the Council may still request a contribution commensurate with the net loss.

- 5.284** In order for the level of financial contribution to be directly related to what is being lost, a land value led approach will be used by the Council in calculating the amount payable. This approach will require the developer to make payment that reflects the County's average employment land value. This information will be sourced from the Valuation Office.

Policy ECON 5

RETAIL DEVELOPMENT (Out of Centre)

Retail development will only be permitted outside the Central Shopping Area, district and local centres identified on the Proposals Map if:

- a. There is a need for the proposed floorspace with (precedence accorded to establishing quantitative need);
- b. That need cannot satisfactorily be accommodated within or adjacent to the Central Shopping Area, within a District or Local Centre;
- c. The proposal would not cause unacceptable harm to the vitality, attractiveness or viability of the Central Shopping Area, a district or local centre, or a proposal or strategy including the Community Strategy, for the protection or enhancement of these centres; and
- d. The site is accessible by a choice of means of transport.

- 5.285** This policy identifies the criteria against which proposals for retail development outside the Central Shopping Area, district and local centres identified on the Proposals Map will be assessed in line with Planning Policy Wales (2000) as amended by MIPPS (02/2005).

- 5.286** This policy relates to any proposals that introduce additional retail floorspace, including redevelopment, extensions (including mezzanine floors, where permission for this is required); subdivision; changes of Use Class and; variations of planning conditions. The aim is to control the nature and size of out-of-centre retail development so as to minimise competition with, and impact on, shopping centres identified in the Plan.

- 5.287** This policy contributes to protecting and enhancing designated shopping centres and resisting out-of-centre retail development that could be harmful to district and local shopping facilities. It supports sustainability objectives by encouraging

5. Detailed Policies

the grouping retail facilities together in easily accessible locations and reducing dependence on private transport for shopping trips and helps deliver the strategy by developing sustainable communities (Policy SP 8).

5.288 This policy embodies the tests for out-of-centre retailing required by PPW as amended by MIPPS (02/2005), i.e.

- Compatibility with the Community Strategy or development plan strategy;
- Whether there is a need for the facilities proposed;
- Whether there are locations within or adjacent to designated shopping centres that could accommodate the facilities proposed – the sequential test; and
- Whether the proposal would harm a designated centre or a strategy aimed at sustaining and enhancing them.

5.289 All proposals for out-of-centre retail development must demonstrate a need for the facilities proposed. Such need may be either:

- Quantitative – to address a provable unmet demand for provision concerned; or
- Qualitative – such as where new provision will contribute to the strategy or other policies in the LDP.

5.290 The sequential test aims to direct retail developments to existing centres wherever possible or to the edges of such centres if sites within the centres are not available. Only where need for additional retail floorspace has been demonstrated and there are no locations in or adjacent to designated centres that could accommodate that need, should out-of-centre locations be considered. In Cardiff the order of preference is:

- Within the Central Shopping Area;
- On the edge of the Central Shopping Area;
- Within a district or local centre;
- On the edge of a district or local centre;
- An out-of-centre location accessible by a choice of means of transport.

5.291 The sequential test applies to the level of need agreed between the applicant and the Council, not to the development format proposed by the applicant. Thus, a series of sites in different centres may accommodate an agreed retail

need, though the proposal may be for a large scheme in a single location. The test is not satisfied because a retailer considers that a town centre site does not meet its operational requirements in principle. It must address whether the types of goods proposed could be accommodated in or on the edge of a designated centre.

- 5.292** PPW as amended by MIPPS (02/2005) acknowledges that some types of retailing, for example selling bulky goods and requiring large showrooms, may not be able to find appropriate sites in town centres. Such stores should be grouped together at locations accessible by a choice of means of transport, encouraging linked trips and a reduction in dependence on car travel. Where bulky goods development is proposed and it passes the need and sequential tests, it will be directed towards existing concentrations of bulky goods retailers wherever possible. Similarly, re-use of vacant out-of-centre units at locations accessible by a choice of means of transport is preferable to new out-of-centre development. Where applications are made to reuse vacant units, applicants will be expected to demonstrate how they intend to improve the pedestrian environment and linkages.
- 5.293** Impact will be assessed in terms of both the direct commercial impact of a proposal on neighbouring designated centres and of the impact on the retail strategy itself. All proposals for out-of-centre development that satisfy the tests of retail need and the sequential approach must demonstrate that they would not harm designated shopping centres or the retail strategy, either in their own right, or in conjunction with other recent developments or unimplemented permissions.
- 5.294** Where permission is granted for out-of-centre retail development or, in some instances, edge-of-centre development, conditions will be attached to control the nature and scale of the retail activity and minimise any potential impact on designated centres or the retail strategy. Contributions will be negotiated from out of centre retail developments towards environmental improvement in the nearest District or Local Centre to mitigate adverse impacts, in line with Policy SP 12 and Policy HSC 7. Further details will be provided in the emerging District and Local Centre Strategy.
- 5.295** The Council monitors the vitality, attractiveness and viability of designated centres. All applications for out-of-centre retailing will be expected to examine the health of centres most likely to be affected and their likely impact.
- 5.296** Proposals for out-of-centre retail development are likely to require assessment against a range of other policy considerations including Traffic and transportation implications, Policy SP 12, and Policy HSC 7.

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Table 5: Retail Floorspace Need at 2021				
Goods Category	Before Commitments		After Commitments	
	City Centre Only	County as a Whole	City Centre Only	County as a Whole
Convenience	None	None	None	None
Non - Bulky Comparison	Yes	Yes	Yes	None
Bulky Comparison	Yes	None	Yes	None

Source: *Colliers*

5.297 The recently completed Retail Capacity Study of the County has forecasted the retail floorspace need in the County to 2021. This is shown in the Table above. Over the plan period there will be a time of negative and/or falling growth and lower retail demand. Thus the need for additional retail floorspace will be much less than that required in the recent past. The current supply of convenience and bulky comparison goods retailing provision within the county already exceeds available expenditure, resulting in widespread under-trading. After commitments, there is no need for additional out-of-centre comparison or convenience goods floorspace. The limits to future retail floorspace needs within the County serves to emphasise the continuing importance in policy terms, of the three tests of out-of-centre retailing: need, the sequential approach and impact.

Policy ECON 6

PROVISION OF COMPLEMENTARY FACILITIES FOR EMPLOYEES IN OFFICE, INDUSTRIAL AND WAREHOUSING DEVELOPMENTS

Provision for open space, public realm, leisure, food and drink, and child-care facilities will be appropriate in office, industrial and warehousing developments, provided, the facility is of an appropriate scale and nature intended primarily to meet the needs of workers in the vicinity, therefore not attracting significant levels of visitor traffic into the area, or exacerbating existing traffic conditions.

- 5.298** This policy seeks to enable the provision of appropriate complementary leisure, food and drink, and childcare facilities in existing and new office, industrial and warehousing areas and helps to deliver Policy SP 8. Employees in such areas may require good access to a range of facilities, including food and drink, leisure/recreation and child care. The absence of such facilities in an employment area can increase travel demand and make the areas less attractive to employers and employees.
- 5.299** In existing employment areas, change of use of existing premises will be allowed for appropriate facilities, including food and drink, leisure and child-care.
- 5.300** Where new employment areas are proposed, the need for such facilities should be considered as part of the overall development scheme.
- 5.301** In all cases, only facilities of an appropriate nature and scale to service the needs of employees will be permitted. Appropriate leisure facilities may include fitness centres/clubs and indoor sports facilities. Provision for open space or public realm improvements may also be appropriate.

5. Detailed Policies

Transportation

Policy TRANS 1

TRANSPORT INFRASTRUCTURE AND SERVICES

Priority will be given to improving transport infrastructure and services in Cardiff, through the development and/or enhancement of:

- a. Facilities for walking;
- b. Facilities for cycling;
- c. Bus corridors, including high occupancy vehicle lanes, and the wider bus network, including bus priority measures;
- d. The rail network and rail services including new rail stations;
- e. Parking interchange facilities (including bus and rail based park and ride, park and share, passenger drop off, park and cycle, coach parking, overnight lorry parking);
- f. Nodes/interchange facilities for public transport and connecting networks; and
- g. The transport network, particularly measures to make better use of existing highway capacity.

5.302 The development projected within the Plan period will require improvements to the existing transport network and the purpose of this policy is to make provision for such enhancements.

5.303 The policy provides support both to transport improvements that come forward as part of development schemes and also those undertaken independently of other development, such as schemes developed through the Regional Transport Plan five year programme.

5.304 In applying this policy to land use decisions the Council will give priority to transport improvements that integrate development and transport provision and meet all other requirements set out under Policy SP 4.

5.305 The Regional Transport Plan and the Council's Transport Strategy seek to encourage a shift to sustainable travel modes. Developing transport infrastructure that can support increased use of public transport, walking and

cycling and enable the transport network to function more efficiently is essential in order to realise these objectives. This policy seeks to give priority to such transport improvements.

- 5.306** Cardiff is a relatively flat and compact city with the potential to greatly increase the share of trips made by walking and cycling. This policy will give priority to transport schemes and developments that provide high quality facilities for walking and cycling and make travel by these modes easier for more people.
- 5.307** Many transport movements in Cardiff converge on the City Centre via key radial road corridors, causing pressure and congestion. The overarching aim of the Council's Transport Strategy is to relieve pressures on those radial corridors, through better network management and encouraging use of sustainable modes.
- 5.308** There is a need to focus transportation resources on the City Centre, which are the focus of both local movements within Cardiff and also a large proportion of inbound movements from across the wider city-region. Data from the 2001 Census data showed that 41% of City Centre workers resided outside Cardiff. The key to the success of the Council's Transport Strategy will be the ability of the City Centre to manage pressures from local and intra-regional movements and to function as a **sustainable regional transport hub**, providing integrated access by public transport, walking and cycling. The key to achieving this vision is the reduction of traffic through the City Centre and maximising its access by sustainable modes. This will help to encourage more short trips within Cardiff to be made by sustainable modes which will, in turn, help to facilitate sustainable movements into Cardiff from other parts of the city region.
- 5.309** Transport improvements in the City Centre will focus on a revised system of bus routeing to ease bus circulation, improve interchange between services and provide better passenger access to the City Centre. Such improvements will be integrated with developments related to the ongoing regeneration of the City Centre, including the redevelopment of Central Square that is likely to provide opportunities for improved interchange between rail and bus services. Planned improvements to Cardiff Central and Cardiff Queen Street stations will further enhance the capacity of the City Centre to handle sustainable travel movements and interchange between travel modes. In conjunction with other City Centre transport improvements and redevelopment schemes, the Council will continue to promote and support the development of improved public transport links between the City Centre and Cardiff Bay.
- 5.310** Developing the transport hub role of the City Centre will complement planned improvements to the city's principal radial bus corridors, that will include enhanced bus lane provision, bus priority measures and, where appropriate, high occupancy vehicle lanes.

5. Detailed Policies

- 5.311** These enhancements will give greater priority to bus movements along each of the main radial corridors serving the City Centre and improve the reliability of services. Together with measures to enhance the passenger environment, these improvements will serve to make bus use more attractive and encourage more travellers to shift from car to bus travel for essential peak time journeys. Improvements to the principal bus corridors will be complemented by improvements to services and infrastructure across the wider local bus network, which are also supported by this policy.
- 5.312** Bus corridor enhancements are also critical to the success of the integrated Park and Ride network which will rely on fast and reliable bus services connecting sites on the outer edges of the city and in neighbouring local authority areas with the City Centre. This network will include a new park and ride site at Pentwyn.
- 5.313** The new integrated Park and Ride network will be integral to improving the accessibility of the city, helping to accommodate increases in traffic and remove the localised effects of inner urban air pollution in the City Centre. Sites will be developed as '**parking interchanges**' which incorporate 'park & ride' facilities for car drivers and which also explore the potential for 'park & share', 'park & cycle' and long stay coach parking.
- 5.314** Park and Ride sites will be supported by bus priority improvements to give buses a competitive travel time advantage over private vehicles, the integrated system will also improve conditions for bus links around the city and the bay areas, providing an attractive option to visitors within and outside the boundaries of Cardiff.
- 5.315** Existing event day park and ride services, such as those provided at Leckwith will be improved, while opportunities to develop facilities within existing sites with available parking will also be promoted in order to increase the capacity for intercepting inbound traffic. The development of Park and Ride sites in neighbouring local authority areas particularly Rhondda Cynon Taff, have a key role to play in relieving pressure on the A470 and on the north western corridor into Cardiff from the M4 via the A4232 and the A48. The Council will continue to liaise with officers in neighbouring authorities to help bring forward sites for development.
- 5.316** Proposals to create additional capacity on the strategic and local highway networks will need to be considered with regard to the strategic objectives and policies of the Regional Transport Plan and Cardiff's Transport Strategy and the emphasis that these place upon making more efficient use of existing highway capacity.

- 5.317** The Council will continue to investigate the feasibility and transport benefits of developing the Eastern Bay Link road in this context and will seek to resist developments that might compromise the future development of this route or individual phases of it.
- 5.318** There are insufficient details at present to allocate a new rail station on the main rail line in the vicinity of St Mellons and it is not clear how such a proposal could be appropriately delivered. Options for implementing a new station will be carefully considered on their merits as, in principle, the proposal is supported by the aims of this policy.

Policy TRANS 2

DEVELOPMENT AND IMPROVEMENT OF BUS CORRIDORS

Infrastructure and other measures, including bus priority, will be introduced to develop and improve the following bus corridors:

- a. City Centre Bus Routeing**
- b. Eastern Corridor;**
- c. A470 Corridor;**
- d. Western Corridor; and**
- e. A469 Corridor;**

Infrastructure and other improvement measures will be considered and implemented for other parts of the city's bus network, where appropriate.

- 5.319** This policy supports improvements to the city's principal bus corridors and the wider bus network and complements the provisions and purpose of Policy TRANS 1.

5. Detailed Policies

Policy TRANS 3

ACCESS, CIRCULATION AND PARKING INCLUDING REQUIREMENTS FOR TRANSPORT STATEMENTS, TRANSPORT ASSESSMENTS, TRANSPORT IMPLEMENTATION STRATEGIES AND TRAVEL PLANS

Where necessary, development will be integrated with safe and convenient provision for:

- a. People with special access and mobility requirements;
- b. Pedestrians;
- c. Cyclists;
- d. Powered two-wheelers;
- e. Horse riders
- f. Public transport;
- g. Vehicular access and management within a site and its vicinity;
- h. Car parking and servicing; and
- i. Coach parking.

In order that the transport impacts of development proposals can be objectively assessed and properly addressed, all planning applications for developments which are likely to have a significant impact on trip generation and travel demand must, as appropriate, be accompanied by the following:

- a. Transport Statement;
- b. Transport Assessment;
- c. Transport Implementation Strategy; and
- d. Travel Plan.

5.320 The purpose of this policy is to ensure that all new developments for which planning permission is required (including new developments, extensions, redevelopments and material changes of use):

- Make satisfactory provision for access, parking and circulation, particularly by pedestrians, cyclists, public transport users and people with special access such as young people and the elderly and mobility requirements;
- Properly address the demand for travel and its impacts; and
- Contribute to reducing traffic growth and reliance on the private car, in line with national planning policies and guidance, the Regional Transport Plans, the Council's Transport Strategy and Policy SP 4.

5.321 The implementation of this policy will be supported by Supplementary Planning Guidance, to provide detailed guidance on the Council's requirements for access, circulation and parking as part of new development and sets parking standards. In particular, it includes guidance on:

- Car, cycle, motorcycle and disabled parking provision, layout and design;
- The use of planning conditions;
- Transport statements, transport assessments and transport implementation strategies;
- Travel plans; and
- Circulation space and access.

5.322 The guidance will help ensure a transparent and consistent approach to the provision of parking, travel plans and transport assessments and, crucially, will inform applicants of the Council's expectations at an early stage of the development process.

Policy TRANS 4

IMPACT ON TRANSPORT NETWORKS AND SERVICES

Development will not be permitted that would cause unacceptable harm to the safe and efficient operation and use of the road network, public transport services, or to other movement networks including both statutory and permissive public footpaths, cycle routes and bridle routes.

5.323 Development can potentially adversely affect the safe and efficient operation and use of transport network and services. Such impacts may arise from the level of traffic generated on the highway network and the potential effects upon, for example, the reliability of bus services or safety of cyclists and pedestrians.

5. Detailed Policies

- 5.324** This policy indicates the Council's intention to refuse applications for development that may impede the safe and efficient operation and use of the transport network.

Policy TRANS 5

PROTECTION OF TRANSPORT INFRASTRUCTURE

Existing and disused transport infrastructure, including railway land and formations and docks land, will be protected from development that would compromise its future transport use, where re-use is a realistic prospect.

- 5.325** In Cardiff there are number of disused transport corridors, including former rail formations, which could potentially be re-used for transport purposes.
- 5.326** In line with PPW, TRANS5 seeks to safeguard from development disused railway land, dock land and other transport infrastructure where there is a realistic prospect of its reuse for transport purposes in the future.
- 5.327** Under the provision of this policy, the Council will support use of such land in the interim, for pedestrian, cycle and bridle routes including shared facilities, where there is potential for the land to be used for other transport modes. This policy will also support the permanent re-use of disused land for pedestrian, cycle and bridle routes (including shared facilities).
- 5.328** The progression of the LDPs for Cardiff and Rhondda Cynon Taf (RCT) has identified the need to consider options for a new segregated public transport link along a westward corridor from Fairwater in Cardiff to Llantrisant, with a possible extension of this route to Tonyrefail in RCT. The scheme would provide an opportunity to deliver high quality and efficient public transport, walking and cycling links to enable sustainable growth in RCT, to the north west of Cardiff and to connect with the site of the proposed IBP at M4 Junction 33.
- 5.329** The Council will undertake work to establish the technical feasibility of this proposal and to develop plans for its delivery in partnership with RCT and other partners. The Council will seek to resist proposals for development that potentially compromise the future development of a segregated public transport corridor.

Policy TRANS 6

DEVELOPER CONTRIBUTIONS FOR TRANSPORT

Developer Contributions will be sought through Planning Obligations for transport infrastructure and services and other transport measures, including travel plans, where such provision is necessary to facilitate development.

- 5.330** The implementation of this policy will be supported by the Council's Developer Contributions for Transport SPG.
- 5.331** The SPG sets out the Council's requirements in relation to developer contributions for transport and the rationale and principles that will be applied by the Council in seeking and securing contributions through legal agreement(s) under Section 106 of the Town and Country Planning Act (as substituted by Section 12 of the Planning & Compensation Act 1991) and/or Section 278 of the Highways Act 1980.
- 5.332** The purpose of this SPG is to ensure that development is supported by and integrated with transport infrastructure and other transport measures that are necessary to enable development to function safely and efficiently in transport terms and to address the impacts of development on the capacity of the transport network and upon the environment.
- 5.333** In addition to seeking developer contributions towards necessary transport measures, the Council will also encourage and support the provision of appropriate and necessary transport measures by developers as an integral component of development proposals or through unilateral undertakings or voluntary agreements. Where necessary, such provisions will be secured by way of an appropriate legal agreement.

5. Detailed Policies

Minerals

Policy MIN 1

MINERAL LIMESTONE RESERVES AND RESOURCES

Mineral reserves with planning permission will be safeguarded from development that would prevent their extraction at:

- a. Creigiau Quarry;
- b. Taffs Well Quarry;
- c. Ton Mawr Quarry; and
- d. Blaengwynlais Quarry.

Resource areas will be safeguarded from development that would prevent their extraction at:

- a. Creigiau Quarry; and
- b. Ton Mawr Quarry.

5.334 The aim of this policy is to protect identified mineral limestone reserves and resources from incompatible forms of development that could cause sterilisation and prevent them from being worked, so that they remain available for future generations.

5.335 This policy responds to Strategic Objective 6 of the Plan. It expands on Policy SP 10 and aims to protect existing mineral reserves and potential resources from development that would preclude their future extraction. It corresponds with guidance contained in MPPW, a key principle of which is to provide mineral resources to meet society's needs and to safeguard resources from sterilisation.

5.336 Mineral reserves are sites with planning permission for mineral working. Cardiff has several mineral reserves, which are identified on the Proposals Map. These are limestone quarries which are active at present, or those which have planning permission for the working of limestone. Mineral resources are sites within the County considered suitable for the future working of limestone. Areas of mineral resource are identified on the Proposals Map.

- 5.337** Permanent development on, or close to, mineral reserves or resources can mean that the minerals become sterilised or future extraction hindered. The identified reserves and resources will be protected from incompatible forms of development in order to prevent this. Incompatible forms of development include premature in-filling with waste or other material, and permanent building development. Policy MIN 4 on minerals buffer zones further protects such areas by defining buffer zones around identified reserves and resources, within which neither mineral working nor housing and other similarly sensitive development will be permitted.

Policy MIN 2

PREFERRED ORDER OF MINERAL RESOURCE RELEASE

The extension or deepening of existing mineral workings will be favoured in preference to the release of new sites and deepening will be preferred to lateral extension, where it can be demonstrated that:

- a. There are no suitable alternative materials available;**
- b. Reserves in the existing site will be exhausted, at existing output levels, within 10 years;**
- c. Reserves in the extended or deepened site, in combination with those remaining in the existing site, do not provide, at existing output levels, for more than 20 years' reserves; and**
- d. Such an approach will not cause unacceptable harm to the environment.**

- 5.338** The extent of Cardiff's existing minerals landbank means it is unlikely that there will be a need to grant any further permissions for mineral resource release within the Plan period. The purpose of this policy is to set out the sequential test approach which would be used to guide the future release of mineral resources, should this be necessary.

- 5.339** This policy responds to Strategic Objective 6. It expands on Policy SP 10 and promotes and supports the efficient use of minerals. The policy accords with guidance contained in Minerals Planning Policy Wales (2000) which recognises that extensions to existing minerals workings are often more generally acceptable than new greenfield sites. Minerals Technical Advice Note (Wales) 1: Aggregates (2004) indicates that a minimum 10 year landbank of crushed

5. Detailed Policies

rock should be maintained throughout the entire plan period, but that new allocations in development plans will not be necessary where landbanks already provide for more than 20 years of aggregates extraction.

- 5.340** Generally, the continuation of quarrying at existing sites is preferable to the environmental and financial upheaval of shifting production to new sites. In addition, the deepening of sites is preferred to lateral extension as it minimises the area of land given over to working and ensures the best use of existing reserves. However, in determining the best option, consideration will need to be given to possible environmental implications.
- 5.341** The life of any reserves released will be restricted to enable new technology and new environmental expectations to be reflected, without compromising the ability of operators to amortise their investment in plant. In addition, reserves will not be released prematurely to avoid sterilisation of land, and to ensure operators maximise the use of the existing site before moving into new areas. This will also help ensure the older site can be restored earlier.
- 5.342** In determining the best option, consideration will need to be given to the possible impact on the environment, natural heritage and built heritage.

Policy MIN 3

QUARRY CLOSURES AND EXTENSION LIMITS

Measures to prevent further mineral working and, where appropriate, to secure restoration and landscaping works at the earliest opportunity, will be sought at the following sites:

- a. Cefn Garw Quarry, Tongwynlais;
- b. Highland Park Brickworks, Ely;
- c. West End Brickworks, Ely; and
- d. Southern and western parts of Creigiau Quarry.

No further extension to mineral reserves will be permitted at these sites, or at:

- e. Blaengwynlais Quarry, Rhiwbina Hill.

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- 5.343** The aim of this policy is to introduce measures to prevent further extraction of minerals at the sites above, as shown on the Proposals Map, as mineral working is no longer considered appropriate at these locations.
- 5.344** This policy responds to Strategic Objective 6 and expands on Policy SP 10. It accords with guidance contained in MPPW, which states that inactive sites with planning permission for future working which are considered unlikely to be activated for the foreseeable future should be identified in the development plan and should be the subject of a suitable strategy.
- 5.345** The policy identifies three mineral sites (a to c above) and parts of Creigiau Quarry where mineral working is no longer considered appropriate by modern standards. Additionally, Blaengwynlais Quarry is considered unsuitable for extension in view of its sensitive location and poor access, so further extensions at this site will be resisted.
- 5.346** Cardiff contains several quarries for limestone or brick-earth that have not been worked for many years and in many cases have either re-vegetated naturally or have been put to alternative uses. For example, the part of Ely Brickworks within Cardiff has now been largely covered by the Ely Link Road. Despite long periods of disuse or alternative uses of some sites, planning permissions for mineral extraction still exist and could be reactivated at these sites. The sites identified have been effectively abandoned by the minerals industry for many years. By today's environmental standards, they are no longer suitable for mineral working and so are not needed for mineral purposes.
- 5.347** To eliminate any doubt over possible re-working at the sites outlined in a) to d) above, measures to prevent further extraction and secure restoration and landscaping works will be pursued. Measures may include the use of Prohibition Orders to ensure that no further working can take place. No further extensions will be permitted, except at Creigiau Quarry, in line with Policy MIN 1. Blaengwynlais Quarry is not considered appropriate for extension, and any applications will be determined accordingly.
- 5.348** Implementation of this policy will have no effect on the County's landbank of mineral reserves, which takes no account of these long dormant sites identified in a) to c). The loss of reserves in the areas identified at Creigiau Quarry will be compensated by new mineral resources, identified on the Proposals Map.

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Policy MIN 4

MINERALS BUFFER ZONES

Within the minerals buffer zones no mineral working, housing or other sensitive development will be permitted.

- 5.349** The aim of this policy is to provide an explanation of the minerals buffer zones identified on the Proposals Map. The purpose of the buffer zones is to protect identified mineral reserves and resources from incompatible development which could sterilise them, and to reduce the environmental impact of quarrying by separating sensitive developments and mineral working.
- 5.350** This policy responds to Strategic Objective 6. It expands on Policy SP 10 and aims to protect existing mineral reserves and potential resources from development that would preclude their future extraction. Guidance contained in MPPW indicates that buffer zones should be defined in order to provide areas of protection around permitted and proposed mineral working. MTAN1: Aggregates indicates a minimum set distance for buffer zones of 200m, and that within buffer zones no new sensitive development or mineral extraction should be approved.
- 5.351** Buffer zones have been drawn around all minerals reserves (sites with planning permission for mineral working) and resources (sites identified as suitable for future mineral working) indicated on the Proposals Map. The purpose of buffer zones is to protect identified mineral reserves and resources from incompatible development which could sterilise them, and to ensure a separation distance between potentially conflicting land uses. The size of each buffer zone is appropriate to the environmental impact of the quarry, particularly the effects of ground vibration from blasting operations.
- 5.352** Sensitive development includes land uses most susceptible to adverse impact from quarrying, such as housing, schools and hospitals. These uses will be resisted within buffer zones. Some less sensitive development, where a lower standard of amenity could be tolerated, such as industrial land uses, offices and developments ancillary to the mineral working may be considered acceptable within buffer zones. Buffer zones also ensure that the environmental impact of quarrying is minimised, particularly where mineral working and new residential developments are separated.
- 5.353** Since minerals can only be worked where they occur, this policy will be afforded greater weight than policies favouring quarry-sensitive development that could be located elsewhere.

Policy MIN 5

IMPACT OF MINERAL WORKINGS ON THE ENVIRONMENT

Wherever possible, opportunities will be sought to improve the environmental impact of existing mineral working sites and to minimise the environmental impact of proposed new or extended mineral working sites by introducing or imposing modern controls over operations. New permissions will be granted for a limited period of:

- a. 20 years for extension or deepening of limestone quarries;
- b. 25 years for new limestone quarries;
- c. In other cases a period appropriate to the environmental impact and commercial needs of the development.

5.354 Mineral working is an intensive land use which can have a significant environmental impact. The aim of this policy is to reduce the environmental impact of mineral working at existing and new mineral sites.

5.355 This policy responds to Strategic Objective 6 and it expands on Policy SP 10. MPPW indicates that criteria should be applied to ensure minerals proposals do not have an unacceptably adverse impact on the environment or residential amenity. One of the objectives of MTAN1: Aggregates is to reduce the impact of aggregates production.

5.356 The way in which minerals are worked determines their impact on the environment and whether they can be satisfactorily worked in a given area. It is important to minimise the environmental impact of mineral workings. Some of the issues are common to all, or most, mineral working sites, whilst others arise from their particular location. Applicants seeking permission for mineral working will need to submit details on a range of issues relating to the site and its surroundings. Where proposals for mineral development are likely to have significant effects on the environment applications will be subject to Environmental Impact Assessment (EIA) or HRA where appropriate.

5.357 The 1995 Environment Act introduced the Minerals Sites Review process for the review and updating of old mineral planning permissions in order to impose modern controls over sites with existing, and often long standing, permissions. When granting permissions for new or extended minerals sites, and in conjunction with Policy SP 12 on planning obligations, modern controls will be introduced or imposed over:

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- Working methods;
- Hours of operation;
- Blasting methods;
- Vehicular access arrangements;
- Landscaping of the site and its surroundings;
- Protection of nature conservation interests in the site and its surroundings;
- Soil and overburden storage and waste management arrangements;
- Measures to avoid pollution of air, water-courses and surrounding land;
- Measures to protect water resources;
- Measures to protect the built heritage and archaeology;
- Restoration and, where appropriate, after-care arrangements;
- Control of secondary industry at the site; and
- Provision of a 5 yearly review of the effectiveness of these controls.

5.358 In the case of extensions, planning obligations will be sought, where appropriate in accordance with Policy SP 12 to ensure new operating controls extend to existing areas of the site.

5.359 This policy also limits the life of new permissions for mineral working to enable reassessment at reasonable timescales of the appropriateness of mineral working at the site in the light of changes in planning policy, site circumstances or working practices.

Policy MIN 6

RESTORATION AND AFTER - USE OF MINERAL WORKINGS

Proposals for mineral working or for related plant and buildings will be permitted only where firm proposals are included for the reinstatement of the site to a condition fit for an appropriate after-use supported, where relevant, by adequate after-care proposals. Appropriate reinstatement and after-care proposals will similarly be required when existing controls are reviewed. In drawing up restoration proposals, mineral operators will be encouraged to:

- a. Undertake progressive restoration;**
- b. Make beneficial use of mineral waste generated by mineral operations;**
- c. Consider whether restoration can contribute to nature conservation targets set out in the Local Biodiversity Action Plan.**

New uses of former mineral workings other than those appropriate to a rural area will not be permitted without special justification. Proposals to carry out safety works at derelict or dormant sites will be favoured.

- 5.360** The aim of this policy is to ensure that all proposals for mineral working or related development are accompanied by plans for restoration and suitable after-use of the site, or after-care where appropriate.
- 5.361** This policy responds to Strategic Objective 6 and expands on Policy SP 10. The policy accords with one of the objectives of MPPW which is to achieve a high standard of restoration and aftercare, and provide for beneficial after-uses when mineral working has ceased. MTAN 1: Aggregates also aims to achieve a high standard of restoration and aftercare, and provide for a beneficial after-use.
- 5.362** This policy will be applied in order to avoid dereliction and uncertainty by requiring all applications for mineral working, including reviews of existing permissions, to be accompanied by effective proposals to ensure restoration and after-care of the site once mineral working finishes. This applies equally to ancillary plant and buildings and to secondary industry, whose presence is normally only justified by the existence of the mineral working site. It is essential to avoid dereliction and uncertainty once mineral working ends, and to ensure the site is left in a safe and usable condition and restored to a high standard suitable for its agreed after-use. Operators will generally be expected to agree the broad aims of the restoration scheme at the outset, to keep those aims

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under regular review throughout working and to implement the scheme forthwith. The choice of after-use will depend on many issues including the location, final landform, availability and quality of soils or other restoration materials, and neighbouring land uses.

- 5.363** Where restoration is to agricultural or amenity use, appropriate after-care proposals will be needed. A separate planning permission is likely to be required for any after-use except agriculture, forestry, nature conservation or certain forms of informal recreation which do not normally require planning permission.
- 5.364** Proposals for new quarries or major extensions will be expected to be accompanied by detailed soil and habitat surveys. Comprehensive programmes for the stripping and storage of topsoil, subsoil and conservation of other soil-making materials should form part of the initial restoration proposals, which will be expected to provide for phased and progressive restoration of worked out areas.
- 5.365** Restoration can provide opportunities for creating and enhancing sites for nature conservation and contributing to the targets in the *UK Biodiversity Action Plan* and *Local Biodiversity Action Plan*.

Policy MIN 7

DREDGED AGGREGATE LANDING AND DISTRIBUTION FACILITIES

Proposals for the provision and improvement of landing and distribution facilities for marine dredged aggregates within Cardiff Docks will be favoured where there will be no unacceptable harm to the environment, nearby residential areas or future regeneration prospects of the waterfront area.

- 5.366** Marine sources currently supply the majority of fine aggregate construction needs for Cardiff. This policy provides a framework for the assessment of applications for new or improved sand and gravel wharves and related facilities.
- 5.367** This policy responds to Strategic Objective 6 and expands on Policy SP 10. The policy accords with guidance contained in Interim Marine Aggregates Dredging Policy (2004) which indicates that the use of marine dredged sand and gravel will continue for the foreseeable future where this remains consistent with the principles of sustainable development.

- 5.368** Although marine dredging is outside the control of the Council, it is necessary to ensure appropriate landing and distribution facilities are provided to ensure this important source of construction materials remains available. Without it, the County would have to accept greater demands on land-based sources and more costly imports.
- 5.369** In response to concerns about the long-term effects of dredging on coastal erosion, Interim Marine Aggregates Dredging Policy (2004) proposes a more cautious approach to dredging and seeks a more balanced approach to the sourcing supplies for fine aggregates in South Wales. Although this may lead to long-term changes in supply patterns, in the short term the present pattern of supply is likely to continue, and it is therefore prudent to ensure that facilities which enable current levels of supply to be maintained are favoured.
- 5.370** Operations involving the trans-shipment of minerals do not normally need specific planning permission within the operational area of the port. However, secondary processes including the manufacture or treatment of mineral products usually need permission. Where proposals are submitted they will need to demonstrate minimal impact on the environment and nearby residential areas, and that they will not prejudice any future regeneration proposals in the waterfront area of Cardiff Bay. Where proposals are likely to have significant effects upon the environment, or affect a European designated site, applications will be subject to Environmental Impact Assessment or HRA.

Policy MIN 8

SAFEGUARDING OF SAND AND GRAVEL RESOURCE

The area of sand and gravel resource shown on the Proposals Map will be protected against all forms of permanent development in order to prevent sterilisation of the resource and to ensure that the sand and gravel within that area will be preserved for the future, should a demonstrable need for the use of those resources arise.

- 5.371** The aim of this policy is to ensure that the area of sand and gravel resource identified in the County is protected from development that would cause its sterilisation and safeguarded for the future, should a need for the resource arise.
- 5.372** This policy responds to Strategic Objective 6 and expands on Policy SP 10 in that it protects potential resources from development. The policy accords with guidance contained in MPPW which requires MPAs to safeguard access to mineral deposits which society may need and cautions against continuing to

5. Detailed Policies

rely on marine –dredged materials. MTAN1: Aggregates states that land based sand and gravel resources must be safeguarded for potential use by future generations in view of their relatively limited regional availability.

- 5.373** At present, marine dredged sources provide the majority of fine aggregate construction needs for the County. In the short term this supply pattern is unlikely to change significantly. In view of the existing pattern of dredged aggregate supply, it is very unlikely that sand and gravel resources will need to be released for development within the Plan period. However, in light of concerns regarding the sustainability of the current pattern of marine dredged aggregate supplies, it is necessary for land-based sand and gravel resources to be safeguarded for potential use in the future. This policy will be used to resist all forms of permanent development in the sand and gravel resource area shown on the Proposals Map.
- 5.374** Land-based sand and gravel could only be worked where it is found, so this policy represents a long-term strategy to protect existing resources, as they could become a strategic resource in the future. This policy will carry more weight than policies favouring development that could be located elsewhere.
- 5.375** The designation as a safeguarded area does not indicate an acceptance of sand and gravel working in that area.

Policy MIN 9

SAFEGUARDING OF COAL RESOURCES

Areas of coal resource as shown on the Proposals Map will be protected against all forms of permanent development in order to prevent sterilisation of the resource and to ensure that the coal within that area will be preserved for the future, should a demonstrable need for the use of those resources arise.

- 5.376** The aim of this policy is to ensure that the areas of coal resource identified in the County are protected from development that would cause sterilisation and safeguarded for the future, should a need for the resources arise.
- 5.377** This policy responds to Strategic Objective 6. It expands on Policy SP 10 in that it protects potential resources from development. The policy accords with MPPW which requires MPAs to safeguard access to mineral deposits which society may need and MTAN2: Coal which requires the safeguarding of mineral resources.

- 5.378** Current energy supply does not necessitate the working of coal resources within the County, and this situation is highly unlikely to change in the short term. It will not be necessary to release coal resources for working to provide for energy needs in the Plan period. However, it is prudent to ensure that the coal resources identified are protected from sterilisation to maintain their potential for use in the future, should this become necessary.
- 5.379** A 500m buffer zone has been drawn around all residential settlements close to coal resource areas, to ensure that no coal working will take place in the buffer zone in order to protect residential amenity.
- 5.380** Coal could only be worked where it is found, so this policy represents a long-term strategy to protect existing resources as they could become a strategic resource in the future. This policy will carry more weight than policies favouring development that could be located elsewhere.
- 5.381** The designation as a safeguarded area does not indicate an acceptance of coal working in that area.

5. Detailed Policies

Waste

Policy WASTE 1

SITES FOR WASTE MANAGEMENT FACILITIES

Proposals for the development of waste management facilities will be permitted where:

- a. There is a demonstrable need assessed against county and regional requirements;
- b. They conform with the principle of the waste hierarchy, the 'proximity principle' and the principle of regional self-sufficiency;
- c. They would not cause unacceptable harm to the environment, built heritage or to human health;
- d. They include acceptable proposals for restoration, aftercare and after-use, including the beneficial after-use of by-products;
- e. They would not endanger aviation safety; and
- f. They include acceptable proposals for the protection of adjoining and nearby land from landfill gas and leachate migration or contamination.

Facilities for the handling, treatment and transfer of waste will generally be encouraged towards existing B2 general industrial land.

5.382 The purpose of this policy is to provide a framework for the assessment of planning applications for waste management facilities.

5.383 This policy responds to Strategic Objective 6 and expands on Policy SP 11.

5.384 The policy accords with *Technical Advice Note (Wales) 21: Waste (2001)*, *The National Waste Strategy for Wales Wise About Waste (2002)* and the *Regional Waste Plan*.

5.385 It is anticipated that, in line with the aspirations of the National Waste Strategy for Wales and the Regional Waste Plan, applications will come forward within the Plan period for new waste management facilities. Applications are likely to include waste disposal (including landfill), processing, recycling and transfer of waste.

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- 5.386** Need for waste facilities will be assessed against the South East Wales Regional Waste Plan. The RWP estimates that, within Cardiff, a maximum of 20.9 ha of land will be required for waste management facilities.
- 5.387** The ‘waste hierarchy’ advocates a sequential approach to waste management. At the top of the hierarchy is waste prevention, followed by reduction, re-use, then materials recovery (e.g. recycling and composting), then energy recovery (e.g. incineration to provide energy) and finally (i.e. least favoured) disposal (e.g. landfill or incineration without energy recovery). The ‘proximity principle’ requires waste to be disposed of as near to its place of production as possible, to reduce the amount of waste transported long distances, and to reflect the ‘polluter pays’ principle. ‘Regional self-sufficiency’ refers to the aim of minimising the amount of waste exported to other regions or countries.
- 5.388** Waste facilities will generally be encouraged towards existing general industrial areas (use class B2), unless it can be demonstrated that they could be acceptably located elsewhere, or unless assessment of the proposal indicates that more onerous locational standards should apply. The RWP contains Areas of Search maps for use in identifying potential new sites for in-building and open-air waste management/resource recovery facilities. Developers are encouraged to use the recommendations to assist in the identification of suitable sites. In this respect, the first Review of the Regional Waste Plan endorsed by the Council in July 2008 identifies a range of potential sites for waste management purposes on vacant general industrial land including sites at Brindley Road, Trident Park, Cardiff Docks and Wentloog.
- 5.389** In addition to the tests set out in the policy, all proposals will be assessed against other relevant policies. Notably, they should not be located within an area at risk from flooding (Policy SD 3), cause unacceptable air, noise or light pollution, (Policy SD 5) dust, vibration or odours, or attract excessive vermin. Proposals should also:
- Provide safe means of access to the highway and adequate on-site parking and turning facilities;
 - Be accompanied by details of the type, quantity and source of waste; and
 - Set out the proposed duration of the development.
- 5.390** Planning applications for waste management facilities should be accompanied by sufficient information to allow the environmental impact of the proposal to be adequately assessed. Such information should include the nature of the waste, the broad technical requirements arising from the type of waste, the amount of waste proposed to be treated or disposed of, access, the timescale of the operations and, where appropriate, restoration and after-use proposals. Where appropriate, proposals should be accompanied by a formal environmental

5. Detailed Policies

assessment. In assessing such proposals, close consultation will be undertaken with the Environment Agency and conditions will be attached to any permissions and/or legal agreements sought to ensure adequate environmental safeguards and controls.

Policy WASTE 2

PROVISION FOR WASTE MANAGEMENT FACILITIES IN DEVELOPMENT

Where appropriate, provision will be sought in all new development for facilities for the storage, recycling and other management of waste

- 5.391** The purpose of this policy is to ensure that adequate provision is made for waste management facilities within new developments, in order to aid the Council in meeting the challenging waste recycling targets set by WAG.
- 5.392** This policy responds to Strategic Objective 6 and expands on Policy SP 11.
- 5.393** The policy accords with TAN21: *Waste, The National Waste Strategy for Wales: Wise About Waste (2002) and the Regional Waste Plan*.
- 5.394** Targets set out in *Wise About Waste (2002)* mean that the Council is required to be more proactive in managing waste. It is important that new development is designed to incorporate facilities for waste management to encourage waste reduction, recycling, composting and separation at source. This policy will be used to ensure that adequate storage and collection facilities are provided in all appropriate new developments.
- 5.395** The general requirement for all developments will be to provide:
- On-site waste, recycling and composting, separation and storage facilities;
 - Communal waste, recycling and composting, separation and storage facilities for larger developments;
 - Access arrangements for refuse vehicles and personnel for collection purposes.
- 5.396** Facilities provided should be secure, unobtrusive and easily accessible.
- 5.397** Further detailed guidance on matters such as the types of facilities required and their design will be set out in SPG.

Policy WASTE 3

LAND FOR WASTE MANAGEMENT

Land will be allocated for waste management purposes at Lamby Way

- 5.398** The purpose of this policy is to allocate an area of land at the existing Lamby Way waste management site, as shown on the Proposals Map, for waste management purposes.
- 5.399** This policy responds to Strategic Objective 6 and expands on Policy SP 11.
- 5.400** The policy accords with TAN21: *Waste, The National Waste Strategy for Wales: Wise About Waste (2002) and the Regional Waste Plan.*
- 5.401** The need to meet challenging targets set for recycling and composting is driving the change towards more sustainable waste management practices. There is a need to promote waste minimisation, divert waste away from landfill and increase materials recovery, recycling and composting. The drive towards more sustainable waste management practices has seen the provision of materials recovery and composting facilities at the Lamby Way waste management site in recent years. The land allocated may prove appropriate for the location of any new waste management facilities which may be required over the Plan period in order to further the Council's commitment to meeting its waste targets.
- 5.402** Completion of land-filling at the Lamby Way waste management site is likely to take place early in the Plan period. Upon completion of land-filling the majority of the land will be utilised as public open space. However, waste management facilities may be retained on a permanent basis and will need to be integrated into the eventual after-use of the site.
- 5.403** The detailed environmental implications of any specific proposals will need to be individually assessed and, where appropriate, proposals will need to be accompanied by an environmental statement. Consideration will also be given to the likely impacts of any proposal upon the adjoining Severn Estuary SPA, candidate SAC and Ramsar site.

5. Detailed Policies

Appendix 1: Details of New Dwelling Requirement

Appendix 1: Details of New Dwelling Requirement

CARDIFF LOCAL DEVELOPMENT PLAN: NEW DWELLING REQUIREMENT 2006 to 2021			Deposit Plan
Row	Topic/Factor	Note/Source	Dwellings
1	2006 - 2021 Implied Dwelling Requirement	WAG Pop Proj/ LHMA/ Max. Brownfield Apportioning	26,467
ADJUSTMENTS FOR CHANGE IN CURRENT DWELLING STOCK			
2	Add for Demolitions	Past rate 1993 to 2006 assumed to continue to 2021 i.e. 90 dwellings per year	1,350
3a	Add for Change of use from residential losses	Past rate 1996 to 2006 assumed to continue i.e. 11 per year	165
3b	Subtract for Residential to Residential conversions	Monitored 1994 to 06, (36pa), assumed to continue to 2021	-540
4	Total Dwelling Requirement 2006 - 2021	Sum of the 4 items above	27, 442
5	Additional Dwelling Requirement 2006 - 2021 per year	Requirement divided by 15 years	1,829
RESIDENTIAL LANDBANK AT 1st APRIL 2008			
6	Completions 2006 - 2008	Monitored	4,396
7	Under construction	Monitored	1,914
8	With consent and not implemented (at 31-03-08)	Monitored	7,176
9	Subject to Legal Agreement (at 31-03-08)	CCC Records	5,982
10	Requirement less completions & commitments	(Row 4 less the sum of rows 6 to 9)	7,974
ALLOWANCES			
11	Allowance for windfall sites 10 or more units (Less those already	Assumes these come forward at 50% rate for last 10 years (i.e. 1998/9 - 07/8 =	4,523

Appendix 1: Details of New Dwelling Requirement

CARDIFF LOCAL DEVELOPMENT PLAN: NEW DWELLING REQUIREMENT 2006 to 2021			Deposit Plan
Row	Topic/Factor	Note/Source	Dwellings
	subject to Legal Agreement S106)	$((14,360/10)/2) = 718$ units per year to 2021), 13 years to go. Less 4,811 subject to S106. Reasons - falling rate and diminishing opportunities esp. in Cardiff Bay main previous source.	
12	Allowance for changes of use (gains) (Less those already subject to Legal Agreement S106)	Assumes these come forward at the same rate as for the last 10 years (i.e 98/9 to 07/8 = $1474/10 = 147$ units per year to 2021), 13 years to go. Less 57 Subject to S106. Reason - rate fairly uniform.	1,854
13	Allowance for small sites under 10 units (Less those already subject to Legal Agreement S106)	Assumes these come forward at the same as for the last 10 years 98/9 - 07/8 = $1665/10 = 166$ units per year to 2021 (13 years to go). Less 61 subject to S106). Reason rate fairly uniform.	2,097
14	Flexibility Allowance for possible reduced dwelling yield on Brownfield sites in landbank	Market downturn may lead to reduced densities & revised schemes (e.g. less flats, more houses)	-500
15	Total Completions + commitments + windfalls & allowances	(Sum of rows 6 to 9 plus rows 11 to 14)	27,442
16	Balance (requirement) for LDP allocation	Row 4 minus row 15	0

Appendix 2: Tests of Soundness

Procedural Tests		
P1	<p>It has been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme</p>	<p>The Delivery Agreement (DA) contains a timetable for LDP production and the Community Involvement Scheme (CIS) that sets out how and when stakeholders and the community can contribute to preparing the LDP and its SA. Cardiff's DA was originally approved by Council on 16th March 2006 and agreed with the Welsh Assembly Government (WAG) on 25th April 2006. The Delivery Agreement is kept under continual review. On 9th December 2008 WAG agreed amendments to the timetable for preparing and adopting the plan. Placing the LDP on deposit in April 2009 fully accords with the adopted timetable. Additionally, it should be noted that the procedural requirements of the TCP (Local Development Plan) (Wales) Regulations have been conformed with in preparing the plan.</p> <p>In accordance with the DA, the Council engaged with a wide range of groups, organisations and the wider public to assist developing a consensus on the generation of alternative strategies and options together with identifying key issues. Specific measures undertaken included:</p> <ul style="list-style-type: none"> • Invitation to Submit Candidate Sites- April 2006: Invitations were sent out inviting developers, landowners and others with an interest in land to submit sites they wished to be considered for development or reuse through the LDP. In addition a meeting for stakeholders was held on the 11 April 2006 to discuss the Candidate Sites process and a notice was placed in the South Wales Echo and placed on the Council website; • Meetings with Community Councils and adjoining Authorities - April/May/June 2006; • Issues Workshops with wide range of organisations- June 2006, December 2006 & January 2007: Organised as part of the SA/SEA process, these workshops helped gain consensus on the key issues relevant for the SA/SEA and LDP;

Appendix 2: Tests of Soundness

Procedural Tests	
	<ul style="list-style-type: none"> • Consultation on SA Scoping Report- November/December, 2006; • Engagement with key stakeholders through the preparation of various local and regional strategies –ongoing; • Stakeholder Conference- 26th April 2007: Provided an opportunity for LDP stakeholders to receive information on some of the key strategic issues and options to be addressed in the LDP and to influence the LDP at an early stage. Invitations were sent out to all consultation bodies identified in the Council’s DA together with those who submitted candidate sites for consideration; • Engagement with the Cardiff Citizens Panel- July/August 2007: Cardiff Research Centre was commissioned to undertake a consultation into proposals in the Preferred Strategy. The consultation aimed to provide the Council with a snapshot of public opinion on the proposals set out in the draft plan, particularly in terms of gauging opinions from the public on future housing and employment growth options. (The Cardiff Citizens Panel is a group of consists of approximately 1500 members who are broadly representative of the whole city on a range of characteristics including age, gender and geography). The results of this consultation informed the development of preferred housing and employment growth options for the LDP; • Engagement with Cardiff’s Community Planning Partnership- October 2007: The Council’s strategic partnership structure has been established to take forward the new Proud Capital Community Strategy 2007-2017. The Proud Capital Vision Forum took place on 12th October 2007, which is the city’s local strategic partnership of public, private and voluntary sector member’s and included the opportunity to discuss issues relating to the LDP. Issues raised at this Forum informed the ongoing preparation of the LDP; • Consultation on the Preferred Strategy – October/ November 2007: Before finalising the LDP for deposit, the Council published its Preferred Strategy together

Procedural Tests

with the Initial Sustainability Appraisal Report for a 6 weeks period of public consultation from 16 October to 27 November 2007. Consultation enabled anyone with an interest to make representations. The Preferred Strategy, together with the Initial Sustainability Report and the HRA Assessment were made available for inspection at City Hall, County Hall, Central Library and all branch Libraries. In addition all documents were available to view and download on the Council's website. Exhibitions were held throughout the consultation period at County Hall and between 5th and 9th November at City Hall. A supplement was placed in the November 2007 edition of Cardiff's Capital Times Newspaper (a free monthly Council publication delivered to every household in Cardiff) summarising the key issues and details of how people could view the documents and make their comments. Additionally, an advert was placed in the South Wales Echo on the first day of consultation to publicise the start of consultation. Letters/emails were sent out to all consultees included on the online consultation database providing details of the consultation process. An online consultation system was provided to enable consultees to submit their representations online;

- Council Members Briefing Session- 8th October 2008: All Members of the Council were invited to attend an LDP Briefing Session comprising a full briefing on LDP process and content followed by an open discussion session;
- Stakeholder Briefing - 22nd October 2008 and consultee's mailout: A Stakeholder Conference was held at County Hall to provide an update on progress to date, an outline of the forthcoming stages in the LDP, together with an opportunity to raise questions about the LDP process and content. Flip charts were used to capture comments, an open discussion session followed with a summary of the event sent to all consultees on the DA list;
- Council Members Training Session- 14th January 2009: As part of a wider Training Session on Planning issues open to all Members, the opportunity was taken

Appendix 2: Tests of Soundness

Procedural Tests		
		<p>to provide an LDP Briefing on process and current process followed by discussion session;</p> <ul style="list-style-type: none"> • Scrutiny Arrangements- January/February 2009: A working draft of the deposit copy of the LDP was used as the basis for an intensive process of formal internal scrutiny. A Task & Finish Group consisting of the Chairs and other representative from each of the Council’s scrutiny Committees was established to fully consider all aspects of the LDP and report back to the policy review & Performance Committee. Officers from the LDP Team presented elements of the LDP and were cross-examined by Members on the T&F Group in an all-day sitting on 16th January and half-day sitting on 18th January that also included external input from the Countryside Council for Wales 7 environment Agency (Cadw were invited but declined to attend). The findings of the T&F were endorsed by Policy Review Committee of 11th February and views considered by Executive on 5th March, evidenced in a formal response to each of the thirteen recommendations; • Council Members Training Sessions- 28th January & 4th February 2009: Two half day presentations were made available to all Council Members where the LDP process and content were outlined including question/answer sessions; and • LDP Deposit arrangements: When the Cardiff Deposit LDP is placed on Deposit, extensive consultation arrangements have been put in place including the facility for on-line representations using the Limehouse Publishing system, public exhibitions, centre-page insert into, ‘The Capital Times’ that is delivered to every house in Cardiff, production of a user-friendly leaflet that provides a non-technical summary of the LDP and how to make representations, and relevant documents will be made available via the website.
P2	The Plan and its policies have been subjected to	Following stakeholder engagement and consultation, a Scoping Report for Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the Cardiff

Appendix 2: Tests of Soundness

Procedural Tests	
<p>Sustainability Appraisal including Strategic Environmental Assessment</p>	<p>LDP was adopted by the Council's Executive and published in March 2007.</p> <p>An Initial Sustainability Appraisal Report has been prepared and published for consultation as part of the Council's pre-deposit proposals. It shows how SA/SEA has informed the preparation of the Preferred Strategy and details the methodology, process and results of the assessments of the alternative and preferred LDP strategies against the Sustainability Objectives identified in the SA/SEA Scoping Report.</p> <p>A Sustainability Appraisal Report has been prepared and published for consultation as part of the Council's deposit proposals. It shows how SA/SEA has informed the preparation of the LDP and details the methodology, process and results of the assessments of the LDP against the Sustainability Objectives identified in the SA/SEA Scoping Report.</p> <p>The SA/SEA work has been undertaken in-house using its Sustainable Development Unit and employed Levett-Therivel Sustainability Consultants to quality assure the work undertaken (process and content), and provide advice at key stages including how to comply with the strategic Environmental Assessment Regulations.</p>

Consistency Tests	
<p>C1</p> <p>It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or adjoining areas</p>	<p>The LDP has regard to other relevant plans, policies and strategies. Section 2 of the Plan specifically identifies the national, regional and local policy framework within which the LDP has been prepared.</p> <p>The LDP also has regard to the plans of adjoining authorities, namely the adopted Newport and Vale of Glamorgan Unitary Development Plan and deposited Caerphilly and Rhondda Cynon Taff</p>

Appendix 2: Tests of Soundness

Consistency Tests	
	<p>Local Development Plan. Designations in the LDP such as Special Landscape Areas, Green Belt and Mineral-related areas have regard to similar designations in Caerphilly, Rhondda Cynon Taff, Newport and the Vale of Glamorgan. Additionally, the Rhondda Cynon Taff deposited LDP recognises the regional economic benefits of an International Business Park at junction 33.</p> <p>Technical Appendix 1 of the SA/SEA Scoping Report includes a review of plans, policies and programmes from all levels of government (European, national, regional and local) that have been considered in undertaking SA/SEA of the LDP. The LDP identifies and takes account of those aspects that are of significance.</p> <p>The LDP has regard to national policy set out in the Wales Spatial Plan which places Cardiff at the centre of the South East - 'Capital Network' - area of Wales. In this regard the plan recognises that it is important for Wales as a whole that Cardiff becomes significant internationally and that, to achieve this, the City needs to be the focal point of a coherent and successful urban network in South East Wales. In order to ensure the region functions in this way the Plan recognises that it is important to provide an integrated transport solution for the region linked to an appropriate balance of development throughout the region. In this respect the LDP has had regard to the South East Wales Strategic Planning Group Regional Household</p>

Appendix 2: Tests of Soundness

Consistency Tests		
		Apportionment exercise and the development of the Regional Transport Plan.
C2	It has regard to national policy	<p>The policies and proposals contained in the LDP are consistent with national planning policy. Section 3 of the LDP identifies the main elements of national policy which the Council has had regard to in the preparation of the LDP.</p> <p>Technical Appendix 2 of the SA/ SEA Scoping Report includes a review of all national plans, policies and programmes that have been considered in undertaking SA/SEA of the LDP.</p> <p>The LDP takes account of those aspects of national policy that are of significance.</p>
C3	It has regard to the Wales Spatial Plan	<p>The LDP is considered to be consistent with the Wales Spatial Plan. Section 2 of the LDP directly references People Places Futures: The Wales Spatial Plan.</p> <p>The LDP reflects the Spatial Plan's vision, strategy, propositions and actions for Cardiff and the South East Wales Area (The Capital Network).</p> <p>The allocation of an IBP together with housing and transportation improvements within the LDP will help deliver the Spatial Plan's vision to place Cardiff at the centre of the South East - 'Capital Network' - area of Wales, helping to spread prosperity within the area and benefiting other parts of Wales.</p>

Appendix 2: Tests of Soundness

Consistency Tests		
C4	It has regard to the Community Strategy	<p>The LDP has full regard to the Council's Community Strategy. Section 2 of the LDP directly references 'Proud Capital: the Cardiff Community Strategy 2007-2017', and Section 3 (Vision and Objectives) of the LDP builds upon it. In particular, the LDP Vision is based on the economic, social and environmental vision for Cardiff as set in the Community Strategy. These high level visions have been translated into spatial priorities to deliver the vision and provide the context for the Strategic Objectives and Sub Objectives that lie at the heart of the plan. The LDP Strategy and policies set out the means of delivering these objectives.</p>

Coherence and Effectiveness Tests		
CE1	The plan sets out a coherent strategy from which its policies and allocations clearly flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities	<p>Section 4 of the LDP sets out a coherent Strategy which flows from the key issues identified through the review of the national, regional and local policy framework, including the Wales Spatial Plan and the Community Strategy, and the Evidence Base.</p> <p>The LDP Strategy sets the framework within which the Plan's policies and allocations logically flow. The policies and proposals are therefore consistent with the Strategy. Table 1 summarises the linkages between the Key Issues, Objectives and Plan Policies.</p> <p>The strategy takes into account work undertaken at the regional level with neighbouring local authorities on spatial plan area groups and studies. This includes work on apportioning projected household growth in South East Wales, the recommendations of the Regional Waste Plan and the emerging Regional Transport Plan. This process ensures that cross boundary issues for the LDP are consistent with the development plans prepared by neighbouring authorities.</p>

Appendix 2: Tests of Soundness

Coherence and Effectiveness Tests		
		<p>In particular, the overall Strategy and level of growth proposed is considered to strike the right balance having regard to the Evidence Base and also taking account of Cardiff's wider regional responsibilities in adopting an approach that still allows other authorities to fulfil their objectives, and those set out in the Wales Spatial Plan.</p>
CE2	<p>The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base</p>	<p>The strategy, policies and allocations are considered realistic and appropriate having considered all reasonable alternatives (in accordance with the SEA Regulations). At pre-deposit and deposit stages, a multitude of options and alternatives have been considered as part of the SA/SEA process. This process has therefore informed plan preparation and extensive evidence of the consideration of options has already taken place as a fundamental part of the Preferred Strategy stage of the plan preparation process.</p> <p>The strategy, policies and allocations have also been founded on a robust and credible evidence base. They draw upon the available evidence base, including the national regional and local policy context. The Key Issues section of the Plan sets out the assumptions and background to which the Plan's policies and proposals are based. The policies of the Plan are supported by evidence from the evidence base and background studies- a full list of which is available at Appendix 5 of the Plan.</p> <p>Technical Appendix 2 of the SA/SEA Scoping Report also includes a review of the Evidence Base that has been considered in undertaking the SA/SEA of the LDP.</p> <p>The preparation process has also been participative, with the views of key stakeholders being tested through a stakeholder conference, the Council's Citizens Panel and Community Partnership.</p> <p>The extensive process of collecting relevant evidence has demonstrated that it is not always possible to reach absolute consensus on all issues and in some cases, different evidence sources may point to different conclusions. However, the LDP's Strategy, policies and</p>

Appendix 2: Tests of Soundness

Coherence and Effectiveness Tests		
		allocations have taken full account of all relevant information available and where judgements have been made, full reasoning is set out within the document and supporting information to demonstrate how conclusions are realistic and appropriate having regard to the evidence base.
CE3	There are clear mechanisms for implementation and monitoring	<p>The LDP sets out clear mechanisms for implementing and monitoring the effectiveness of the Plan. This will form the basis for review of the Plan where necessary.</p> <p>The Annual Monitoring Report is the principle mechanism through which the implementation of policies in the LDP are measured. Each strategic objective is monitored via a specific indicator. This is illustrated in the Policy Monitoring Table (Table 2 of the LDP). This table also illustrates which plan policies are relevant to the objectives.</p> <p>Where clear mechanisms for implementation are not readily demonstrable at this moment, proposals have not been included within the LDP. For example, the Preferred Strategy contained some transportation proposals which at the time of writing this document have not been sufficiently developed to include as specific land requirements and means of delivering are yet to be resolved. In such cases, policies contained in the LDP will be used to help assess such proposals should they emerge during the plan period.</p> <p>Section 3 and Table 2 of the LDP identify the mechanisms for implementation and monitoring of the LDP.</p>
CE4	It is reasonably flexible to enable it to deal with changing circumstances	The LDP has been specifically designed to provide a flexible policy framework. It is considered sufficiently flexible to deal with unexpected changes in circumstances and has been prepared during a period that has seen economic changes, thereby allowing consideration of the flexibility of the policy response.

Coherence and Effectiveness Tests

Each policy and proposal has been developed to allow for flexibility and to ensure their endurance. They have been written in a generic form wherever possible to enable a robust and consistent framework that can be applied across a variety of sites.

There is a flexibility allowance built into both the Housing Requirement and Housing Supply calculations (See Appendix 1 of the Deposit LDP for details) and it should be noted that the residual windfall annual allowance to meet the overall housing requirement is extremely low compared to known past rates. Meanwhile a range and choice of employment opportunities provide significant flexibility in the other key area of future growth.

However, it should be noted that with regard to levels of growth that there is no current shortage of either housing or employment land. Additionally, it is not considered appropriate to respond to the current downturn by allocating more land to seemingly add flexibility- this is considered a dangerous approach that has the potential to undermine the delivery of other authority's aspirations and Wales Spatial Plan objectives when the market shows signs of recovery.

Finally, the AMR provides a key mechanism to monitor the delivery of the LDP. This will be used to assess whether a review is necessary in case of a change in circumstances.

Appendix 2: Tests of Soundness

Appendix 3: List of background Papers and SPG

Background Papers

Title	Timescale	LDP Policy
• Population and Housing	Programmed for completion by deposit	SP3 (A): New Dwelling Requirement
• International Business Park	Programmed for completion by deposit	SP3 (B): Employment Sites
• District and Local Centres	Programmed for completion by deposit	SP8: Sustainable Communities
• Minerals	Programmed for completion by deposit	SP10: Minerals and Aggregates

Supplementary Planning Guidance (SPG)

Title	Timescale	LDP Policy
• Sustainable Design Guidance – incorporating the existing Energy Efficient Design for New Residential Developments	• Programmed for completion after deposit.	• SP1: Sustainable Development Principles
• Infilling/Intensification Guidance	• Programmed for completion after deposit	• SP1: Sustainable Development Principles • SP2: High Quality, Sustainable Design
• Tall Buildings Guidance	• Current draft SPG to the Local Plan to be revised after deposit.	• SP1: Sustainable Development Principles • SP2: High Quality, Sustainable Design

Appendix 3: List of background Papers and SPG

Title	Timescale	LDP Policy
<ul style="list-style-type: none"> Residential Design Guidance 	<ul style="list-style-type: none"> Current adopted SPG to the Local Plan to be revised after deposit. 	<ul style="list-style-type: none"> SP1: Sustainable Development Principles SP2: High Quality, Sustainable Design
<ul style="list-style-type: none"> Householder Design Guidance 	<ul style="list-style-type: none"> Current adopted SPG to the Local Plan to be revised after deposit. 	<ul style="list-style-type: none"> SP1: Sustainable Development Principles SP2: High Quality, Sustainable Design
<ul style="list-style-type: none"> City Centre Design Guidance 	<ul style="list-style-type: none"> Current adopted SPG to the Local Plan to be revised after deposit. 	<ul style="list-style-type: none"> SP1: Sustainable Development Principles SP2: High Quality, Sustainable Design
<ul style="list-style-type: none"> Shop Fronts and Signs Guidance 	<ul style="list-style-type: none"> Current adopted SPG to the Local Plan to be revised after deposit. 	<ul style="list-style-type: none"> SP2: High Quality, Sustainable Design
<ul style="list-style-type: none"> Public Art Guidance 	<ul style="list-style-type: none"> Current adopted SPG to the Local Plan to be revised after deposit. 	<ul style="list-style-type: none"> SP1: Sustainable Development Principles SP2: High Quality, Sustainable Design
<ul style="list-style-type: none"> Protection of Employment Land and Premises for Business, Industry and Warehousing 	<ul style="list-style-type: none"> Current adopted SPG to the Local Plan to be revised after deposit. 	<ul style="list-style-type: none"> SP3B: Employment Sites
<ul style="list-style-type: none"> Central Shopping Area Frontages 	<ul style="list-style-type: none"> Programmed for completion after deposit 	<ul style="list-style-type: none"> SP3C: Central and Bay Business Areas
<ul style="list-style-type: none"> Food Drink and Leisure Uses 	<ul style="list-style-type: none"> Current adopted SPG to the Local Plan to be revised after deposit. 	<ul style="list-style-type: none"> SP3C: Central and Bay Business Areas

Appendix 3: List of background Papers and SPG

Title	Timescale	LDP Policy
<ul style="list-style-type: none"> • Action Area Briefs ○ Central Square ○ Adam Street/Tyndall street ○ Dumballs Road ○ Roath Basin South ○ International Sports Village (ISV) ○ Land South of Ely Bridge 	<ul style="list-style-type: none"> • Programmed for preparation over the plan period 	<ul style="list-style-type: none"> • SP3D: Action Areas
<ul style="list-style-type: none"> • Access Circulation and Parking Requirements 	<ul style="list-style-type: none"> • Current draft SPG to the Local Plan to be revised after deposit. 	<ul style="list-style-type: none"> • SP4: Transportation
<ul style="list-style-type: none"> • Developer Contributions for Transport 	<ul style="list-style-type: none"> • Current draft SPG to the Local Plan to be revised after deposit. 	<ul style="list-style-type: none"> • SP4: Transportation
<ul style="list-style-type: none"> • Biodiversity 	<ul style="list-style-type: none"> • Current draft SPG to the Local Plan to be revised after deposit. 	<ul style="list-style-type: none"> • SP6: Natural Heritage
<ul style="list-style-type: none"> • Trees and Development 	<ul style="list-style-type: none"> • Current adopted SPG to the Local Plan to be revised after deposit. 	<ul style="list-style-type: none"> • SP6: Natural Heritage
<ul style="list-style-type: none"> • Historic Environment incorporating current Archaeologically Sensitive Areas Guidance 	<ul style="list-style-type: none"> • Programmed for completion after deposit 	<ul style="list-style-type: none"> • SP7: Built Heritage
<ul style="list-style-type: none"> • Affordable Housing 	<ul style="list-style-type: none"> • Current adopted SPG to the Local Plan to be revised after deposit. 	<ul style="list-style-type: none"> • SP8: Sustainable Communities
<ul style="list-style-type: none"> • Community Facilities and Residential Development 	<ul style="list-style-type: none"> • Current adopted SPG to the Local Plan to be revised after deposit. 	<ul style="list-style-type: none"> • SP8: Sustainable Communities

Appendix 3: List of background Papers and SPG

Title	Timescale	LDP Policy
<ul style="list-style-type: none"> • Open Space 	<ul style="list-style-type: none"> • Current adopted SPG to the Local Plan to be revised after deposit. 	<ul style="list-style-type: none"> • SP8: Sustainable Communities
<ul style="list-style-type: none"> • Developer Contributions for School Facilities 	<ul style="list-style-type: none"> • Current adopted SPG to the Local Plan to be revised after deposit. 	<ul style="list-style-type: none"> • SP8: Sustainable Communities
<ul style="list-style-type: none"> • Childcare Facilities 	<ul style="list-style-type: none"> • Current adopted SPG to the Local Plan to be revised after deposit. 	<ul style="list-style-type: none"> • SP8: Sustainable Communities
<ul style="list-style-type: none"> • Waste Collection and Storage Facilities 	<ul style="list-style-type: none"> • Current adopted SPG to the Local Plan to be revised after deposit. 	<ul style="list-style-type: none"> • SP11: Waste
<ul style="list-style-type: none"> • Locating Waste Management Facilities 	<ul style="list-style-type: none"> • Current adopted SPG to the Local Plan to be revised after deposit. 	<ul style="list-style-type: none"> • SP11: Waste

Appendix 4: Central Shopping Area Protected Frontages

Appendix 5: Evidence Base and References

Source	Document
Atkins	Strategic Flood Consequence Assessment Scoping Report
Cambridge Econometrics	Economic Forecasts for Cardiff (June 2006)
Cardiff Community Safety Partnership	As Safe as Houses? Crime and the Built Environment (May 2006)
Cardiff Council	Allotment Strategy for Cardiff (March 2005)
Cardiff Council	Carbon Management Programme
Cardiff Council	Cardiff Biological Database
Cardiff Council	Cardiff Business and Industrial Landbank Monitoring July 2008 (2008)
Cardiff Council	Cardiff Business Class Office Development (2007)
Cardiff Council	Cardiff Economic Strategy: A Competitive Capital 2007-2012 (2007)
Cardiff Council	Cardiff Housing Monitoring Schedule 2006 (April 2006)
Cardiff Council	Cardiff Housing Monitoring Schedule 2008 (April 2008)
Cardiff Council	Cardiff Out of Centre Retail Stores July 2008 (2008)
Cardiff Council	Cardiff Strategic Tourism Growth Area Action Plan 2008
Cardiff Council	Cardiff Unitary Development Plan (to 2016): Deposited Written Statement (October 2003)
Cardiff Council	Changing Climate, Changing Places Pilot Project
Cardiff Council	City Centre Performance Report 2007 (2007)
Cardiff Council	City Centre Strategy 2007-2010 (September 2007)
Cardiff Council	City of Cardiff Local Plan (Including Waste Policies) (January 2006)

Appendix 5: Evidence Base and References

Source	Document
Cardiff Council	Conservation Area Appraisals
Cardiff Council	Contaminated Land Inspection Strategy (2002)
Cardiff Council	Detailed Assessment and Air Quality Management Area Review (2006)
Cardiff Council	Local Housing Strategy 2007-2012 (April 2008)
Cardiff Council	Local Transport Plan 2000-2016 (August 2000)
Cardiff Council	Neighbourhood Improvement Programme (March 2007)
Cardiff Council	Open Space Assessment 2007
Cardiff Council	Open Space Survey 2009
Cardiff Council	Parks and Green Spaces Strategy 2007
Cardiff Council	LDP Preferred Strategy Report (October 2007)
Cardiff Council	Proud Capital: Community Strategy 2007-17 (2007)
Cardiff Council	Revised Welsh Language Scheme (2006)
Cardiff Council	River Ely Action Plan (April 2006)
Cardiff Council	River Taff Corridor Action Plan (April 2007)
Cardiff Council	South Glamorgan (Cardiff Area) Minerals Local Plan (June 1997)
Cardiff Council	South Glamorgan (Cardiff Area) Replacement Structure Plan 1991-2011 (April 2007)
Cardiff Council	The 2007 Landscape Study of Cardiff (2007)
Cardiff Council	The Landscape Study of Cardiff 1999 (1999)
Cardiff Council	The Review of Landscape Character Areas Study (2008)
Cardiff Council	Cardiff Local Biodiversity Action Plan (December 2008)
Cardiff Council (Cardiff Research Centre)	Cardiff Council Annual Omnibus Survey (2008)

Appendix 5: Evidence Base and References

Source	Document
Cardiff Council (Cardiff Research Centre)	Monthly Unemployment Statistics (November 2008)
Cardiff Council and Children and Young People's Partnership	Cardiff Children and Young People's Plan 2008-11 (2008)
Cardiff Council, Cardiff University, UWIC and Glamorgan University	Cardiff Student Community Plan (2008)
Cardiff Health Alliance	Working Towards a Healthy City: Health, Social Care and Well Being Strategy 2008-2011 (2008)
CIRIA	The SUDS Manual (2007)
Colliers CRE	District and Local Centre Floorspace Survey (September 2008)
Colliers CRE	Retail Capacity Study (2009)
Department for Communities and Local Government	Code for Sustainable Homes: Technical Guidance (October 2008)
Department for Communities and Local Government	The Community Infrastructure Levy (August 2008)
Department for Transport	Manual for Streets (March 2007)
DTZ	Cardiff Employment Land Study (February 2008)
European Institute for Urban Affairs	Cardiff: A Competitive European City? (2006)
Fordham Research	Cardiff & Vale of Glamorgan Survey and Assessment of Gypsy and Traveller Accommodation (2008)
Fordham Research	Cardiff Local Housing Assessment 2007/08 (2007)
Glamorgan County Council	Glamorgan County Development Plan (Area No.2) (March 1963)
Land Registry	House Price Index (2008)
Local Government Data Unit	Welsh Index of Multiple Deprivation 2008 (2008)
MAFF	Agricultural Land Classification of England and Wales (1988)

Appendix 5: Evidence Base and References

Source	Document
Mid Glamorgan County Council	Mid Glamorgan County Structure Plan Incorporating Proposed Alterations No.1 (September 1989)
Mid Glamorgan County Council	Mid Glamorgan Replacement Structure Plan (Modifications to the Plan Including Recommendations of the EIP Panel) (January 1996)
Mid Glamorgan County Council	Minerals Local Plan for Limestone Quarrying (June 1996)
NOMIS	Annual Business Inquiry 2006 (2006)
OCC	Stern Review on the Economics of Climate Change (October 2006)
ONS	2001 Census of Population
ONS	Annual Population Survey (2007)
ONS	National Statistics (Various)
South East Wales Regional Waste Group	South East Wales Regional Waste Plan 1st Review (2008)
Sewta	Draft Regional Transport Plan (2009)
South East Wales Strategic Planning Group	Strategic Planning Guidance for South East Wales (2000)
South East Wales Strategic Planning Group	South East Wales Regional Housing Apportionment Memorandum of Understanding (March 2007)
South Wales Police	Local Crime Mapping (2008)
SWRAWP	Annual Report 2007 (2008)
SWRAWP	Regional Technical Statement for the area covered by The South Wales Aggregates Working Party (October 2008)
Taff Ely Borough Council	Taff Ely Local Plan 1995-2006 (Including Waste Policies) Deposit Draft (March 1995)
Welsh Assembly Government	2003-Based National and Sub-national Household Projections for Wales (2006)

Appendix 5: Evidence Base and References

Source	Document
Welsh Assembly Government	2007 Joint Housing Land Availability Study (2007)
Welsh Assembly Government	Children and Young People: Rights to Action (2004)
Welsh Assembly Government	Circular 30/2007 Planning for Gypsy and Traveller Caravan Sites (December 2007)
Welsh Assembly Government	Local Development Plan Manual (June 2006)
Welsh Assembly Government	Local Development Plans Wales (2005)
Welsh Assembly Government	Minerals Planning Policy Wales (December 2000)
Welsh Assembly Government	Minerals Planning Policy Wales Technical Advice Note (Wales) 1: Aggregates (March 2004)
Welsh Assembly Government	Minerals Planning Policy Wales Technical Advice Note (Wales) 2: Coal (January 2009)
Welsh Assembly Government	Interim Marine Aggregates Dredging Policy (November 2004)
Welsh Assembly Government	Ministerial Interim Planning Policy Statement 02/2005 Planning for Retailing and Town Centres (November 2005)
Welsh Assembly Government	Ministerial Interim Planning Policy Statement 01/2006 Housing (June 2006)
Welsh Assembly Government	Ministerial Interim Planning Policy Statement 01/2008 Planning for Good Design (January 2008)
Welsh Assembly Government	One Wales: Connecting the Nation - The Wales Freight Strategy (2008)
Welsh Assembly Government	One Wales: Connecting the Nation - The Wales Transport Strategy (2008)
Welsh Assembly Government	People, Places, Futures: The Wales Spatial Plan 2008 Update (July 2008)
Welsh Assembly Government	Planning Policy Wales (March 2002)
Welsh Assembly Government	Planning Policy Wales Companion Guide (June 2006)

Appendix 5: Evidence Base and References

Source	Document
Welsh Assembly Government	Planning Policy Wales Technical Advice Note 1: Joint Housing Land Availability Studies (June 2006)
Welsh Assembly Government	Planning Policy Wales Technical Advice Note 2: Planning and Affordable Housing (June 2006)
Welsh Assembly Government	Planning Guidance (Wales) Technical Advice Note (Wales) 5: Nature Conservation and Planning (November 2006)
Welsh Assembly Government	Planning Guidance (Wales) Technical Advice Note (Wales) 6: Agricultural and Rural Development (June 2000)
Welsh Assembly Government	Planning Policy Wales Technical Advice Note 8: Planning for Renewable Energy (July 2005)
Welsh Assembly Government	Planning Policy Wales Technical Advice Note 12: Design (2002)
Welsh Assembly Government	Planning Policy Wales Technical Advice Note 15: Development and Flood Risk (July 2004)
Welsh Assembly Government	Planning Guidance (Wales) Technical Advice Note (Wales) 16: Sport and Recreation (March 1998)
Welsh Assembly Government	Draft Revised Technical Advice Note 16: Sport, Recreation and Open Space (July 2006)
Welsh Assembly Government	Planning Policy Wales Technical Advice Note 18: Transport (March 2007)
Welsh Assembly Government	Planning Policy Wales Technical Advice Note 21: Waste (November 2001)
Welsh Assembly Government	Road Safety Strategy for Wales (January 2003)
Welsh Assembly Government	The Affordable Housing Toolkit (June 2006)
Welsh Assembly Government	Walking and Cycling Strategy for Wales (December 2003)
Welsh Assembly Government	Wise About Waste: The National Waste Strategy for Wales (June 2002)
Welsh Development Agency	Property Strategy for Employment in Wales 2004-2008 (2004)

Appendix 5: Evidence Base and References

Source	Document
Welsh Office	Circular 16/94 Planning Out Crime (1994)
Welsh Office	Circular 60/96 Planning and the Historic Environment: Archaeology (December 1996)
Welsh Office	Circular 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas (December 1996)
Welsh Office	Circular 13/97 Planning Obligations (1997)
Welsh Office	Circular 1/98 Planning and the Historic Environment: Directions by the Secretary of State for Wales (February 1998)
Welsh Office	Planning Guidance (Wales) Technical Advice Note (Wales) 4: Retailing and Town Centres (November 1996)
Welsh Office	Planning Guidance (Wales) Technical Advice Note (Wales) 13: Tourism (1997)

Appendix 5: Evidence Base and References

Appendix 6: Glossary of Terms

Glossary of Terms

Adopted Plan

The final, statutorily approved legal version of the Local Development Plan.

Adoption

The final confirmation of a development plan status by a local planning authority (LPA).

Annual Monitoring Report (AMR)

A report submitted to the Welsh Assembly Government by the local planning authorities which assess the effectiveness of the LDP against a set of indicators and targets.

Baseline

A description of the present state of the area against which to measure change.

Candidate Sites

The LDP Manual (Welsh Assembly Government 2006) recommends that local planning authorities engage with developers and landowners at the evidence gathering stage of the LDP process to obtain information about potential development sites that may be included in the plan.

Accordingly, in April 2006, the Council formally invited developers, landowners, agents, Council departments and others with an interest in land to submit sites they wished to be considered for development or reuse through the LDP, for a range of uses, including housing, employment, retail, leisure, waste, transport (e.g. park and ride sites), open space and other community uses. Sites were required to be at least 0.4 hectares, unless proposed to accommodate 15 or more dwelling units or 500 square metres of office, leisure or retail floorspace.

Commitments (or committed development)

All land with current planning permission or allocated in adopted development plans for development (particularly residential development).

Community Involvement Scheme (CIS)

The CIS identifies how the LPA intends to involve consultation bodies and the public in the preparation of the LDP. The CIS is submitted to the Assembly Government as part of the Delivery Agreement for its agreement.

Appendix 6: Glossary of Terms

Community Strategy

Local authorities are required by the Local Government Act 2000 to prepare these, with the aim of improving the social, environmental and economic well being of their areas.

Conservation Area

Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.

Conservation Area Character Appraisal

A published document defining the special architectural or historic interest that warranted the area being designated.

Conversions

Generally means the physical work necessary to change of use of a building from a particular use, classified in the use classes order, to another use. Can also mean the sub-division of residential properties into self-contained flats or maisonettes.

Delivery Agreement

A document comprising the local planning authorities timetable for the preparation of the LDP together with its Community Involvement Scheme, submitted to the Assembly Government for agreement.

Deposit

A formal stage of consultation in which comments are invited on the full draft LDP.

Deposit LDP

A full draft of the Local Development Plan which undergoes a formal consultation period.

Evidence Base

The information and data gathered by the LPA to justify the "soundness" of the policy approach set out in the Local Development Plan, including physical, economic, and social characteristics of an area.

Final Sustainability Report

A term used to refer to the Sustainability Appraisal Report, produced at the deposit stage. It shows how SA/SEA has informed the preparation of the LDP and details the methodology, process and results of the LDP against the Sustainability Objectives identified in the SA/SEA Scoping Report.

Housing Land Availability (HLA)

The total amount of land reserved for residential use awaiting development.

Independent Examination

The process by which a planning inspector may publicly examine the Local Development Plan to ensure the plan is sound before issuing a binding report.

Initial Sustainability Appraisal Report

A term used to refer to the Sustainability Appraisal Report, produced at the Preferred Strategy stage. This assesses the LDP options against the Sustainability Appraisal framework. The report is then expanded at the Deposit LDP stage and finalised alongside the Adoption Statement.

Inspector's Report

The findings of the Inspector, following an independent examination of the LDP, set out in a report that is binding upon the LPA.

Key Diagram

The diagrammatic interpretation of the LDP's spatial strategy.

Listed Building

A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures.

Local Development Plan (LDP)

The required statutory development plan for each local planning authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004.

A land use plan that is subject to independent examination, which will form the statutory development plan for a local authority area. It should include a vision, strategy, area wide policies for development types, land allocations, and where necessary policies and proposals for key areas of change and protection.

Local Development Plans Wales (LDPW)

Planning policy guidance document from the Assembly Government on the preparation of Local Development Plans.

Local Listing (or Building of Local Importance).

Appendix 6: Glossary of Terms

A locally important building valued for contribution to local scene or for local historical situations but not meriting listed building status.

Local Nature Reserve.

Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.

Local Planning Authority (LPA)

A planning authority responsible for the preparation of the LDP.

Mitigation

Measures to avoid, reduce or offset significant adverse effects.

Objectives and Indicators

Objectives are what the LDP is trying to achieve, and indicators are measures that show whether or not objectives are being achieved. They can be used to help show whether planning policy is effective, or be used in helping to conduct a Sustainability Appraisal.

Planning Gain

The benefits or safeguards, often for community benefit, secured by way of a planning obligation as part of a planning approval and usually provided at the developer's expense. For example, affordable housing, community facilities or mitigation measures.

Planning Obligations and Agreements

Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken. For example, the provision of highways. Sometimes called "Section 106" agreements.

Planning Policy Wales

Issued by the Welsh Assembly Government setting out its national land use policies on different areas of planning.

Pre Deposit proposals documents

These include the vision, strategic options, preferred strategy, key policies, and the Sustainability Appraisal report

Pre deposit stage

The strategic Options and Preferred Strategy stage of LDP preparation.

Proposals Map

A component of the Local Development Plan showing the location of proposals on an Ordnance Survey base map.

Protected Species

Plants and animal species afforded protection under certain Acts and Regulations.

Ramsar Sites

Sites designated under the Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.

Scheduled Ancient Monument

Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.

Scoping SA

The process of deciding the scope and level of detail of a Sustainability Appraisal, including sustainability effects and options which need to be considered, the assessment methods to be used, and the structure and contents of the SA Report.

Section 106 Agreement

A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

Sites of Importance for Nature Conservation (SINC)

Locally important sites of nature conservation adopted by local authorities for planning purposes. (See also Local Nature Reserve).

Site of Special Scientific Interest (SSSI)

A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features.

Soundness

Appendix 6: Glossary of Terms

To be considered sound, a Local Development Plan must be justified (founded on robust and credible evidence and be the most appropriate strategy) and effective (deliverable, flexible and able to be monitored).

There are ten tests of soundness set out in guidance issued by the Welsh Assembly Government and the Planning Inspectorate against which the LDP will be assessed.

Special Area Of Conservation (SAC)

A site designated under the European Community Habitats Directive, to protect internationally important natural habitats and species.

Special Protection Areas (SPA)

Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.

Stakeholders

Interests directly affected by the LDP (and/ or SEA) - involvement generally through representative bodies.

Strategic Environmental Assessment (SEA)

Generic term used to describe environmental assessment as applied to policies, plans and programmes. The SEA Regulations require a formal "environmental assessment of certain plans and programmes, including those in the field of planning and land use."

Submission

Formal stage when the LDP is submitted to the Welsh Assembly Government for independent examination by a government-appointed planning inspector.

Supplementary Planning Guidance (SPG)

Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan.

Wales Spatial Plan (WSP)

A plan prepared and approved by the National Assembly for Wales under S60 of the Act, which sets out a strategic framework to guide future development and policy interventions, whether or not these relate to formal land use planning control. Under S62 (5) (b) of the Act a local planning authority must have regard to the WSP in preparing an LDP.

Windfall Site

Appendix 6: Glossary of Terms

A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context.

Appendix 6: Glossary of Terms

Appendix 7: Abbreviations

Acronym	Abbreviation
AA	Appropriate Assessment
ALC	Agricultural Land Classification
AMR	Annual Monitoring Report
AQMA	Air Quality Management Area
BREEAM	Building Research Establishment Environmental Assessment Method
CIS	Community Involvement Scheme
CSA	Central Shopping Area
DA	Delivery Agreement
EIA	Environmental Impact Assessment
HRA	Habitats Regulation Assessment
IBP	International Business Park
ISV	International Sports Village
LBAP	Local Biodiversity Action Plan
LDP	Local Development Plan
LDPW	Local Development Plans Wales
LHMA	Local Housing Market Assessment
LNR	Local Nature Reserve
MIPPS	Ministerial Interim Planning Policy Statements
MPA	Minerals Planning Authority
MPPW	Minerals Planning Policy Wales
MTAN	Minerals Technical Advice Note
NAW	National Assembly Wales
PPW	Planning Policy Wales
PSF	Protected Shopping Frontages

Appendix 7: Abbreviations

Acronym	Abbreviation
RAWP	(South Wales) Regional Aggregates Working Party
RCT	Rhondda Cynon Taf
RIGS	Regionally Important Geological Sites
RTP	Regional Transport Plan
RWP	(South East Wales) Regional Waste Plan
SA	Sustainability Appraisal
SAC	Special Area of Conservation
SEA	Strategic Environmental Assessment
SEWSPG	South East Wales Strategic Planning Group
Sewta	South East Wales Transport Alliance
SINC	Sites of Importance for Nature Conservation
SLA	Special Landscape Area
SPA	Special Protection Area
SPG	Supplementary Planning Guidance
SPGSEW	Strategic Planning Guidance for South East Wales
SSSI	Site of Special Scientific Interest
SUDS	Sustainable Urban Drainage Systems
TAN	Technical Advice Note
UWIC	University of Wales Institute Cardiff
WECTU	Wales Extremism and Counter Terrorism Unit
WAG	Welsh Assembly Government
WSP	Wales Spatial Plan