

**Cardiff LDP-
Options for
Growth**

DLP BRIEFING NOTE 53

Prepared by
DLP Planning Ltd

May 2011





DLP Planning Ltd

Bedford
Sheffield
London
Bristol
Cardiff

Disclaimer

DLP Consulting Group Ltd, and its constituent companies disclaims any responsibility to the client and others in respect of matters outside the scope of this Report. This Report has been prepared with reasonable skill, care and diligence, is the property of DLP Consulting Group, and is confidential to the client, DLP Consulting Group Ltd accepts no responsibility of whatsoever nature to third parties, to whom this report has been provided.

Cardiff City and County Council have recently commenced the latest stage of consultation on their **Local Development Plan 2006-2026**, namely on options for growth and possible development sites.

As set out in overarching national guidance, the starting point for the growth options is the Welsh Assembly Government (WAG)'s 2008-based household projections, which show a growth in the number of dwellings from 136,741 in 2008 to 187,302 by 2026. Should the Council depart from these figures in the eventual LDP, their decision needs to be based on a clear rationale and robust evidence base.

Three growth options have been proposed at this stage, although the Council have made it clear that the **Preferred Strategy** (scheduled for October 2011) can include a different option, if appropriate. These options are:-

- *Option A: about 54,400 new homes and 55,000 new jobs (based on WAG projection)*
- *Option B: about 45,400 new homes and 40,000 new jobs (assumes proportion of migrants will live outside the authority, based on other local data)*
- *Option C: about 36,500 new homes and 26,000 new jobs (apparently based on net migration of +600 people p.a.)*

Salient to this, the Council have set out their known housing supply to April 2010:-

- Completions: 6,780
- Under construction: 1,216
- Consented or pending legal agreement: 12,034
- Adjustment to the committed land bank in light of market changes: -3000
- Future subdivision, based on rate over the previous 7 years: 1,587
- Windfall sites (excluding committed land bank): 5,345
- Change of Use, based on previous years: 817
- Losses, based on previous rates: -972
- TOTAL: 23,807

Closer examination of the household projections shows that if Cardiff has 'zero net migration' in the plan period, there would still be 165,365 households in the city by 2026, i.e. an increase in the number of dwellings of 28,624, at an annual average of 1,590 over the 18 year period to 2026.

Another critical matter is the vacancy rate. Even with efforts to reduce the number of empty homes, it is natural that a proportion of dwellings will be vacant at any time, and this should be factored into calculations. Adding a vacancy rate as low as 3% would require almost 33,000 new homes over the lifetime of the plan *just to meet the 'zero net migration' projection*, let alone the higher variant projections.

One issue that will influence the final option taken is the relationship with other local authorities. The political message emanating from Members is that the surrounding region should accommodate a proportion of the projected household growth. To some extent, other authorities, particularly in the valleys area, will agree with this approach, as their strategy for regeneration and growth would rely on population growth and associated inward investment. Nonetheless, the 2008-based projections project limited growth in households in the neighbouring authorities compared with Cardiff.

Of the authorities that comprise the South East Wales planning group, two (Caerphilly and Rhondda Cynon Taf) have adopted LDPs, whilst the other seven are in the process of preparing theirs. By comparing the latest version of each of these LDPs with the household projections, it can be seen that it is incorrect to assume that each Authority is in a position to accommodate a proportion of the growth that is projected to occur in Cardiff.

Having had one LDP abandoned already once submitted for examination, it is critical that the Council produce an LDP that can be judged sound by an Inspector. The Tests of Soundness include the LDP being in conformity with the community strategy, underpinned by a robust evidence base and having regard to both national policy and plans and policies pertaining both to the local area and adjoining areas. Therefore, the forthcoming Preferred Strategy and the correct option for growth is hugely significant.

The draft community strategy includes such priorities as *"Provide the level of urban design, infrastructure and connectivity required to make Cardiff a great place to work and do business"* and *"Ensure the provision of high quality, sustainable and affordable housing"* with an overall vision that *"By 2020... Cardiff will be a world class European capital city with an exceptional quality of life at the heart of a thriving city region"*. It is worth considering how a low-growth option tallies with these aims. Moreover, from the discussions at recent stakeholder events at County Hall, some bodies are already mentioning an Option D (essentially no growth!).

The Candidate Site Register includes 112 possible development sites that have been promoted by landowners and developers. These range from small brownfield sites to very large greenfield releases. According to the Council, these sites could accommodate very approximately 20,000 dwellings.

Alongside the growth options, the Council are asking for comments on the general approach to delivering the housing (and the jobs, which are easy to overlook but the significance of which should not be underestimated) as well as site-specific representations.

DLP Planning has not submitted candidate sites and as such can take a balanced view of all these issues. We have a wealth of experience at development plan inquiries and regional strategy examinations, including a national reputation for our demographic modelling and analysis. Should you have any concerns about the various options for growth, such as the numbers themselves, the spatial impact of these figures and how it can be accommodated and delivered, or if you would like assistance in making representations on the candidate site register and options, please contact Matthew Hard (matthew.hard@dlpconsultants.co.uk) at the Cardiff office.

If you require more information or would like to discuss the issues mentioned in further detail please contact:

Bedford (Design)

3rd Floor
8 Goldington Road
Bedford
MK40 3LG
T 01234 261 266
F 01234 347 413

Bedford (Planning)

4 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH
T 01234 832 740
F 01234 831 266

Bristol

2A High Street
Thornbury
Bristol
BS35 2AQ
T 01454 410 380
F 01454 410 389

London

1st Floor Holborn Gate
330 High Holborn
London
WC1V 7QT
T 020 7849 6979
F 020 7203 6701

Cardiff

Sophia House
28 Cathedral Road
Cardiff
CF11 9LJ
T 029 2064 6810

Sheffield

11 Paradise Square
Sheffield
S1 2DE
T 0114 228 9190
F 0114 272 1947

briefings

BEDFORD

DLP Planning Ltd
4 Abbey Court
Fraser Road
Priory Business Park
Bedford
MK44 3WH

t 01234 832 740
f 01234 831 266

bedford@dlpconsultants.co.uk

DLP Design Ltd
8 Goldington Road
Bedford
MK40 3LG

t 01234 261 266
f 01234 347 413

bedford@dlp-design.co.uk

BRISTOL

DLP Planning Ltd
DLP Transportation Ltd
2A High Street
Thornbury
Bristol
BS35 2AQ

t 01454 410 380
f 01454 410 389

bristol@dlpconsultants.co.uk

CARDIFF

DLP Planning Ltd
28 Cathedral Road
Cardiff
CF11 9LJ

t 029 2064 6810

cardiff@dlpconsultants.co.uk

LONDON

1st Floor
Holborn Gate
330 Holborn Gate
London
WC1C 7QT

t 020 7849 6979
f 020 7203 6701

London@dlpconsultants.co.uk

SHEFFIELD

11 Paradise Square
Sheffield
S1 2DE

t 0114 228 9190
f 0114 272 1947

sheffield@dlpconsultants.co.uk

