

Inspector Matters Arising Changes

MAC Number	Chapter	Deposit Policy / Para No	Hearing Session	Proposed Change June 2015
Inspector MAC1	4	Policy KP3 (A): Green Belt	<p>Hearing Session 20: Green Belt</p> <p>Action Point 1 – note this MAC has been requested by the Inspectors and the Council’s response is set out in its formal reply to this Action Point.</p>	<p>Delete Policy KP3 (A) and reasoned justification and replace with new KP3(A) Green Wedge</p> <p>KP3(A): GREEN BELT</p> <p>In order to strategically manage the urban form of Cardiff and to protect the setting of the urban area, a Green Belt is proposed on land North of the M4 as shown on the Proposals Map. Within this area development which prejudices the open nature of this land will not be permitted. Positive biodiversity, landscape, climate change mitigation and informal recreational management and enhancement measures will be encouraged in this area to further enhance the long term role of the area as a key natural resource benefiting the city.</p>

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				<p>4.69 Together with Key Policy KP3(B), this Policy seeks to strategically manage the future built form of Cardiff's urban area. Supporting Document 3 evidences the assessment of the potential for a Green Belt in Cardiff. It concludes that designation is considered appropriate for Cardiff and would accord with national guidance relating to Green Belts as set out in Planning Policy Wales (PPW).</p> <p>4.70 Importantly, given that the Plan proposes some significant greenfield releases, this Policy provides some longer term certainty as to the future urban form of the city. In this respect, it should be noted that land within a Green Belt should be protected for a longer period than the Plan period. This is also a reason why a Green Belt policy is required rather than a Green Wedge policy which would not give the long-term protection considered necessary to effectively manage urban form.</p> <p>4.71 The designated area forms land North of the M4 in Cardiff as shown on the Proposals</p>

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				<p>Map. This land unquestionably forms a distinctive, prominent and well known green backdrop to the city forming a strategically important setting to the urban area. The land is also generally well contained by the strong physical boundary of the M4 Motorway to the south which is an important requirement of any designated Green Belt area.</p> <p>4.72 With regard to land immediately to the North of the proposed Green Belt within Caerphilly and Rhondda Cynon Taff, it is noted that policies set out in adopted LDPs very much support development restraint. For example, within Caerphilly, the Caerphilly Mountain Area is all outside the settlement boundaries and a combination of Special Landscape Area and Visually Important Local Landscape designations apply across the whole area. Within Rhondda Cynon Taff, land to the North of the proposed Green Belt carries a Special Landscape Area designation. Future LDP Reviews for these areas or any strategic planning measures which may be introduced in future years could consider an identifying extension of the Green Belt area in</p>

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				<p>accordance with national guidance. However, at this juncture, it is considered that Green Belt designation in Cardiff creates no obvious cross-boundary anomalies or direct policy conflicts.</p> <p>4.73 The tightness of Cardiff's administrative boundaries to the urban area to parts of the West and East, limits scope for a Green Belt designation in these locations. For example, the visually prominent Leckwith Escarpment is located in the Vale of Glamorgan but is protected by a Special Landscape Area designation in the Vale of Glamorgan Development Plan. In fact, most of the land within the Vale of Glamorgan immediately adjacent to Cardiff carries with it either Special Landscape Area or Green Wedge (around Culverhouse Cross) status. This provides an element of protection to Cardiff's setting to the West.</p> <p>4.74 With regard to Newport, it is noteworthy that Newport's adopted Unitary Development Plan includes a Green Belt designation on land</p>

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				<p>immediately East of Cardiff's boundary. This puts in place measures to prevent the coalescence of Cardiff and Newport. It extends from the M4 to the coast running as far East as Castleton and Marshfield providing long term protection for this large area. In places, the edge of Cardiff's urban area runs right up to the administrative boundary and Green Belt designation within Newport but pockets of countryside remain in Cardiff around Old St Mellons and North of the sea wall.</p> <p>4.75 Green Belt designation is not considered appropriate for either of these areas as it is important that there remains a sufficient range of potential development land available in the longer term. Including such areas runs a significant risk of not taking full account of national guidance in this respect and undermining the Policy. The Green Belt designation in Newport is considered sufficient to prevent settlement coalescence between Cardiff and Newport and there is no demonstrable evidence supporting a wider designated area to support this objective. However, there are clear</p>

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				<p>and compelling other reasons for a Green Belt in other areas within Cardiff and for other reasons which are enlarged upon below.</p> <p>4.76 The proposed designated Green Belt is considered essential to protect the strategically significant rising land North of the M4 which is critical to the overall identity of Cardiff and much cherished by its residents. It should also be noted that existing policies are not sufficient to protect the open nature of this land.</p> <p>4.77 Significant development pressures exert on this area. This has been evidenced through planning applications for dwelling conversions, rebuilds and related structures which are having a cumulative impact on landscape quality. Furthermore, numerous applications have been submitted for equine related activities and other uses which are again beginning to have a cumulative impact on this highly visible and sensitive area. Significant Candidate Sites have also been submitted within the area.</p>

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				<p>4.78 The designation of a Green Belt with its associated strict policy to preserve the open nature of this land is the only policy tool available to the Council to prevent the long term deterioration of this visually prominent land providing a strategic setting to the city. It is very much recognised by the public as being a key distinctive element which helps defines the very nature of Cardiff in the same way that other readily recognised areas are perceived and valued such as Cardiff Bay and the City Centre.</p> <p>4.79 Although Green Belts are not intended to be a tool to protect areas of high intrinsic value, the land is of high environmental value and also a popular area for informal recreation. The Policy therefore also has a positive aspect to build upon the long term certainty of protection by putting in place support for management and enhancement measures. For example, the long term protection can act as a stimulus to consider landscape scale initiatives addressing such matters as carbon sinks, habitat creation and</p>

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				<p>management initiatives and wider green infrastructure-related projects where long-term certainty would support planning and delivery.</p> <p>4.80 PPW provides specific guidance on the consideration of planning applications within the Green Belt. It provides a presumption against inappropriate development and outlines the very exceptional circumstances where other considerations may clearly outweigh the harm to protecting the openness of the Green Belt.</p> <p>Insert new KP3(A) Green Wedge to replace existing KP3 (A)</p> <p><u>KP3(A): GREEN WEDGE</u></p> <p><u>In order to strategically manage the urban form of Cardiff and to protect the setting of the urban area, a Green Wedge is proposed on land North of the M4 as shown on the Proposals Map. Within this area development which prejudices the open</u></p>

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				<p><u>nature of this land will not be permitted. Positive biodiversity, landscape, climate change mitigation and informal recreational management and enhancement measures will be encouraged in this area to further enhance the long term role of the area as a key natural resource benefiting the city.</u></p> <p><u>Together with Key Policy KP3(B), this Policy seeks to strategically manage the future built form of Cardiff's urban area. The designated area forms land North of the M4 in Cardiff as shown on the Proposals Map. This land unquestionably forms a distinctive, prominent and well known green backdrop to the city forming a strategically important setting to the urban area. The land is also generally well contained by the strong physical boundary of the M4 Motorway to the south.</u></p> <p><u>PPW provides specific guidance on the consideration of planning applications within the Green Wedge designation.</u></p>

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				<p data-bbox="1308 443 1767 480"><u>Consequential amendments:</u></p> <p data-bbox="1308 584 1995 699"><u>Consequential Changes of the Deletion of KP3 (A) Green Belt and Replacement with new KP3 (A) Green Wedge Policy</u></p> <ul data-bbox="1308 802 1966 871" style="list-style-type: none"> <li data-bbox="1308 802 1966 871">• Amend Paragraph 4.4 and 4.11 of the Strategy: <p data-bbox="1308 943 2033 1385">4.4 However, the Strategy sets out clear policies and mechanisms which provide a framework designed to effectively manage future growth and encourage high quality and sustainable design. This includes adopting a masterplanning approach based on the sustainable neighbourhood objectives to the development of new sites supported by more detailed design guidance. Additionally, the approach strategically manages growth by proposing the designation of a Green Belt</p>

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				<p><u>Wedge</u> and tight settlement boundaries policy to protect large areas of countryside. In this way, new development can be planned for in a phased manner and designed in a more sustainable way to minimise negative impacts.</p> <p>4.11 Cardiff possesses a unique and particularly distinctive natural and built heritage. The Strategy delivers sustainable development by meeting social and economic needs, but in a managed way which retains, manages and enhances important features of natural and built heritage. Central to this approach is the designation of a Green <u>Belt Wedge</u> to the North of the M4 Motorway, <u>a</u> strict settlement boundaries policy together with protection to the river valleys and open spaces. In this way, Cardiff's distinctive environmental qualities can be successfully maintained with further opportunities to enhance their management and increase public enjoyment.</p> <ul style="list-style-type: none"> • Amend Key Diagram: delete reference to Green Belt and replace with Green Wedge.

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				<ul style="list-style-type: none"> <li data-bbox="1310 375 1870 443">• Amend KP1: LEVEL OF GROWTH paragraph 4.40: <p data-bbox="1310 518 2038 997">4.40 Work undertaken as part of this process has shown that there is limited scope for further development areas due to the environmental and other constraints around the city together. There is considered merit in focussing potential additional areas based upon proposed Strategic Sites where there is land available to take advantage of the comprehensive provision of new community and transportation infrastructure and minimising impact on areas of higher environmental sensitivity including land proposed for Green Belt-Wedge designation.</p> <ul style="list-style-type: none"> <li data-bbox="1310 1109 2038 1177">• Amend Policy KP3(B): SETTLEMENT BOUNDARIES paragraph 4.81 <p data-bbox="1310 1244 2038 1356">4.81 Cardiff's settlement boundaries are a key mechanism for helping to manage growth by defining the area within which development</p>

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				<p>would normally be permitted, subject to material planning considerations. This Policy compliments the Green Belt <u>Wedge</u> Key Policy (KP3(A)) set out above. Unlike the Green Belt. The this policy will not extend beyond the Plan period but it will impose a strict control on development of all countryside in Cardiff outside the identified settlement boundaries as shown on the Proposals Map. Detailed Policy EN1 provides more guidance on the interpretation of this Policy approach.</p> <p>• Amend Policy EN1: COUNTRYSIDE PROTECTION paragraph 5.87:</p> <p>It should be read in conjunction with Policy KP3A and KP3B and aims to ensure that those uses that do not need to be located in the countryside will be resisted. Whilst KP3A provides strict controls in the Green Belt <u>Wedge</u> area for the reasons given, this policy provides further guidance on uses appropriate in the countryside as a whole.</p>

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				<ul style="list-style-type: none"> • Amend Policy EN2: CONVERSION, EXTENSION AND REPLACEMENT BUILDINGS IN THE COUNTRYSIDE paragraph 5.56 <p>As proposed for amendment by MAC27 (June 2015 Schedule)</p> <p>5.96 The Policy contributes towards Plan objectives and PPW (2012, Para 7.6.8) which supports the re-use and adaption of existing rural buildings to help meet the needs of commercial and industrial development, as well as for tourism sport and recreation. It further accords with PPW (2012, Para 7.6.9 and 7.6.10) which supports the inclusion of polices within the development plan which do not allow residential re-use which would have a harmful effect on the character of the countryside. Reference should also be made to KP3A with regard to the consideration of proposals in the Green Belt <u>Wedge</u> area.</p>

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				<ul style="list-style-type: none"> • Amend Policy EN3: LANDSCAPE PROTECTION paragraph 5.104 5.104 Wherever possible, development will be expected to maintain and strengthen positive attributes of the landscape and seek to mitigate or remove, rather than compound negative influences. Reference should also be made to KP3A with regard to the consideration of proposals in the Green Belt <u>Wedge</u> area. • Amend the Proposals Map Key to delete reference Green Belt and replace with Green Wedge • Amend Summary: 3. Putting in place a framework to manage future growth and encourage high quality, sustainable design <p>Policies and mechanisms have been put in place</p>

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				<p>to provide a framework to effectively manage future growth. Areas to be kept free from development are made explicit avoiding the current climate of uncertainty created by not having an adopted Plan in place. Protected areas include the designation of Green Belt Wedge North of the M4 Motorway together with tight settlement boundaries policy county-wide and protection of river valleys and open spaces. Collectively, these policies protect vast tracts of Cardiff's valued countryside, river valleys and open spaces. The master planning approach provides an over-arching framework for the development of new areas setting out key requirements relating to land use, densities, facilities, transportation, open spaces and phasing. Further work on the detailed master planning of areas will be carried out within this over-arching context. Design policies and guidance set out expectations encouraging more sustainable forms of development.</p> <p>8. Respecting Cardiff's environment and</p>

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				<p>responding to climate change</p> <p>Cardiff possesses a unique and particularly distinctive natural and built heritage. The Plan delivers sustainable development by meeting social and economic needs, but in a managed way which retains, manages and enhances important features of natural and built heritage. Central to this approach is the designation of a Green <u>Belt-Wedge</u> to the North of the M4 Motorway, strict settlement boundaries policy together with protection to the river valleys and open spaces. In this way, Cardiff's distinctive environmental qualities can be successfully maintained with further opportunities to enhance their management and increase public enjoyment. Detailed policies provide clear guidance relating to important elements of Cardiff's biodiversity, landscape and built heritage.</p>

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				<p>9. Main changes since Preferred Strategy</p> <p>In response to consultation responses and on-going evidence base work, the following main changes/updates have been made to the Plan from that set out in the Preferred Strategy:</p> <ul style="list-style-type: none"> • Inclusion of a Green Belt for long term protection of land north of the M4 motorway; • Reduction in the overall level of housing growth from 45,400 in the Preferred Strategy to 41,100 dwellings to reflect the findings of independent population forecasting experts Edge Analytics Ltd; • Provision for a flexibility allowance of 10 per cent to ensure the plan can accommodate potentially higher build rates than anticipated, if it is demonstrated • Reduced overall number of new dwellings proposed on some Strategic Sites responding to issues raised in consultation together with work and dialogue as part of developing the masterplanning framework on potential sites; • More detail on the masterplanning framework for Strategic Sites including more detail on transportation solutions, community facilities and infrastructure. • Further detail will be provided to inform the

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				<p>LDP examination through the preparation of site specific Master Plans along with other technical material;</p> <ul style="list-style-type: none"> • Inclusion of Eastern Bay Link as a strategic transport proposal following Welsh Government support for the scheme; • Amending the affordable housing target where there evidence of need to 30% on greenfield sites and 20% on brownfield sites to reflect new evidence and consultation responses relating to the viability of affordable housing schemes; • Allocation of a new Gypsy and Travellers site at Pengam Green; and • Allocation of land for health related uses adjacent to Heath Hospital and for employment use (research/ higher education related) at Maindy Park <p>Monitoring Framework</p> <p>Amend OB3 EN7 of the Monitoring Framework to delete reference to Green Belt and insert Green Wedge</p>

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Inspector MAC2	5	New Policy and reasoned justification	16.5	<p>Insert new Policy to be referenced C2 after existing paragraph 5.316</p> <p><u>C2: Protection of Existing Community Facilities:</u></p> <p><u>Proposals involving the loss or change of use of buildings currently or last used for community facilities will only be permitted if:</u></p> <p><u>i) An alternative facility of at least equal quality and scale to meet community needs is available or will be provided within the vicinity and or;</u></p> <p><u>ii) It can be demonstrated that the existing provision is surplus to the needs of the community.</u></p> <p><u>Existing community facilities are widely available throughout the City. Ensuring an adequate provision is maintained, is very important in order to encourage social interaction, improve health and well-being and reduce inequalities between different communities. The retention of existing facilities will therefore be sought unless it can be demonstrated that the above criteria can be met.</u></p> <p><u>Whilst this policy will apply to both commercial and non-commercial uses which provide a social</u></p>

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				<p><u>or welfare benefit to the community, community land and buildings are of particular importance. This includes land and buildings that are managed and used primarily by the voluntary and community sector for community-led activities.</u></p> <p><u>In order to satisfy criterion ii) of the policy it will be necessary to demonstrate that continued use as community facility is no longer viable giving consideration to appropriate marketing and local need and demand for the existing community facility.</u></p>