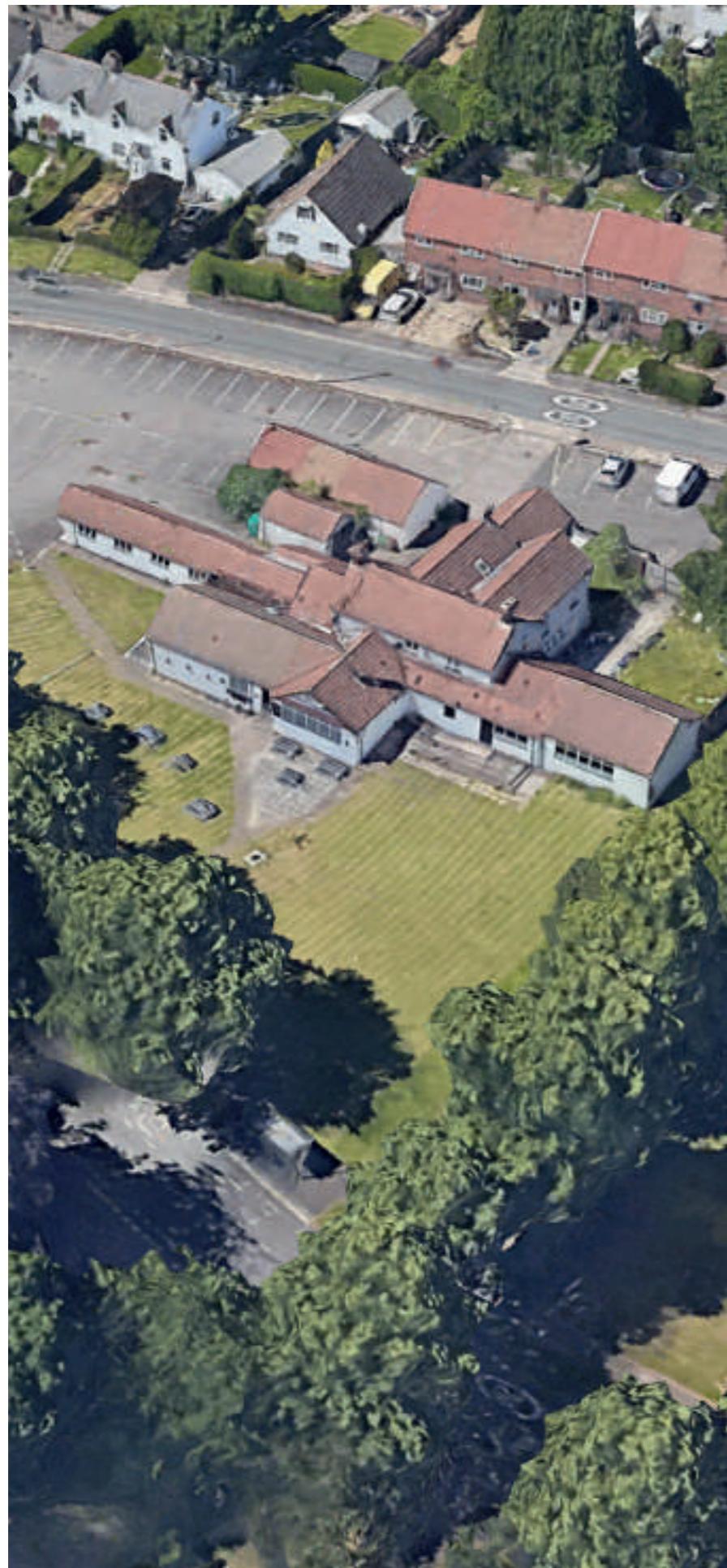




DESIGN AND ACCESS STATEMENT

RESIDENTIAL DEVELOPMENT

AT FORMER WOLF'S CASTLE PUB SITE, LLANISHEN, CARDIFF



Preface

This Design and Access Statement has been prepared for Cardiff Council by Powell Dobson Architects with the support of the Design Team for a Pre-Application Review to Cardiff Council.

Design Team

Architect Powell Dobson Architects
Planning Consultant Amity Planning
Landscape Architect Soltys Brewster
Structural and Civil Engineering Cambria Consulting Ltd
Environmental Designer/Engineers McCann and Partners

The site is located on the site of the former Wolf's Castle Public House, and is proposed to accommodate Circa 25 dwellings.

Date: 08th January 2026
Author: TP
Revision: P2
Job Number: 24040
Checked: AJC
Address: Powell Dobson Cardiff
Suite 1F, Building 1,
Eastern Business Park, Wern Fawr Lane,
Old St Mellons, Cardiff, CF3 5EA
Contact Details: tel.: +44 (0)33 33 201 001
Email: Adrianajul.Camargo@powelldobson.com

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1.0 Introduction

1.1 Introduction

This document has been prepared by Powell Dobson Architects on behalf of Cardiff Council as a Design and Access Statement on the Wolf's Castle Pub site, in Llanishen, Cardiff.

This document sets out the principle opportunities and constraints of the site and key design concepts that set the structuring elements of the scheme and how they form the design proposals under the following areas:

The scale and layout of the development.
External appearance and materials.
Landscaping.

The site will consist of 24 homes, of which 100% will be affordable housing, ranging from 1 bed apartments to 4 bed family homes, as well as associated landscaping, highways and drainage infrastructure.

The Mix comprises of 10 houses, a Walk-Up flat, and a 12 unit apartment block - with 4 of these being fully wheelchair-accessible apartments

The aspiration is to deliver high quality, energy efficient and sustainable residential development with strong place-making credentials aligning with the principles as set out in the Well-being of Future Generations (Wales) Act 2015.



2.0 Site Analysis

2.1 Location

The site is located in the Llanishen ward of Cardiff, approximately 6km north of Cardiff city centre. It is a level, irregular shaped site, measuring approximately 0.5 hectares and comprises of the unoccupied wolf's Castle Pub and surrounding parking and garden area.

The Site is roughly 4700m² (51,200 sq-ft) located west of Llanishen High School with a vehicular and pedestrian access from Templeton Avenue and Wolf's Castle Avenue.

The site is located in a predominantly residential area that is suburban in character comprising two-storey eaves-fronted terraced and semi-detached homes, on reasonably large plots and with a consistent set back. The post-war character of the housing in the area is reasonably uniform, with some more contemporary infill schemes, such as the Christ the King Catholic Church to the south-eastern corner of the site.



2.2 Description

Culture and Community

The site was previously occupied by the Wolf's Castle Pub which has been closed for a number of years. The site now serves primarily as informal overflow parking for Llanishen High School.

Landscape

The site comprises a level site of 0.47 hectares of land. There are established trees to the south and east boundaries. One of the site strengths is pleasant aspect across Templeton avenue green spaces.

Movement and Infrastructure

The site is bounded to the North by Wolf's Castle Avenue which provides a connection to Heol Hir road. Vehicle access to the site is possible from all three bounding roads. There are existing utility easements on the Western and northern boundary which must be retained.

Built Form

To the immediate north and east are residential dwellings. These dwellings are terraced post-war ex-council properties with habitable rooms that overlook the site. The semi-detached brick properties to the West have generous front gardens and sit back from Templeton avenue. The nearby Llanishen Park and Mayflower Park provide the closest maintained natural spaces, as well as Llanishen RFC which operates on the Llanishen High School Fields.



2.3 Site Photos

The site can be accessed from Heol Hir road via wolf's Castle avenue and Templeton avenue, with wide vistas across the site available from both the west and south. The site contains the Wolf's Castle Pub and car park, sloping gently to the south.

A bus stop borders the site to the south east, as well as a number of high-quality trees. On the north-eastern corner, A historic wall cuts through the pub site.

The site is well overlooked from the neighbouring residential area, and the can benefit from the 'common'-like arrangement of public open space across both the north and south of Templeton avenue adjacent to the site. A small area of overgrown bushes and habitat is sited in the south eastern corner of the site separating Llangefni place views from the pub site.



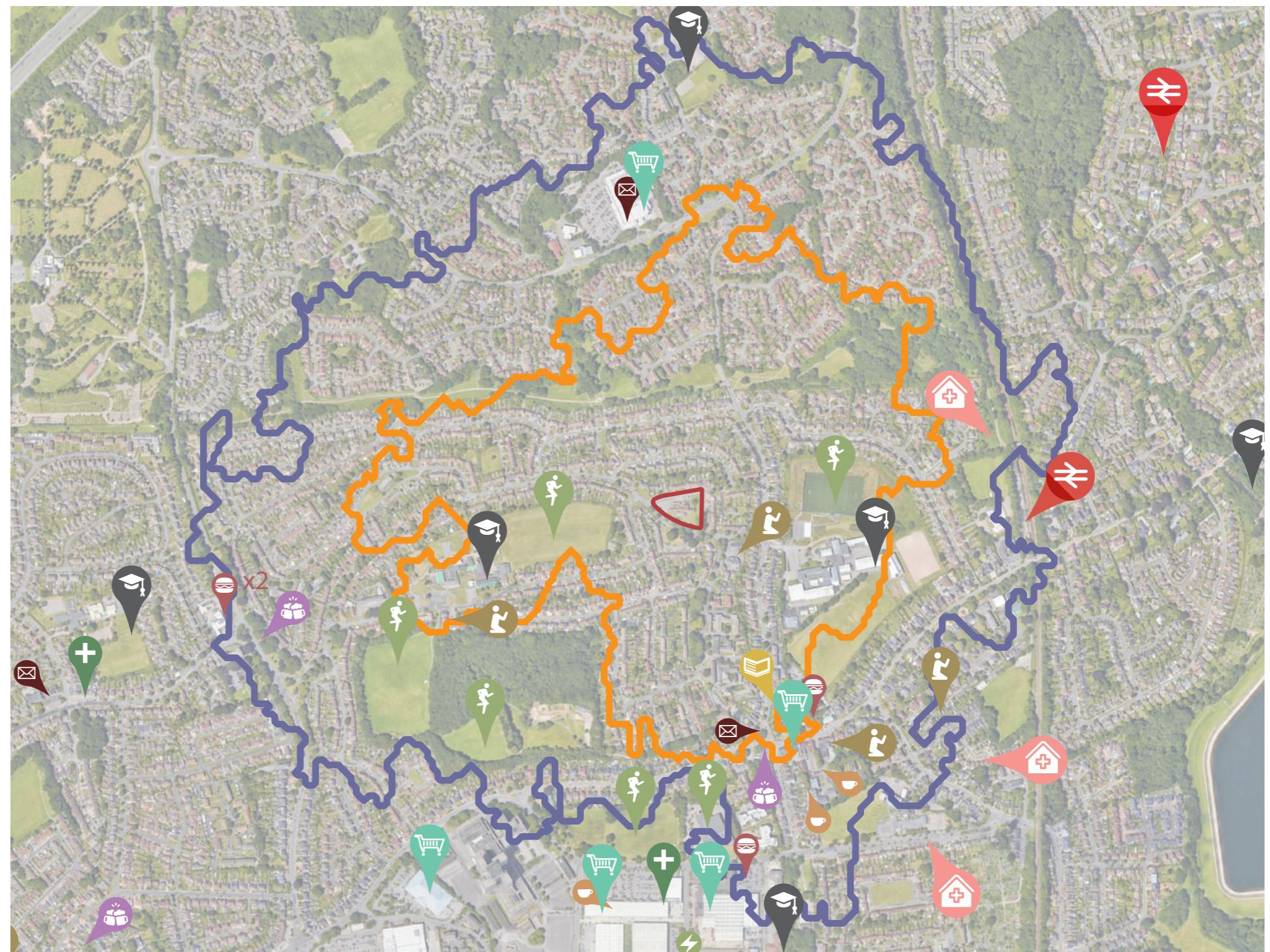
Location Plan



2.4 Local Area Analysis

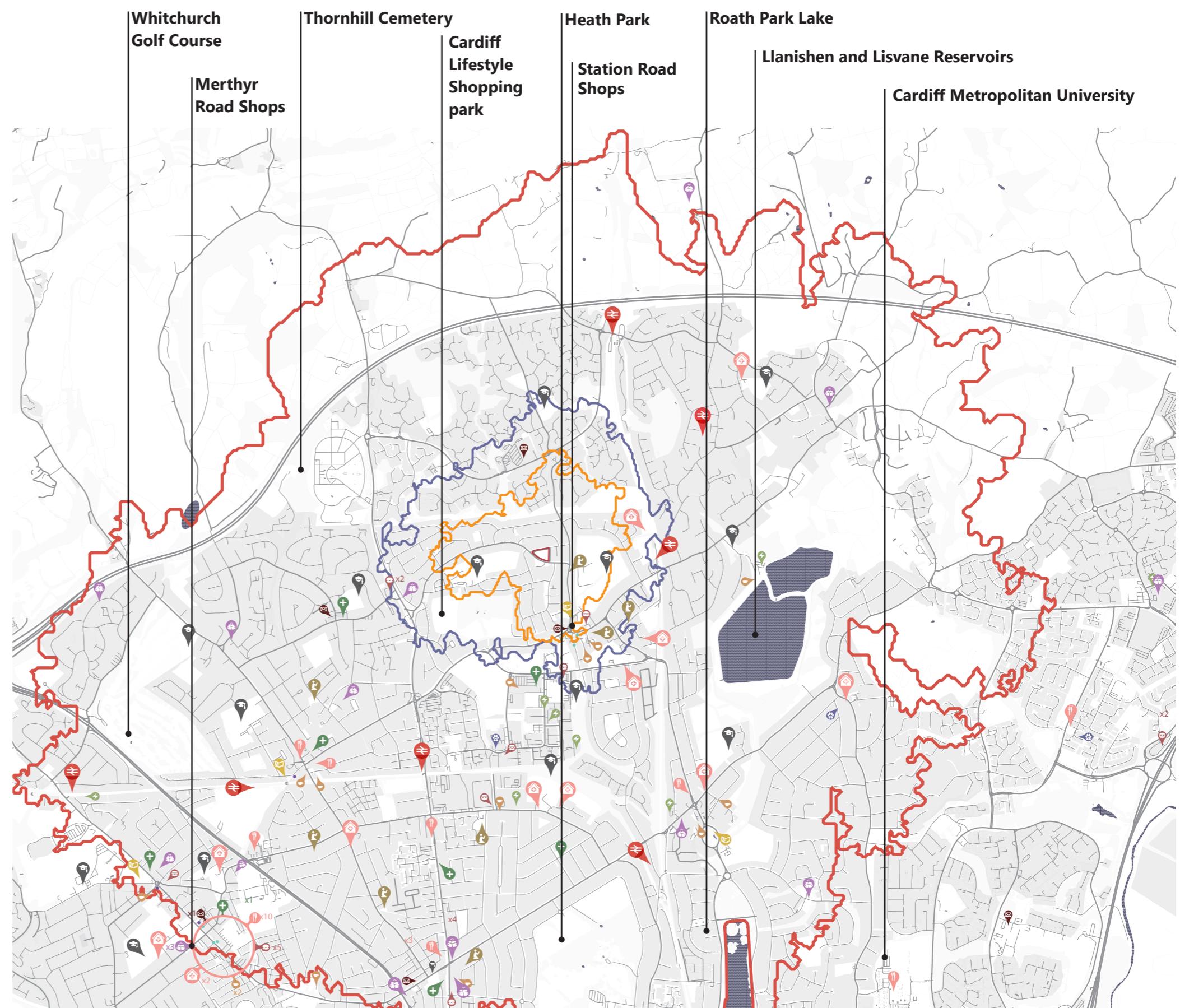
The local facilities mapped here are accessible within a 15 min. walking radius. The area benefits from a number of amenities with good connections to local shops at Station Road and the Cardiff lifestyle shopping park, including a post office, a chemist and supermarkets, and is very close to a number of English and Welsh-medium schools.

Bus stops are also conveniently located within walking distance on Templeton Road, providing access to destinations further afield. Llanishen has bus services provided by Cardiff Bus. Service 28 runs through the area to Thornhill, and south through Roath to the city centre, and Service 27 runs direct from Llanishen down north road to the city centre for connections to national rail services. Also within a 20 minute walk is Llanishen railway station which provides connections and trains every 15-30 minutes south to Cardiff Central and Penarth, and north to Caerphilly, Ystrad Mynach, Bargoed and Rhymney.



2.5 Wider Area Analysis

Looking Further afield, much of northern Cardiff is accessible within a 15 minute cycle ride. Local amenities include Llanishen and Lisvane reservoirs, Thornhill cemetery and Roath Park Lake within a 15 minute cycle, as well as high streets of Llanishen, Lisvane, Whitchurch and retail park on Maes-y-Coed road.



2.6 Green Infrastructure Analysis

The site is located in a sub-urban area in which green areas are comprised mostly of back gardens and tree-lined avenues, such as Wolf's Castle avenue which forms a boundary of the site. The closest areas of biodiverse green space are Mayflower park/green belt west to the north, and Llanishen park to the south. These are connected via street trees to the green buffer along Fishguard road and the railway line to the south, and to Thornhill cemetery and Wenault forest to the north.



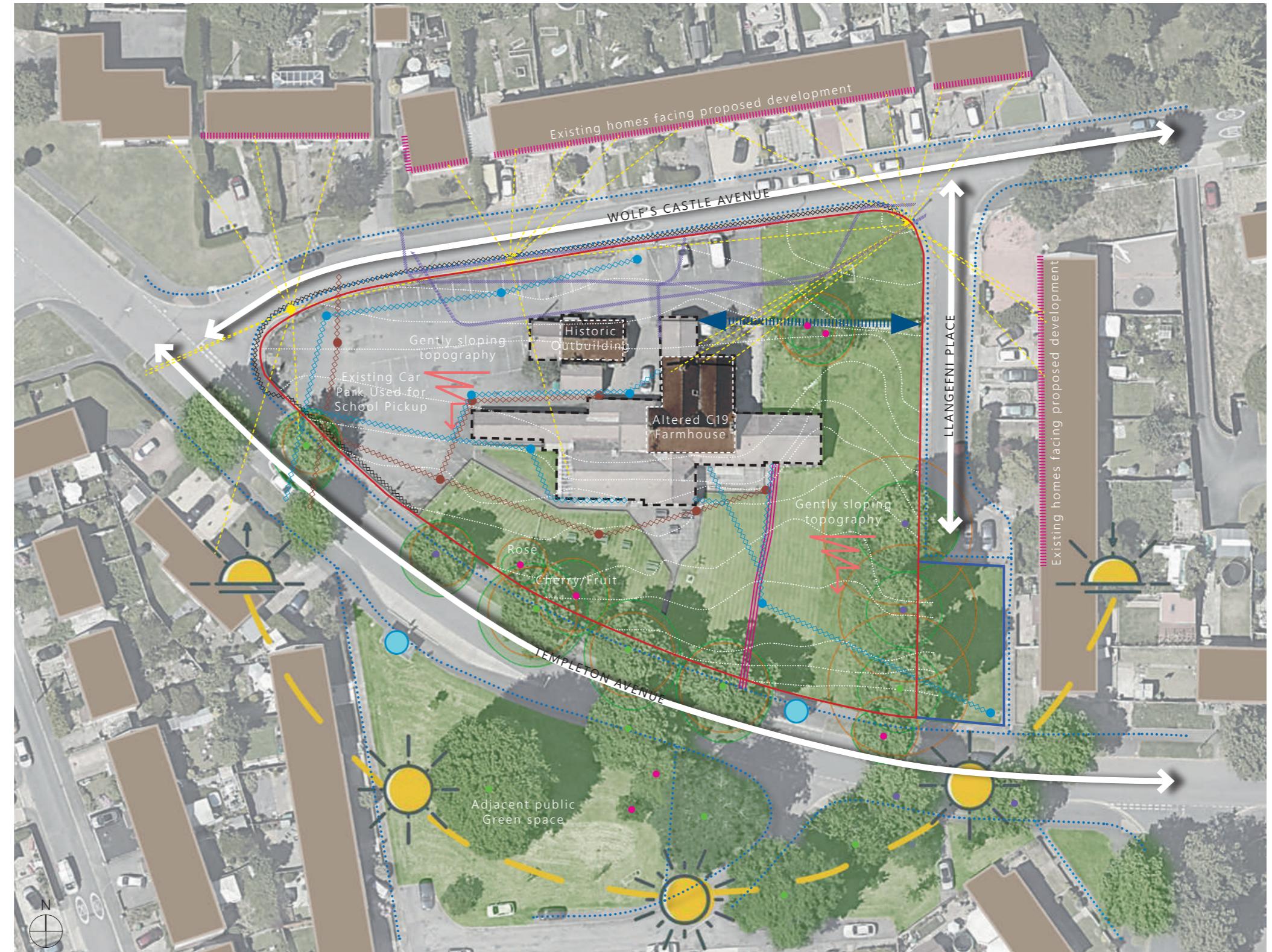
Green Infrastructure Analysis



2.7 Existing Site Conditions

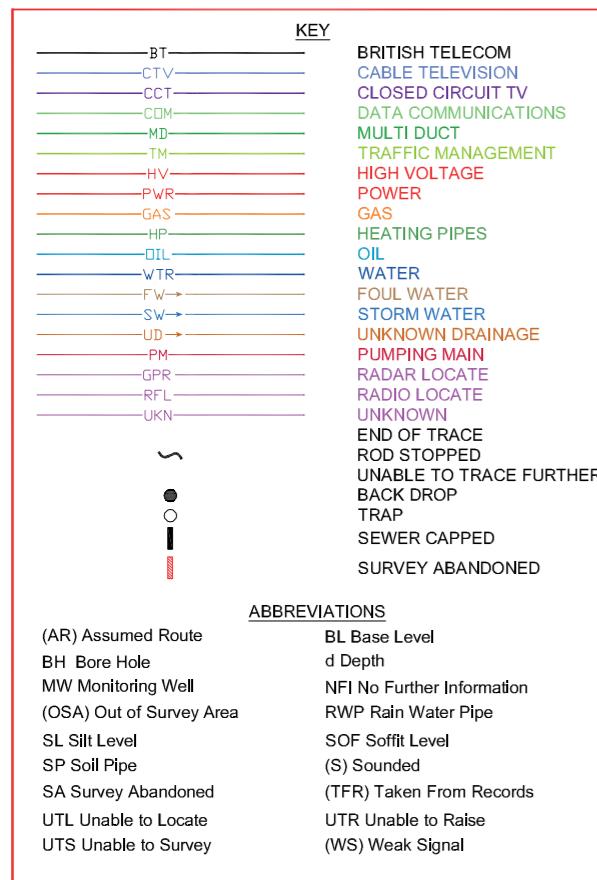
- Red Line Boundary
- Existing Trees (Orange = RPZ) (Green = Canopy)
- Site Topography
- Overlooking
- Power / Electricity / (Possibly gas?)
- Surface Water Drainage
- Foul Water Drainage
- Gas
- Underground Data/Internet
- Historic Boundary Wall
- Existing pub footprint
- Existing Bus Stops
- ↔ Existing Roads
- Existing Footpaths
- Overhead Line
- Category A
- Category B
- Category C

Detailed utilities survey included on following pages

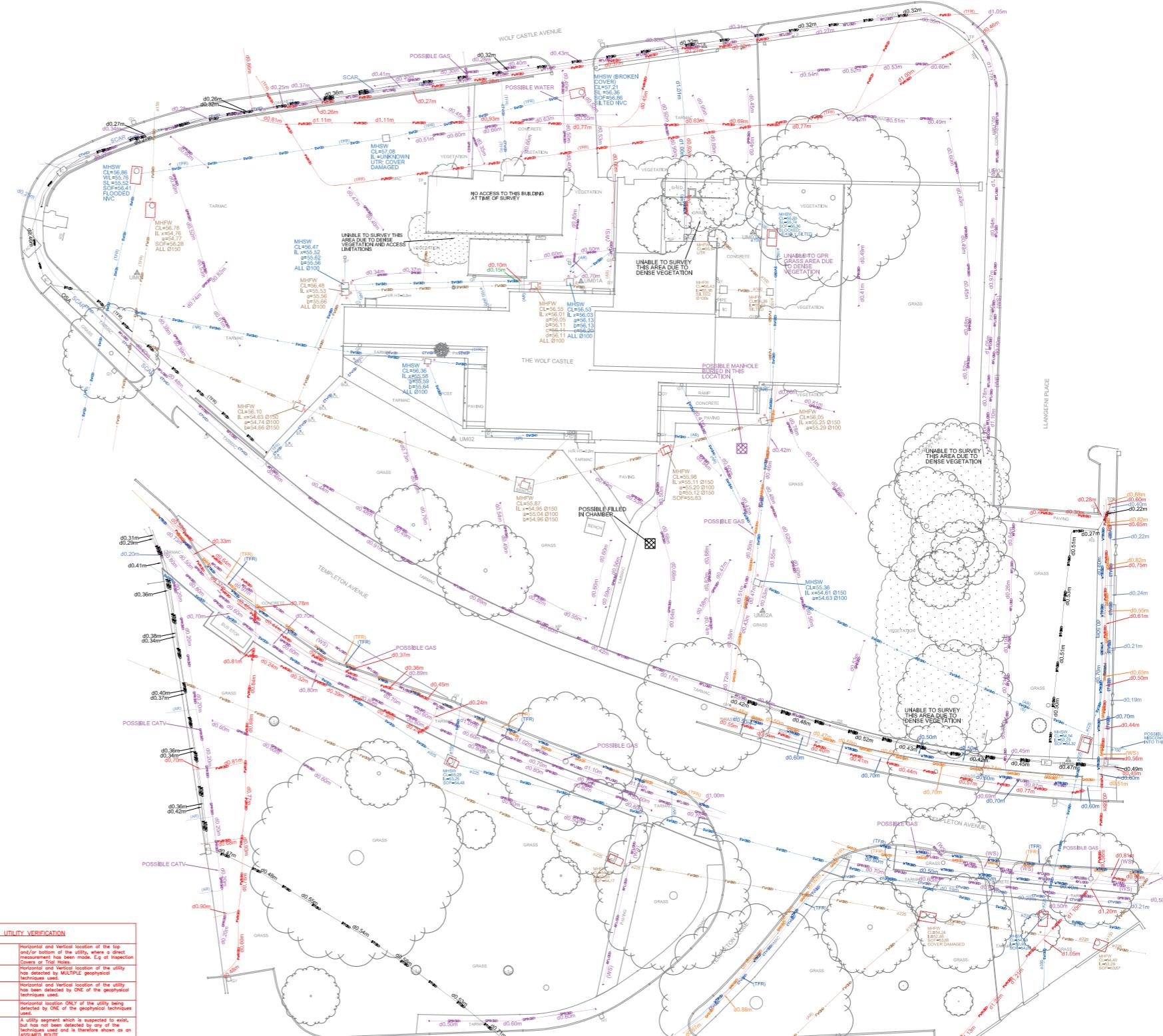


2.8 Utilities

Early on in the process the site surveys identified a large amount of utilities on the site. These would form key constraints later in the process, particularly the surface and foul drainage easements bordering the site to the north-east.



EAS-128 UTILITY VERIFICATION	
QL-A	Horizontal and vertical location of the top and/or bottom of the utility, where a direct measurement has been made. Eg of inspection Cores or TDR.
QL-B1	Horizontal and vertical location of the utility from direct measurement. Method of geophysical techniques used.
QL-B2	Horizontal and vertical location of the utility has been detected by ONE of the geophysical techniques used.
QL-B3	Horizontal location ONLY of the utility being detected by ONE of the geophysical techniques used.
QL-B4	A utility segment which is suspected to exist, but has not been detected by any of the methods used. It is therefore shown as an ASSUMED ROUTE.

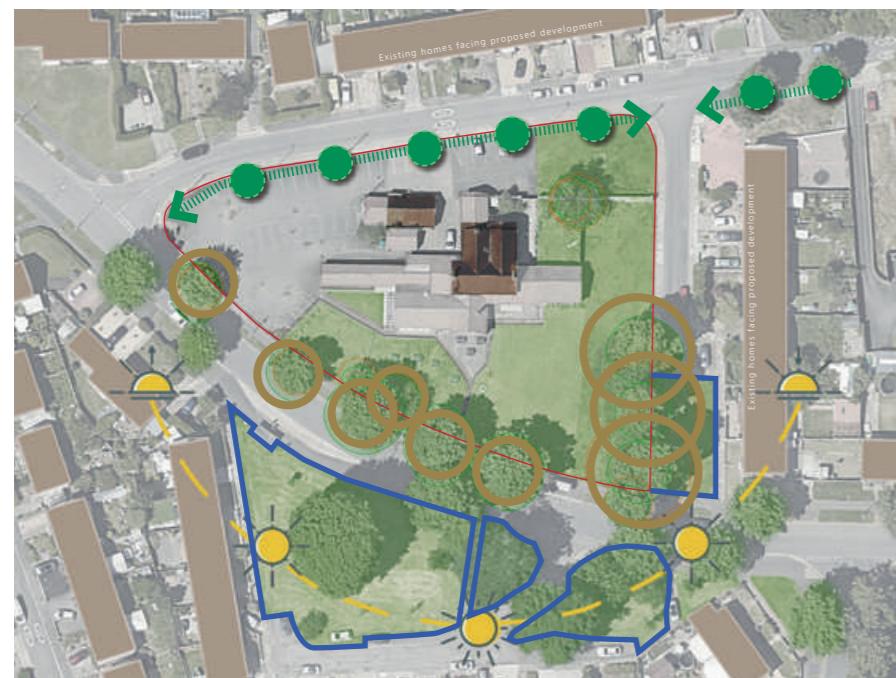


2.9 Opportunities and Constraints

- Red Line Boundary
- Blue Line Boundary
- Retain existing Mature Trees and retain strong landscape framework
- Possible vehicular access
- ★ Marker Building on prominent corner
- ✗ Secondary marker building
- Existing Bus stop retained
- ▲ Extend and enhance avenue of trees on Wolf's Castle Avenue
- Existing Bus stop relocated?
- ◀ Possible retention of historic boundary wall
- Key Frontages / formal building placement
- Informal building placement in response to mature trees
- Retain existing Cat. C tree if possible and incorporate into development
- Opportunity to introduce private drives
- Utilities:**
- Gas
- Surface water drainage
- Foul Water drainage
- Overhead Lines
- Power/Electric/Gas Possibly
- Existing Surface water drain Easement
- Existing foul water drain Easement



Natural Amenity and Biodiversity Opportunities and Threats



— Blue Line Boundary

○○ Retain existing Mature Trees and retain strong landscape framework

→ Extend and enhance avenue of trees on Wolf's Castle Avenue

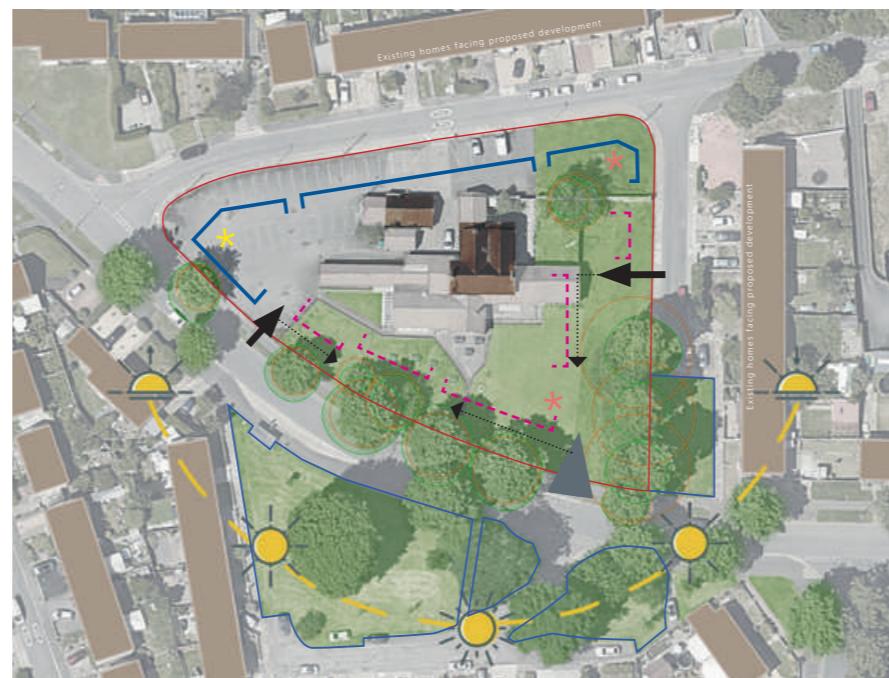
Strength:

The POS and Existing Trees surrounding the site provide an ideal setting for a new development, with ample access to nature and habitat for local species, floral biodiversity and aesthetics. There is an opportunity to continue the avenue of trees from Wolf's Castle Avenue which further enhances the natural value on the site.

Weakness:

The large root protection areas of the existing trees will provide a challenge in relation to the net developable area. This can be mitigated through more dense development, but care must be taken to protect these trees throughout the project. Overhead cables on the northern edge of the site will need to be removed in order to facilitate any additional trees along Wolf's Castle avenue.

Place and Identity Opportunities and Threats



★ Marker Building on prominent corner

★ Secondary marker building

■ Key Frontages / formal building placement

□ Informal building placement in response to mature trees

Strength:

The unique shape of the site and the prominence of the corner of Wolf's Castle Avenue and Templeton Avenue provides the possibility for a key marker building/frontage onto this corner, creating a sense of identity to the development, and providing a key character for the surrounding area. Furthermore the tree-lined avenues of Templeton and Wolf's Castle provide excellent opportunities for pleasant and well-fronted streetscapes.

Weakness:

Due to the Root protection areas of the trees along Templeton Avenue, fronting this road directly is very challenging due to the dense trees. Therefore, the Templeton and Llangefn Place frontages will form less formal frontages and be set further back from the road. These trees also make the introduction of driveways challenging in this area so care will be taken to ensure this is still a high quality public space.

Site Asset Opportunities and Threats



● Bus stop

→ Possible retention of historic boundary wall

● Retain existing Cat. C tree if possible and incorporate into development

— Gas

◇◇●◇◇ Surface water drainage

◇◇●◇◇ Foul Water drainage

— Overhead Lines

— Power/Electric/Gas Possibly

■ Existing Surface water drain Easement

■ Existing foul water drain Easement

Strength:

The site is well connected to local services, including public transport

Weakness:

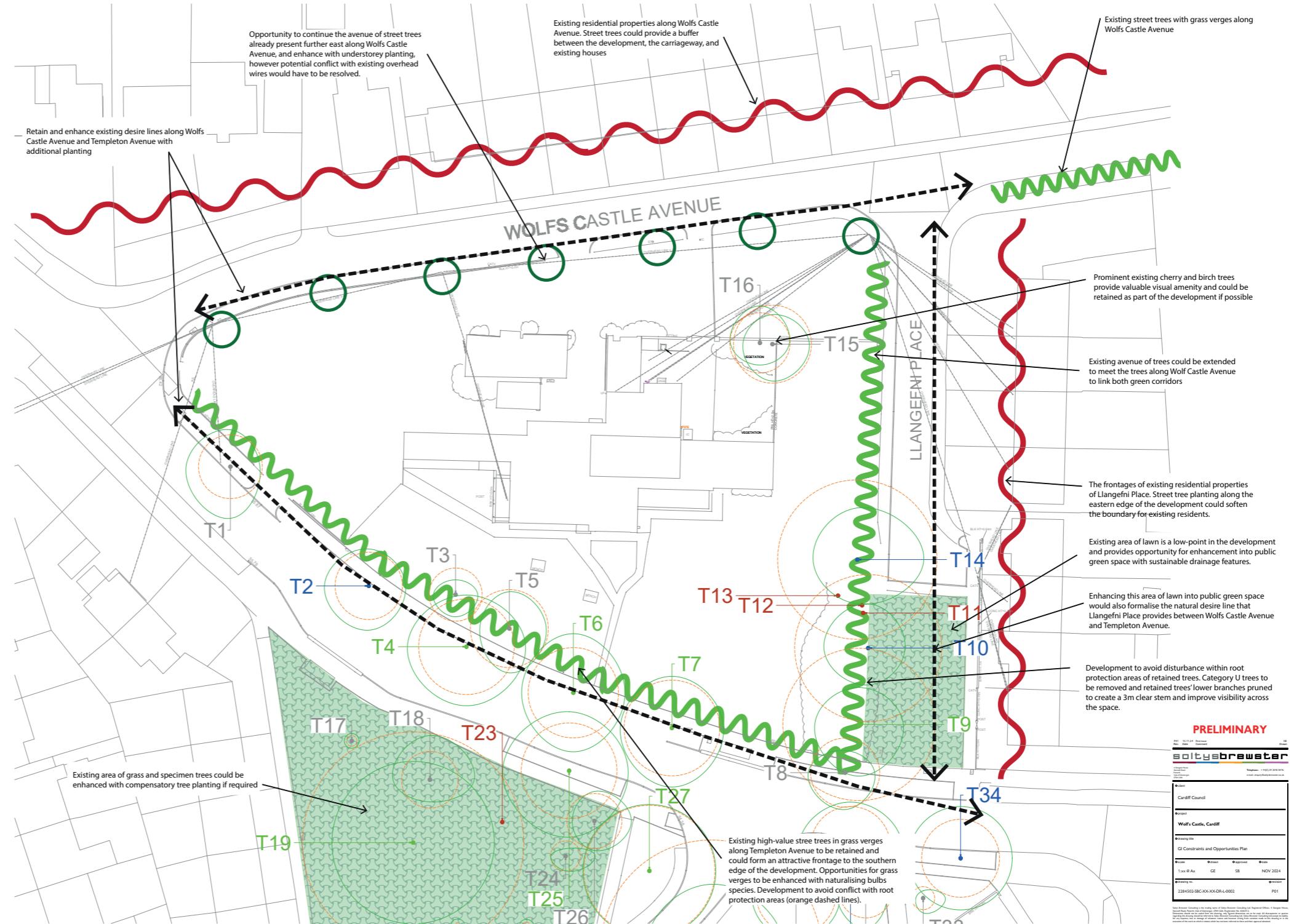
The large number of easements and utilities crossing the site limit the developable area, as well as the opportunities for SUDs Planting and tree provision above easements.

2.10 Landscape Opportunities & Constraints

The initial landscape analysis examined the green infrastructure context of the site and how existing vegetation ties into the wider green infrastructure network. Wolf's Castle Avenue was identified as having potential for establishing a green corridor along the northern bounds of the site boundary that could tie into existing avenue trees further east along the street. The more open green space immediately south of Templeton Avenue falls within the ownership of Cardiff Council and represents opportunity for enhancement if desired.

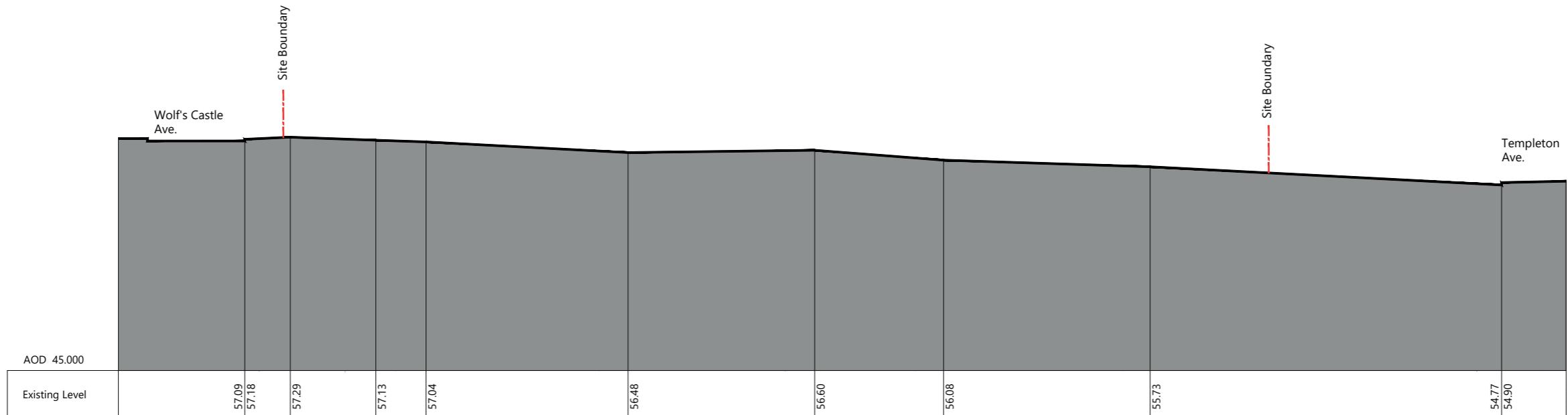
Analysis of the arboricultural, topographical, and utilities surveys presented both opportunities and constraints for green infrastructure. The mature existing trees along Templeton Avenue and Llangefni Place have large, overlapping root protection areas that will limit the intensity of any landscape design interventions. Furthermore, the presence of both overhead telephone wires and underground utilities, particularly the easement along Wolf's Castle Avenue limit the possible landscape interventions (most notably tree planting).

The relocation of overhead telephone wires would assist with creating space for tree planting. There are a variety of different utilities within the centre of the site which previously served the public house; having confirmation of which of these utilities will be retained or removed will provide further clarity on suitable locations for green infrastructure. There are opportunities to enhance existing amenity lawn within the root protection areas of existing trees with bulb planting to create additional spring interest.



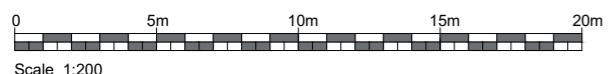
2.11 Existing Site Sections

The following site sections reflect the level changes throughout the site, with a fall of approximately 2m across the site.



Site Plan

1 : 1250



3.0 Design Vision

3.1 Client Brief

Project Vision

The proposed development will provide a range of new council homes for an inclusive community set within a green landscape, where residents can walk, cycle and take public transport to get to local shops, schools and parks.

Our aim is for a contemporary but locally inspired scheme that responds to the shape and prominence of the site to create townscape interest, strong street frontages, with homes orientated to maximise views, creating connectivity with the landscape.

Reflecting the very best aspects of suburbia, this scheme will make an efficient use of the site, with sustainable densities and green spaces containing trees, natural drainage and play features, supporting biodiversity net gain and new and enhanced shared amenity.

The new development will pay homage to its past, whilst reflecting the very best elements of Llanishen today, creating an inclusive, modern, sustainable suburban neighbourhood.

Responding to local housing needs

Proposals should be at a suitable scale and density in relation to the local area. Using the findings of our Placemaking Feasibility Study we have set a minimum housing range of 25 to 30 units that we would like the Design Team to achieve across the site.

A range of house types and sizes must be delivered to meet the needs of local communities, comprising a mixture of apartments, semi-detached and terraced family housing.

This housing range is then broken down according to our proposed housing mix, which is based on our local housing gap analysis and set out in the table below:

A range of house types and sizes must be delivered to meet the needs of local communities, comprising a mixture of apartments, semi-detached and terraced family housing.

Wolf's Castle - Proposed Housing Mix				
Home Designation	House type	Gross Internal Area (GIA) m ²	General Storage m ² (incl. in GIA)	Proportion across the site
7P4B	3 storey house	114	3	15%
5P3B	2 storey house	93	2.5	30%
4P2B	2 storey house	83	2.5	30%
3P2B	3 storey block of 9-12 flats comprising: <ul style="list-style-type: none">general needs flats on upper floors with common access	58	2	25%
2P1B	<ul style="list-style-type: none">Fully accessible living ground floor flats with independent access	Min. 63	2	

The houses should provide,

1. Straight run wide stairs, no wind due to load limitations and cost for future stair lift
2. Location specified for through floor lift in homes, should this be required in any future adaptations (to include wheelchair tracking). Alternatively, on larger homes this could be provision of a 'parlour room' on the ground floor.

The apartments should provide for,

- The upper floor general needs apartments should include a shower over bath
- The final mix of units is to be agreed with the client when reviewing site options and concept layouts.

Responding to the site

- The design will be expected to begin with an analysis and understanding of the local context, including its constraints and opportunities to help define the developable area and reach our vision and key objectives, that provide clarity on what matters to us for the redevelopment of this site

An integrated landscape framework

The multi-functional landscape design should draw on the existing landscape context to provide an enviable setting for the new development by:

- Including high levels of connectivity between areas of open space and green infrastructure to create an attractive green setting for residents and ensure good levels of access, taking account of existing safe routes

to school (Llangefni Close) and proposed active travel routes (Templeton Avenue).

- Setbacks should allow for small front gardens. Varying plot width should create variety but retain an overall sense of enclosure.
- A key building could be accommodated on the western corner given its prominence in the neighbourhood, helping with way-finding, and contributing to the creation of a positive and distinctive character, drawn from an understanding of the surrounding context. This may be achieved by a varied approach to architectural detailing and positioning the apartment block in this location, adding additional height (up to 3 storeys).
- Streets should be designed as places, where people can choose to meet and children can feel safe to play, that are overlooked and where people and vehicles can co-exist safely. This may include a shared surface approach to new residential roads in the scheme.
- Vehicle and cycle parking should be well planned and designed to ensure that it is discrete and does not have a detrimental impact on the amenity and character of the street. A strategy for car parking should be prepared, which clearly sets out how provision will be made across the scheme
- Opportunities to acknowledge the site's heritage quality should be explored in the scheme's design e.g. the historic stone wall could be integrated or stone reused in a prominent position. The required extent (and cost) of any heritage related works is also important to establish early in the project (Stage 0-1).
- Pedestrian and vehicular movements will be very important to the scheme. Whilst the pedestrian routes should be maintained, the 2nd bus stops and two access points to the site could be revised, with careful consideration to delineation.

A sustainable development

Generally informal in order to create a relaxed residential setting. Careful blend of hard and soft landscape treatment, with semi-formal planting and native mix of tree species.

The open space and trees should be protected and used to form a small square in the south-eastern corner, possibly hosting the SUDS.

3.2 Placemaking - Key Design Principles

People and Community

The public consultation strategy has been developed to ensure full community engagement in the development of these proposals. The first event took place on the 19th of February, as an information gathering exercise so that we could listen to the views of the local community – understanding how they use or relate to the site, the park and the local routes and connections, what works, what doesn't work, and their thoughts on the initial proposal.

Mix of uses

A variety of family houses and flats are proposed on the site. Whilst the site is proposed for solely residential use, the existing community would benefit from improved pedestrian connections across the site as well as safer and improved POS, and the benefits of removing the existing derelict Pub, such as reduced antisocial behaviour and improved views and perception of safety onto and around the site.

Enhance Key Street Frontages



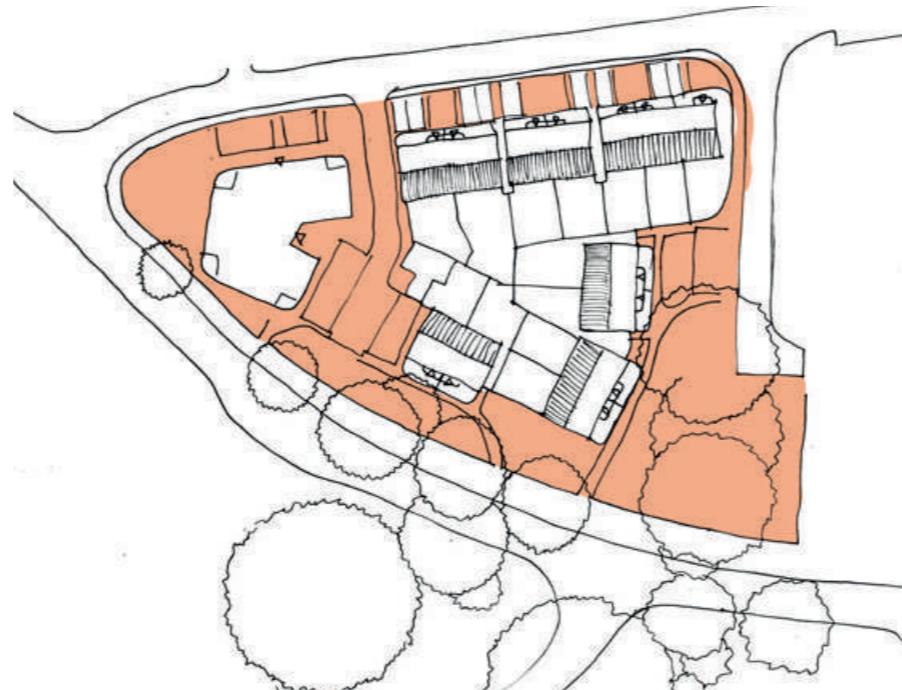
Location

The site is located in the Llanishen ward of Cardiff, approximately 6km north of Cardiff city centre. The area benefits from several amenities and good connections to local shops at Station Road and Ty Glas Avenue, including a post office and chemist, and a number of English- and Welsh-medium schools. There are good public transport connections from Lisvane and Heol Hir Roads to the South and East of the site. Llanishen park to the South West is a fantastic local resource. The semi-natural woodland to the north that forms the green belt west provides excellent active travel routes to local transport hubs.

Public realm

Existing natural features will be retained where possible, and new sections of landscaping, trees and SUDS are proposed as part of the site layout.

Public Realm



Movement

The redevelopment is an opportunity to strengthen the existing east-west pedestrian connection across the edge of the site, a well-used route for locals and school pupils. The new dwellings can be designed to properly front and provide natural surveillance for the POS along Templeton Avenue. Movement across the site will be improved and directly fronted, making it safer, greener and more direct, will be a great tangible benefit for the local community. The curation of views from each property can also enhance the site for residents and improve safety in the public spaces.

Identity

The existing Wolf's Castle Pub forms the central identity of the site at present. Through the sensitive use of materials and form this character can be retained and re-imagined in a way that creates a specific and recognisable local identity whilst remaining contextually and historically connected to the site.

Create and Maintain Key views and vistas



3.3 Planning Policy Review

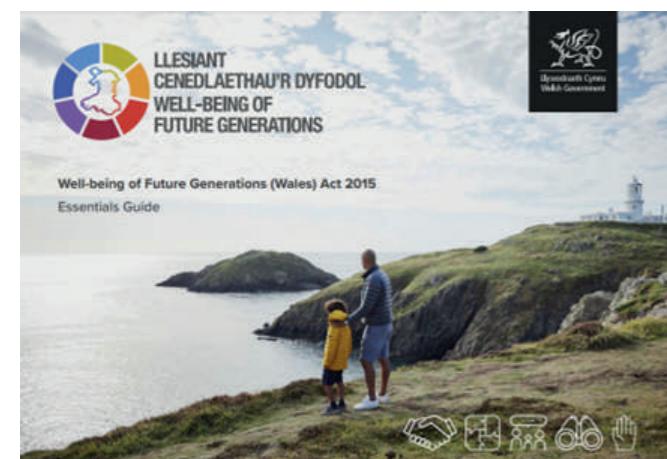
Introduction

The planning policy framework for the determination of this application is provided by the content and scope of National Planning Policy, which is contained within the eleventh edition of Planning Policy Wales (PPW) and its associated Technical Advice Notes (TANs), together with the Local Planning Policy and its supplementary planning guidance. A full review of relevant planning policy is included within the planning statement.

National Planning Policy

Planning Policy Wales (PPW) (12th Edition, February 2024)

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government, providing guidance to Local Planning Authorities (LPAs) for the preparation of development plans and the determination of planning applications through their development management functions.



Good Design Principles

Planning Policy Wales (PPW) sets out five key objectives to achieve good design within new developments;

- Movement
- Access
- Character
- Community Safety
- Environmental Sustainability

With these five objectives there is also an emphasis on the importance of site and context analysis to development proposals. This analysis may highlight constraints and opportunities presented in each case of development.



Figure 1: PPW Good Design Principles



Figure 1: PPW Placemaking Principles



Design and Access Statements

PPW describes Design and Access Statements as a communication tool that explain how the objectives of good design have been considered from the outset of the development process. It encourages applicants to take an integrated and inclusive approach to sustainable design, proportionate to the scale and type of development proposed.

Placemaking Principles

Planning Policy Wales defines placemaking as a "Holistic approach to the planning and design of development and spaces". This approach is in line with Placemaking Wales, and considers six placemaking principles:

1. People and Community
2. Location
3. Movement
4. Mix of Uses
5. Public Realm
6. Identity

The principles above have been used to create the 'National Sustainable Placemaking Outcomes' (Figure 2).



These outcomes are as follows:

- Creating and Sustaining Communities
- Growing Our Economy in a Sustainable Manner
- Making Best Use of Resources
- Maximising Environmental Protection and Limiting Environmental Impact
- Facilitating Accessible and Healthy Environments

Technical Advice Notes (TANs)

Planning Policy Wales is supplemented by a series of Technical Advice Notes (TANs) which provide further national advice and guidance on specific areas of the planning system. Of particular relevance to this application are the following TANs:

- **TAN 12: Design (2016)**

The purpose of this TAN is to equip all those involved in the design of development with advice on how 'Promoting sustainability through good design' and 'Planning for sustainable building' may be facilitated through the planning system. This TAN does not provide exhaustive text on good design, other TANs and guidance such as the Manual for Streets, also cover design issues relevant to specific topics or types of development.

Future Wales - The National Plan 2040

The National Plan 2040 is the national development plan that covers Wales that was produced by Welsh Government and covers the period up to 2040. The National Plan 2040 does not replace Planning Policy Wales (PPW) and will complement PPW and the supplementary Technical Advice Notes (TANs).

Local Planning Policy

The following key Local Development Plan policies are of relevance to this enquiry:

Policy EN6 – Ecological Networks and Features of Importance for Biodiversity

Development will only be permitted if it does not cause unacceptable harm to:

- i. Landscape features of importance for wild flora and fauna, including wildlife corridors and 'stepping stones' which enable the dispersal and functioning of protected and priority species;
- ii. Networks of importance for landscape or nature conservation.

Policy EN8 – Trees, Woodland and Hedgerows

Development will not be permitted that would cause unacceptable harm to trees, woodlands and hedgerows of significant public amenity, natural or cultural heritage value, or that contribute significantly to mitigating the effects of climate change.

Policy KP3 (B) – Settlement Boundaries

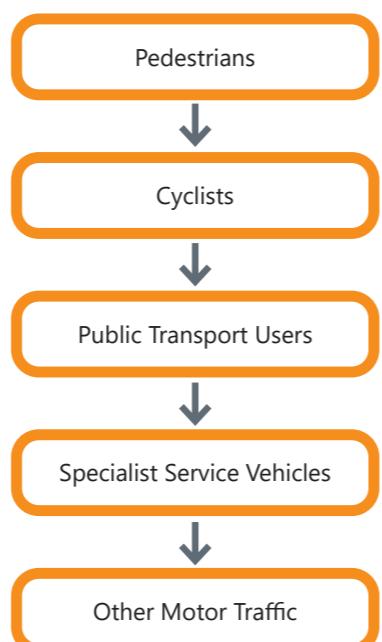
Cardiff's settlement boundaries are a key mechanism for helping to manage growth by defining the area within which development would normally be permitted, subject to material planning considerations. This Policy should be informed by Green Wedge Key Policy (KP3(A)) set out above.

Policy T5 – Managing Transport Impacts

Measures appropriate to a particular development will depend on its scale, location and use(s). They may include providing for and/or improving, as appropriate:

- i. Walking links to existing pedestrian routes and networks, District and Local centres, open space and other community facilities; (e.g. safe routes to school) - for access and recreational purposes - and designed for use by everyone;

In assessing the transport and access aspects of proposals the Council will be more likely to give favourable consideration to developments which through their design and layout give priority to movements by sustainable travel modes and reflect the user hierarchy in Department for Transport Manual for Streets, namely the LDP Transport Hierarchy illustrated below:



Policy C2 – Protection of Existing Community Facilities

Proposals involving the loss or change of use of buildings currently or last used for community facilities will only be permitted if:

- i. An alternative facility of at least equal quality and scale to meet community needs is available or will be provided within the vicinity or;
- ii. It can be demonstrated that the existing provision is surplus to the needs of the community.

In order to satisfy criterion *ii* of the policy it will be necessary to demonstrate that continued use as a community facility is no longer viable giving consideration to appropriate marketing, and local need and demand for the existing community facility.

Policy C3 – Community Safety

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

- i. Maximise natural surveillance of areas which may be vulnerable to crime such as publicly accessible spaces, open space, car parking areas and footpaths;

Policy H3 – Affordable Housing

The Housing Market Assessment (LHMA) has provided the evidence base to support policies to deliver such housing through the planning system. The Cardiff LHMA update (2013) indicates an annual shortfall of 3,989 affordable dwellings per annum.

Policy H6 – Change of Use or Redevelopment to Residential Use

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

- I. There is no overriding need to retain the existing use of the land or premises and no overriding alternative local land use requirement;
- II. The resulting residential accommodation and amenity will be satisfactory;
- III. There will be no unacceptable impact on the operating conditions of existing businesses;
- IV. Necessary community and transportation facilities are accessible or can be readily provided or improved; and
- V. It can be demonstrated that the change of use to a more sensitive end use has been assessed in terms of land contamination risk and that there are no unacceptable risks to the end users.

Policy:	Relating to
KP4	Master Planning Approach
KP5	Residential Requirement
KP6	New Infrastructure
KP7	Planning Obligations
KP8	Sustainable Transport
KP13	Responding to Evidenced Social Needs
KP15	Climate Change
KP16	Green Infrastructure

KP17	Built Heritage
KP18	Natural Resources
H3	Affordable Housing
H6	Change of use or redevelopment to residential use
EN5	Designated Sites
EN6	Ecological Networks and Features of Importance for Biodiversity
EN7	Priority Habitats and Species
EN8	Trees, Woodlands and Hedgerows
EN9	Conservation of the Historic Environment
EN12	Renewable Energy and Low Carbon Technology
EN13	Air, Noise, Light Pollution and Land Contamination
T1	Walking and Cycling
T5	Managing Transport Impacts
T6	Impact on Transport Networks and Services
C2	Protection of Existing Community Facilities
C3	Community Safety/Creating Safe Environments
C4	Protection of Open Spaces
C5	Provision of Open Space, Outdoor Recreation, Children's Play and Sport
W2	Provision for waste management facilities in development

Supplementary Planning Guidance (SPG)

The following SPG is considered relevant:

- Green Infrastructure;
- Managing Transportation Impacts;
- Planning for Health and Well-being;
- Planning Obligations;
- Residential Design Guide;
- Residential Extensions and Alterations
- Waste Collection & Storage Facilities

Green Infrastructure

Section 6.2 sets out green infrastructure should be given early consideration in development proposals and how it should be integrated into developments.

Paragraph 6.2.12 states "A green infrastructure statement should be submitted with all planning applications. This will be proportionate to the scale and nature of the development proposed and will describe how green infrastructure has been incorporated into the proposal... The green infrastructure statement will be an effective way of demonstrating positive multi-functional outcomes which are appropriate to the site in question and must be used for demonstrating how the step-wise approach has been applied."

4.0 Design Development