

RMLDG PRESS RELEASE 2

Cardiff Council monitoring report shows building projects well behind schedule

Cardiff Council's own monitoring report shows that building projects around the city are well behind schedule - questioning the need for the release of further land for development.

For example:

*In Plasdŵr, north west Cardiff, 740 homes have been completed. However, by now, 2,879 dwellings should have been completed - according to the council's own calculations.

*Building of affordable homes is well below target. The current LDP states that 6,646 affordable units should be delivered between 2014 and 2026. The latest figures show that 1,797 homes have been completed.

*On the LDP's 'strategic site D' on land north of J33 just 216 homes of a projected cumulative total of 1,050 (by 2022) have been completed.

*On land known as 'strategic site E' south of Creigiau no homes - of an expected delivery of 650 - have been completed.

Peter Fortune, from the campaigning organisation, Radyr and Morgantown LDP Group says,

"The above shortfall in delivery calls into question the need to release further land within Cardiff, especially given the interest being shown on brownfield sites in the area between Central Station and the Bay.

The overall deficit is expected to be 20,416 homes completed by 2026, the end of the current LDP period. The Plasdŵr development is unlikely to be completed before 2035, if not later, if the increase in mortgage rates continues to slow down demand."

"The council cannot justify destroying sensitive greenfield sites in Cardiff, some of which are SSSIs, given the shortfall, and particularly as the 2021 census figures show a significantly smaller population growth than expected," he adds.

"Building unnecessary dwellings in Cardiff also indicates that the council is ignoring the 'Cardiff Capital Region' with proportionately more houses being

proposed here rather than in neighbouring areas. Where, arguably, they are needed more."

Nerys Lloyd-Pierce, chair of Cardiff Civic Society adds,

"Developers and landowners are already clamouring for the release of more land within Cardiff. Should this happen, they will 'cherry-pick' the easier sites rather than completing building on the strategic sites already allocated to them. This will result in communities losing valuable green space, and the health and wellbeing advantages associated with access to open space. Some sites are SSSIs and developing them will cause further biodiversity loss in an already nature depleted city."

Further information Nerys Lloyd-Pierce 02920 343 121/07701007128 and Peter Fortune on 07963 439903 peter.fortuneuk@gmail.com .

Peter Fortune was previously a member of the Royal Town Planning Institute and a Principal Planner in Cardiff City Council.

NOTES TO EDITORS

Prepared by Peter Fortune, giving his analysis of the census figures.

Peter is a member of the Radyr & Morganstown Local Development Group, which is associated with a number of other groups in NW Cardiff.

Their website (<https://radyr.org.uk/clubs/rmldgroup/>) states:

The Radyr and Morganstown Local Development Group (RMLDG) is an independent group of local residents which has come together to be informed, and take positive action on matters relating to the development of our Capital City. In particular, we have particular interest in the production of the Cardiff Council Replacement Local Development Plan (RLDP), and how it will affect both the area of Radyr & Morganstown and the whole of north west Cardiff. In doing this, we have joined forces with other groups in NW Cardiff, namely:

- The North West Cardiff Group
- [St Fagans Community Council](#)
- [Danescourt Community Association](#)
- Rhydlafer Residents' Group
- [The Radyr & Morganstown Association](#)

Along with

*Cardiff Civic Society

RADYR & MORGANSTOWN LOCAL DEVELOPMENT GROUP

UPDATE ON POPULATION FIGURES

1 The preliminary figures for the 2021 census were recently released. They indicate that the population of Cardiff was 362,400 and the number of households was 147,300.

2 Stats Wales projections of population for Cardiff in 2021 were 367,190 and for the number of households 165,523. So there is a reduction of almost 2% in the actual figures against the projection in terms of the population but a 12% reduction in the number of households.

This figure for Cardiff's households is very interesting. It shows a percentage growth of only 3.3% which is lower than the figure for Wales as a whole (3.4%), and lower than surrounding local authorities: Newport (8.1%), Vale of Glamorgan (7.5%) and Bridgend (6.6%).

3 Initial comments from planning consultants highlight the increase in household size across the whole of England and Wales, bringing to an end the long decline in household size.

4 It is the number of households which is significant for the LDP and the RLDP as that determines the number of dwellings required.

5 The current LDP (to 2026) was required by Welsh Government to be based upon the official projections for setting levels of growth in LDPs and makes it clear that any departure from these figures should be fully justified by demonstrable evidence. (Para 4.13 LDP) "These official figures show a 42% rise in Cardiff's population for the period 2008-2033 and a 33% rise for the plan period 2006-26 for which the plan makes provision."

In reality, the population increase from 2011 to 2021 was actually only 5%.

6 Currently it is not possible to estimate the population growth beyond 2021 because the detailed components of the population change from 2011 to 2021 are not yet available. However, it is possible to suggest that the reduction in the actual against the projected is due to reduced internal and international

migration, which would be unsurprising due to Brexit and COVID.

7 Welsh Government projections have previously indicated that the number of households in Cardiff would increase by 37% between 2008 and 2026 from 136,741 to 187,302 households. According to the Welsh Government projections, this is driven partly by in-migration (particularly net international migration), partly by natural population increase (fewer births than deaths), and partly by a decline in average household size with over three quarters of the growth being for 1 and 2 person households. (Paragraph A3.6 LDP)

The census figures show that there were only 147,300 households in 2021, a significant reduction against the earlier projections.

There is already enough land allocated in Cardiff for 19,486 households. At the rate of growth in the number of households between 2011 and 2021 that is enough land for 15 years of growth.

Furthermore, in the 2011 census, of 148,093 houses, 6,042 were unoccupied (4 per cent). Should the same percentage of empty dwellings be applied to the 173,736 allocation, this gives us 166,786 available for households to occupy.

8 In Summary

	2021	Stats Wales
Projection for 2021	2011	
Population		362,400
367,190	345,442	
Households.		147,300
165,523	142,557	
Current LDP basis to 2026		187,302 (later revised by Stats Wales to 177,592)

At the moment, and based upon the figures currently available, it is clear that there is no basis for any of the growth focused Strategic Options included in the RLDP.