

The image features a grayscale aerial photograph of a city grid, showing numerous rectangular blocks and streets. A large, vibrant teal graphic overlay covers the right and bottom portions of the image. The text 'SUMMARY' and '05' is printed in white on the teal background. The number '05' is significantly larger than the word 'SUMMARY'.

# SUMMARY

# 05





- 5.1 Plasdwr will comprise a combination of new neighbourhoods and community uses. The masterplan is founded on the very best practice in urban design, community integration and sustainable development, with strong links to Cardiff City Centre which aims to create a development for the 21st Century.
- 5.2 The development will respect the site's landscape setting and also shift Cardiff towards a more sustainable future, through a significant increase in housing, employment and improved public transport. Development will accord with the principles of high quality design and best practice to create a townscape that is rich, varied and sympathetic to its environment. The aim is to achieve a high quality development with a strong identity, activity and a strong 'sense of place'.
- 5.3 The vision will be achieved in the following way:
- the creation of an integrated residential community with a sensitive relationship to the existing settlements;
  - the need to promote public transport, pedestrian and cycle routes through the development;
  - providing a development that is well connected, readily understood and easily navigated, promoting a layout which reduces dependence on the car, whilst enhancing the public transport, cycling and walking networks;
  - the protection and enhancement of existing landscape and ecological features, and the creation of a strong landscape and open space structure ;
  - the creation of a vibrant, lively, mixed-use community and the provision of a range of residential, employment and community uses in response to local need;
  - providing a range of dwelling sizes, types and tenures that offers an accessible and acceptable choice of lifestyles; and
  - promoting the objectives of sustainable development through layout and design
- 5.4 The project is designed so that the development meets housing and community needs over the period to 2026. It is a fundamentally important part of the project to deliver key strategic infrastructure and facilities. Implementation of planning permission can facilitate the delivery of the following key principal benefits:
- New strategic cycle corridors;
  - The delivery of significant improvements in the local public transport system;
  - The opportunity to secure a new secondary school for the area;
  - The delivery of new sports playing fields;
  - The delivery of extensive areas of new employment land capable of generating major new job opportunities;
  - The provision of a range of new market housing;
  - The provision of affordable housing;
  - The provision of new primary schools;
  - The creation of new circular strategic footpaths and cycleways;
  - The creation of new linear parks and other areas of strategic open space;
  - The creation of additional trade to support the City Centre;
- 5.5 The Applicants wish to continue their detailed design work for the project with Cardiff Council and key stakeholders and will willingly engage to create a design which will meet the vision of the LDP produced by the Council and endorsed by the Local Community.

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