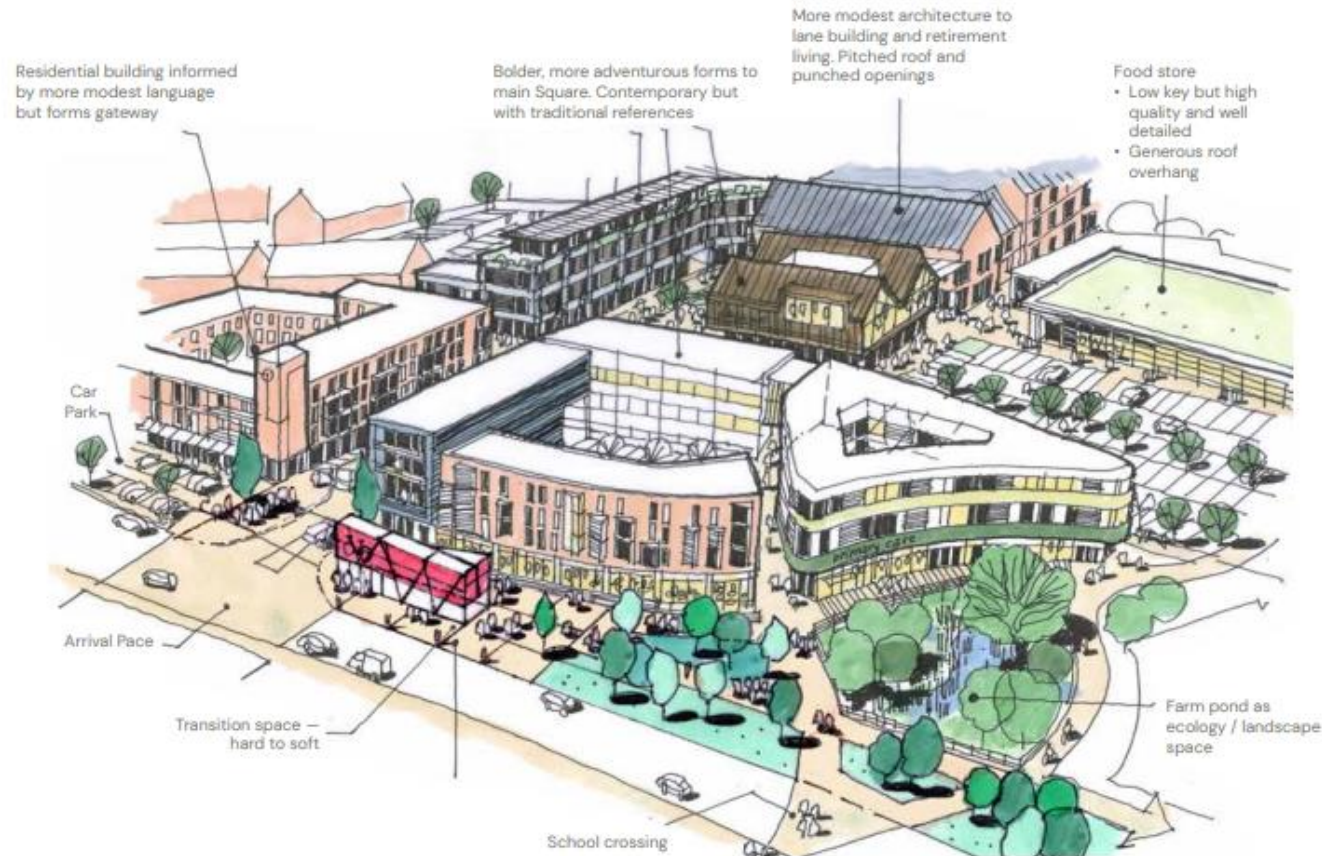


# "Gweithio mewn partneriaeth i Plasdwr"

*Stori am fwrdd iechyd, awdurdod lleol a datblygwr*

# "Partnership working for Plasdwr"

*A story of a health board, a local authority and a developer*



## Pwy ydym ni?

- Rebecca Hooper
  - Arweinydd Adfywio Cyngor Caerdydd
- Rob Wilkinson
  - Arweinydd Cynllunio Gwasanaeth ar gyfer Bwrdd Iechyd Prifysgol Caerdydd a'r Fro

*Buom yn gweithio'n llwyddiannus gyda'n gilydd ar ein hyb lles, iechyd a gofal cymdeithasol integredig cyntaf ym Maelfa (agorwyd ym mis Gorffennaf 2022).*

*Ond mae honno'n stori arall...*

## Who are we?

- Rebecca Hooper
  - Regeneration Lead for Cardiff Council
- Rob Wilkinson
  - Service Planning Lead for Cardiff & Vale University Health Board



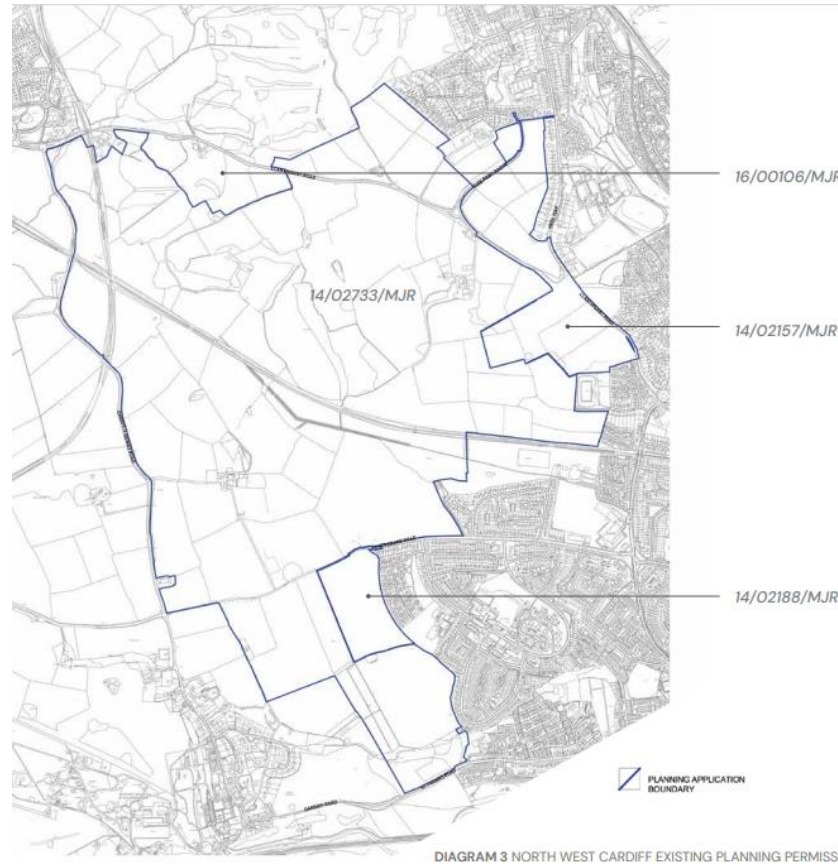
*We worked successfully together on our first integrated wellbeing, health and social care hub at Maelfa (opened in July 2022).*

*But that's another story...*

# Plasdwr

## Un tro...

- Sut ddechreuodd hi? Egwyddorion gweithio mewn partneriaeth, asedau a rennir ac uno rhwng BIP a'r Cyngor
- Hanes – 4 cais ar wahân ar gyfer Safle C NW Caerdydd rhwng 2014-16
- Cais a elwir yn Plasdwr- 5,970 o anheddau, canolfan ardal, 3 chanolfan leol, ysgol uwchradd, tir cyflogaeth a man agored.
- Redrow prif ddatblygwr



# Plasdwr

## Once upon a time...

- How did it start? Principles of partnership working, shared assets & join up between UHB and Council
- History – 4 separate applications for Site C NW Cardiff between 2014-16
- Application known as Plasdwr- 5,970 dwellings, district centre, 3 local centres, secondary school, employment land & open space.
- Redrow main developer

## Beth yw cytundeb A.106?

- Mae cytundebau Adran 106 yn gytundebau cyfreithiol rhwng awdurdod cynllunio a datblygwr sy'n sicrhau bod gwaith ychwanegol penodol yn cael ei wneud.
- Defnyddir y gwaith hwn i liniaru effaith y datblygiad ar y gymuned leol a'r seilwaith, megis ffyrdd, ysgolion, parciau a chyfleusterau cymunedol.
- Mae Cyngor Caerdydd yn gofyn am gyllid Adran 106 ar gyfer cyfleusterau cymunedol o bob datblygiad preswyl o 25 annedd neu fwy. Ar gyfer datblygiadau mwy, fel NW Caerdydd, gofynnwn am gyfleusterau cymunedol newydd ar y safleoedd datblygu eu hunain.
- Mae cyfleusterau cymunedol yn bwysig ar gyfer diwallu ystod eang o anghenion cymdeithasol. Mae darparu'r cyfleusterau hyn ar lefel leol, mewn lleoliadau cyfleus, yn cynyddu eu hygyrchedd i ddefnyddwyr ac yn lleihau'r angen i deithio

## What is a s.106 agreement?

- Section 106 agreements are legal agreements between a planning authority & a developer that ensure that certain extra works related to a development are undertaken.
- These works are used to mitigate the impact of the development on the local community and infrastructure, such as roads, schools, parks and community facilities.
- Cardiff Council requests Section 106 funding for community facilities from all residential developments of 25 or more dwellings. For larger developments, such as NW Cardiff, we request new community facilities on the development sites themselves.
- Community facilities are important for meeting a wide range of social needs. Providing these facilities at a local level, in convenient locations, increases their accessibility for users and reduces the need to travel.

## Yr hyn yr ydym yn cytuno:

- Cytundeb Adran 106 rhwng y datblygwr a'r Cyngor
- Cyfleuster Iechyd, Cymunedol a Phreswyl Integredig mewn partneriaeth a adeiladwyd gan ddatblygwr.
- Maint y gofod iechyd a chymunedol- 3,142m<sup>2</sup>
- Eiddo'r Cyngor. Isbrydles i UHB ar "renti pupurcorn"



## What we agreed:

- Section 106 Agreement between developer & Council
- Integrated Health, Community and Residential Facility in partnership built by developer.
- Size of health and community space- 3,142m<sup>2</sup>
- Owned by Council. Sub lease to UHB on a "peppercorn rent"





# Lle ydyn ni nawr?

- Lle ydyn ni nawr? Dull cyngor: Dogfen amlinellol pensaer
- Dull UHB: datblygu amserlen ddelfrydol o lety o "haenau cacennau"

Ymgysylltu â'r gymuned

Cyfleoedd trydydd sector

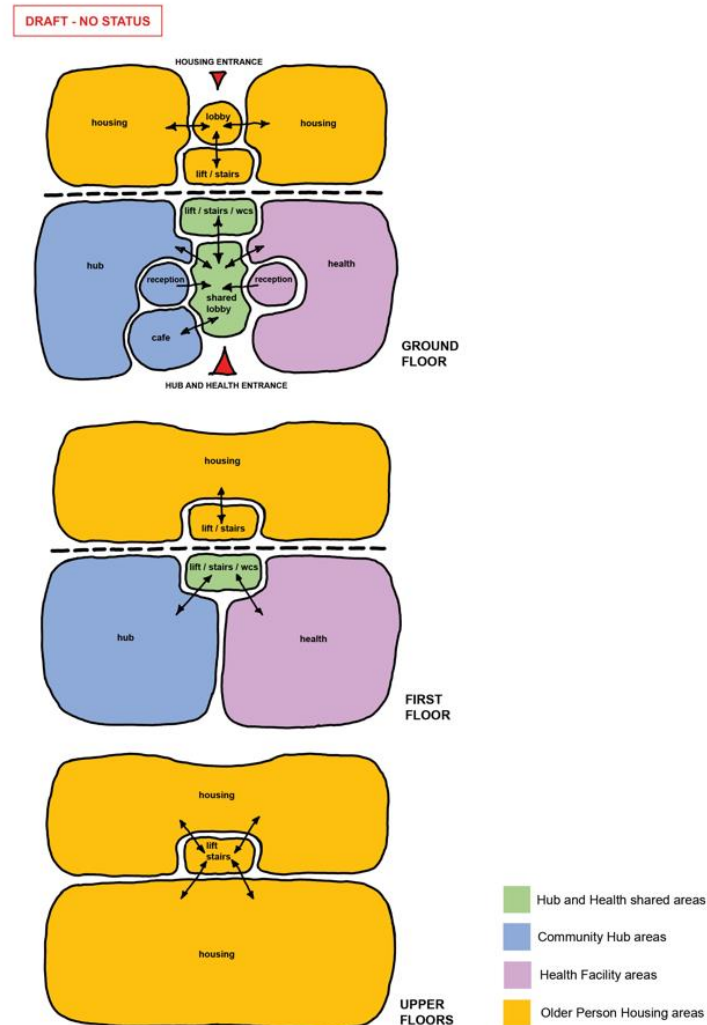
Cynllun Datblygu Lleol

Cynlluniau GMS a Chlwstwr

Rhaglenni Strategol

Asesiad Anghenion y Boblogaeth

Gwasanaethau presennol



# Where are we now?

- Council approach: Architect's outline document
- UHB's approach: develop ideal schedule of accommodation from "cake layers"

Community engagement

Third sector opportunities

Local Development Plan

GMS & Cluster plans

Strategic Programmes

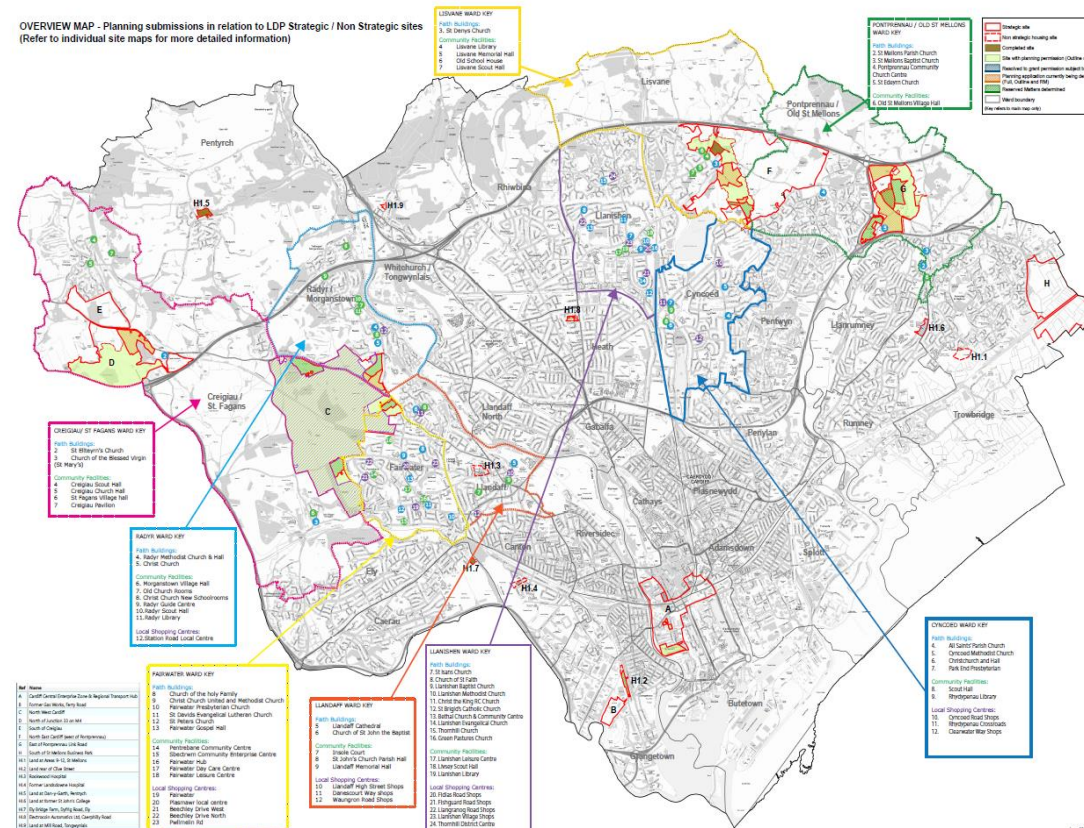
Population Needs Assessment

Existing services

... **Ac yna...**

- Blaenoriaethu, er mwyn lleihau dyblygu; Sicrhau'r safoni, yr hyblygrwydd a'r manteision mwyaf posibl
- Dull dau lwybr cynllun sy'n seiliedig ar le i fapio'r hyn sydd gennym a chyfleoedd yn y dyfodol sy'n cyd-fynd ag angen a chapasiti;
- Gwaith ar y cyd ar ddylunio, manyleb a thrafod gyda datblygwyr ar safleoedd strategol gan gynnwys NE Caerdydd a Glanfa'r Iwerydd.

# ...and then...



- Prioritise, to minimise duplication; maximise standardisation, flexibility and benefits
- Twin track approach of place-based plan to map what we have and future opportunities aligned with need & capacity;
- Joint work on design, specification and negotiation with developers on strategic sites including NE Cardiff & Atlantic Wharf.

**... A oedd pawb yn byw'n hapus  
byth wedyn?**

**...and they all lived happily ever  
after?**

- UHB yn gweithio gyda Locality yn gynt ac yn gyflymach
- Dull cynllunio ar sail lleoedd
- Proses gyffredin i fod yn berthnasol i safleoedd datblygu eraill
- Egwyddorion trosfwaol o amgylch mannau a rennir, parthau, nodweddion allweddol, gwersi a ddysgwyd



- UHB working with Locality earlier and quicker
- Place-based planning approach
- Common process to apply to other development sites
- Overarching principles around shared spaces, zoning, key features, lessons learnt