Local Development Plan 2021 > 2036

Cardiff Council - May 2026

Cardiff Replacement LDP Examination

Draft Guidance on Controlling the Location of Hot Food Takeaways

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Cardiff Replacement Local Development Plan 2021 to 2036
Draft Guidance on Controlling the Location of Hot Food Takeaways
May 2026

EXECUTIVE SUMMARY

This guidance supports the Cardiff Replacement Local Development Plan (RLDP) 2021–2036 by explaining how Strategic Policy SP13 Securing Health and Wellbeing Resilience and Detailed Policies HF1 and R8 are intended to be applied in practice, drawing on a comprehensive public health and placemaking evidence base.

The evidence presented in this paper indicates that the principal public health and placemaking challenge associated with hot food takeaways in Cardiff arises from their cumulative concentration and clustering, particularly within district and local centres serving more deprived communities. Analysis demonstrates a clear association between deprivation, poorer health outcomes and higher densities of hot food takeaways, alongside impacts on centre character, residential amenity and the balance and function of uses within retail centres.

While exclusion zones around schools can be effective in addressing specific, localised exposure, the evidence indicates that such measures do not address the wider everyday food environment or the cumulative impacts arising from high concentrations of hot food takeaways across neighbourhoods. In Cardiff, the key issue relates to the unequal distribution and over-representation of hot food takeaways within certain centres, which play an important role in daily access to food, services and employment.

In this context, a proportion-based approach that manages the number, proximity and clustering of hot food takeaways is considered an appropriate and proportionate means of applying adopted planning policy. By managing over-concentration rather than applying blanket restrictions on hot food takeaway uses, this approach reflects established planning practice, enables consistent and transparent decision-making, and allows proposals to be assessed flexibly on their individual merits.

The guidance supports the application of Policy HF1 by resisting over-concentration and contributing to a food retail environment that enhances access to healthier choices and helps reduce health inequalities. It also supports Policy R8 by safeguarding the vitality, viability, character and amenity of Cardiff's retail centres, ensuring they continue to deliver economic, social and environmental benefits for local communities.

1.0 PURPOSE

This guidance on *Controlling the Location of Hot Food Takeaways* provides the policy context, background evidence and data that supports the health and well-being Strategic Policy SP13 and the Detailed Policies HF1 and R8, of the Cardiff Replacement Local Development Plan (RLDP) 2021-2036 (Cardiff Council, 2025a).

In a planning policy context, hot food takeaways are defined as having a primary purpose to sell food which is consumed off the premises.

The Strategic Policy 'Securing Health and Wellbeing Resilience' SP13 of the RLDP (Cardiff Council, 2025a) states:

> 'The LDP will seek to promote economic, social, cultural and environmental benefits and reduce health and wellbeing inequalities through creating accessible and healthy environments.'

The Detailed Policy HF1 (revised) includes the wording:

> '(iv) Provide a food growing and food retail environment that enhances access to healthy food choices and reduces inequalities by resisting proposals for additional hot food takeaways where their number or proximity would lead to an over-concentration and undermine the creation of a healthy and balanced food environment.'

And the Detailed Policy R8 includes the wording:

> '7.199 ……The Central and Bay Business Areas, and District Centres are more likely to be able to satisfactorily accommodate A3 uses without causing unacceptable harm, due to their size and character. However, concentrations of such uses in centres can cause harm, either to residential amenity within or adjoining the centre, or to the predominant shopping role and character of the centre and its vitality, attractiveness, and viability' and;
>
> '7.203 Outside District and Local Centres and the Central and Bay Business Areas proposals for A3 uses are unlikely to be acceptable in, or adjacent to, predominantly residential areas because of their impact on residential amenity and potential to cause nuisance from noise and odour.'

It is recognised that rising levels of obesity in the UK is a major public health issue, and although it is a complex issue requiring a whole system approach to address, the planning system, plays a key role in the food environment. A proliferation of hot food takeaways (HFTs) selling high fat, salt and sugar foods are one of many contributing factors to poor diets and obesity levels. Addressing this proliferation is part of Cardiff's overall approach to reducing health inequalities and to being an active partner in managing and reducing the impact of obesity through planning policies.

This paper should be read in association with the Cardiff Council Local Development Plan (2021-2036) Background Technical Paper No 5 Health and Wellbeing January 2025 (Cardiff Council, 2025b). This paper includes:

- The national evidence base relating to hot food takeaways;
- The national and local policy context in relation to health and wellbeing, hot food takeaways and their impact;
- The local evidence base in relation to obesity levels, areas of deprivation and number, location and density of hot food takeaways;
- Implementation guidance and recommendations.

2.0 NATIONAL EVIDENCE BASE

Health is '*a state of complete physical, social and mental well-being, and not merely the absence of disease or infirmity'* (World Health Organization, n.d.).

Spatial planning is intrinsically linked to health and well-being (Institute of Health Equity, 2011) (Public Health England, 2017) and in addressing health inequalities[1] through influencing and shaping urban and rural environments.

The environment in which we live and work, including access to food growing spaces and to healthy food retail settings, has positive and negative effects on our health and wellbeing (Public Health England, 2017) (Welsh Government, 2020). Key publications in the UK, including the Foresight Report (Government Office for Science, 2007) and the Marmot Review (Institute of Health Equity, 2011), highlighted weight as being influenced by a broad set of factors, beyond a focus on personal choice, that included the local environment and social context.

Hot food takeaways are part of the built environment that impact on health and well-being through the options they provide. Meals purchased outside of the home are associated with higher calories, as they tend to be bigger portion sizes and they are a quick and convenient source of hot meals (Office for Health Improvement and Disparities, 2025) (Public Health Wales, 2025a) contributing to an increased risk of developing health conditions such as obesity, type 2 diabetes and cardiovascular disease (Public Health Wales, 2025a). Evidence shows that increased access to unhealthier food retail outlets contributes to increased weight status across the general population and children in low-income areas experience higher rates of obesity and unhealthy eating behaviours (Public Health England, 2017). These factors can make it challenging for people to maintain a healthy diet.

Hot food takeaway consumption has remained elevated after increasing by 50% during the Covid pandemic (Institute for Fiscal Studies, 2024). It has been found that at least 25% of calories are now consumed outside of the home and that six in ten people in the UK order a takeaway at least once a week (Nesta, 2024).

A 2025 Public Health Wales report (Public Health Wales, 2025a), summarised research and highlighted that:

- higher concentrations of hot food takeaways are present in areas of higher deprivation;
- children who spend time in deprived neighbourhoods tend to eat more food from takeaways and are more likely to be overweight or obese;
- the association between proximity to hot food takeaways and higher levels of obesity has been demonstrated;
- the concentration or clustering of takeaways in centres can dominate the retail environment, limiting the number of units available for healthier food options

[1] Health inequalities are the unfair and avoidable differences in health status seen within and between countries. There is a social gradient between health and illness: the lower the socio-economic position, the worse the health. Also, poorer health status is generally observed in more deprived communities (Marmot M A. J., 2020)

and resulting in an over-exposure of takeaway uses which may influence behaviour;
- hot food takeaways are often co-located with other potentially less healthy land uses, such as betting shops, shisha bars and the availability of alcohol; these factors can influence the health of local communities and add to inequalities in health in areas of deprivation.

2.1 Planning and Hot Food Takeaways

The neighbourhood food environment is an important modifiable determinant of dietary behaviour and obesity. The planning system is one lever available to local authorities in enabling a healthier weight environment and has long been recognised as a justified planning intervention by the public health and medical profession (al, 2024). Public Health Wales (Public Health Wales, 2025a) has produced guidance recommending that overconcentration and high density of hot food takeaways in town centres or high streets, particularly in areas of deprivation, should be avoided.

The Welsh Government's Healthy Weight: Healthy Wales Delivery Plan 2025-2027 (Welsh Government, 2025a) recognises the role of planning through its proposals to support a change in the balance of food outlets in local communities, including:
- the creation of exclusion zones near places frequented by children and families, such as schools, parks and leisure centres;
- distance or walking time-based exclusion zones or the restriction of takeaway food outlet opening hours during school lunch times, and immediately after school.

Additionally, the UK Government's Planning Practice Guidance for Healthy and Safe Communities Paragraph 004 (Ministry of Housing, Communities and Local Government, 2022) states:

> 'Planning policies and supplementary planning documents can, where justified, seek to limit the proliferation of particular uses where evidence demonstrates this is appropriate (and where such uses require planning permission)'.

In Wales, amongst local authority and partner organisations, there is a growing interest in analysing the spatial distribution of hot food takeaways across their communities, evidencing the impact they are having on obesity levels and in implementing hot food takeaway policies. In England, the National Planning Policy Framework (NPPF) (Ministry of Housing, Communities and Local Government, 2025) was updated in 2024 and is clear that hot food takeaways can be restricted through the planning system. Numerous local authorities in England have developed hot food takeaway papers and policies (examples provided in Appendix 1).

3.0 NATIONAL POLICY CONTEXT

- The *Well-being of Future Generations (Wales) Act 2015* (Well-being of Future Generations (Wales) Act (2015), 2014)*:*
  The Act provides a government wide policy framework centred on the sustainable development principle in Wales and enacts a *'Health in all Policies'* approach by

making a *'Healthier Wales'* a required policy goal for all public bodies in Wales. This policy goal includes a section entitled 'Place-making and designing-in community health and well-being' and a sub-section 'Enable places to support the health and well-being of people and communities' (Well-being of Future Generations (Wales) Act (2015), 2014). Well-being indicators that form part of the framework for this goal include healthy life expectancy, healthy lifestyle for both children and adults and people's satisfaction about their access to local facilities and where they live. A healthy food environment contributes to these well-being indicators.

- *Future Wales: The National Plan 2040* (Welsh Government, 2021):
  The plan provides a framework for the provision of new infrastructure and growth and seeks to address key national priorities through the planning system, including improving the health and wellbeing of communities. It includes the following outcomes:
  - A Wales where people live and work in connected, inclusive and healthy places
  - A Wales where people live in distinctive regions that tackle health and socio-economic inequality through sustainable growth.

- *Planning Policy Wales (PPW) Edition 12* (Welsh Government, 2024):
  PPW recognises the role of the planning system in creating sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. There is a focus on promoting healthier places and includes five National Sustainable Placemaking Outcomes, one of which focuses on facilitating accessible and healthy environments.

- The *Socio-economic Duty Equality Act 2010* (Welsh Government, 2022):
  The Act came into force on 31st March 2021 in Wales and places a legal responsibility on particular public bodies to have due regard, when they are making strategic decisions, of the need to reduce inequality of outcome resulting from socio-economic disadvantage.

- The *Public Health (Wales) Act 2017* (National Assembly for Wales, 2017)*:*
  The Act aims to address a number of specific public health concerns, and to create social conditions that are conducive to good health and where avoidable harms can be prevented. The Act included the requirement to produce a national strategy on preventing and reducing obesity (Welsh Government, 2023a) and legislation to mandate that public bodies carry out Health Impact Assessments (HIA) in specific circumstances. The Health Impact Assessment (Wales) Regulations (Welsh Government , 2024) are included under the Act.

- *Healthy Weight, Healthy Wales 2023* (Welsh Government, 2023a)*:*
  This national strategy sets out a long-term approach to supporting people in achieving and maintaining a healthy weight. It recognises that overweight and obesity is shaped by a complex mix of factors and aims to create healthier environments through legislation, regulation, funding and building programmes. In relation to hot food takeaways, the strategy has an ambition to work towards *'limits placed on the establishment of hot food takeaways around schools and communities'*. Shifting the balance of the food environment will reduce the

consumption of food with a significant amount of saturated fat, salt and sugar and increase the number of people making the choice to purchase healthier food options.

- The *Health Impact Assessment (Wales) Regulations 2025* (Welsh Government, 2025b):
  The Regulations were approved by the Senedd in November 2025 and will come into force in April 2027. The Regulations introduce a statutory duty on specified public bodies to undertake HIAs when proposing decisions of a strategic nature about how to exercise their functions.

- Wales Community Food Strategy (Welsh Government, 2025c):
  The Wales Community Food Strategy seeks to improve the production and supply of locally sourced food and increase access to healthy and sustainable food creating a stronger, more resilient community food system.

- Cymru Can: The strategy for the Future Generations Commissioner for Wales 2023- 2030 (Future Generations Commissioner for Wales, 2023):
  This strategy outlines how to accelerate the implementation of the Well-being of Future Generations Act. The strategy sets five missions to ensure that the Act is applied effectively; Mission 3 focuses on helping public bodies to work together on the root causes of ill health, address inequalities and keep people well through prevention.

4.0 LOCAL POLICY CONTEXT

- The Cardiff Well-being Plan 2023-2028 (Cardiff Partnership, 2023):
  The plan is a requirement set out in the *Well-being of Future Generations (Wales) Act 2015* for public services to work together through Public Services Boards to improve the well-being of each Local Authority area and contribute to the seven national well-being goals. The Cardiff Well-being Plan focuses on improving health and wellbeing, addressing inequalities and adopting a whole systems approach to prevention.

- Delivering a Stronger, Fairer, Greener Cardiff. Cardiff Council Corporate Plan 2026-29 (Cardiff Council , 2026):
  The Corporate Plan takes forward the Stronger Fairer Greener Strategy and sets out Cardiff Council's role in contributing to the achievement of the Cardiff Wellbeing Objectives, a requirement of the Well-being of Future Generations (Wales) Act 2015. The Plan also acts as the Council's Wellbeing Statement. In the Plan is a commitment to work with other organisations, including Public Health Wales and the Cardiff and Vale University Health Board, to reduce inequalities, promote health, and support access to healthy, local and low carbon food.

- One Planet Cardiff and One Planet Cardiff Action Plan 2021 (Cardiff Council, n.d. (a)):
  The strategy and action plan take forward Cardiff Council's strategic response to addressing the impacts of the climate emergency and sets out the organisation's approach on the issue up to 2030. Included are the development and

implementation of a partnership Food Strategy that will promote healthy, local and low carbon food.

- The Good Food & Movement Framework (Cardiff and Vale Regional Partnership Board, 2024):
  This Framework provides a local approach to creating healthier environments across Cardiff and the Vale. It aligns closely with SP13 and HF1 by enabling access to healthier food and opportunities for everyday movement. The Framework supports the use of planning levers, such as controlling hot food takeaway density, to help shift environments towards health and wellbeing.

- Child Friendly Cardiff (Cardiff Council, 2018):
  The strategy and approach demonstrate Cardiff's commitment to participate in UNICEF UK's National Child Friendly Cities initiative and to aspire to be a Child Friendly City where all children and young people have an equal chance to thrive and reach their potential. The approach identifies that children and young people living in the most deprived communities are more likely to suffer poorer health outcomes, including having an increased risk of living with obesity. It recognises the role of the environment in supporting health and wellbeing being and in reducing health inequalities.

- Cardiff Council Good Food Strategy (Cardiff Council, n.d. (b)):
  The strategy demonstrates Cardiff's commitment for action on becoming a more sustainable food city, including a focus on access to good food in all areas of the city and across demographics, especially those in deprived areas and vulnerable residents. It recognises the need to address health inequalities by taking action on fast food outlet saturation and planning restrictions on fast food outlets. This strategy is currently being updated.

- Cardiff Good Food Strategy 2021-2024 (Food Cardiff, 2021):
  The strategy aims focus on supporting Cardiff to become one of the top Sustainable Food Places in the UK. Key goals include:
  - A Health Cardiff
  - An environmentally Sustainable Cardiff
  - An empowering food movement
  - A thriving local food economy
  - A fair and connected food system.

5.0 KEY DEMOGRAPHIC AND POPULATION HEALTH INDICATORS FOR CARDIFF

This section outlines some key demographic and population health indicators for Cardiff.

5.1 Inequalities

Large inequalities exist within the city with deprivation in terms of housing, physical environment, employment, income, educational achievements and health generally

concentrated in the 'southern arc' (Figure 1). The gap in life expectancy between the most and least deprived areas has been growing.

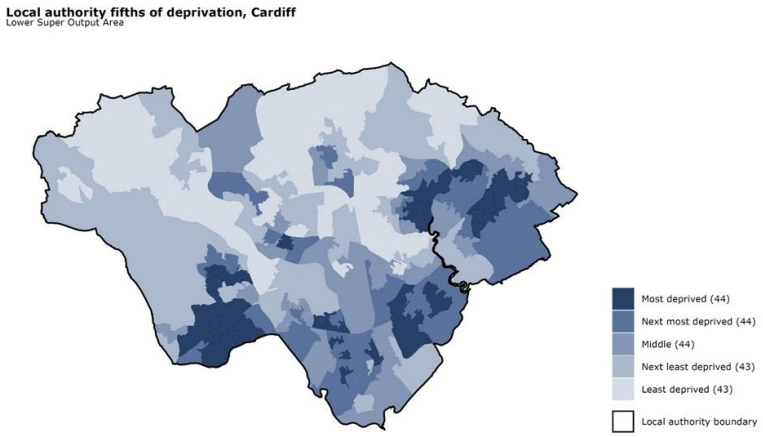

Figure 1: Map of Lower Super Output Area (LSOAs) shaded by deprivation group, WIMD 2025 (Welsh Government, 2025d).
Source: Produced by Public Health Wales using WIMD 2025 (Welsh Government, 2025d). Contains OS data.

5.2 Health Inequalities

Health inequalities are the unfair and avoidable differences in health status seen within and between communities. There is a social gradient between health and illness: the lower the socio-economic position, the worse the health. Also, poorer health status is generally observed in more deprived communities (Marmot M A. J., 2020).

Cardiff is above the Wales average in the proportion of Lower Super Output Areas (LSOAs) in the 10% most deprived areas in Wales; 3 of the LSOAs in Cardiff are ranked in the 10% most deprived in Wales (Welsh Government, 2025e). Levels of general health in Cardiff are high (Cardiff Partnership, 2023), but the **health domain**[2] results of the Welsh Index of Multiple Deprivation (WIMD) Report (Welsh Government, 2025d) highlighted that Cardiff continues to have 34 areas (16%) in the most deprived 10% of small areas across Wales in relation to health indicators (Figure 2). The overall patterns of health deprivation in WIMD 2025 are fairly similar to those for WIMD 2019 (Welsh Government, 2025d).

There are clear health inequalities across the city, with wards in the 'Southern Arc' generally more deprived in terms of health (Cardiff Public Services Board, 2022). The 'Southern Arc' is an area with a population of approximately 155,000 people made up of the following electoral divisions: Adamsdown, Butetown, Caerau, Canton, Ely, Grangetown, Llanrumney, Riverside, Rumney, Splott and Trowbridge (Cardiff Partnership, 2023). Figure 2 (Welsh Government, 2025d) illustrates the areas in Cardiff experiencing the poorest health.

[2] The **health** domain of the WIMD contains 7 indicators – limiting long-term illness, premature deaths, GP recorded chronic conditions, GP recorded mental health conditions, cancer incidence, children aged 4 to 5 living with obesity and low birth weight (Welsh Government, 2025e)

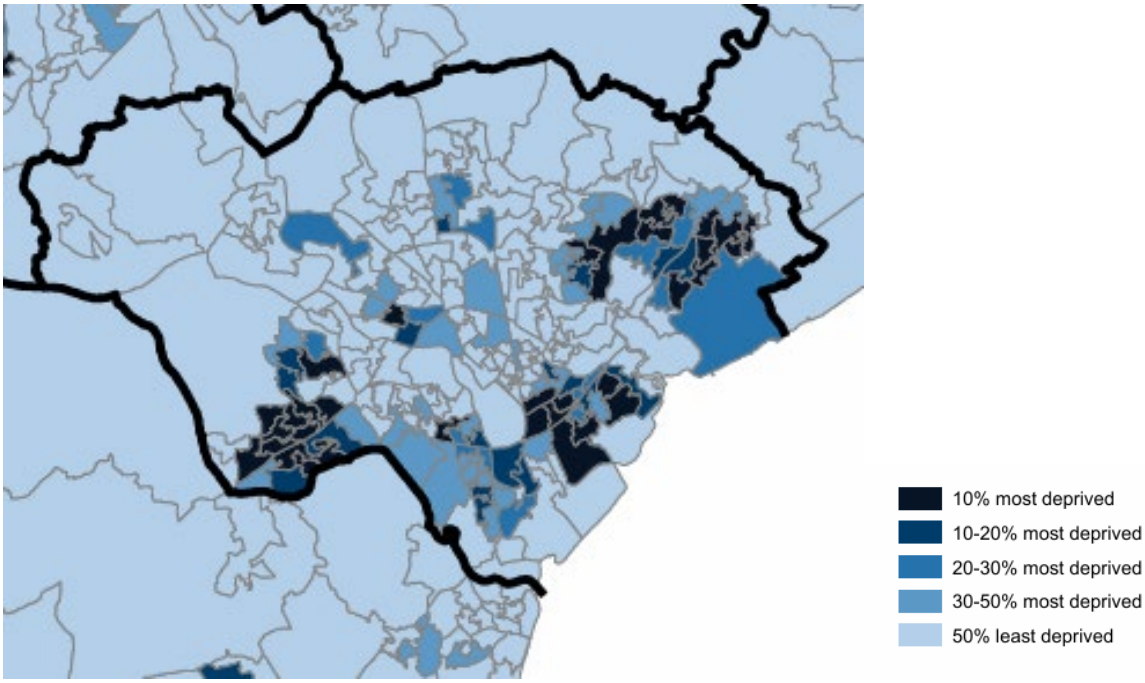

Figure 2: Map of Lower Super Output Area (LSOAs) shaded by **health** deprivation group, WIMD 2025 (Welsh Government, 2025d).
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Source: Welsh Government 2025. WMID Results Report. Health Domain Results

5.3 Environmental inequalities

Environmental inequalities (Institute of Health Equity, 2011) impact on health and well-being and enforce health inequalities. There is a gradient in the distribution of environmental disadvantages with those living in the most deprived neighbourhoods more exposed to environmental conditions that negatively affect health, for example, air pollution, damp and poorly insulated housing, living near major roads, and lack of green spaces. Additionally, the unhealthiest high streets are likely to be located in more deprived areas with the highest number of fast food outlets, betting shops, more littering and fouling, noise and air pollution, unhealthy retail outlets, crime and fear of crime and road traffic accidents (Marmot M A. J., 2020).

Figure 3 (Welsh Government, 2025f) illustrates that there are clear inequalities in terms of the **physical environment**[3] across Cardiff, with wards in the 'Southern Arc' experiencing the most environmental disadvantage. The most deprived areas in relation to physical environment are those that have high levels of air pollution, less access to green spaces, increased exposure to noise pollution and being located in a flood risk area.

[3] The **physical environment** domain of the WMID contains three sub domains – air quality, flood risk, noise pollution and green space (Welsh Government, 2025e)

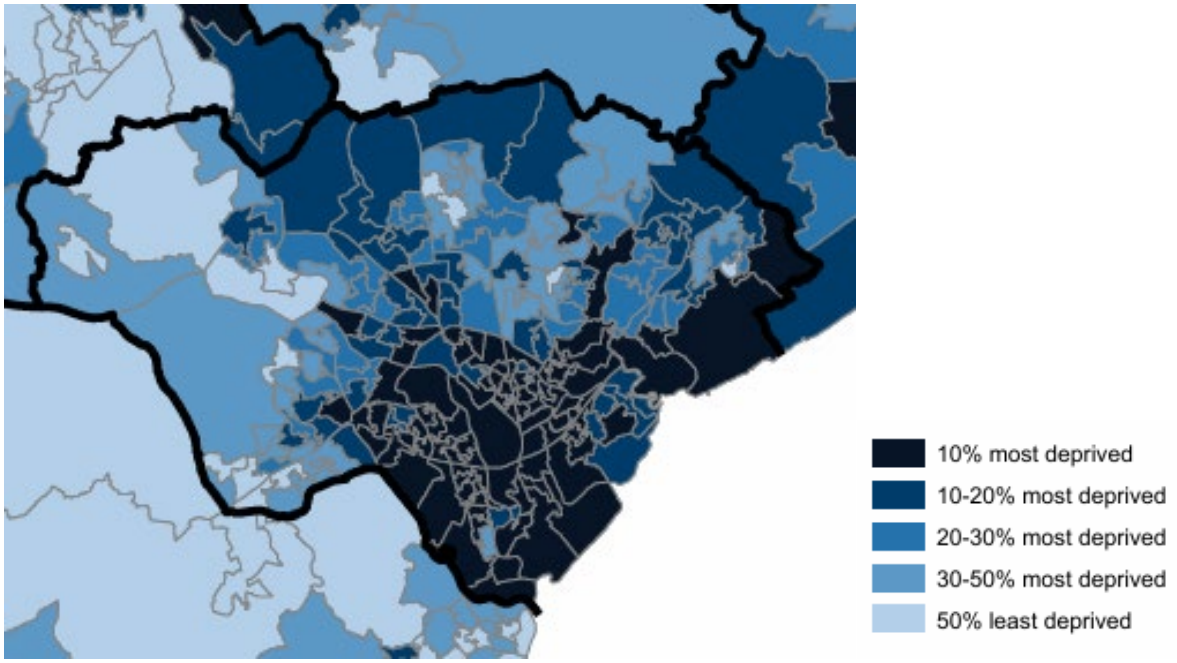

Figure 3: Map of LSOAs shaded by **physical environment** deprivation group, WIMD 2025 (Welsh Government, 2025f).
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Source: Welsh Government 2025. WMID Results Report. Physical Environment Domain Results

The WIMD 2025 (Welsh Government, 2025f) physical environment domain results show that the local authority with the highest proportion of areas in the most deprived 10% in Wales was Cardiff (39%) followed by Newport (28%). Cardiff and Newport also had the highest percentage of areas in the most deprived 50% in Wales, at 94% and 89% respectively.

5.4 Obesity

In Wales in 2021-22 (Stat Wales., n.d.), 62% of adults were living with overweight or obesity, including 25% living with obesity. In Cardiff, 57% of adults were living with overweight or obesity, including 20% living with obesity, with some communities experiencing far higher levels; some estimates indicate adult obesity is linked to deprivation with levels in the most deprived areas in Cardiff almost double those in the least deprived areas. For older adults (aged 65+) in Cardiff, in 2022/23, less than half (46.6%) were of a healthy weight (Cardiff Public Services Board, 2025).

Among children (Senedd Research, 2024), nearly one in three children across Wales are living with overweight or obesity by the time they start primary school; in Cardiff (Cardiff Public Services Board, 2025), over a fifth of children (aged 4 or 5) are living with overweight or obesity. There is also an 8.4 percentage point difference when comparing Cardiff's least/most deprived communities (Cardiff Public Services Board, 2025).

Children living with obesity are more likely to experience poorer health outcomes, including increased illness, school absence, health-related limitations, and more frequent GP appointments compared to children of a healthy weight (Wijga AH, 2010).

They are also more likely to continue living with obesity into adulthood, making early intervention essential (Simmonds, 2015).

Living with overweight or obesity (Public Health Wales NHS Trust, 2019) significantly increases the risk of developing chronic diseases including cardiovascular disease (CVD), cancers, diabetes, dementia, musculoskeletal illnesses and chronic respiratory disease.

In most cases, living with overweight or obesity is influenced by a range of factors, including obesogenic systems and environments, patterns of food and drink consumption, physical inactivity, medical conditions and genetic variants. An obesogenic environment limits the availability of healthy sustainable food options at locally affordable prices, limits access to facilities, services and shops by walking, cycling or wheeling and public transport and reduces social connectivity between and within communities (The Lancet, 2025).

In terms of the impact of living with overweight or obesity on society, costs to the health system and the economy are rising significantly (Public Health Wales NHS Trust, 2016). It has been estimated that, if rates of overweight and obesity continue to rise, by 2050, this will cost the NHS in Wales £500 million per year, with a cost to society and the economy of £2.4 billion (Public Health Wales, 2025b).

6.0 IMPACT OF HOT FOOD TAKEAWAYS ON HEALTH

In Wales, hot food takeaways fall into the Class A3 in planning policy, under the Town and Country Planning (Use Classes) Order 1987 (UK Government, 1987) alongside restaurants, public houses, cafes and wine bars. Within this use class hot food takeaways are defined as places where ‘the sale of hot food where consumption is mostly undertaken off the premises’. In some literature and guidance documents, the terms ‘hot food takeaway’ and ‘fast food outlets’ are used interchangeable.

The density of fast food outlets (including hot food takeaways)[4] varies across Wales (Beynon & Bailey, 2019) and England (Public Health England, 2018a); in Wales the mean was 100.65 fast food outlets per 100,000 population in 2018. Across Cardiff, the density of fast food outlets in 2018 was 93.99 per 100,000 population (Beynon & Bailey, 2019). More recent unpublished data for 2023 (Cardiff and Vale Public Health Team, 2023), suggests that the density across Cardiff increased from 2018 to 2023, as shown in Figure 4.

[4] Research by Beynon & Bailey (2019) attempted to delineated food outlets that sell energy dense savoury food that could provide a substitute meal prepared outside the home that is available quickly. This definition therefore covers a range of outlets that include, but are not limited to, burger bars, kebab and chicken shops, chip shops, Indian takeaways, Chinese takeaways and pizza outlets.

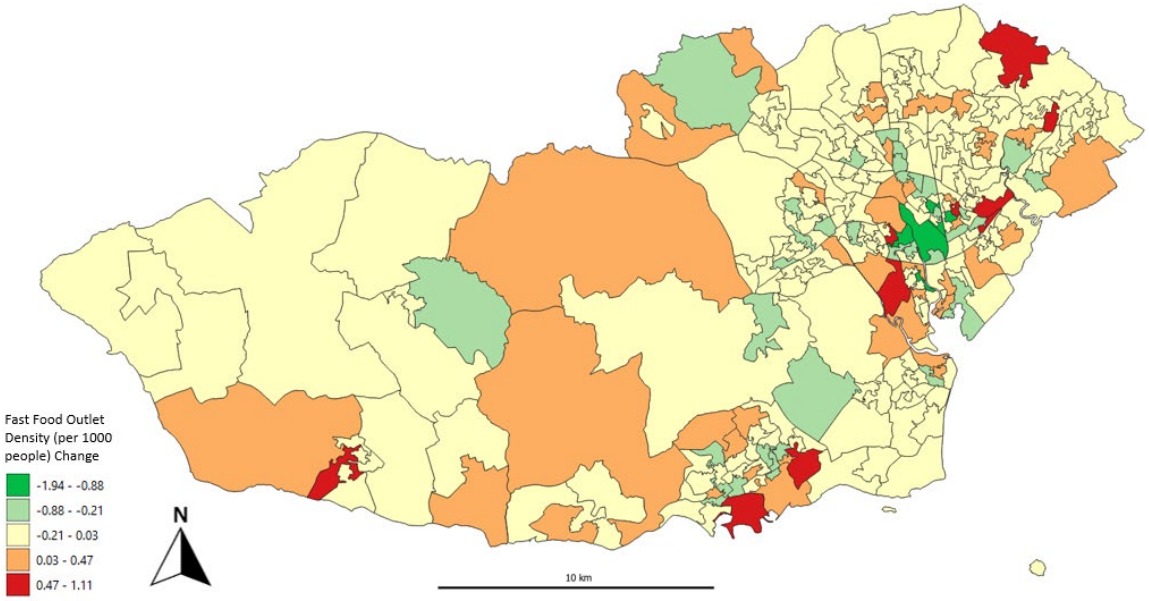

Figure 4: Change in Fast Food Outlet Density by Lower Super Output Area across Cardiff (and the Vale of Glamorgan) between 2018 and 2023.

6.1 Exposure to Hot Food Takeaways and Links to Health and Wellbeing

Research by the Centre for Diet and Activity Research (CEDAR) analysed data produced by the Fenland Study looking at people's exposure to hot food takeaways and the relationship with being overweight and takeaway consumption. This was conducted by looking at the density of takeaway food outlets around people's home, places of work and their commuting routes.

Key results from the analysis (UKCRC Centre for Diet and Activity Research (CEDAR), 2014) showed that:

- Takeaway exposure was associated with increased takeaway consumption and strongly associated with a greater Body Mass Index (BMI);
- Those with greater exposure having a BMI 1.21 units higher than those least exposed;
- Those with the highest takeaway exposure were almost twice as likely to be living with obesity compared to those with lower exposure.

6.2 Proximity to Schools and Links to Health and Wellbeing

The concentration and availability of hot food takeaways near schools and in residential areas is one environmental factor that can influence children's dietary habits over time.

A review of UK evidence on the impact of hot food takeaways near schools found that hot food takeaways are more prevalent in deprived areas, and that children who spend time in deprived neighbourhoods tend to consume more fast food and have higher body mass index (BMI). However, evidence linking the proximity of hot food takeaways to schools with obesity among children attending those schools was found to be limited (Turbutt C, 2018).

The relationship between proximity to fast food outlets and weight gain from late childhood to early adolescence was further confirmed by a study in 2023 (Libuy, 2023). It found that proximity to fast food outlets is associated with increased weight (body mass index, overweight, obese, body fat, weight), but only among those with maternal education below degree level. Within this sample, those with lower levels of emotional regulation are at heightened risk of weight gain.

The Welsh Government 'Healthy Food Environment' (Welsh Government , 2022) consultation in 2022 found that 60% of participants in the consultation agreed with the proposal to review the distribution of takeaways and also raised concerns and issues with regards to the proximity of takeaways to schools and colleges. Consideration on how to control hot food takeaways and proximity to schools will be considered by the Welsh Government as part of the Healthy Weight, Healthy Wales Delivery Plan 2025-2027 (Welsh Government, 2025a).

Additionally, of the 1007 participants taking part in the Public Health Wales' "Time to Talk Public Health" survey (Public Health Wales, 2023) in 2023, 60% of participants agreed or strongly agreed with the statement 'Planning laws should be used to restrict the number of unhealthy food takeaways and shops near schools'. This demonstrates there is a degree of public opinion that in Wales hot food takeaways should be controlled in areas easily accessible from a school or college.

7.0 LOCATION OF HOT FOOD TAKEAWAYS

Planning Policy Wales (Welsh Government, 2024) holds placemaking at the heart of plan-making and decision-taking, with an expectation that the planning system should help deliver places that are healthy, accessible and attractive. The Welsh Government's *Town Centres: Position Statement* (Welsh Government, 2023b) emphasises that successful centres depend on a balanced and diverse mix of uses that supports footfall, local spend and confidence for investment, and notes that where this balance is disturbed centres can experience declining attractiveness and activity.

In this context, the concentration of hot food takeaways within retail centres is a relevant land use consideration as it relates directly to the mix of uses and the ability of centres to perform their role and function. Where hot food takeaways account for a high proportion of units, they can skew the balance of uses and reduce the diversity of the retail offer. Cumulative impacts may also arise, including changes to frontage activity and amenity pressures such as noise, servicing and parking activity, and litter. These factors can affect perceptions of attractiveness and, over time, the vitality and viability of centres, particularly where the overall unit base is limited.

Analysis of Cardiff's retail centres indicates that where hot food takeaways begin to form a higher proportion of ground floor units, their influence on the character and function of centres becomes more pronounced. This supports the use of a proportion-based approach to identifying over-concentration, providing a clear and consistent way to assess when the balance of uses within a centre may begin to shift.

Cardiff's retail centre analysis demonstrates why this is important. While Cardiff City Centre contains a substantial number of takeaways, its larger overall unit base means they represent a relatively small proportion of units. In contrast, a number of district and local centres show markedly higher proportions within a smaller unit base, indicating locations where a single use has greater potential to influence centre character and function.

The reasons why the presence of takeaway outlets is undesirable from a public health perspective have been described earlier in this paper, but as well as the health implications for people there are amenity issues on street and retail scenes. The concentration or clustering of hot food takeaways in retail centres can increase exposure to unhealthy food options and result in units beginning to dominate the retail scene and occupy units that could otherwise be used for healthier or preferred retail use alternatives (Bristol City Council, 2023). Hot food takeaways can generate food waste and food packaging litter, short term car parking outside the unit and subsequent traffic congestion as well as generation of noise during evening hours (Public Health England, 2014). The nature of some types of takeaway units may also lead to the store being shuttered up during daytime hours. This creates dead street frontages damaging the liveliness of retailing areas or neighbourhood streets and impacting the viability of these areas. There is also a tendency for hot food takeaways to be located alongside bars, betting shops, retailers selling alcohol and other types of takeaways which can further influence the health of the local community (Sustain, n.d.).

8.0 Mapping of Hot Food Takeaways in Cardiff

The locations of hot food takeaways by WIMD quintile have been mapped for Cardiff and the Vale of Glamorgan. Figures 5, 6 and 7 show the findings for Cardiff only (Appendix 2 shows the combined map for Cardiff and the Vale of Glamorgan). Locations have been mapped against national WIMD quintiles of overall deprivation (Figure 6). As Cardiff and the Vale of Glamorgan are enriched for LSOAs at the most and least deprived deprivation quintiles (1 and 5), with fewer LSOAs at intermediate levels of deprivation (2, 3 and 4), to take this into account, local WIMD quintiles have been calculated by applying the same grouping by deprivation rank, but using only Cardiff and Vale of Glamorgan LSOAs (Figure 7). This provides a localised picture of deprivation within the Health Board region of Cardiff and Vale of Glamorgan where each deprivation quintile contains an equally distributed number of LSOAs.

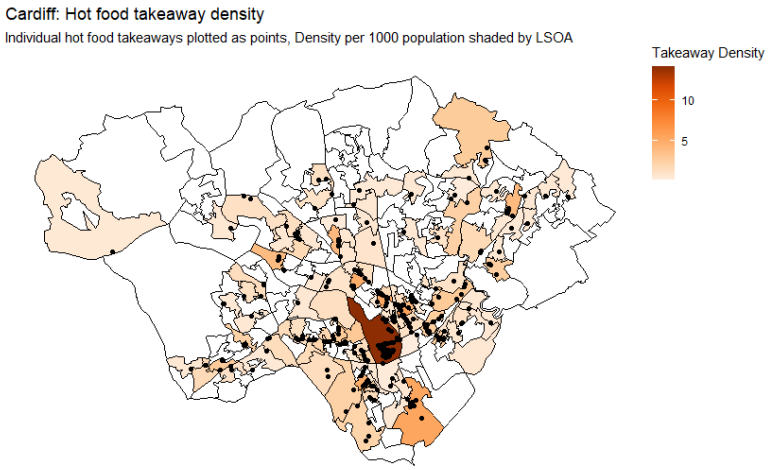

Figure 5: Density of hot food takeaways per 1000 population across Cardiff.
Source: Created by Cardiff and Vale Public Health Team using population estimates from ONS.

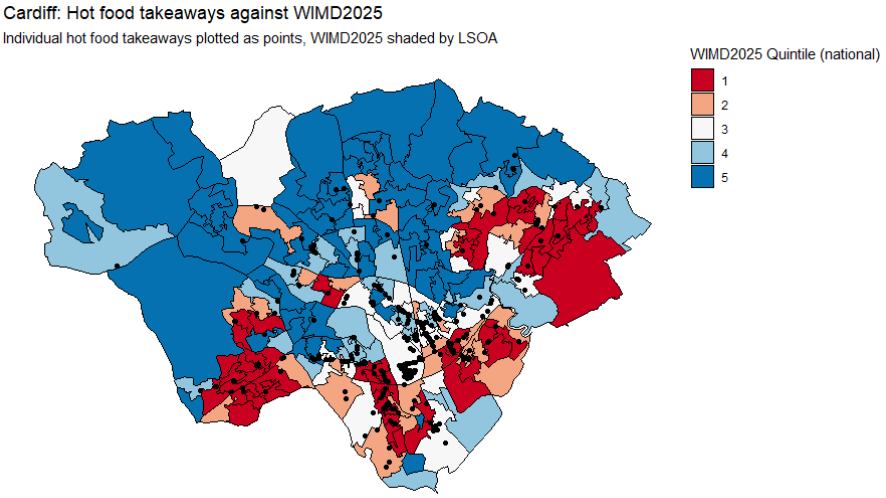

Figure 6: Locations of hot food takeaways by national WIMD quintile across Cardiff (1 = most deprived, 5 = least deprived).
Source: Created by Cardiff and Vale Public Health Team. WIMD 2025 taken from Stats Wales.

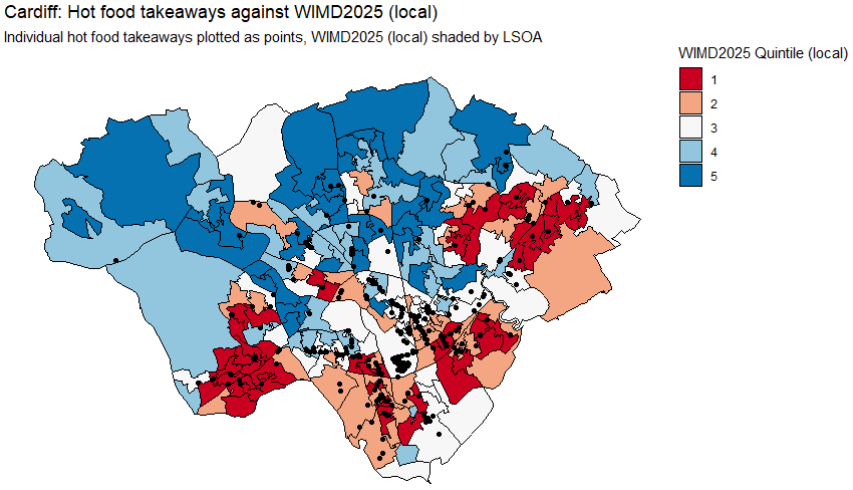

Figure 7: Locations of hot food takeaways by local WIMD quintile (for Cardiff and Vale of Glamorgan), across Cardiff (1 = most deprived, 5 = least deprived).
Source: Created by Cardiff and Vale Public Health Team. WIMD 2025 (local) quintiles calculated from Stats Wales data using Cardiff and Vale of Glamorgan local authority LSOAs.

Figures 6 and 7 show a higher proportion of hot food takeaways located in more deprived areas of Cardiff. This pattern aligns with earlier sections of this paper which demonstrate that deprivation is strongly associated with poorer health outcomes, including higher levels of obesity, diet-related ill-health and reduced life expectancy.

This represents an additional environmental pressure on communities already experiencing poorer health, reinforcing/contributing to widening of health inequalities by increasing exposure to energy dense, nutrient-poor food options in communities already at greater risk of poor health.

Cardiff Council data in 2022 identified a total of 228 hot food takeaway units in retail centres (city centre and district and local centres) across Cardiff. Table 1 shows how many hot food takeaways are located in the city centre and district and local centres in Cardiff. The percentage of takeaways within each centre as a proportion of the total number of takeaways across city centre and all district and local centres throughout Cardiff is also calculated, demonstrating the concentration.

Table 1: Density of takeaways across the retail centres in Cardiff (data gathered in 2022).
Source: Cardiff Council.

Retail Centre	Number of takeaway units	Percentage of takeaways across all centres (%)	Total number of units in centre	Percentage of units in the centre that are takeaways (%)
Cardiff City Centre	38	17	725	5
District Centres				
Albany Road / Wellfield Road	21	9	199	11
Bute St / James St	6	3	63	10
City Road	22	10	170	13
Clifton Street	11	5	102	11
Cowbridge Road East	16	7	188	9
Crwys Road / Woodville Road	17	7	131	13
Merthyr Road, Whitchurch	6	3	94	6
Penarth Road/Clare Road	12	5	72	17
St. Mellons	1	0	20	5
Whitchurch Road	12	5	121	10
Local Centres				
Birchgrove	10	4	48	21
Bute Street	1	0	12	8
Caerau Lane	1	0	9	11
Cathedral Road / Pontcanna Street	2	1	27	7
Countisbury Avenue	5	2	36	14
Fairwater Green	1	0	16	6
Gabalfa Avenue	1	0	15	7
Grand Avenue	5	2	20	25

Maelfa, Llanedeyrn	2	1	12	17
Newport Road, Rhymney	7	3	48	15
Salisbury Road	9	4	45	20
Splott Road	5	2	38	13
Station Road, Llandaff North	5	2	32	16
Station Road, Llanishen	2	1	28	7
Tudor Street	5	2	35	14
Willowbrook Drive, St. Mellons	1	0	4	25
Wilson Road	4	2	15	27
Total	228			

The number of hot food takeaways is high in many areas and particularly in areas of deprivation, in line with the data illustrated in Figures 6 and 7. For example, in district centres:

- Clifton Street has 11 units resulting in 11% of all units being hot food takeaways.

And in local centre:

- Grand Avenue has 20 units, resulting in 25% of all units being hot food takeaways.
- Wilson Road has 4 units resulting in 27% of all units being hot food takeaways.
- Tudor Street has 5 hot food takeaways resulting in 14% of all units being hot food takeaways.
- Splott Road has 5 hot food takeaways resulting in 14% of all units being hot food takeaways.

Table 1 and Figures 6 and 7 separately and together confirm that the evidence in the literature applies to Cardiff in that there are higher numbers and increased concentration of hot food takeaways in the more deprived areas where there are already poorer health outcomes. Additionally, the evidence demonstrates that hot food takeaway density, clustering and exposure are not evenly distributed across Cardiff.

9.0 APPROACHES FOR MANAGING OVER-CONCENTRATION AND CUMULATIVE IMPACTS OF HOT FOOD TAKEAWAYS

9.1 Density restrictions

In line with the intent of Policy HF1, many local authorities in Wales and England have adopted proportion-based approaches to manage the number and proximity of hot food takeaway uses in retail centres, where their cumulative presence would lead to over-concentration and undermine the creation of a healthy and balanced food environment. A study (Matthew Keeble, 2019) in 2019 examined planning policies specifically addressing hot food takeaway outlets across 325 local government areas in England and identified both ‘health’ and ‘non-health’ focused approaches to managing hot food takeaway outlets. One hundred and sixty four (50.5%) local government areas were found to have a policy specifically targeting takeaway food outlets; 146 approaches primarily involved minimising negative impacts associated with takeaway food outlets within a local government area boundary, for example, litter, smells, noise, traffic etc. Health-focused approaches were identified in 56 area (34.1%) most commonly in the form of exclusion zones around places for children and families (n = 33). However, exclusion zones typically address limited, site-specific

exposure and do not address the wider cumulative impacts associated with high concentration of hot food takeaways across neighbourhood food environments.

The following table lists some examples of Hot Food Takeaway Supplementary Planning guidance (SPG) from across Wales that include density-based restrictions and, in some cases, exclusion zones. Further examples from England are included in Appendix 1. Several authorities identify proportion-based thresholds (commonly ranging between 5% and 15%), with lower thresholds applied in city centres and higher thresholds permitted in district and local centres where retail function is more mixed. This approach is considered as an effective means of managing over-concentration and having regard for existing levels of takeaway provision. Authorities that have adopted percentage thresholds have done so as part of a wider policy framework, combining caps with frontage-based controls, clustering tests and proximity restrictions, rather than relying on a single numerical limit.

Table 2: Local authority and hot food takeaway limits/recommendation (Wales).

Area and weblink	Limits /recommendations
Blaenau Gwent County Borough Council (2014) Hot Food and Drink Uses in Town Centres Supplementary Planning Guidance	- No greater than 25% of the total number of retail units / buildings outside the Primary Retail Area. - No more than two A3 uses should be adjacent to each other in the Principal, District and Local Town Centres.
Bridgend County Borough Council (2007) Hot Food Takeaway Establishments	- No HFTs in completely residential areas. - Opening times restricted according to area. - Restrict clusters of HFTs if likely to have an adverse impact on local residential amenity.

Vale of Glamorgan Council (2025) Hot Food Takeaways	- No greater than:
	  ○ 6% of units in town and district centres
	  ○ 10% of units of all other retail centre types with over 20 total units
	  ○ 20% of all other retail centre types with between 10 - 20 total units
	  ○ 30% of units in all other retail centre types with under 10 total units.
	- No more than two HFTs together and at least 3 non A3 takeaway units separating clusters.

Wrexham County Borough Council (2011) Hot Food Take-Aways	- No HFTs that would result in the loss of or significant damage to residential amenity, quality of life, community health, traffic movement or highway and pedestrian safety.
	- No new HFTs in:
	  ○ Wrexham town centre (principal shopping streets) if they are detrimental to the character, vitality or viability of the area.
	  ○ Predominantly residential areas.
	  ○ Within 400 metres of the boundary of a school or tertiary college.

9.2 Retail centres

Cardiff has a diverse range of retail centres that vary significantly in scale, function, character and existing concentrations of hot food takeaways. Applying a single uniform percentage limit across all centres would therefore be inappropriate and would fail to reflect these differences, as it could be overly restrictive in smaller centres where a small number of units can have a disproportionate impact or insufficiently effective in larger centres.

To inform Cardiff's approach, planning practice across Wales and England has been reviewed (Table 2 and Appendix 1 respectively). This demonstrates a well-established and widely accepted use of proportion-based thresholds within SPG/SPDs to manage the cumulative impacts of hot food takeaways. While specific percentages vary, a consistent pattern emerges (commonly ranging from 5% to 15%): lower thresholds are applied to city centres to protect retail primacy, with greater flexibility afforded in district and local centres to reflect their service-led role. Many authorities identify thresholds in the range of 5–15% of units as the point at which concentrations begin to undermine centre balance, amenity and vitality, particularly in local and district centres. Higher percentage thresholds are applied only to larger centres where a greater overall number of units means that the same proportion represents a lower relative influence on centre character, land-use balance and exposure to hot food takeaway uses.

Having regard to this established planning practice, alongside Wales policy objectives, local health evidence and the principles of the Well-being of Future Generations (Wales) Act, Cardiff has adopted a tiered, proportion-based approach (Table 3). A maximum threshold of 6% hot food takeaways is applied within the city centre in recognition of is primary retail role where maintaining retail predominance and daytime activity is particularly important. A threshold of up to 12% hot food takeaways is applied within district centres which serve a broader catchment and perform a more diverse retail, service and evening economy role; the 12% allows a reasonable level of food provision while preventing domination and safeguarding the overall retail function of these centres. Within local centres, generally smaller in scale and focused on meeting day-to-day community needs, a threshold of 18% is applied to ensure the policy operates proportionately. The proposed thresholds reflect centre size and hierarchy, existing levels of provision, and the need for a proportionate response that supports vitality while addressing health inequalities.

Public Health's preferred position is a consistent 6% maximum threshold of hot food takeaways across all centres, to support the prevention and to reduce the long-term burden of diet-related ill-health. However, recognising the need to allow for appropriate business growth while still aspiring to a healthier food environment, a tiered approach has been adopted as a proportionate compromise.

The thresholds in Table 3 provide a clear and transparent benchmark for identifying over-concentration, while allowing proposals to be assessed flexibly alongside site-specific considerations, including centre function, deprivation, proximity to schools and local health outcomes. For the purposes of this guidance, over-concentration is defined as exceeding the maximum proportion of units permitted as hot food takeaways within each defined retail centre.

Table 3: Proposed guidance on managing the over-concentration of hot food takeaways in Cardiff.

Type of Retail Centre	Size of retail centre (Total number of units)	Maximum percentage of total units permitted as hot food takeaway units (%)
City Centre	All units	6%
Local and District centre	Up to 19	12%
	20 and above	18%

9.3 Clustering of Hot Food Takeaways

In order to reduce clusters of takeaways, a planning policy is required:

- To prevent clusters of more than two adjacent A3 hot food takeaway units being permitted within district and local centres.
- The proximity of a hot food takeaway unit to an existing cluster of two should be taken into consideration during the planning application stage for a new hot food takeaway and at least three non-A3 units should separate existing clusters.

Figure 8 demonstrates what could exist without a buffer between clusters compared to the separation with a three-unit buffer.

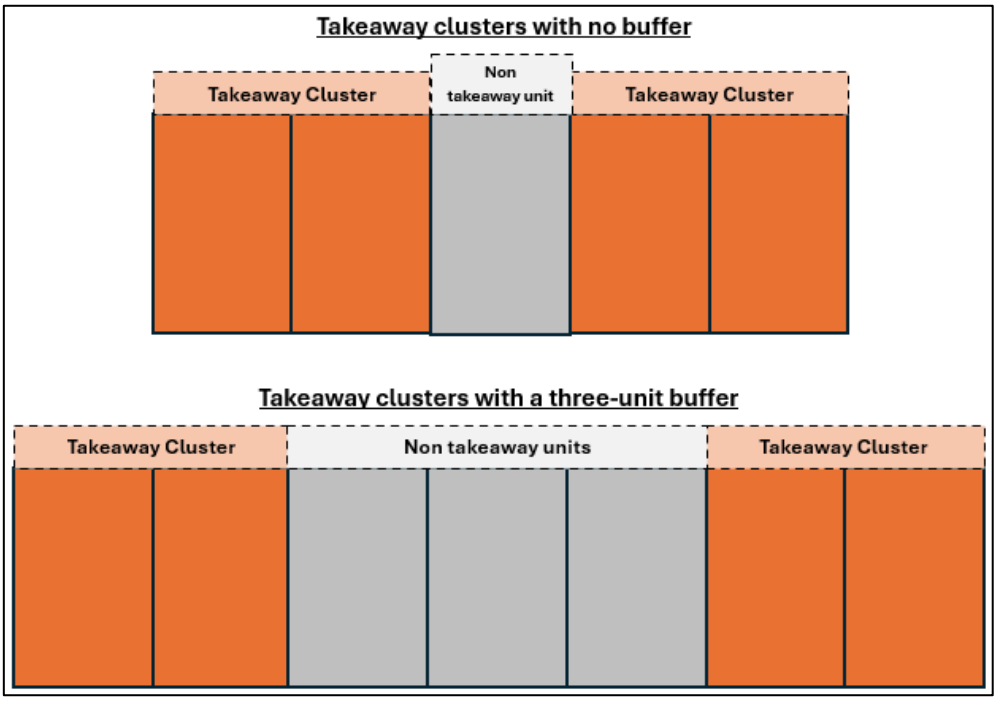

Figure 8: Example of hot food takeaway clusters with no buffer, and with a three-unit buffer (Adapted from London Borough of Barking & Dagenham Supplementary Planning Document (London Borough of Barking and Dagenham, 2010) and the Vale of Glamorgan Council (Vale of Glamorgan Council, 2025).

9.4 Exclusion zones

Exclusion zones are a planning approach used by some Local Planning Authorities to restrict the development of new hot food takeaways within a defined distance of specific land uses, such as schools where there are substantial populations of children. Introducing such a measure around schools has the potential to improve children's health and wellbeing by limiting access to unhealthy meals at lunchtime or after school.

At the end of 2017 (John Rahilly, 2024), 35 local authorities (LAs) in England had adopted takeaway management zones (or "exclusion zones") to reduce physical exposure to takeaways around schools (with a policy benchmark of a 400m radius from the main entrance to the school). A recent study (John Rahilly, 2024) found that takeaway management zone policies may have the potential to curb the proliferation of new takeaways near schools and subsequently impact on population health.

Evidence relating to the proximity of hot food takeaways to schools is mixed (48), with stronger findings for associations with deprivation and dietary behaviours than for direct links with obesity outcomes. Developing a national approach to this is welcomed.

Exclusion zones address limited, site-specific exposure (e.g. around schools) but do not address cumulative impacts on the wider food environment, centre vitality or health inequalities.

9.5 Preferred approach for managing over-concentration and cumulative impacts of hot food takeaways

The primary challenge in Cardiff arises from the over-concentration and clustering of hot food takeaways. Where hot food takeaways account for a high proportion of units, their influence on the character and function of centres becomes more pronounced.

The evidence presented demonstrates that hot food takeaway density, clustering and exposure are not evenly distributed across Cardiff, with the co-location of higher concentrations of hot food takeaways in more deprived communities where there are already poorer health outcomes. In this context, the application of proportion-based thresholds, clustering controls and management of cumulative impact is not simply about managing land use, but about reducing unequal exposure to unhealthy food environments. These measures therefore play an important role in protecting communities experiencing the greatest health inequalities and in supporting the intention of Policy HF1 to reduce inequalities in access to a healthy food environment.

Managing the cumulative impact and over-concentration of hot food takeaways is considered the most effective and proportionate planning response for Cardiff, as this aims to address the wider cumulative impacts of high takeaway density on everyday food environments, centre vitality, amenities and health inequalities. Reliance on exclusion zones alone would not address the over-concentration and clustering identified across Cardiff.

This approach does not seek to prevent hot food takeaways outright, but to manage their location and concentration to ensure that centres retain a diverse mix of uses capable of supporting long-term vitality, viability, economic resilience, consistent with Policy R8.

10.0 IMPLEMENTATION GUIDANCE

The following guidance is recommended for a policy for Cardiff:
To promote healthier communities and protect the viability and attractiveness of retail and local neighbourhoods, proposals for new Class Use A3 Hot Food Takeaways will only be permitted where:

- *The proposal is within a defined district or local retail centre or city centre retail centre and does not cause or exacerbate an over-concentration of Class Use A3 Hot Food Takeaway uses in that centre.*
- *An over-concentration is defined as exceeding the specific proportion of units that will be permitted as hot food takeaways in each defined retail centre as outlined in the table below.*

***Table 4:** Example of retail centres that will have reached capacity if applying the guidance across Cardiff*.

Type of Retail Centre	*Size of retail centre (Total number of units)*	*Maximum percentage of total units permitted as hot food takeaway units (%)*
City Centre	*All units*	*6%*
Local and District centre	*Up to 19*	*12%*
	20 and above	*18%*

- *The proposal does not result in an unacceptable clustering of hot food takeaways, defined as no more than two adjacent takeaway units and at least 3 non-A3 hot food takeaway units separating clusters.*
- *The proposal does not harm the amenity, character, viability or attractiveness of the surrounding area and neighbourhood.*
- *Proposals for new A3 Hot Food Takeaway outside of the above defined retail areas will not be acceptable.*
- *Supplementary Planning Guidance will be prepared which sets out further clarification on how A3 Hot Food Takeaway will be defined and how this guidance will apply in practice.*

This guidance will be worked up into a Hot Food Takeaways SPG.

Applying this across Cardiff highlights that the following retail centres (Table 5) have reached capacity with the current number of units allocated to hot food takeaways. To note, this guidance is intended to apply to future application and not affect existing hot food takeaway units in retail centres.

Table 5: Example of retail centres that will have reached or exceeded capacity if applying this guidance across Cardiff.

Key:
Green - Concentration of HFT not reached.
Amber – Concentration of HFT reached, no additional applications would be approved.
Red – Concentration of HFT exceeded, no additional applications would be approved.

Retail Centre	Current number of takeaway units	Total number of units in centre	Maximum percentage of units eligible to be HFT (applying guidance, %)	Maximum number of possible HFT units before over-concentration is reached	RAG status
Cardiff City Centre	38	725	6%	43.5	Under limit by 5.5 units
District Centres					
Albany Road / Wellfield Road	21	199	12%	23.88	Under limit by 2.88 units
Bute St / James St	6	63	12%	7.56	Under limit by 1.56 units
City Road	22	170	12%	20.4	Limit reached by 1.6 units
Clifton Street	11	102	12%	12.24	Under limit by 1.24 units
Cowbridge Road East	16	188	12%	22.56	Under limit by 6.56 units
Crwys Road / Woodville Road	17	131	12%	15.72	Limit reached by 1.28 units
Merthyr Road, Whitchurch	6	94	12%	11.28	Under limit by 5.28 units
Penarth Road/Clare Road	12	72	12%	8.64	Limit reached by 3.36 units
St. Mellons	1	20	12%	2.4	Under limit by 1.4 units
Whitchurch Road	12	121	12%	14.52	Under limit by 2.52 units
Local Centres					
Birchgrove	10	48	18%	8.64	Limit reached by 1.36 units
Bute Street	1	12	18%	2.16	Under limit by 1.16 units
Caerau Lane	1	9	18%	1.62	Limit reached (0.62 units)
Cathedral Road / Pontcanna Street	2	27	18%	4.86	Under limit by 2.86 units
Countisbury Avenue	5	36	18%	6.48	Under limit by 1.48 units

Fairwater Green	1	16	18%	2.88	Under limit by 1.88 units
Gabalfa Avenue	1	15	18%	2.7	Under limit by 1.7 units
Grand Avenue	5	20	18%	3.6	Limit reached by 1.4 units
Maelfa, Llanedeyrn	2	12	18%	2.16	Limit reached (0.16 units)
Newport Road, Rhymney	7	48	18%	8.64	Under limit by 1.64 units
Salisbury Road	9	45	18%	8.1	Limit reached by 0.9 units
Splott Road	5	38	18%	6.84	Under limit by 1.84 units
Station Road, Llandaff North	5	32	18%	5.76	Limit reached (0.76 units)
Station Road, Llanishen	2	28	18%	5.04	Under limit by 3.04 units
Tudor Street	5	35	18%	6.3	Under limit by 1.3 units
Willowbrook Drive, St. Mellons	1	4	18%	0.72	Limit reached by 0.28 units
Wilson Road	4	15	18%	2.7	Limit reached by 1.3 units
Total	**228**				

11.0 CONCLUSION

The evidence presented in this paper indicates that the public health and placemaking challenge associated with hot food takeaways in Cardiff arises from the over-concentration and clustering of hot food takeaways, particularly within district and local centres serving more deprived communities.

The evidence shows a clear association between deprivation, poorer health outcomes, and higher densities of hot food takeaways, alongside impacts on centre character, amenity and the balance of uses.

Whilst exclusion zones around schools can be effective in addressing site-specific exposure, they do not address the wider everyday food environment or the cumulative effects of hot food takeaways across neighbourhoods.

In this context, a proportion-based approach that manages the number, proximity and clustering of hot food takeaways is considered the most effective and proportionate planning response for Cardiff, directly supporting the intent of Policy HF1 to resist over-concentration and promote the creation of a healthy food retail environment, and Policy R8 in delivering the vitality, viability and character of centres and protecting residential amenity.

Appendix 1

Table 6: Local authority and hot food takeaway limits/recommendation (England).

Area and weblink	Limits /recommendations
Barking and Dagenham (2010) Saturation-Point-SPD-Addressing-the-Health-Impacts-of-Hot-Food-Takeaway.pdf	Outside of exclusion zone (around schools), HFTs only allowed where: - They are in town, district or local centres, and - Lead to no more than 5% of units being HFTs - No more than 2 A5 units located adjacent - No less than 2 non-A5 units between a group of HFTs.
City of Bradford 2014 Hot Food Takeaways	The following principles to be taken into account when considering an application for a new HFT: - Overconcentration of HFTs - Proximity to schools, youth facilities and parks fall within 400m of the boundary of an existing primary or secondary school or youth centred facility; fall within 400m of a Recreation Ground or Park boundary - Unacceptable impact on highway safety - Close proximity to residential areas.
Manchester (2017) Hot Food Takeaway Supplementary Planning Document March 2017	- No more than 10% of frontages in district or local centres - No more than 2 HFTs together.
Medway (2014) https://www.medway.gov.uk/downloads/download/32/local_plan_evidence_base	- Core retail area/town centre – no more than 10% - Neighbourhood or larger local area – A1 should be 40%, A5 not normally more than 15% - Smaller local centre – A5 not normally permitted if it would displace A1, or would result in more than 3 adjoining units being HFTs - Hours of operation restricted near schools (close 12-14.00 in 400m of secondary school; and 15.00-17.00 where in 400m of primary or secondary).
Salford City Council (2014) Hot Food Take Aways	Planning policies - Appropriate concentrations of hot food takeaways in town and neighbourhood centres - Hot food takeaways and schools – HFT proposed within 400 metres of a secondary school, planning permission will only be granted subject to a condition that the premises are not open to the public before 5pm Monday to Friday and there are no over the counter sales before that time - HFT hours of opening controlled to ensure that amenity is appropriately protected.

St Helens (2011) Supplementary Planning Document - Hot Food Takeaways	In town, district or local centre, HFTs should not result in: - More than 5% of units being HFTs - More than 2 A5 units adjacent - Any less than 2 non-A5 units between individual or group HFTs - Proportion of A1 in primary retail frontage falling below 75%.
Tower Hamlets (policy in Local Plan 2020-2031, not SPD) Tower Hamlets Local Plan 2031 - Policies Part 1	- Separation of at least 4 non-A5 units between each new HFT unit - Not exceed 5% of total units in major, district or neighbourhood centres - No more than 1 A5 unit in neighbourhood parades.
Waltham Forest (2009) Waltham Forest SPD - Hot Food Takeaway Shops, March 2009	- No more than 5% of units in town centre, neighbourhood or local retail parade (primary zones) - No more than one A5 unit within 400m of an existing A5 unit in areas outside of the above - No more than two A5 units adjacent to each other (all zones) - Between individual or groups of HFTs there should be at least two non-A5 units (all zones).
Woking Borough Council Hot Food Takeaway Supplementary Planning Document	- Appropriate concentrations of hot food takeaways in town and neighbourhood centres - Control of over proliferation and excessive clustering of HFTs within defined centres and shopping parades - Safety of pedestrians and road users.

Appendix 2: The locations of hot food takeaways by WIMD quintile, for Cardiff and the Vale of Glamorgan.

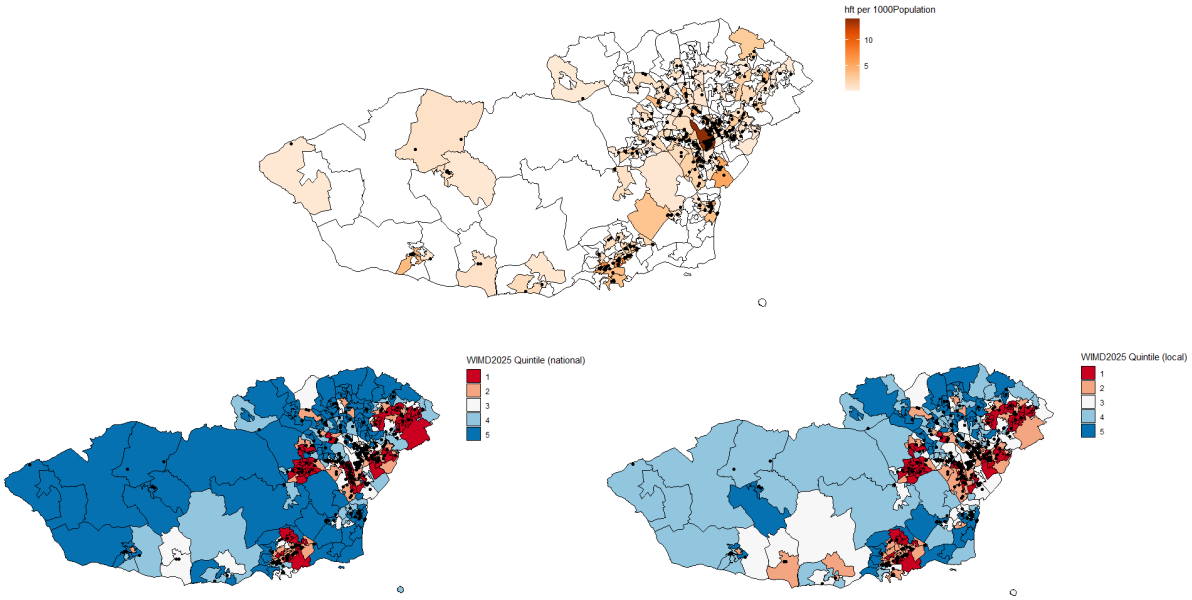

Figure 9: a) Density of hot food takeaways per 1000 population across Cardiff; Locations of hot food takeaways across Cardiff and the Vale of Glamorgan b) by WIMD quintile and c) by WIMD local quintiles.
Source: Created by Cardiff and Vale Public Health Team using a) population estimates from Office for National Statistics; b) WIMD2025 taken from Stats Wales and; c) WIMD 2025 (local) quintiles calculated from Stats Wales data using Cardiff and Vale of Glamorgan local authority LSOAs.

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