

CARDIFF LOCAL DEVELOPMENT PLAN

When adopted, sometime in 2015, the Local Development Plan (LDP) will be the most important consideration in planning decisions. As well as keeping track of planning applications affecting the Society's area of interest and inputting comments and objections as appropriate - the Llandaff part of the electoral ward - your Chairman and I have been putting great effort over the past 2 years into engaging with the LDP.

The Society has held 2 public meetings at key stages in LDP consultation. We have input on your behalf our clear views that the proposals for over 11,000 houses to be built in the next 13 years will have an adverse impact on Llandaff and adjacent areas without substantial investment in fixed track public transport and other community facilities. We have pointed out the lack of evidence that the LDP is sustainable. We have also asked for the Conservation Area Appraisals to be given higher status as Supplementary Planning Guidance. All our representations appear to have fallen on deaf ears.

Geoffrey and I have been inputting from our experience and expertise in strategic planning into the work of the "North West Cardiff Group" to reflect the concerns of the communities of Creigiau, Danescourt, Gwaelod y Garth, Llandaff, Pentyrch, Radyr & Morganstown and St Fagans. We were instrumental in arranging for the Group to receive very valuable pro bono legal advice.

The Society has benefitted from the resources available to the 3 Community Councils of Radyr and Morganstown, St Fagans and Pentyrch - who initiated the work by commissioning a professional transport report to underpin their submissions - and by the able coordination of the Clerk of Radyr and Morganstown Community Council, Helena Fox. We have also linked with Cardiff Civic Society, which has put forward sensible proposals for a "Garden City" or "New Town" approach to enable provision of facilities from some of the enormous increases in land values in prospect for landowners - from £10,000 to £ 2m+ an acre.

Together we have taken our concerns to Cllr Patel, recently appointed Cabinet Member for Strategic Planning and Transport and his staff at Cardiff Council, as well as Mark Drakeford AM and Kevin Brennan MP. They have listened and sympathised, but so far no changes have been made to the LDP. Our last hope is that the independent Planning Inspector who will examine the Plan in public next January will make changes to reflect our concerns.

Meanwhile, planning applications are starting to be submitted - in advance of the plan being adopted - including one for 1,500 houses, substantial employment land, Park and Ride car park, and "world class cycle parking facility" (sic) to take advantage of the fact that Cardiff does not have a 5 year housing land supply. We are objecting to this and a totally inadequate draft Environmental Statement for Strategic Site C - at least 6,100 houses on an area between St Fagans, Pentrebane, Radyr, Rhydlafar and Creigiau and as far as we can see all feeding out onto Llantrisant Road!

We all recognise the need for new housing, but this headlong rush for “jobs and homes” at any price, the lack of phasing to ensure transport and other facilities are in place before housing, and the uncertainty of delivery, is the antithesis of good planning. Cardiff Council - and the developers - say that the necessary transport, schools, community facilities, local shops and open space will be delivered because of its “masterplanning” principles, but none of them can guarantee what will be delivered, how or when.

The Society will continue to submit comments on planning applications large and small either in or affecting Llandaff, but please take every opportunity to put in your own comments - including on the major LDP sites - and to lobby Councillor Kirsty Davies by letting her know your views on KirstyDavies@cardiff.gov.uk

Kay Powell, Llandaff Society Planning and Conservation Advisor: August 2014