

North West Cardiff Group

Responding to the concerns of our communities

Creigiau Danescourt Gwaelod y Garth Llandaff Pentyrch Radyr & Morganstown St Fagans

Carl Sargeant, AM
Minister For Housing And Regeneration

Old Church Rooms
Park Road
Radyr
Cardiff CF15 8DF

September 2, 2014

Dear Minister,

The Metro: Transforming the Cardiff Capital Region

The North West Cardiff Group comprises Radyr & Morganstown Community Council, St Fagans Community Council, Pentyrch Community Council, the Llandaff Society, the Radyr & Morganstown Association and the Danescourt Community Association. Together, we represent over 24,000 people or 7% of Cardiff's population.

We are delighted with the vision and leadership shown by the Welsh Government in promoting the Metro concept and the regional structures needed to make it happen. However the Metro will only be able to make the transformative change in the quality and sustainability within the Cardiff Region if it is fully supported by the planning system.

Economic development in the S Wales Valleys is a long-standing challenge and we believe that the mobility that the Metro will bring could be transformative for the region. The Metro must, therefore, be the first transport choice for work and leisure. This can be ensured through planning policy and decisions that build new communities around Metro routes and extend and upgrade existing routes through existing communities. This will be vital to ensure operational viability of the Metro in the longer term. Bus services cannot be relied upon to provide such an option – they are traditionally the last resort, being slow and unreliable compared with fixed-track public transport.

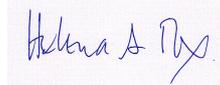
The current drive to allocate housing sites in Cardiff's LDP - in addition to large sites already under construction in the Llantrisant area - before the Metro route is confirmed carries huge risks. We fear it will result in losing potential capital funding from increased land values as house builders rush to gain approval before CIL provisions bite, and set yet more car-dependent unsustainable development patterns in tarmac and concrete.

We have already made substantial contributions to the LDP process in Cardiff, and will be pursuing these at the forthcoming Public Examination with a view to persuading the Inspector to make crucial changes to the Plan including clear phasing.

As Minister responsible for Planning you have the power to alter the balance of power within the planning system. We urge you to do this so that it continues to operate in the public interest, as envisaged by the original 1947 Act.

We know that growth is inevitable, but we want a Welsh planning system that benefits all, rather than profits the few. We thus urge you to ensure that the draft Planning Reform Bill provides such a context for the future rather than a developers' charter.

Yours sincerely,



Helena Fox
Clerk to R&MCC on behalf of the North West Cardiff Group

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