

North West Cardiff Group

Responding to the concerns of our communities

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

Mark Drakeford AM

By email

The Old Church Rooms
Park Road
Radyr
Cardiff
CF15 8DF

April 8 2014

Dear Mark,

Cardiff Deposit Local Development Plan (DLDP)

We were most grateful that you came to meet the North West Cardiff Group (NWCG) recently to discuss the DLDP. We were pleased to hear you confirm that you continue to share our concerns about the scale and pace of development being proposed. You advised us to maintain our joint efforts to contest the LDP, said you would do all you can to ensure the DLDP is revised appropriately, and added that you would press for early progress on the Metro.

It remains our present view that the DLDP is fundamentally flawed and therefore unsound. Too little attention has been given to the scale of infrastructure that will be required in NW Cardiff in order to create viable communities and how this will be funded. This should not be left as detail to be considered later or decided by developers who may pay scant regard to local communities.

At a subsequent meeting we received a presentation from Roger Tanner and David Eggleton of Cardiff Civic Society on an alternative approach to development of NW Cardiff – essentially a phased chain of villages separated by green space and linked by the Metro to be delivered from 2021 onwards or as soon as the Metro is in place, and not before. This is a credible alternative to the current LDP for NW Cardiff. We agree with them that – if development has to take place in this area - it will be vital to ensure that it occurs only in appropriate places, is planned in a sustainable way with necessary infrastructure provided in advance, and that development is phased so that it progresses sustainably. We can see that a democratically-controlled independent delivery body, which will listen to local people, is more likely to deliver on our shared aspirations than the current Master-planning approach which - although commendable in theory - relies too much on individual developers and is unlikely to deliver sustainable communities.

One important potential benefit of using an independent delivery body is that it can buy the land at current prices. Once development consent is granted, the value of Cardiff's land will increase vastly. A significant proportion of this increase should be kept for public benefit as it only results from the planning process. In NW Cardiff the new land values could be as much as £1billion. Not only will this money be lost to Cardiff, it will be lost to Wales.

The alternative approach that we propose would keep the money in Cardiff and help deliver infrastructure before and alongside development, including the Metro.

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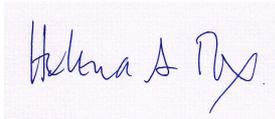
We know from your response to the DLDP that you support the approach shared by us and Cardiff Civic Society. We therefore urge you to do all you can to persuade the Welsh Government and Cardiff Council to work together to:

- (i) achieve an amended LDP which can deliver sustainable outcomes with infrastructure in place, and
- (ii) set in place an appropriate mechanism to deliver these.

We fear that the current plan brings little prospect of either and will fail to create the 21st century capital European city that Wales and its people deserve.

We look forward to hearing what progress you have been able to make on the issues that we have raised on the LDP over the last few months.

Yours sincerely,



Helena Fox
on behalf of the North West Cardiff Group

cc Kevin Brennan, MP