



## **Radyr & Morganstown Community Council Cyngor Cymuned Radur a Threforgan**

### **Latest views on Cardiff's LDP March 2014**

#### **Summary:**

1. R&MCC is part of the NW Cardiff Group which is working to change the LDP.

#### **1. Background:**

- a. R&MCC is a member of the North West Cardiff Group (NWCG) along with:
  - Llandaff Society
  - Danescourt Community Association
  - St Fagans CC
  - Pentyrch CC
  - Cardiff Civic Society (advisory member)
- b. We have responded to all previous consultations on Cardiff's LDP.
- c. We have objected to the proposed strategy and consider the location and scale of development fundamentally unsound.
  - We have supported this with evidence on transport and infrastructure.
- d. We contend that the proposed development in North West Cardiff is unsustainable and will diminish the character and quality of NW Cardiff and the whole City.

#### **2. Where we are now:**

- a. We understand that an LDP for Cardiff is essential to avoid unplanned development.
- b. The current plan is unsound because the:
  - transport strategy cannot serve the scale of development proposed;
  - housing is unlikely to be delivered in the 13 years remaining of the plan and will result in an unsustainable pattern of development;
  - plan does not contain the new infrastructure needed;
  - proposed bus transport does not solve the existing or future road problems.
- c. We accept that Cardiff needs more housing but the LDP numbers are too high. They will not all be built by 2026 and will not be served by adequate infrastructure.
  - The housing numbers in the adopted LDP for SW RCT will add to the problems in NW Cardiff.
  - Developers argue that because the annual build rate is high, they should start before the LDP is adopted and on the most accessible sites first, including land west of the Golf Club.

- d. If the LDP is adopted as written, its landowner/developer-led approach will lead to expanded suburbs. We need to find a different solution.
- e. Promising progress is being made on the Metro but we say that it must co-ordinate with the LDP to improve life for new and existing residents of Cardiff and RCT.

**3. Where we want to be:**

- a. A phased chain of villages linked by the Metro:
  - to be delivered from 2021 onwards as a credible alternative to the current LDP for NWC.
  - overseen by a single body, eg development agency, responsible for doing its best for new and existing residents, now and in the future.
  - built along fixed track public transport with other facilities that offer a realistic alternative to private cars.

**4. How do we get there?**

- a. by engaging in discussions with our elected members, the South East Wales City Region Board, our Assembly Member and MP, Cardiff Civic Society, and
- b. by continuing to work as part of the NWCG to oppose the LDP.

**5. Next Steps – March/April**

- a. Respond to the Alternative Sites consultation in line with our position.
- b. Urge Welsh Government and South East Wales City Region Board to deliver the Metro.
- c. Ask Cardiff Council to amend the LDP to:
  - add the Metro line and other transport improvements
  - phase housing in NWC to start from 2021, so that the Metro line will be available to new residents.
- d. Promote a 'new style' development agency for NW Cardiff to:
  - retain democratic control but harness the benefits of a partnership with private and voluntary sectors
  - plan for greater sustainability using the best models of current practice
  - coordinate delivery of phased development and timely infrastructure
  - use the development proceeds to fund a legacy of community facilities and achieve wider regeneration benefits
- e. We will urge the Welsh Government to:
  - to ensure that applications for housing are considered not only in the light of a 5 year housing land supply
  - not to proceed with the 'light touch' approval process for LDP sites as this would reduce the level of scrutiny given to development which will have major impacts for many decades.