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PENTYRCH COMMUNITY COUNCIL



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## Cardiff RLDP : Strategic Options

PCC supports the minimum growth option using brownfield or repurposed inner-city sites/buildings. If required, developers should be offered some inducement to do this in preference to green field development.

Keeping a vibrant City Centre is essential or Cardiff will lose its shops, cafes, restaurants, theatres and museums and risks becoming a sterile administrative centre.

The cost of housing must match what local people can afford.

PCC supported a Green Belt in the previous LDP and has concerns about loss of protection of the Green Wedge.

The land to the north of Cardiff, currently designated as a Green Wedge and a Special Landscape Area, is a distinctive, prominent and vital green backdrop to the city and forms a strategically important setting to the urban area. The land is generally well defined by the boundary of the M4 Motorway to the south and includes the large areas of land known as the Garth Common Hills and Ridges, and the Lesser Garth – these areas incorporate many important sites for wildlife and nature conservation, together with important historic sites, as well as opportunities for local recreation.

Cardiff's countryside is a valuable and finite resource which is under pressure from all kinds of development. The RLDP should ensure that development within the countryside (both within the existing Green Wedge and elsewhere within the countryside around Cardiff) is strictly controlled to protect and enhance Cardiff's natural heritage and setting. It should seek to manage and enhance this rich asset in order to maintain Cardiff's unique distinctiveness whilst helping to mitigate against climate change and also ensure that those uses that do not need to be located in the countryside will be resisted.

Although farming and forestry comprise a relatively small part of Cardiff's economy, the economic viability of the countryside around Cardiff remains crucial, with agriculture and forestry playing an important role in both the management and conservation of the countryside. Development proposals relating to rural diversification and enterprise should

be carefully assessed for need and impact, and farm diversification schemes should remain linked to the existing farm business and subject to planning obligations.

The countryside is important too for local recreational purposes and tourism, but it is essential to ensure that both of these uses, and any built development associated with them, do not cause unacceptable harm to the character and quality of the countryside.

Any new development in the countryside should only be of small scale and designed and located to minimise impact, and should only be permitted within existing clusters of buildings or farm complexes and/or close to existing infrastructure and public transport. The use of outdoor spaces associated with development including hard and soft landscaping, means of access, car parking and the treatment of boundaries can all have a significant detrimental effect on the character and quality of the countryside and should therefore be strictly controlled.

The keeping of horses in Cardiff is widespread, and land used for grazing, recreation and associated development such as stabling, manèges, fencing, lighting, and car parking is already having a considerable impact on the character of Cardiff's countryside. Whilst these horse-related uses can only usually be accommodated in the countryside, not all locations within the countryside are necessarily appropriate.

Additionally the increase in the number of applications for kennels and catteries is of concern, as is the use of agricultural fields for commercial uses such as dog training fields. These can all have significant impact on the quality of the rural environment and on the open nature of the countryside.

Cardiff's countryside is particularly vulnerable to the cumulative impact of insensitive new developments that may harm its character and appearance together with 'suburbanising' attractive landscapes. In order to strategically manage the spatial growth of Cardiff strict settlement boundaries are vital. Settlement boundaries are a key mechanism for helping to manage growth and the RLDP should impose strict control on all developments of the countryside around Cardiff, particularly when outside the identified settlement boundaries.

PCC endorses Cardiff Civic Society's response.

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