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PENTYRCH COMMUNITY COUNCIL



CYNGOR CYMUNED PENTYRCH

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Boyer Planning

By Email

March 22 2022

Dear Sirs,

Land adj. Llantrisant Rd, M4 J33, Cardiff - Pre-Application Consultation

PCC objects to this proposed development on the grounds that it appears to go against our understanding of the proposed RLDP which strongly prioritises brown-field development with houses that are affordable and near places of work. We base this opinion on a meeting held between PCC and CCC's planning officers in December 2021.

Together with the other proposed developments, this site would produce a continuous developed frontage on the Llantrisant Road from the M4 road bridge to the Persimmon site - almost to the City boundary.

While we note that the Cardiff Council Land Use Policy Officer states that 'in principle, the proposal raises no land use policy concerns' PCC considers that this application is premature considering the ongoing work on the RDLP and the possible reduction in new houses required.

With the understanding that the RLDP strongly favours brownfield over further greenfield site development this looks like nothing more than a land-banking exercise given developers along the Llantrisant road are talking about another 15 years to build out and sell what they already have. Given that the original LDP Site E south of Creigiau/north of the Llantrisant Road has just received an application for outline planning consent for 650 homes it would appear that, in the light of Welsh Government data, further homes are not needed at this time.

PCC therefore strongly opposes the granting of this planning permission.

Yours truly,

Helena Fox
Clerc i Cyngor Cymuned Pentyrch
Clerk to Pentyrch Community Council