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PENTYRCH COMMUNITY COUNCIL



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Minutes: RLDP Meeting, Pentyrch Village Hall 20th September 2023

Attendees:

96 people, including Members of the public, x1 PCC staff, x5 PCC Councillors, x1 CCC Councillor, Head of Planning: Simon Gilbert and a CCC Translator.

Abbreviations:

PCC – Pentyrch Community Council

CCC – Cardiff County Council

LDP – Local Development Plan (2006 – 2026)

RLDP – Replacement Local Development Plan (2021 – 2036)

Introductions:

Cllr Louise McGrath introduced Simon Gilbert, Head of Planning at CCC and explained that this meeting is part of the RLDP Consultation, that closes on 5th October. This is the public's chance to comment and feedback. PCC will also feedback on the public's behalf regarding any emails that are sent to our dedicated email address: rldp@pentyrch.cc

Simon Gilbert

Simon said he was blown away by the attendance, which matched that of CCC planned consultation events and thanked everyone for coming. Simon explained that CCC are in the process of consulting on the RLDP. The current LDP will continue until 2026.

He explained what an LDP is and that there are two options when revising it. You can either refresh the plan or review it. CCC councillors voted in majority for a full review. They felt it was best to write a new LDP considering changes over recent years including a nature emergency, climate emergency, Brexit and COVID.

There are three stages of the formal consultation – The Preferred Strategy

1. Prescribed level of Growth. Cardiff is part of the National Growth area as a capital city. What is the appropriate level of growth? Housing growth of 1%, 1600 new homes per year. Previous LDP was for 44,000 homes between 2006-2026. The RLDP only seeks to build 22,000 homes up to 2036. This is more deliverable. There are currently 8,00 people waiting for a home.
2. 21 Strategic Policies have been suggested, to cover citywide issues such as housing, the environment and transport for example. Are these policies, right?
Candidate Sites are recorded because of a landowner or developer who has an interest and has put forward a request. Many of these are greenfield sites. Simon is not saying they are going

ahead but if a third party puts in a request it must be considered. CCC is not advocating for further development on greenfield sites.

3. The public need to get in touch to let CCC know their opinions and concerns. You can comment on individual candidate sites here: www.cardiffldp.co.uk/candidate-sites or contact PCC via our dedicated email address: rldp@pentyrch.cc

Pages 46 & 47 of the full version of the Preferred Strategy Document has lots more information. <https://cardiffldp.consultation.ai/#preferred-strategy-document-1>

Go here for the easy read version: <https://cardiffldp.consultation.ai/#preferred-strategy-document-2>

Next Stage of Consultation

1. Capture responses
2. More detailed assessment
3. Do we need the Candidate sites?
4. Put together a proposal of the key policies and create a detailed plan – a draft plan by early 2024.
5. June 2024 will be the next consultation stage which will include more public consultations.
6. Seek approval to submit to the Welsh Government who will appoint an Officer who will complete a public enquiry. This takes around 2 months.
7. They will write a report to Simon. If the plan is found to be sound, Simon will take it to full Council to adopt. Approx Dec 2025, if all parts happen on time.

Questions:

Q1: What developments arranged during the original LDP, are still going ahead up to 2026?

SG: Plasdŵr, Junction 33 and land south of Creigiau.

Landbank committed sites, that already have planning permission will still go ahead. Llantrisant road (North) does not currently have planning permission. Creigiau planning application – outcome has not been determined yet.

Only 1000 homes have so far been built in Plasdŵr so it's assumed no more than the planned 6,000 will be needed up to 2036.

Huge demand for tenanted flats in City Centre for young people as banks will not give them a mortgage. Demand for high rise flats.

Of the 22,000 houses planned up to 2036 half are on greenfield sites and the other half are city sites.

Q2: Creigiau school has been around for 40 years and most of the students are in portacabins. The original LDP said that a new school would be built at Plasdŵr. When will it be built?

SG: This is part of outline planning. Persimmon home have an obligation to build this. At around 1000 homes the next development stage happens. They will then build a park and ride and school etc.

Persimmon have submitted a detailed plan and are talking to CCC. Planning application for the school is imminent. Persimmon have a legal obligation to build it. If they build a school too early in a development, kids from out of area will come and that's not what people want.

Creigiau application has asked for 6,000 homes but no school. In this situation the policy requests a financial contribution from the developer towards a school or to provide land. CCC and the School Dept. are of the opinion that it is better to develop a current school in the area.

Q: But why have we waited 40 years for improvement.

SG: Because there are 127 schools in Cardiff and many need improvements.

Q3: Pentyrch Speedwatch. While monitoring speed we have seen a massive increase in the volume of traffic on Heol, Goch, Heol y Pentre and Bonllwyn. In 1hr we often measure between 250-500 cars passing through. We need to be assured that CCC will do something to mitigate the increasing levels of traffic. We have not received a response from CCC.

SG: I'm not part of the Transport Department and you're not alone. This applies in many areas that have new developments. I would be disappointed if colleagues are not responding. In Planning we seek to create a robust transport assessment and use Traffic Modelling to help mitigate and create improvements with traffic lights etc.

For example, the Plasdŵr project has contributed £20m for offsite funds.

CCC are also working on safer routes for schools and this could unlock some investment to help with traffic. I will talk to the head of transport. Your evidence and local knowledge is very useful. Despite our best efforts to encourage walking, new houses mean more traffic.

Q4: You're saying that there are measures in place regarding the RLDP, but will you be looking at mistakes made in the existing LDP, i.e., traffic management, lack of metro. The infrastructure error, such as a promised medical facility not being built.

SG: I disagree that this is not going ahead. The site for the medical facility has planning permission and Persimmon are obligated to build a health facility.

Q5: In pentyrch we are losing our surgery. It looks like it is now serving the new estate on Llantrisant road and not Pentyrch and Rhydlafer.

SG: I'm sorry to hear that you're affected by this. The New Medical Facility at Plasdŵr will go ahead, but not until 3,000 homes are built. That is the trigger point. There are only 1,000 homes built so far. This facility is additional to the one planned for Rhydlafer.

Q continued: So Plasdŵr get a new surgery, but we miss out?

SG: I understand your concerns and I sympathise with you losing your existing surgery. I cannot comment further as I am not part of the Health Board.

Q6: Are the Health Board and the Planning Dept. not joined up?

SG: Yes, they are, but the decision is made between the GP Practices and the Health Board. There is a dialogue with Planning, but we are not directly involved.

Q7: Why have the Metro and Park and Ride not been built – what is happening?

SG: Metro - This is arranged between the Welsh Government and Transport for Wales. During planning the routes have been safeguarded to enable it to be built. Discussion have now moved past the feasibility phase, and they are now actively looking at sites. I do not have a timescale for you, but it is still progressing.

Park and Ride: Again, this is a developer obligation, but they will need to find operators to run the service. It may need to be subsidised.

Q7: Pentyrch and Creigiau communities would be horrified if the green land between Canada Lake and the Traffic lights on Llantrisant road were to be developed.

SG: With the existing LDP, the Welsh Government pushed for more than 44,000 homes over 8 years. With the RLDP we are only proposing 22,000 homes and we feel that is right. That number of homes does not require us to develop on more greenfield sites.

Q continued: The fact that you have mentioned these sites in the RLDP is concerning.

SG: These sites have only been put forward they are not approved. Please do go to the website and make your comments on this. We want feedback.

There is no justification to use the Greenfield sites for more houses as there are plenty of Brownfield sites that can be used.

Q8: 2 years into the Plasdŵr development and no school yet. How can Radyr be considered as catchment for those homes when it is already rammed?

SG: All the obligations will be met however the timing of new services is carefully planned. There needs to be sufficient new houses prior to the new services being provided otherwise the new provision is taken up by people from further away, which creates more travel issues and uses the spaces which are meant for the new builds.