

The Replacement LDP

Introduction

Members will be aware that Cardiff Council is preparing a replacement Local Development Plan¹.

We have responded to the first two stages of Cardiff Council's consultation process:

<https://www.radyrandmorganstown.org/news/local-development-plan-a-further-response>

<https://www.radyrandmorganstown.org/news/we-respond-to-cardiff-councils-proposals-for-a-new-local-development-plan>

The next consultation stage will be in relation to proposed new candidate sites. At present, Cardiff Council is assessing 63 sites submitted to them by developers and others². Some will be rejected (for reasons such as unsuitable access to sites) and some will proceed to the next stage.

Cardiff Council is also waiting for updated population and Census information which will assist with the process of determining likely housing need over the next ten years or so.

Cardiff Council's assessment of candidate sites along with its estimates with regard to housing need will form the basis of its next consultation, towards the end of 2022.

Our role

In reality, there is a limit to what we can do at present. Without population data - and without sight of Cardiff Council's list of the candidate sites that made it through their assessment procedure - we have little robust evidence, or facts, to guide any further response from ourselves.

It is important to remember that this is a statutory planning process, which will be guided by housing need and planning law. In due course, therefore, our focus will need to be on those factors. Can we agree with the figures with regard to housing need? What is our view with regard to the suitability of candidate sites?

¹ <https://www.cardiffldp.co.uk>

² <https://www.cardiffldp.co.uk/candidate-sites/>

It should also be possible for us to come to a view with regard to cross-cutting themes such as environmental impact and climate change (in other words, how can the LDP be developed to minimise this).

Regrettably, simply opposing any new developments on the grounds that we don't want them is unlikely to bear much weight.

Expert Advice

Scope

Given the possible impact of any new developments on our community, members may think it would be appropriate for us to appoint an expert, or experts, who can assist us. This could include providing advice with regard to, for example:

- environmental issues
- accessibility
- sustainability
- traffic issues
- impact on existing communities
- infrastructure needs
- community needs (health, education etc).

It may be that one town planner can deal with all of the above - or we may need more than one expert to help us.

Timing

In the main, we could

- appoint experts in the near future, or
- wait for the consultation later this year.

If we appoint now:

- we should be in a better position to prepare our response with regard to each issue
- but we could also be wasting time and resources if some of the candidate sites that could affect us do not make it to the consultation stage.

Cardiff Council has informed us that the consultation period would be eight weeks long which, in their view, should be enough time for any experts we

appoint to work on our behalf. Even so, we would need our expert(s) in place prior to the consultation period, so that they would be ready to spring into action once the consultation begins.

Recommendation: that we make enquires with an organisation such as Planning Aid Wales (or the town planners who helped us previously) to ask:

- what kind of expert(s) would we need, should we wish to consider all of the issues listed above
- would eight weeks be enough time for a response to be prepared.

This information can help guide the new Council to decide how best to proceed.

The Radyr and Morganstown Local Development Group

Members will recall that we had some concerns recently, with regard to the content of a leaflet to be published by this group (which some members attend - and which is also attended by representatives of St Fagans, Danescourt, Rhydlafer and elsewhere).

The concerns were based on material in the leaflet which was not based on any robust evidence. There was a risk, therefore, that we would be publishing material that was inaccurate and / or misleading. In addition, the group refused to publish the leaflet bilingually, which we should do as a public body.

As a statutory consultee, it can be argued that we should deal with LDP matters whilst dealing with facts, figures and evidence, rather than conjecture. We should focus on the statutory process, seeking to intervene at the right time and in the right way - dealing with the issues that can be considered as part of the planning process. By doing this we can help sustain and develop our role as a credible, statutory consultee.

As such, we should not feel pressured to subscribe to any material that does not meet these standards - or to any activity that might deflect us from work focused on the appropriate areas.

Recommendation: that we deal with the LDP as outlined above.

13 April 2022