



Radyr & Morganstown Community Council Cyngor Cymuned Radur a Threforgan

Cardiff Replacement LDP: Response to Consultation

Introduction

This document sets out Radyr and Morganstown Community Council's response to Cardiff Council's consultation on its proposed new local development plan.

It responds to:

- the Consultation Paper on Draft Vision, Issues and Objectives
- the Draft Integrated Sustainability Appraisal Scoping Report and
- the Call for Candidate Sites.

The Community Council has an excellent relationship with Cardiff Council, in line with the Partnership Charter signed by both parties in April 2019.

Throughout the development of the replacement LDP, the Community Council will seek ways to strengthen its relationship with Cardiff Council and identify opportunities to work together during the life of the new plan, in order to protect and enhance our community.

Radyr and Morganstown is a community facing a number of challenges as a result of the Plasdwr development, leading to 7,900 new homes being built at our southern boundary. This will create problems including increased traffic and pollution through Radyr and Morganstown; increased demand for public transport (including the Valleys Lines services); more pressure on our public services (including health and education services) and uncertainty for our retail and hospitality businesses as they face competition from the retail park proposed for Plasdwr.

At the same time, the Community Council is keen to develop Radyr and Morganstown as a great place to live - and as a safe community with plenty of opportunities for residents to shop, socialise, play sport, enjoy the countryside and other green spaces - and enjoy a wide variety of community events and activities.

We welcome Cardiff Council's decision to prepare a replacement LDP and look forward to playing our part in its development and delivery.

As residents of Cardiff, our response to the consultation deals with our views about the city as a whole (including Cardiff city centre) as well as our own community in Radyr and Morganstown.

We are developing a new Village Plan which will set out our vision for Radyr and Morganstown. That plan will complement the LDP which, we hope, will ensure that Cardiff's policies coincide with ours, to facilitate working in partnership for the benefit of our community.

A) Consultation Paper on Draft Vision, Issues and Objectives

Draft Vision

We welcome the aim of creating a fairer and more sustainable city - along with the specific objectives set out under this headline. In particular, we support the aim of using a placemaking approach, working with local committees to improve neighbourhoods. We have already begun considering this in relation to the Station Road area and Windsor Gardens, which are at the heart of our community. We support the concept of the '15 minute city', where all residents are able to meet most of their needs within a short walk or bicycle ride from their homes. We look forward to working with Cardiff Council as we develop our ideas - and we wish to do so with immediate effect.

We would like the Draft Vision to include the aim of making Cardiff a vibrant city, full of opportunities for its residents. We should aim to make Cardiff a great place to live.

We fully support the reference to looking after our natural, historic and cultural assets. We think that it is important to achieve these aims. Many fine buildings, full of history and character have been lost to us - especially since the 1970s. Some of these have been replaced with nondescript modern structures, which do little to add to the unique character of the city. It is encouraging to see more old buildings repurposed recently, rather than demolished - and we hope that this trend will be promoted and supported by Cardiff Council - if not insisted on.

Similarly, we encourage Cardiff Council to demand high quality design (as referred to under the Placemaking Objective). Some recent developments have done little to improve the appearance of our city. Indeed, it could be argued that some recent developments harm the appearance of our city (such as the much-criticised Zenith apartment block, built in the heart of Cardiff). Nothing like this should be built here again.

We would also like the Vision to include reference to developing a capital which is clearly and uniquely Welsh. As the capital city of Wales, the need to reflect who we are, our values, culture and history should play its part. We should avoid becoming in any way bland or generic.

We also believe that the Vision should include defending Cardiff's role as the appropriate location for new, key national developments - including those proposed and funded by the Welsh Government or similar national public bodies. A National Art Gallery, for instance, should be housed in the capital city, to secure its status - as well as to ensure that it has a sustainable footfall of visitors.

Housing

We support the need for those who live in Cardiff to have access to good housing, in safe neighbourhoods. Houses should be available at a range of prices, with an adequate supply of housing for those joining the housing ladder, such as young people new to the world of work. Good social housing should also be readily available for those who need it.

We understand that the replacement LDP will be developed in circumstances which are different to those existing when the current LDP was prepared. The main difference being that there now exists a large stock of land available for new housing. This was not the case prior to the existing LDP. We hope and assume, therefore, that this stock will be borne in mind as future requirements are calculated. The impact of Brexit and migration away from the UK (post Brexit and during Covid) should also be borne in mind.

We also note that the number of houses allocated for Plasdwr is 7,900. Of these, only 526 have been built, which is around a half of the number expected at this stage of the development.

Although Covid intervened, construction was one of the first sectors to recover. We hope that this build-rate will be borne in mind by Cardiff as it considers whether to allocate more land for housing in the north west of the city. Every effort should be made to ensure the developers build as quickly as possible. Steps should be taken to ensure that developers do not delay building following approval of planning permission, to create a housing shortage resulting in pent-up demand and higher house prices. Planning permissions should become 'delivery contracts' with legal obligations to build within a certain timeframe, failing which developers should start paying council tax on unbuilt units. Small and medium-sized local building companies should be supported, whenever possible.

Given the amount of land available for new housing, we would object if land to the west of Pant Tawel Lane was earmarked in the replacement LDP as land for housing. This would destroy a precious green space.

Cardiff Council needs to ensure adequate drainage for new housing sites, including sites that may affect existing properties in Radyr and Morganstown.

Previous developments have not been accompanied by adequate drainage plans (for instance, some of the Sustainable Urban Drainage Schemes do not perform well enough in our community). Cardiff Council needs to rectify this.

New developments surrounding Radyr and Morganstown should include adequate public open spaces (such as parks, playgrounds, sports pitches, 4G pitches and woodlands) with good and inclusive access to all, including Radyr and Morganstown residents - who should be able to reach these facilities easily and safely by foot or by cycling.

The development of endless areas of housing should be avoided. Efforts should be made to promote a community feel. This could include parks, corner shops and community buildings - all of which could be used by Radyr and Morganstown residents.

The LDP should make adequate provision for those in need of emergency housing, including shelter for those who would otherwise sleep rough. No one should have to face the risk of sleeping rough in a tent in Cardiff, whether in the centre of the city or elsewhere. We note with interest the use of adapted shipping containers on Bute Street as temporary housing - and would encourage more of the same, if appropriate.

Jobs and Economy

It will be vital for Cardiff to develop as a city which is home to businesses offering a wide range of jobs to residents. Those jobs need to be manual and non-manual, skilled and unskilled. The jobs strategy needs to be future-proof, as developments such as artificial intelligence will change the job market.

Cardiff Council should press the Welsh Government to introduce business-friendly policies, to help tempt businesses to Cardiff (and Wales) and to promote and support the establishment of new businesses.

People from Cardiff should be encouraged to become entrepreneurs. We should be ambitious for our city. It would be good to see some business unicorns established here.

Barriers to local businesses should be removed. Small local business should be encouraged and supported, so that they can compete with large multinationals. For instance, steps should be taken to ensure that small locally owned coffee shops are not easily out-muscled by global brands.

More areas should be treated like the High Street and other parts of the town centre, where a street-cafe culture has been promoted.

Opportunities should be sought to create business areas with a distinctive theme. The success of unique areas such as Hay-on-Wye, Borough Market (London) and the markets in Barcelona and Madrid should be copied.

The arts sector has a key role to play in any economy and this should be supported in Cardiff, across a wide range of disciplines, from opera to garage bands and from street theatre to the Millennium Centre. Those working in the arts sector should be supported.

Infrastructure

We need more recycling centres. The closure of the centre at Waungron was a step backwards in this regard. Fewer recycling centres risk increased fly-tipping, the costs of which are borne by council tax payers. In addition, the restrictions and constant changes with regard to materials that can be taken to recycling centres can be frustrating - again tempting people to fly-tip.

We need improved broadband and mobile phone services in Radyr and Morganstown. A survey we conducted in 2019 revealed that, for many, mobile phone signal reach could be described as 'poor or terrible'.

New infrastructure should cater for young people. A recent survey undertaken by Radyr Comprehensive School revealed that our young people like living in Radyr and Morganstown but want somewhere to congregate with their friends, beyond the gaze of adults. We support this request, and would welcome the provision of safe, suitable spaces for young people, which do not present a nuisance or noise-disturbance for other residents.

Maximum benefit should be obtained from future section 106 agreements with developers. We have found recent agreements to be limited with regard to what can be done with the money - and limited with regard to the amount of money secured.

We support the use of electric cars. We would like to see car-charging stations installed in appropriate locations across Radyr and Morganstown. Cardiff Council needs to develop a solution with regard to charging cars outside homes which do not have driveways. It would not be safe to have cables running from people's homes to their cars in those circumstances.

We want Cardiff Council to improve the buildings that house the schools in Radyr and Morganstown.

Climate change

We think Cardiff should consider a congestion charge to access the city centre. This has worked well in big cities such as London, where city centre streets have much less traffic and the environment is cleaner and safer as a result.

We also think that Cardiff should do as much as it can, in cooperation with the Welsh Government and other local authorities, to decrease the amount of traffic entering the city from other towns and regions.

Movement and Active Travel

We support active travel. Cardiff should consider developing incentives for people to use active travel - to complement its existing policy of making car travel more difficult.

Using public transport should be made as cheap and easy as possible. e-ticketing and similar technological systems should be introduced widely - and be simple to use.

We would like Cardiff Council to consider how public transport can be improved to facilitate car-free travel for Radyr and Morganstown residents - as well as those who will live in neighbouring communities.

We would like a Halt to be built at Morganstown, to facilitate the use by Morganstown residents of the train service.

More work needs to be done to make cycling safer and more attractive within communities, including within Radyr and Morganstown, as well as on key routes that cross the city.

The Next Bike service needs to be improved and made more reliable, with more vandal-proof bikes available. If the company cannot deliver, an alternative, more reliable and technologically advanced supplier should be appointed.

We would like Cardiff Council to consider what steps can be taken to ensure that the development of new housing (and other new developments) in and around Radyr and Morganstown does not lead to an increase in traffic within our community. In particular:

- traffic using our main roads (Heol Isaf and Ty Nant Road) to access areas north and south of Radyr and Morganstown
- traffic using our main roads to access Radyr Station.

Also, steps should be taken to decrease the flow of traffic through Radyr and Morganstown (including the traffic generated by existing housing and businesses - as well as new housing and other developments).

We welcome Cardiff's decision to install an innovative system to enforce the HGV restriction through Radyr and Morganstown. We would like Cardiff Council to publish data with regard to the impact of the new system in due course.

We would like Cardiff Council to make our main road safer. For example, by tabling existing zebra crossings and developing a school safety zone for Radyr Comprehensive School.

We want to work with Cardiff Council to make walking an attractive, safe option in and around Radyr and Morganstown.

We want to publicise the walking routes that are available in and around Radyr and Morganstown.

Health

Cardiff Council should allocate much more money to fund children's parks and playgrounds. As more children spend more time on their mobile phones, every effort should be made to tempt them outdoors for active play. The current budget for this is far too small.

This section of Cardiff Council's document refers to crime - but it should also deal with anti-social behaviour. A multi-agency strategy should be developed, funded and implemented to deal with this across Cardiff.

More farmers' markets should be supported across Cardiff to provide access to healthy, locally grown food and similar products. In addition, activities such as guerrilla gardening should be supported, enabling communities to turn areas of unused ground into community plots.

City Centre and Cardiff Bay

Protecting and developing the city centre is of paramount importance. New ways must be found to keep this area viable, as retail moves online and as Covid changes how we work.

Future use to be made of office and retail space in the centre should not make the area less appealing for those wishing to visit to shop and socialise.

Anti-social behaviour in the city centre must be dealt with quickly, efficiently and fairly.

We agree that district and local centres need to be supported. We regard the Station Road area as a 'local centre' and wish to work closely with Cardiff Council to protect and develop its role as the heart of our community.

Pandemic recovery

Cardiff Council will need to understand how Covid is likely to affect future work and travel patterns. How will the LDP cater for this?

The need to support residents working from home in Radyr and Morganstown should be investigated. This could include developing spaces where they can work online locally, but not at home - along with better broadband speeds and mobile phone signal strength.

Placemaking and design

We agree that placemaking can be an important tool to develop safe, vibrant and attractive communities.

We would like Cardiff Council to support us to make the Station Road area a more attractive community destination (for shopping, dining and socialising) - with a greater focus on people, rather than cars. This should include developing a 'community square' by also improving the appearance and community use of Windsor Gardens. Doing so would help protect local business which will face competition from the proposed Plasdwr Retail Park. It would be a huge blow to the community if we were to lose our small local businesses.

We want Cardiff Council and the Welsh Government to protect, support and develop those features that support our community (including our library, village halls, medical centre and schools).

We would like to see the 7,000 homes to be built near Radyr and Morganstown constructed to a high quality. This should include houses that are not run-of-the-mill in terms of their design. We think that building this many houses offers an opportunity for architectural innovation.

Although only some of the Plasdwr development will be in our community, we have an interest in the entire site. To this end, we would like to see the proposed retail site developed (and not set aside in favour of more housing).

A retail site near our community would enable more active travel when shopping and reduce the length of car journeys taken within the city.

With regard to the retail centre:

- every attempt should be made to adopt good practice aimed at making this area feel safe at all times of day; it should not be a place where people have any reason to feel intimidated - or to worry that they will witness anti-social behaviour
- to this end, there is much to be recommended in reading works by Jane Jacobs, who successfully campaigned against inappropriate development in New York, from the mid-1950s onwards. She found that communities with 'eyes on the street' were always successful (i.e with no deserted, windswept squares and parks, but with busy areas where people work, live, shop - and feel protected and safe)
- the centre should have a human scale
- there should be opportunities for local businesses to occupy a proportion of the proposed retail units, with business rates that they can afford - enabling them to thrive and compete against large corporations
- it should contain as much bilingual signage as possible
- opportunities should be taken to reflect the fact that this development is in Wales' capital city (eg any public art should seek to reflect this)
- steps should be taken to ensure that the site is not blighted with bad public art
- there should be plenty of greenery (trees, flower beds etc)
- there should be good use of natural and traditional materials in the buildings (wood, brick, stone, iron etc) and as little visible concrete as possible
- outdoor areas should be designed well enough for people to be able to enjoy using them (such as cafe terraces, with some protection from the elements)
- there should be good, well designed street furniture
- there needs to be a policy for the rapid removal of graffiti
- there needs to be a policy to ensure that public areas are kept clean and free of rubbish
- there should be spaces for people to enjoy, where they can relax with family and friends (pubs, restaurants, cafes).

We would like see safe cycling across Plasdwr, which would enable our residents to reach other parts of Cardiff safely.

We want the promised amount of green space and woodland adhered to, without any eroding of these areas to provide more housing.

All of the promised facilities, such as new schools and medical centres must be provided

Cardiff Council should develop predictions with regard to the impact that Plasdwr traffic will have on surrounding areas. Cardiff should develop initiatives to reduce and mitigate that impact.

Green infrastructure

We want Cardiff Council, the Welsh Government, Natural Resources Wales and all relevant local authorities to work together to prevent plastic pollution entering the River Taff, which flows past Radyr and Morganstown. The current state of the river is something of an embarrassment for Cardiff and for Wales.

Cardiff should develop ideas to make better use of the Taff. We have tended to 'turn our backs' on the river. It would be good to see more opportunities to enjoy leisure time by the riverside (in cafes etc).

The proposed housing development at the end of De Braose Close should not be permitted. The site is a key part of the green corridor that stretches from the north of Radyr to the centre of Cardiff. It should be protected as part of that green corridor.

The large area of green fields to the west of Pant Tawel lane should not be used for housing.

We would like to work closely with experts in Cardiff Council to develop a strategy with regard to maintaining the Hermit Woods (which is a designated Nature Reserve).

The Transport for Wales compounds to be developed in Morganstown should be returned to a green state on completion of the Valleys Lines electrification. This could include planting a new woodland.

Historic and Cultural Assets

Cardiff Council must do all it can to avoid the destruction of more of our built heritage. Repurposing should prevail, rather than demolition.

Ugly, substandard new buildings in the centre of Cardiff should be replaced with better quality buildings as soon as possible.

Cardiff Council should work with the Welsh Language Commissioner to operate in accordance with Promotion Standards to be developed under the Welsh Language Measure 2011.

We would like to work with Cardiff Council and Cadw to develop a management strategy for the Mound in Morganstown and the Cooking Mound in Radyr Woods.

Cardiff should support a vibrant cultural scene, supporting and encouraging local talent.

B) Draft Integrated Sustainability Appraisal Scoping Report

We welcome publication of this excellent document.

We think it contains a wealth of information which will be relevant to the development of the new LDP.

C) Call for Candidate Sites

We await with interest the results of this exercise.

Radyr and Morganstown Community Council
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