8000 houses on the doorstep of Old St. Mellons

Old St. Mellons Community Council held a public meeting at the Old St. Mellons Village Hall on Tuesday 27th November to enable residents to discuss and present their views on the Cardiff Local Development Plan Preferred Strategy. Local residents attended to hear speakers Councillor Dianne Rees and planning consultant Arfon Hughes explain the content and background to the Preferred Strategy. The well attended meeting was chaired by the Vice Chairman of the Old St. Mellons Community Council; Jane Rogers with Community Councillors were also in attendance.

Cardiff Council's Preferred Strategy proposes 8000 houses and associated schools, shops, open spaces, amenities etc. to be built between Old St. Mellons, Pontprennau and Lisvane

SITE G = 6,000 new homes between land in Lisvane and Pontprennau, North East Cardiff, West of Pontprennau.

SITTE H = 2,000 new homes, East of Cardiff Gate A4232, Junction 30 to North West of site, East of Pontprennau.

The justification for the proposal is the projected increase of Cardiff's population. The overwhelming mood of the meeting was shock and disbelief that such an expansion of housing on Greenfield land could be proposed. Residents were advised on how to respond to the consultation which ends on December **14**[th]. Public meeting feedback forms were handed in by the majority of those who attended at the end of the evening and they all confirmed that the meeting had been very well organised and informative.

The Council Strategy Report states : "the large strategic site at North East Cardiff offers a sufficiently large quantum of development and, together with its location in relation to potential off-site sustainable transportation solutions, offers the most realistic prospect of early delivery."

Key points raised at the public meeting were:-

- How robust are the figures on population projection (408,000) and household growth (45,000) by 2026?

- How robust are the numbers of jobs (40,000) to be generated? Where would the jobs come from?

- Is the plan deliverable and achievable?

- How can the development of 8000 houses be fitted into such are an area? The required density would be of the order of 50 per hectare.

- Will it be possible to ensure that 50% of journeys are by sustainable transport (bus, rail, walking, cycling) essential to satisfy transportation strategy?

- Where will new roads be built to enable the occupiers of the houses to travel to work in a timely manner? Existing roads are heavily congested at peak periods.

- It is planned to extend existing bus routes and provide new routes into the new development area along with dedicated bus lanes to satisfy the increased need. However these bus routes will then exit into existing congested roads.

- Where are the plans to facilitate travel across Cardiff from east to west and vice-versa to reduce the need for people to travel into the City Centre and then out again?

- What consideration has been given to the effect on existing communities of the extra traffic?

- What consideration has been given to the effect on the local environment, footpaths etc?

- What consideration has been given to the effect on proposed floodplain?

- What about effects on infrastructure, roads, sewage, watercourses?

- The area north of the M4 should be designated as Green Belt.

- The LDP process is flawed - a broader city-region approach should be taken, looking at jobs, housing and transport infrastructure for the whole of South-East Wales not just at Cardiff in isolation.

There were many other points raised and, you may have your own concerns and views. Please submit your response to Cardiff Council by **December 14th2012** so that they are aware of YOUR VIEWS...

To access the LDP Preferred Strategy and the consultation response form go to Cardiff Council's home page. www.cardiff.gov.uk   The Cardiff Local Development Plan is in the list of Popular pages.

To comment on the Preferred Strategy:-
- On-line by registering at www.cardiff.gov.uk and using the on-line response form,
- Or download a response form at www.cardiff.gov.uk and e-mail it to ldp@cardiff.gov.uk
- Alternatively forms can be obtained by telephoning 029 2087 3461 and returning them by post to the address below:
    LDP Team, Strategic Planning, Cardiff Council
    Room CY1, County Hall, Atlantic Wharf, Cardiff, CF10 4UW

Alternatively you can use the attached pro-forma which is a cut-down version of the official response form. The form can be used to support or object to the proposals. Please be focussed in your comments as they will have greater weight.

If you want to speak to the Old St. Mellons Community Council then please email:

clerkosmcc@hotmail.co.uk or telephone the Clerk (Mrs N. Evelyn Gauci) on 07543 791 759

Your response must be received by December 14th

LDP Team   Name:
Strategic Planning   Address:
Cardiff Council
Room CY1
County Hall
Atlantic Wharf
Cardiff   Tel:
CF10 4UW   Email:
                                                  Date:

Dear Sir or Madam,

Cardiff Local Development Plan 2006 – 2026: Preferred Strategy Consultation

Question 1 & 2: The Preferred Strategy sets out a strategy to deliver 45,400 new homes and 40,000 new jobs to meet expected housing and jobs needs over the plan period (2006-2026). It is my view that this level of growth is **too low/about right/too high (delete as appropriate)** because:

Question 5 & 6: Strategic sites are those which could accommodate more than 500 homes or offer significant employment opportunities.

I **agree/disagree/have no comment (delete as appropriate)** with the inclusion of

1. Site G: North East Cardiff (West of Pontprennau) (6,000 homes) as a strategic site in the plan because:

2. Site H: East of Cardiff Gate/East of Pontprennau (2,000 homes)as a strategic site in the plan because:

I have the following other comments to make on the LDP Preferred Strategy Consultation paper:

Yours faithfully

………………………….