



RHONDDA CYNON TAF

RECORD OF DELEGATED OFFICER DECISION

SUBJECT: Cardiff Local Development Plan Preferred Strategy


PURPOSE OF REPORT:

The purpose of the report is to outline contents of the Cardiff Local Development Plan (LDP) - Preferred Strategy and seek agreement to the submission of representations prior to the completion of the consultation period on 14th December 2012

DELEGATED DECISION (Date):

To issue a holding objection the Cardiff LDP - Preferred Strategy.


Chief Officer Signature


Print Name

11.12.12
Date

The decision is taken in accordance with Section 15 of the Local Government Act, 2000 (Executive Functions) and in the terms set out in Section 5 of Part 3 of the Council's Constitution

Lannon

CONSULTEE CABINET MEMBER SIGNATURE

11/12/12.

DATE

OFFICER CONSULTEE SIGNATURE

DATE

Directorate:	Regeneration and Planning
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RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL

MUNICIPAL YEAR 2011 - 2012 REPORT TO ACCOMPANY DECISION OF CHIEF EXECUTIVE

Part 1 (Non Confidential)

Cardiff Local Development Plan Development Plan - Preferred Strategy

1. PURPOSE OF THE REPORT

- 1.1 The purpose of the report is to outline contents of the Cardiff Local Development Plan (LDP) - Preferred Strategy and seek agreement to the submission of representations prior to the completion of the consultation period on 14th December 2012.

2. RECOMMENDATIONS

- 2.1 It is recommended that:

(1) RCT offers a holding objection to the Cardiff LDP Preferred Strategy.

3. BACKGROUND - CONTENTS OF THE PREFERRED STRATEGY

- 3.1 Cardiff Council are currently consulting on their LDP Preferred Strategy. The Preferred Strategy is the first formal document that is published in the process that eventually ends with the adoption of an LDP. It provides a strategic framework for the development of Cardiff over the period 2006-2026. It looks at the quantum of development needed to meet future growth requirements and the location of large scale strategic sites. Key policies/ allocations in the Strategy include:

Housing - The strategy identifies a requirement for 45,400 new dwellings to be constructed in Cardiff during the plan period.

Employment - The Preferred Strategy identifies a requirement for the creation of 40,000 new jobs in Cardiff up to 2026.

Strategic Sites -- In order to accommodate this level of growth the preferred strategy identifies 10 strategic sites across the City for a mixture of residential and employment related development. Of the sites identifies the following are of particular significance to Rhondda Cynon Taf:

- North West Cardiff – the site is identified for the construction of 7,500 new dwellings, employment and other associated community uses;

- North of Junction 33 on M4 – The strategic site is identified for the construction of 2000 new dwellings, employment, other associated community uses and strategic park and ride.
- South of Creigiau – the site is identified for 750 dwellings with associated community uses.

Sustainable Transport – To cater for the intended increase in travel demands in and around Cardiff, the Preferred Strategy proposes a range of sustainable transportation solutions. The objective is to secure a modal split balanced between car and non car usage.

4. KEY CONSIDERATIONS FOR RCT

- 4.1 Whilst the Council welcomes the opportunity to engage in this process and acknowledges the need for Cardiff to plan for the city's growth within its boundaries, there are nevertheless areas of concern. These relate principally to the following:
- The development of a **strategic site at North West Cardiff, North of Junction 33 on M4 and South of Creigiau** will, cumulatively, result in the development of 10,250 new dwellings and a significant amount of unspecified employment uses on land adjacent to RCT over the next 14 years. The Preferred Strategy provides no detailed information about the potential impact the development of these sites will have on the facilities and services in the surrounding settlements or on the local and /or strategic highway network, how these impacts will be mitigated or the future management of these sites.
 - The delivery of a **Sustainable Transportation** system serving the City and the wider region is an essential element of the Preferred Strategy. Whilst the Strategy makes clear that it is the intention to deliver an effective and efficient multi-modal transportation system that facilitates movement in the City and wider region no route or site specific information is provided.
- 4.2 It is of significant importance to RCT that any growth in Cardiff does not prejudice the ability of our residents to access the jobs and services that the city offers. In the absence of detailed information in relation to the development of the strategic site at North West Cardiff, North of Junction 33 on M4 and South of Creigiau and the nature of the Sustainable transportation system, it is recommended that the Council cannot yet support these elements of the Preferred Strategy and therefore issues a holding objection. However, we would welcome further opportunities to engage with the process of developing these options in the Preferred Strategy