



RHONDDA CYNON TAF

RECORD OF DELEGATED OFFICER DECISION

SUBJECT: Cardiff Local Development Plan – Alternative Sites Consultation

PURPOSE OF ATTACHED REPORT:

The purpose of the report is to outline contents of the Cardiff Local Development Plan (LDP) – A Sites Consultation and seek agreement to submit representations prior to the end of the consultation period on the 4th April 2014

DELEGATED DECISION (Date):

Authorise the Service Director Planning to make representations in respect of the Cardiff LDP – Preferred Strategy.


Chief Officer Signature

STEVE MERRITT
Print Name

20/3/14
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

x 
CONSULTEE CABINET MEMBER SIGNATURE

25-3-14
DATE

OFFICER CONSULTEE SIGNATURE

DATE

Directorate:	Regeneration and Planning
Contact Name:	Simon Gale
Designation:	Service Director Planning
Tel.No.	01443 494272

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 - Alternative Consultation

1. PURPOSE OF THE REPORT

- 1.1 The purpose of the report is to outline contents of the Cardiff Local Development Plan (LDP) – Alternative Sites Consultation and seek agreement to submit representations prior to the end of the consultation period on the 4th April 2014

2. RECOMMENDATIONS

- 2.1 It is recommended that:

- (1) The Service Director Planning is authorised to make representations in respect of the Cardiff LDP – Alternative Sites Consultation.

3. BACKGROUND

- 3.1 On 18 November 2013, Cabinet resolved to:

(1) Support the aims of the Cardiff LDP to provide a framework for future growth for the benefit of the region

(2) Object to the plan itself as the transport impacts of significant strategic allocations in the Northwest of Cardiff are not fully assessed or mitigated

(3) Encourage further dialogue with Cardiff with a view to resolving these issues

(4) Agree that this report will not be subject to call in as the deadline for submission to Cardiff City Council is 26th November 2013.

- 3.2 As a result, this Council objected to the strategic development sites proposed at:

- *North West Cardiff* – proposed for the construction of 5,000 new dwellings (2,500 less than proposed in the Preferred Strategy in 2012), employment development and other associated community uses;

- *North of M4 Junction 33* – proposed for the construction of 2,000 new dwellings, employment development, other associated community uses and a strategic park and ride facility.
- *South of Creigiau* – proposed for 650 dwellings (100 less than in the Preferred Strategy), as an extension of the existing village

3.3 The Council's objection to these related to the absence of any specific information about how the impact of these sites on Rhondda Cynon Taf residents, infrastructure and environment will be mitigated.

4. Alternative Sites Consultation

4.1 Cardiff Council are undertaking a public consultation in respect of alternative sites that were promoted for development during the recent consultation on the deposit draft LDP. The deadline for responses in respect of the Alternative Sites Consultation is 4th April 2014.

4.2. A number of the alternative site proposals received by Cardiff Council relate to the 3 strategic development sites which were the subject of the Council's earlier representations. The majority of the alternative sites proposals for these sites are of a non strategic nature and will therefore not have an adverse effect on Rhondda Cynon Taf. The notable exception to this is a proposal to extend the North of M4 Junction 33 strategic development site by 43 hectares to include Henstaff Court (Alternative Sites reference (B) 2). The extension to the site is proposed in order to meet a need for 10% flexibility in the LDP and to help justify the rapid transit corridor.

4.4 The Council remains concerned that insufficient information has been provided through the LDP process to allow a judgement to be made about the potential impact the development on North of M4 Junction 33 strategic development site will have on Rhondda Cynon Taf. This concern is further exacerbated by the proposal to significantly extend this site.

5. CONCLUSION

5.1 It is recommended that the Service Director Planning is authorised to make a representations in respect of the proposal to extend the North of M4 Junction 33 strategic development site by 43 hectares to include Henstaff Court (Alternative Sites reference (B) 2).