



Radyr & Morganstown Community Council Cyngor Cymuned Radur a Threforgan

The Old Church Rooms
Park Road
Radyr
Cardiff CF15 8DF

5 October 2023

Local Development Plan,
Room 219,
County Hall,
Atlantic Wharf,
Cardiff,
CF10 4UW

Replacement Local Development Plan 2021 to 2036

Please find below observations submitted as part of the public consultation period which ends on 5 October 2023.

This response follows consultation with all Members of the Community Council. Several Members also attended recent consultation events.

Radyr & Morganstown Community Council recognises the need for housing, including affordable housing.

We congratulate Cardiff County Council on their hard work in collecting data - and for ensuring that 40% of Plasdŵr will be green. We wish to emphasise that this should be delivered as per plan, along with the retail centre, schools, health facilities, cycle routes, green corridors etc.

However, we believe that there is sufficient already allocated to accommodate Cardiff's current estimate of housing need. We also believe that the traffic and public transport infrastructure could not cope if additional sites were used for housing. Allocating even more sites for housing development would place further pressure on traffic, road safety and the green environment (plants and fauna) and would further erode the semi-rural feel of parts of our local community.

As such, Members of Radyr and Morganstown Community Council wish to formally object to the inclusion of the following sites within the Local Development Plan.



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1 - Site name: Radyr Station Car Park

Site url: <https://www.cardiffldp.co.uk/2021/11/radyr-station-car-park/>

Support status: We object to the inclusion of this site on the RLDP.

Feedback comments:

This site has two parts. The identified car park to the north is so narrow that any significant/substantial development would be considered too close to the railway line and should be rejected on safety grounds. Any alternative building option such as digging into the sides of the Radyr River Cliff could cause subsidence to properties along Windsor Crescent.

The car park to the south (and to a lesser extent that to the north) delivers a much-needed car park for travellers by train. At a time when car travel is being discouraged in favour of sustainable public transport, the removal of this site as a car park would be counterproductive. At the moment, any time the car park has become full, for example when replacement buses were being used or as commuters have resumed their journeys after COVID, the congestion on De Clare Drive, Fisher Hill Way, Junction Terrace, and Kings Road creates difficulties for emergency vehicles and for local residents who find parking more difficult.

The car park to the south also offers unintended benefits too. For example, in the evening and on quiet weekends the large flat area is used by our young people. There are decreasing open spaces for our children and this area allows them to learn to ride a bike safely, practice skateboarding and roller blading, play sports and meet socially. Older residents have been seen picnicking and meeting to access the Taff trail for leisure activities. The site has also been used by adult fitness classes and a mobile Thai food outlet. In short, it has become an important community space. It is worth reminding those looking at the sites that Radyr and Morganstown sit in the lowest band of deprivation for physical environment according to WIND 2019. Since then, more land has been lost in the community, further exacerbating the situation.

Additionally, the increasing numbers of dwellings being built on Llantrisant Road brings more potential "park and riders" who will want to park their cars in the car parks. It would be foolhardy to deter these residents from simple parking which could result in them using their car to access the city centre, thus increasing congestion further.

As the LDP has the potential to improve integrated travel at Radyr Station, the Council would prefer to support proposals which encourage the use of public transport and would welcome further details about this. With so much emphasis placed by the Local Authority on greener travel routes and the desire for more people to use public transport / the new improved and greener Metro, the access space required for 'park and ride' facilities should be increased rather than decreased in size, or at least be kept at its' current level.



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We believe this approach to be preferable to housing / loss of parking spaces.

We also wish to highlight road safety concerns arising from the proposal. The current volume and speed of traffic at the roundabout site has already resulted in at least one serious RTA involving school children walking to/from school as well as countless 'near misses'. Any increase in traffic added to that stretch of road would only increase the level of danger to pedestrians. The Village is already 'creaking' under the strain on the increased population brought by current and ongoing housing developments. The main through road of Heol Isaf is overused as a 'cut through' for commuting traffic, literally cutting the village in half at busy times and again adding to road safety issues for local villagers. With no additional facilities being forthcoming on Plasdŵr to date, village shops and schools are also feeling the strain of over-development.

2 - Site name: Goitre Fawr, Plasdŵr

Site url: <https://www.cardiffldp.co.uk/2021/11/goitre-fawr-plasdwr/>

Support status: We object to the inclusion of this site on the RLDP.

Feedback comments:

Goitre Fawr, (the large house in the woods) is farmland with many ancient trees protected by SSSIs. It is land where water rises out in gentle flushes and turns into a stream which then runs down Brynderwen Road. Houses alongside Brynderwen, close to the path of the stream, have already had their foundations underpinned. If more houses need underpinning the Community Council would ask who would pay?

Besides this, who would sensibly give permission for water to go into an existing channel when the law holds the landowner (owning the land where the water enters the stream) liable for any damage downstream?

This is also a parcel of beautiful countryside. It is the green wedge between Radyr and Rhydlafer which needs to be retained as a green space, a green lung that people can enjoy. It must be remembered that in the "Wales Index of Mean Deprivation" (WIMD) Radyr sits at the bottom of as one of the most deprived areas in Wales for physical environment and green spaces. The ward lacks open public green spaces. It is important we do not lose any more.

3 - Site name: Land at Cwm Farm Morganstown

Site url: <https://www.cardiffldp.co.uk/2023/07/land-at-cwm-farm-morganstown/>

Support status: We object to the inclusion of this site on the RLDP.



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Feedback comments:

This land is north of the M4 and should therefore receive protection. Members were surprised to find it still on the list of candidate sites and we hope that its location will immediately save and protect it from development.

It is countryside which needs to be enhanced and protected and serves as the only bit of green space easily accessible to many residents in Morganstown. It encompasses the old pond at Cwm Farm which could/should be restored to its former glory by local volunteers.

It is also within the blast zone of the Breedon owned quarry which might render it difficult to prove attractive to any prospective residents.

There are also already issues downstream of this land which are linked to the existing sewage capacity being over stretched. The larger field carries a natural pond during the wet winter months and acts as a SUDS to protect the land below it.

This land also has great historical significance to the area. Cwm Farm was one of the three main farms in the area at the turn of the 19th century. The Barry Batter (the train owned by David Davies of Llandinam which transported coal from the Rhondda to Barry Ports) used to run beside one of its main hay fields. Nearly all traces of Morganstown's history have been eliminated and as such it is important that we keep what little is left. This land should be taken off the list of candidate sites.

We trust that the above will assist you with any decision making regarding the above sites.

Yours sincerely,

Councillor Tyrone Davies,
Chairman, Radyr & Morganstown Community Council