

CARDIFF RLDP CONSULTATION COMMENTS ON CANDIDATE SITE 61 GOETRE FAWR

From: Radyr and Morganstown Local Development Group

1. We agree that this site should NOT be included in the Deposit Plan.
2. Our primary observation on this greenfield site is that it does not conform to the Deposit Plan's Strategic Policy SP17 as it is situated outside the settlement boundary and within an area designated as "countryside to be protected and enhanced".
3. There is no need for the allocation of this site - or any other - for housing as reserve sites. The Deposit Plan shows that over 1,500 houses planned for the Plas Dwr Strategic Site will not be completed by the end of Plan period in 2036. Therefore, if further land is needed, this land already allocated at Plas Dwr should be given priority.
4. This is a 57-hectare greenfield site which is crossed by a number of public footpaths and is a much-used piece of informal open space, albeit farmland, in a ward which has very little formal POS (public open space). It provides an important piece of countryside which, as the Preferred Strategy acknowledges (paragraph 10.93) is a valuable and finite resource which is under pressure from all kinds of development due to its proximity to the urban area.... Cardiff's countryside is particularly vulnerable to the cumulative impact of new developments that may harm its character and appearance."
5. The site contains four valuable Sites of Importance for Nature Conservation (SINCs): Goetre Fawr Ponds, Coed Gae Fach, Maerdy Wood and Coed y Goetre which total 35 hectares (Cardiff Council Ecology & Biodiversity Technical Guidance Note June 2017). The site also borders onto the Penrhos Branch Line nature reserve. Informally, we understand that Goetre Fawr Ponds is a breeding site for Great Crested Newts but this must be confirmed with the Council's Ecological Officer. If so, development within 500 metres of the breeding site would be very harmful to this species which is protected under UK Legislation.
6. The site is 2.2 miles from Radyr Station and would be 1.5 miles away from the proposed Plas Dwr Gorllewin Station on the proposed Crossrail Metro Line. We fully understand the Council's Transport White Paper (TWP), but it is now five years out of date and only contains vague cost estimates. It is difficult for even an optimist to see that much of the proposed Cardiff Crossrail tram-train line will be complete - or even started - by 2035 (The White Paper states that it will be complete by 2030). In the White Paper's own words, the "new communities in the west of the city.... are currently poorly served by public transport" yet the Deposit Plan does nothing to improve this situation.
7. Improvements to the Core Valley Lines from Radyr from 2024 will help a little and the increase in daily seats from approximately 15,000 to 32,000 is to be welcomed but many of these will be occupied by passengers from north of Cardiff.
8. The proposals to improve the level of active travel ignore the hilly topography and lack of pavements in North West Cardiff and the access of this site to the railway lines. The improvement of bus services in the North West Corridor via priority measures is

important but we have seen no proposals to date which indicate how bus times will be improved through current bottlenecks of Llandaff and Cathedral Road.

9. The current developments close to this site have exposed significant problems with major infrastructure, such as sewage disposal and surface water drainage, and the proposed solutions make no provision for any future expansion in this area.
10. **Summary:** we object to this Candidate Site on the grounds that it is protected countryside outside the settlement boundary, the RLDP does not need it to meet its growth strategy, and there is no prospect of sufficient infrastructure to support it. This site should be excluded from the Deposit Plan.

Radyr and Morganstown Local Development Group

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