Hello, please find attached comments on the LDP MAC document.

The full text of my objections/supportive comments response is also pasted below as your downloaded document appears to be formatted in such a way that contributor text can only be added in red and in very large type, making it very hard to check for completeness.

I look forward to hearing from you.

regards
David Newland

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Full text:

MAC 4 p126-136 appendix 1 - OBJECT

In paragraph 4.31 on p133 you must define ‘market conditions’ that might affect brownfield site development more clearly. At present the vague and woolly wording gives you (and therefore us) insufficient leverage to oblige developers to focus their investment efforts on brownfield sites. As currently written the LDP would allow developers to sit on brownfield land by citing ‘difficult market conditions’ while favouring their projects on greenfield sites.

The overarching LDP objective should always be to develop brownfield sites to their utmost before sacrificing more greenfield land to development.

MAC 5 p137-171 appendix 2 - OBJECT

On p142 in KP2(B): FORMER GAS WORKS, FERRY RD you miss the opportunity to provide a new railway station at the southern edge of the site, which would also serve the retail park. It would be close to Grangetown station, but about the same distance as Queen
Street to Cathays. Devon County Council has included a station in a similar development in Tavistock. S106 money would help provide it.

On p154 in KP2(D & E): NORTH OF JUNCTION 33 ON M4 AND SOUTH OF CREIGIAU you need to be more specific about which land is covered by “Enhancing the disused rail line as a walking/ cycling and ecological corridor.” The main disused railway through the site is noted as reserved for Metro use, so is this ‘enhancing’ on the same land or not? If it’s the same route then having created an ecological corridor it would be more difficult to change it to Metro use.

On p158 in KP2(F): NORTH EAST CARDIFF (WEST OF PONTPRENNAU) you again say “Enhancing the disused rail line as a walking/ cycling and ecological corridor.”. This doesn’t exist so presumably is a copy-and-paste typo.

**MAC 38 p73 - SUPPORT**

The notion of orbital bus routes is very sensible – making most orbital passengers travel via the city centre is wasteful and time-consuming; traffic into the city centre could be lessened if more people had a service – suitably publicised and incentivised – to travel orbitally. That said, it’s crucial that these orbital routes link to outlying railway stations such as Birchgrove and Grangetown.

**MAC 39 p73-4 - SUPPORT**

It’s vital that Cardiff’s participation in, and leadership of, the Metro project is protected and promoted throughout the LDP. You need to ensure that colleague local authorities do the same thing.

**MAC 44/45 p79-82 - OBJECT**

To protect and enhance district and local centres you should be more overt about limiting fast food outlets, particularly where application seek to change use from retail to food. This would help improve the health and wellbeing of the population, help combat obesity, and help lower levels of littering.

**MAC 51 p89 - OBJECT**
When considering the replacement of community facilities you should include the requirement that the new facility is equally or more accessible to public transport services – both current and future provision such as Metro.

**MAC 53 p91-2 - OBJECT**

I am very disappointed to see the deletion of important references to allotment and community growing land – and object strongly to this. There appears to be no explanation or rationale, so it looks like a glib and dismissive move. For a city that has always claimed to support community growing – and with a long waiting list for allotments – this is a retrograde step. You should be encouraging more community growing not less. The move contradicts recent reports from the National Assembly and others about the importance of allotments and community growing.

**GENERAL**

As usual, the document is difficult to read and is still packed with jargon. It reads like it’s designed by planners for planners to read, so is not at all general public friendly. There is little explanation for the many detailed changes.
Matters Arising Changes Representation Form

As part of the Examination into the Cardiff Local Development Plan (LDP) a number of Matters Arising Changes have been proposed to the LDP. These changes are set out in the Matters Arising Changes Schedule. This is your opportunity to comment on the Matters Arising Changes. All comments previously made at Deposit stage have already been considered by the Inspectors and so this form should only be used to comment on the Matters Arising Changes.

All completed forms should be returned by midnight on 23rd July 2015 to: LDP Team, Room 131, City Hall, Cardiff, CF10 3ND or email LDP@Cardiff.gov.uk

Also available for comment are the Sustainability Appraisal and Habitats Regulations Assessment of the Matters Arising Changes at www.cardiff.gov.uk

PART 1: Contact details

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<thead>
<tr>
<th>Your/ your Client’s details</th>
<th>Agent’s details (if relevant)</th>
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<tbody>
<tr>
<td>Title:</td>
<td>Mr</td>
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<tr>
<td>Name:</td>
<td>David Newland</td>
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<tr>
<td>Job title: (where relevant)</td>
<td>NB left hand boxes</td>
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Please note that all representations will be made available for public inspection and cannot be treated as confidential. However to ensure data protection we will remove personal details from publically accessible documents.

Signed: David Newland

Date: 23/07/15
PART 2: Commenting on Matters Arising Changes

Which Matters Arising Changes do you wish to comment on (Please refer to the Matters Arising Changes Schedule)

Matters Arising Changes reference (e.g. MAC 1)

MAC 4, 5
MAC 38, 39
MAC 44, 51
MAC 53

Support/Object (Delete as appropriate)

If you are objecting to a change it would be helpful if you could indicate which Test of Soundness you consider it to fails (Please refer to guidance note).

Difficult to do being a layman

Please note if you do not identify a test it will not mean your comments will not be considered.

PART 3: Your Response

Your comments should be set out in full and relate to the Matters Arising Changes only.

Please use the space provided to set out your representation. Please be explicit as to which ‘matters arising change’ your comments relate to.

(Continue on a separate sheet/expand box if necessary)
MAC 4 p126-136 appendix 1 - OBJECT

In paragraph 4.31 on p133 you must define ‘market conditions’ that might affect brownfield site development more clearly. At present the vague and woolly wording gives you (and therefore us) insufficient leverage to oblige developers to focus their investment efforts on brownfield sites. As currently written the LDP would allow developers to sit on brownfield land by citing ‘difficult market conditions’ while favouring their projects on greenfield sites.

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MAC 5 p137-171 appendix 2 - OBJECT

On p142 in KP2(B): FORMER GAS WORKS, FERRY RD you miss the opportunity to provide a new railway station
PART 4: What Happens Next?

All comments received by the closing date will be forwarded directly to the Inspectors for consideration; noting that they will not receive a response from the Council. Should the Inspectors decide that further hearing sessions are necessary please indicate whether you would want to speak at a session. It is important to note that written comments will be given the same weight by the Inspectors as those made verbally at a hearing session.

4a) Do you want your comments to be considered by ‘written representations’ or do you want to speak at a hearing session?

(Please tick ✓ one of the following)

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector. ✓

I do want to speak at a hearing session.

4b) If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing

The Matters Arising Changes Schedule is available on the Council website at: www.cardiff.gov.uk Hard copies are also available for public inspection during the consultation period at: City Hall, Cathays Park and County Hall, Atlantic Wharf, Monday to Friday between 9.00am and 4.00pm. They will also be made available at all local libraries.
Additional Assistance

If you require assistance to complete the form or have any questions relating to your representation please contact:

LDP Team,  
Strategic Planning – Policy  
Cardiff Council  
Room 131  
City Hall  
Cathays Park  
Cardiff  
CF10 3ND

Telephone: 029 2087 1297  
E-mail: LDP@cardiff.gov.uk

Tests of Soundness

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