Objection to the Downgrading of the Green Belt around the North of Cardiff to a Green Wedge.

A Green Belt would give more permanence than a Green Wedge. When you consider the many thousands of houses to be built on green field sites in the LDP, it isn't too much to ask that the Green Belt forming a marvelous green backdrop to the city should be saved for future generations.

At the moment there is the perception that everyone has easy access to, or a view of the countryside from their neighbourhood, because of the green hills that form the backdrop to Cardiff. From Penarth Head to offices and flats, everyone can see them and that makes Cardiff stand out. Without long-term protection developers would spoil this, and turn Cardiff into just another built-up city.

We really cannot understand how this decision could be made by people who are supposed to be protecting our environment in Wales.

We have attached an excerpt from the Sustainability Appraisal (8.9 and 8.10) which highlights the risk from developers if such a downgrade goes ahead.

Yours faithfully

Patricia Ball
Christopher Ball
Nathan Ball
8.9
Two changes had significant negative effects. The most important was the replacement of the Green Belt policy KP3a with one for Green Wedge. The boundaries and level of protection are unchanged. The change matters because of the loss of permanence. Planning Policy Wales says: 'the boundaries of Green Belts should be altered only in exceptional circumstances and land within a Green Belt should be protected for a longer period than the current development plan period' (para 4.8.5). In contrast, 'Green Wedge policies should be reviewed as part of the development plan review process.'(para 4.8.12.) This means that the Green Wedge would have to be re-argued at each LDP review. It could even be rolled back during the Plan period if, for example, annual monitoring revealed a serious shortfall in housing construction and developers blamed lack of attractive sites.

8.10
This creates the possibility of a perverse incentive on developers to hold back from progressing the kinds of development the Plan seeks to encourage (such as brownfield regeneration) in the hope of using underperformance as an argument for rolling back the Green Wedge policy to allow further greenfield development. The change from Green Belt to Green Wedge therefore potentially weakens the Council's ability to deliver the spatial strategy which underpins the Plan, and which performs well against the SA/SEA objectives.