Dear Colleague

I am writing on behalf of Cllrs Phil Bale, Garry Hunt and myself.

As local councillors for Llanishen and Thornhill we are responding to the current LDP Consultation, due to close on 26 November 2015, concerning the Additional Matters Arising Changes Schedule. We wish formally to object to MAC Number: Inspector MAC1

Inspector MAC1 Deposit Policy KP3 (A): Green Belt - Proposed change: New KP3 (A) Green Wedge

We fully support the assessment set out in the Final Sustainability and Strategic Environmental Assessment of the Cardiff Local Development Plan - October 2015, that the proposed change from a Green Belt to a Green Wedge designation would weaken the long term environmental protection of the LDP. We are very concerned as set out in Appendix 1: Sustainability Appraisal response to Draft Matters Arising Changes Schedule October 2015 that this proposal:

"Removes the assumption that protection will outlast the plan period and even opens up the possibility of rolling it back during the plan period if monitoring reveals a shortfall in housing"

The effect of this is that the Green Wedge designation does not necessarily provide protection from housing development even in the plan period. In other words a Green Wedge amounts to no protection of the landscape at all.

We also agree with the warning in Appendix 1 that leaving the possibility of development within the planning period in some circumstances, or immediately post 2026 once the Green Wedge designation lapses could create very serious perverse incentives for developers to hold off from development that supports the plan (such as brownfield and urban regeneration) in the hope that permission to develop north of the M4 will become available. This could undermine the integrity and coherence of the entire LDP.

We believe that the Inspector should reinstate the original wording relating to the Green Belt as set out in the Deposit Plan. The original justification for its inclusion, including that it accords with Planning Policy Wales, remains perfectly valid. The inclusion of the Green Belt would not adversely affect the soundness of the plan. On the contrary, it would improve the long term environmental protection of the LDP and ensure that perverse incentives undermining key tenets of the LDP are not introduced at this late stage. Because the proposed Green Belt does not encircle the city if monitoring reveals a shortfall in housing this can be accommodated.

We would like to draw to the Inspector’s attention the overwhelming vote in favour of retaining the Green Belt designation and rejecting the proposed Green Wedge designation by Full Council on 22 October 2015. The democratic will of the Council is therefore clear and resounding that the LDP should incorporate a Green Belt as set out in the Deposit Plan.

Yours sincerely

Julia

Cllr Julia Magill
Ward Member for Llanishen and Thornhill

Y Cyng Julia Magill
Yr Aelod Ward dros Llanisien a Thornhill

Julia

Clr Julia Magill
Ward Member for Llanishen and Thornhill

| Y Cyng Julia Magill
Aelod Ward a Llanisien a Thornhill