

Mr Jim Bailey  
Development Control Manager  
Rhondda Cynon Taff CBC  
Sardis House  
Sardis Road  
Pontypridd  
CF37 1DU

15<sup>th</sup> December 2015

Dear Mr Bailey

**Re: Planning application reference: 15/1295/13**

**Outline planning application for the construction of c.600 homes on land at: Ystrad Barwig Isaf, Crown Hill, Llantwit Fardre, Pontypridd, CF38 1BL**

I am the Assembly Member for Pontypridd and the planning application is an outline application to build homes on land in Llantwit Fardre which is in my constituency.

I have had representations from constituents in the Llantwit Fardre area and I have met with them to discuss their concerns. I have also met with local Councillors who are very engaged with the local community on this issue.

There is significant opposition to the application for a variety of reasons, including environmental issues, the impact of such a development on the community and in respect of transport and a number of other areas.

I support these objections and wish to put on record my own opposition to the application. Rather than repeat all the various objections, I wish to focus on three particular areas.

1. Transport, Traffic and Accessibility.

In a number of questions to the Transport Minister Edwina Hart, I have drawn the attention of Welsh Government to the lack of transport accessibility in this area and Taff Ely generally. I have put the case for the development of new forms of transport accessibility as part of the South Wales Metro. I have received positive responses including an answer from the Minister to the effect that housing development in this area is not viable or sustainable until new forms of public transport accessibility as part of the Metro are in place. The area is not capable of sustaining additional housing development beyond that already in place or approved.

In July 2015 in Welsh Assembly plenary, in response to my question about the unsustainability of housing demand in Taff Ely without an integrated transport system, the Welsh Government Minister Edwina Hart, said

*"Where we've got massive housing expansions, or we've got new industrial estates coming on, we've got to sort out the transport infrastructure. Because if we don't sort it out it'll be absolute chaos on some of the existing roads that exist within Wales. I don't think anybody should be thinking about giving planning permission for large developments without looking satisfactorily at the concerns around traffic and how you're going to get people to school, to work and out to leisure."*

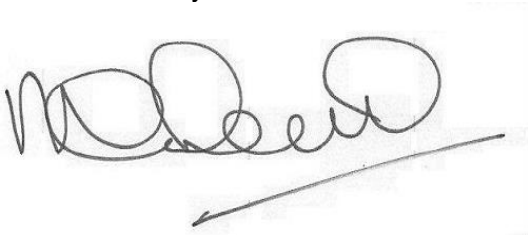
In my view the application has significant adverse traffic, transport and safety implications. With approval already in place for a major house building programme on the former Cwm Colliery/Coke Works site, I oppose any further major developments until a programme of new public transport options are in place. I believe this is a view that is also reflected by the Ministers answer in Plenary.

1. I also oppose the application on Environmental Grounds.  
I understand that that the land which is the subject of this application has designated as a class C2 flood plain.

2. It is also my view that considering all the representations and objections it is reasonable to conclude that a reasonable consideration of the application is that it goes against the objectives and spirit of the Wellbeing of Future Generations Act 2015, in particular Sections 3 and 4.

I would be grateful if you would put this submission before the members of the planning committee. I am happy to elaborate on these three points if required.

Yours Sincerely.

A handwritten signature in black ink, appearing to read 'Mick Antoniw', with a long horizontal line extending to the right from the end of the signature.

**Mick Antoniw AM**  
**Assembly member for Pontypridd**

**C.C.**

Ms Jane Cook, Director of Planning and Regeneration.  
Mr Simon Gale, Service Director, Planning, RCTCBC.

**Members of the Development Control Committee:**

Chair Councillor G. Stacey.	Vice-Chair Councillor M. Griffiths	
Councillor L.M. Adams,	Councillor J. Bonetto,	Councillor L De Vet,
Councillor P. Jarman,	Councillor S.J. Jones,	Councillor R. Lewis,
Councillor S. Powderhill,	Councillor S. Rees,	Councillor A. Roberts,
Councillor G. Smith,	Councillor G. Thomas,	Councillor J.S. Ward,
Councillor P. Wasley,	Councillor M.J. Watts.	Councillor E. Webster.

**Local Councillors:** Councillor J. Bunnage Councillor J. James