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Mr Simon Gayle
Service Director, Planning Services
Rhondda Cynon Taff CBC
Sardis House
Sardis Road
Pontypridd
CF37 1DU

25 October 2018

Dear Mr Gayle

Re: Planning application Cwm Isaf farm, Efail Isaf

We are the elected representatives for Pontypridd and the proposed development is in our constituency. We wish to object to this application, which we believe to be unsustainable.

Our opposition is based on a range of factors including the environmental impact (inc the proximity to protected habitats), increased traffic through the village of Efail Isaf and the resulting congestion, air and noise pollution and road safety concerns. We also believe that the development conflicts with the principles of the Wellbeing of Future Generations Act 2015. We will however, confine our comments to two key areas, namely:

1. Lack of adequate local transport infrastructure
2. Deterioration of core local services

Lack of adequate local transport infrastructure

The proposed development will add significantly to the volume of traffic in the area. Despite the welcome improvements to the A4119/A473 junction, the area is often choked with traffic, particularly at peak commute times.

This development is only one of a number of proposed or approved large-scale residential developments in the immediate, including those at Ystrad Barwig, Cefn yr Hendy and Cwm Coke Works that will further exacerbate the situation.

The proposed development is also in close proximity to the significant developments along the A4119 (Groes Faen – Radyr) corridor, reducing the viability of this road as an alternative route into Cardiff.

In our view, without the appropriate investment in road and rail infrastructure any further residential development in this locality will significantly reduce the wellbeing and quality of life, whether that means a deteriorating local environment or residents needing to leave ever earlier for work and getting home ever later.

Deterioration of core local services

The challenges around healthcare capacity are complex, but it is absolutely clear that new housing developments play a significant role. Evidence from the nearby Parc Canol surgery has identified that GP surgeries in the area are already stretched and further residential development will inevitably adversely affect waiting times and GP access for existing residents.

As the local Assembly Member and Member of Parliament, our responsibility is to represent the interests of all constituents who will be affected by this development and we do not believe that a sustainable decision can be made without the voice of healthcare providers being properly heard.

Whilst GP practises are not currently statutory consultees within the planning process we believe we have reached the point where we need to pause and take stock. We believe that before any further large-scale planning applications for the area can be considered, a full strategic risk assessment of the impact on delivery of core services should be undertaken and we urge the Council to engage with primary healthcare providers before any planning decision is taken.

Finally, we note that the Welsh Government is currently consulting on delivery of housing through the planning system (WG35350), which emphasises the need for sustainability. We believe that a robust assessment of sustainability is not possible without considering the cumulative impact of developments in the same locality and we would urge the Local Authority to undertake such an assessment for this proposed development.

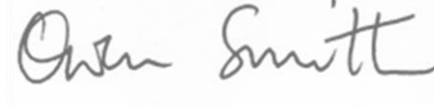
We submit that this application should be rejected and would be grateful if you would put this submission before the members of the Planning Committee.

Yours sincerely,



Mick Antoniw

Assembly Member for Pontypridd



Owen Smith

Member of Parliament for Pontypridd

cc.

Ms Jane Cook, Director of Planning and Regeneration.

Cllr J. James

Cllr M. Diamond

Members of the Planning and Development Committee

Cllr. Sharon Rees (Chair)

Cllr. Gareth Caple (Vice-Chair)

Cllr. Jill Bonetto

Cllr. Danny Grehan

Cllr. Jack Harries

Cllr. Gareth Wyn Hughes

Cllr. Pauline Jarman

Cllr. Wayne Owen

Cllr. Stephen Mark Powell

Cllr. Julie Williams

Cllr. Richard Yeo