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## ALEX DAVIES-JONES MP

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The Planning Inspectorate  
Crown Buildings  
Cathays Park  
Cardiff  
CF10 3NQ

7 April 2020

Dear Planning Inspector,

### **Objection to planning application: Proposed 'Woodlands Green' residential development in Coedely. Planning Inspectorate Wales ref: 3246396**

We are the Assembly Member and Member of Parliament for Pontypridd and the planning application to build 76 dwellings adjacent to The Meadows, Coedely is in our constituency.

We contributed to the Local Authority consultation in respect of this application (18/1423/10), and fully supported the Planning Committee's decision to refuse planning permission. We write now in our continued opposition to this development and to ask you reject the appeal submitted by the developer.

We believe that each of the five reasons for refusal given by RCT's Planning Committee is reasonable and justified, but our submission will focus on two elements: The sustainability of the location and the local highway network.

### **Sustainability**

#### 1. Impact on local services

The proposed development does not form part of the Local Development Plan and is outside of the Tonyrefail settlement boundary. We note that the developer has stressed that the development is adjacent to the boundary, but this is not mitigation, it is simply an argument for uncontrolled urbanisation.

Policy AW2 requires that developments have '*good access to key services and facilities.*' We are acutely aware of the existing pressure on GP services in the area and, whilst the challenges around healthcare capacity are complex, it is absolutely clear to us that any significant increase in the number of patients in the Tonyrefail can only result in a deterioration of GP services.

We are in regular dialogue with Dr Darren Lloyd, Managing Partner at the Park Lane Surgery who shares our concern, saying:

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**“Our practise currently has 10,000 registered patients. Recent housing developments have pushed capacity to the limit and any further additional demand will inevitably have a detrimental effect of waiting times and access to healthcare services.”**

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.

### 2. Access to sustainable transport options

AW2 also requires developments to ‘have good accessibility by a range of sustainable transport options.’ At present transport options are extremely limited. A bus service runs on the main Ely Valley Road, but taking the terrain into consideration, this is not an option for any person with mobility or health issues, or for most people in poor weather. The nearest train station is in Pontyclun, a ninety minute walk away.

The only viable option for most people therefore, will be to travel by car and thereby exasperate the traffic congestion in the immediate area and along the A4119 which is already choked with traffic, particularly at peak commute times.

We continue to raise this central issue of a sustainable transport solution for Taff Ely with Welsh Government Ministers, a development which contributes to the reduction in wellbeing and quality of life, whether that means reduced air quality or residents leaving ever earlier for work and getting home later can be considered as sustainable.

### Local highway network

We have received a number of representations from concerned residents about the impact of increased traffic on wellbeing generally and on road safety. We understand that there have been a number of incidents on this route and an increased volume of traffic can only increase the risk.

We agree with RCT’s Planning Committee that the single access road is unsuitable for emergency purposes. In their appeal the developer suggests that the emergency route is only to be used in event of the main access to the site being blocked. This they contend, may never happen. This is purely supposition. Emergency access exists for a reason. We believe however, that the emergency access route itself is highly likely to become blocked. It is a single-track lane, which is in frequent use by a range of heavy vehicles including lorries and tractors and as a result is not viable as an emergency access route.

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We submit that this appeal should be rejected and would be grateful for your consideration of these points. If you require any further information from us please do get in touch.



**Mick Antoniw MS**  
**Member of Senedd, Pontypridd**



**Alex Davies-Jones MP**  
**Member of Parliament for Pontypridd**

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