

**16/00106/MJR Goitre Fach Farm, Llantrisant Rd:** On behalf of its 250 members Llandaff Society **OBJECTS** to the above application for up to 300 houses on the basis that an application with no employment, education, health, community or additional public transport facilities - even within an LDP Strategic Site - is premature. An isolated greenfield site should not be granted permission before substantial progress is made on providing supporting facilities within walking/cycling distance on the adjacent mixed use site .

Despite our serious concern at the lack of phasing and strategic transportation planning underpinning the LDP, Strategic Site C (SSC) we were told that the development management and monitoring systems would deal with these issues. This is an opportunity for the Council to demonstrate this by **REFUSING** this application. The applicant's supporting documentation makes preposterous claims that this development will be "sustainable" - relying totally on future development of that part of SSC immediately adjacent to it - when it is very clear that this is a housing estate on a greenfield site in the middle of open countryside.

We dispute the applicant's claim (in their Planning Statement para 4.25) that there are "numerous opportunities for sustainable travel" and that (para 4.40) "...with appropriate mitigation (the development) will have a negligible residual effect on the highway network." It is clear that few if any residents of this estate - which is likely to mirror the nearby one at Rhydlafar - will choose to catch 122/124 buses. The applicant omits to mention that their frequency reduces to 1 an hour in the evening and on Sundays and it takes more than double the quoted 20 minutes to reach the City Centre during peak hours - not including the time to walk to the stop and wait for the bus. Nor do we believe (para 4.22) that any cyclists would choose to divert to Radyr or Danescourt stations rather than continue their journeys by bike. It is clear that we can expect up to 300 extra cars to disgorge from this development during peak periods as the multi-car-owning households likely to purchase these properties travel to work and/or take their children to nursery, school or college. Many of these will head for Llandaff, adding to congestion/air pollution in Llandaff AQMA.

If, however, the Council is afraid of the applicants appealing if this application is refused, we suggest Officers enter into robust S106 negotiations with a view to obtaining a **major** contribution to **off-site** infrastructure including health, public transport, education, community facilities and off-site footpaths and cycleways to make up for the fact that there is otherwise **nothing** to mitigate against the consequences of this development on existing communities including Llandaff.

Re S106 we note the doubts expressed by your Air Pollution Officer on similar claims of minimal impact on traffic made in support of the recent application for houses North and South Llantrisant Road, but were dismayed that the only "benefit" obtained was a small contribution to monitoring air pollution rather than doing anything to reduce it. Presumably this was judged to be sufficient to meet your Council's well-being and public health responsibilities - we disagree totally with such a limited view.