**LLANDAFF SOCIETY FURTHER OBJECTION RE:**

**20/00187/MJR: HOUSING DEVELOPMENT AT DE BRAOSE CLOSE**

1. The land which is the subject of this planning application lies within the “area of interest” of Llandaff Society and we objected to it in March 2020 on six grounds. These can be summarised as:

(i) **conflict with the adopted Local Development Plan (LDP)** as the proposed site is an essential part of the Taff Green Corridor, a swathe of land on either side of the river which is designated to be protected from development;

(ii) **inadequate road capacity and public transport** facilities;

(iii) **unacceptable reduction in local amenity space**;

(iv) **unacceptable impact on the Penrhys Pilgrimage Path -** a footpath of historic and spiritual importance and one which contributes to the health and wellbeing of local residents and visitors alike.

(v) the **inability of local health services to cope with the extra demand**; and

(vi) the fact that the land is not allocated for development in the LDP and there is **no precedent for development of this land** which has been refused permission for much smaller amounts of housing on multiple occasions - including on appeal.

2. We reiterate these six reasons why this application should be refused, and reinforce them with a seventh relating to the inadequacy of land drainage on this site, part of which is acknowledged to be at risk of flooding. Flood risk on this site, and in the wider area, is increasing due to the cumulative impact of the development of major housing areas in North West Cardiff which has already resulted in flooding nearby. In the light of the climate emergency and the increasing incidence of torrential downpours it would be irresponsible to approve yet more development in the catchment of the River Taff which **will inevitably lead to flooding both locally and down-stream**.

3. In summary, we are not convinced that the changes proposed in the latest documents make any significant improvements to the scheme to mitigate its hugely negative impacts. Llandaff Society thus urges the Council once again to **REFUSE** this application.

**Llandaff Society: 26 June 2022**