Dear LDP Team,

Cardiff Replacement Local Development Plan 2021–2036 – Consultation on Matters Arising from Hearing Sessions 1–15

Hearing Session 6: Employment (St Mellons and Parkway)

References: HS6.3, AP6.3, AP6.1, AP14.1 and AP14.4

Representation: Support in principle, with concerns regarding the adequacy of the Council's response.

I welcome the proposed amendments to Policy SP3 and the recognition of Place Plans and Placemaking Plans as mechanisms for encouraging community involvement in future development.

However, I am concerned that the Council's response does not fully address the specific request made by the Inspector in relation to St Mellons.

1. The Inspector's specific requirement – HS6.3

The Inspector's Action Point HS6.3 states:

"Council to consider how and where in the RLDP it can express its support for community involvement and placemaking on the future stages of the St Mellons site's master planning and development."

This is a specific request relating to St Mellons. However, the Council's response under AP6.3 relies on general amendments to Policy SP3, Policy SP4 and references to Place Plans and Placemaking Plans.

Whilst these changes are welcome, I feel they do not go far enough in explaining how the Inspector's specific requirement will be delivered for St Mellons. I would like to see a clearer commitment within the RLDP to how the existing community will be involved in shaping the future of this major development.

2. Early engagement – Policy SP3, AP14.1 and AP6.1

I particularly welcome the proposed revised wording to Policy SP3 under Action Point 14.1, which states:

*"Masterplans will:

v. Be informed by early engagement with local communities, landowners, infrastructure providers and other relevant stakeholders, and demonstrate how engagement has influenced the masterplan."*

I fully support this principle. However, I am concerned that it appears inconsistent with the Council's response under AP6.1, which states:

"There is an ongoing programme of engagement with key stakeholders, which includes Cardiff Council, Welsh Government, UK Government/DfT, Transport for Wales, Network Rail and CCR. As plans develop sufficiently, wider engagement processes will commence on more detailed proposals and individual phases in due course."

There is no specific mention here of local communities, community groups or the Third Sector as key stakeholders. More importantly, the wording suggests that wider engagement will only commence once plans have developed sufficiently.

This raises the question of how local people can genuinely influence the development if they are only involved once proposals have already progressed.

I would therefore like the Council to clarify how the proposed Policy SP3 requirement for early engagement will be applied specifically to St Mellons, and confirm that the existing community, including local community organisations and the Third Sector, will be recognised as key stakeholders from the earliest stages.

3. Place Plans and Placemaking Plans – AP14.4

I also welcome the recognition under Action Point 14.4 of Place Plans and Placemaking Plans as ways of involving communities in shaping local places.

However, I am concerned that their status appears to have been reduced compared with their position in the Deposit Plan.

I would welcome a stronger commitment from the Council to actively work with communities to develop and support Place Plans and Placemaking Plans in areas where significant strategic development is proposed, including St Mellons.

4. Why this matters to St Mellons

Given the wider strategic ambitions associated with this development, I believe it is particularly important that the needs and aspirations of the existing St Mellons community are not overlooked and also there is access to skilled roles the development might bring. Even if those businesses are yet unknown.

Development on this scale will affect the people who already live here, and there needs to be a clear understanding of how it will contribute positively to the existing community, as well as to the wider region.

5. Requested clarification

I would therefore welcome the Council strengthening its response to ensure that:

- The specific requirement in HS6.3 is addressed directly, with a clear explanation of how community involvement and placemaking will be secured for St Mellons.

- Local residents, community groups and Third Sector organisations are explicitly recognised as key stakeholders.
- Early engagement takes place - rather than waiting until proposals have sufficiently developed.
- The proposed Policy SP3 requirement is applied meaningfully to St Mellons, with evidence of how community input has influenced masterplanning.
- The Council makes a clearer commitment to working with communities on Place Plans and Placemaking Plans in areas subject to significant strategic development.
- Community involvement continues throughout the different stages and phases of development, with feedback demonstrating how local views have influenced decisions.

Conclusion

I recognise that the proposed changes are intended to strengthen the approach to masterplanning, placemaking and community engagement, and I welcome this intention.

However, I feel that the Council's response to HS6.3 needs to be more specific and provide greater assurance that the existing St Mellons community will be involved from the beginning of the process.

I hope the Council will consider strengthening its response accordingly.

Thank you for considering my representation.

Kind regards,

Chantal Williams