



Blaengwrach Community Action Group

More Third party rights in planning appeals

Dear David,

Thank you for the opportunity to present my legal report prepared by the Cardiff Environmental Law Foundation Clinic on this petition. I trust that this serves to further highlight the need for the Welsh Government to revisit provisions made for Directly Affected Residents in the Planning (Wales) Act 2015, which currently only references the general public.

As a directly affected resident from the approval of a major scale development impacting my entire community, I feel I have no voice or real representation on the protection of my home environment or my routes of travel. Directly Affected Residents need to be identified as a separate party to the 'general public' in planning applications and given rights to appeal which we currently do not have.

We lack for appropriate notifications, involvement in consultation processes and legal advice and rights in major planning applications affecting our health and safety in our residential communities.

I urge you, the Welsh Government, to truly consider the perspective of Directly Affected Residents and to grant fair and objective legal avenues for us to be heard. Our Local Planning Authorities have total and complete powers, with no governance or indeed accountability to any higher authority to demonstrate a fair and objective decision making process in planning decisions. We are simply asking for a fair process that pays due diligence to serious aspects of decisions concerning health and safety, especially affecting vulnerable residents such as children or the elderly. It is not acceptable that our only recourse in the failure of such an event, is to either generate substantial amounts of money to pursue legal action through court, or to wait for a tragic accident to occur, to launch a public inquiry in order to examine decision making processes - after the fact.

In summary, I would like to emphasise that while there is a wealth of guidance and policies available on working with 'the public', there is no enforcement or indeed any accountability to follow the advice given. From the perspective of a Directly Affected Resident who feels let down by an in-balance of rights within the planning system, I would also question the public money effectively wasted in the production of such information which may be so easily ignored.

I would be more than willing to present my case in front of the petitions committee if so required, in order to highlight my own experiences with the planning system and why I believe so strongly in this petition.

I thank you for your time and consideration.

Yours sincerely

Emma Eynon

Blaengwrach Community Action Group