



Local Development Plan 2018 – 2033

Preferred Strategy: **Consultation Form**

Comments are encouraged via the Council's website www.conwy.gov.uk/spps/consultations using the on-line form available. Using the online form ensures that your comments are registered and you receive updates.

Conwy County Borough Council would like to hear your views on the Replacement Local Development Plan (RLDP) 2018 – 2033 Preferred Strategy. The Preferred Strategy is supported by 12 Topic Papers and 47 Background Papers. We are consulting on this document from **29/07/2019** to **20/09/2019**. All consultation documents are available on the Council's website, and copies are available for inspection during normal opening hours at Conwy's Council offices and libraries.

Once completed, please return your comments form to:

Strategic Planning Policy Service
Conwy County Borough Council
PO Box 1, Conwy, LL30 9GN
Email: cdll-ldp@conwy.gov.uk
Website: www.conwy.gov.uk/rldp

Please contact the Strategic Planning Policy Service if you require further information and advice by emailing cdll.ldp@conwy.gov.uk or contact us by phone on: 01492 575461

All comments received will be made publicly available and reported to Cabinet and Council as part of the report back on the consultation. Please continue on separate paper for each question if required.

Your contact details will not be released to any third parties and will only be used for the purposes of Conwy's Local Development Plan process. Please note that your name, comments, and your address will be made publicly available. In order to comply with data protection legislation, email addresses will not be released.

Petitions are sometimes used by groups to offer their opinions on an issue. The petition should clearly state on each page the purpose of the petition, and should have a contact name/ address/ e-mail. Correspondence would be directed to this contact; individual acknowledgements will not be sent to all signatories of the petition.

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Preferred Strategy: **Contact Details and Summary** **Comments**

	Personal Details	Agent Details (If Applicable)
Name:	Jayne Neal	Click here to enter text.
Organisation (If Applicable):	Resident	Click here to enter text.
Address:	Swn yr Wylan The Promenade Llanfairfechan	Click here to enter text.
Postcode:	LL330BU	Click here to enter text.
Telephone No:	██████████	Click here to enter text.
Email:	██████████	Click here to enter text.

Do you wish to be kept informed regarding future stages of the Plan's preparation?	yes
Preferred means of contact	email
Do you wish to correspond in English or Welsh?	English

Please provide a summary of your comments below (maximum of 100 words). It is important that a summary version is provided in order to register your comments.

Summary Comment (maximum 100 words):

I am hope that the housing that is planned for Llanfairfechan prioritises village need. I believe that climate change is the most important issue currently and that all housing should be zero carbon. There is low cost, high quality design housing on the market and this project could be an example of good practice in sustainable house building.

We do not want executive homes that are too expensive. Average wages in Conwy are lower' at 84% of the Great Britain figure. It is important the LDP takes account of this and gives us truly affordable homes.

I would like to feel confident that promises about infrastructure will be made good and any issues are resolved before building commences.

I ask that a comprehensive housing needs survey is sent to every household and that local opinion is taken into account as a key factor.

Local Development Plan 2018 – 2033 Preferred Strategy: Vision and Objectives

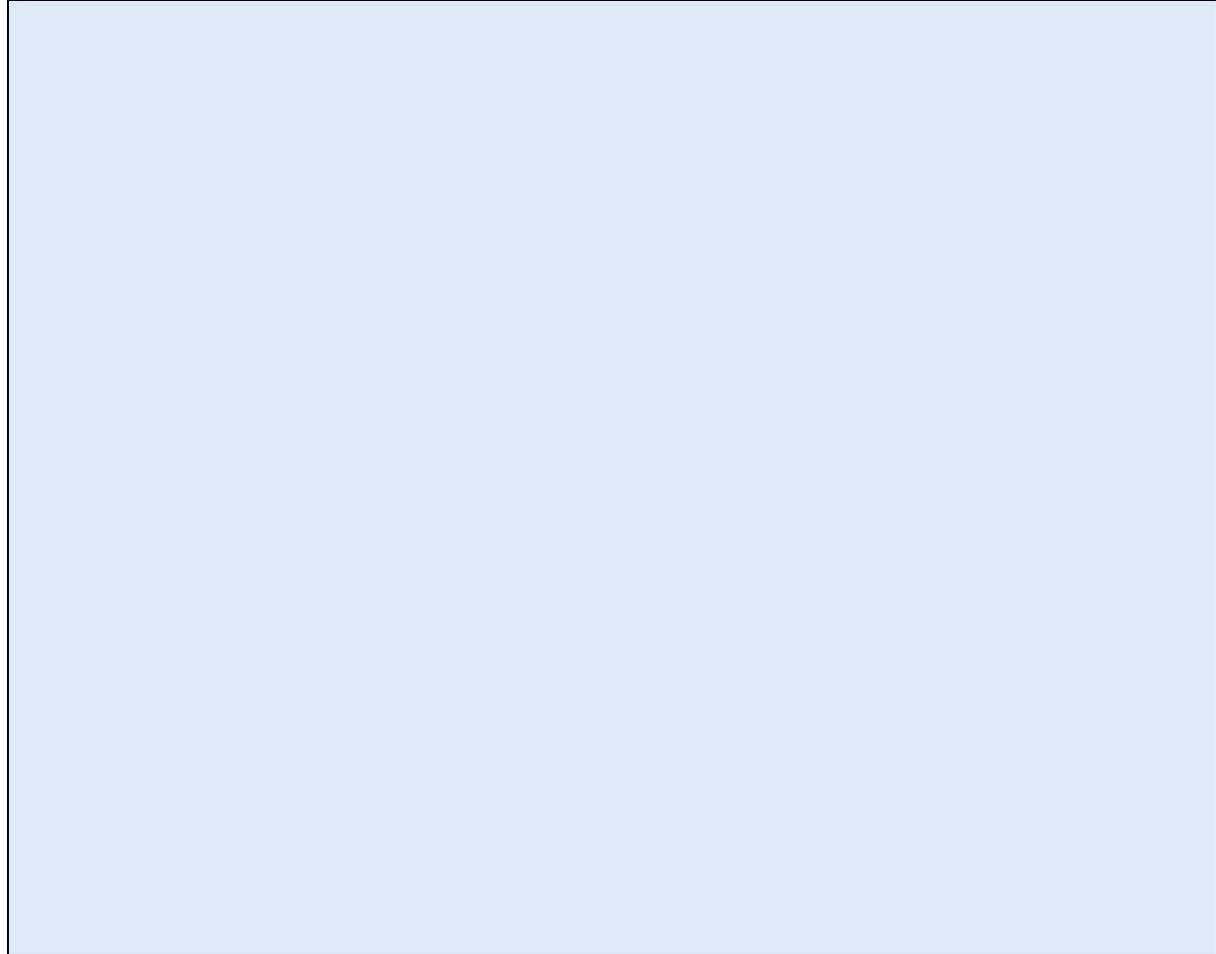
The Preferred Strategy is formed on evidence base gathering and an understanding of the issues impacting on Conwy. These have informed a new Vision and 15 Objectives.

Do you have any comments to make on proposed Vision and Objectives?
Please comment below:

I take issue with the document already quoting a proposed 400 houses in Llanfairfechan. This has only led to panic and concern amongst residents and is not a positive way to introduce the need for house building in the area. Facebook is now packed with negative comments and moral panic about the effect on the village.

The vision states there will be an 'increased range of well-designed accommodation will be provided across Conwy, based on the local need for affordable and open market housing.'

For the sake of community cohesion, it is imperative that effective consultation takes place and that residents views are taken into account AND ACTED UPON! There is a general belief that this is all a done deal and that consultation results will not be taken seriously.



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Preferred Strategy: **Proposed Level of Growth**

The Preferred Strategy will make provision for a level of growth comprising of 12 – 14 ha of employment land to accommodate a forecasted 1,800 new jobs. This will be supported by land for 5,150 new homes.

Do you have any comments to make on proposed levels of growth?
Please comment below:

The document quotes that the Conwy Local Housing Market Assessment suggests that the 35% of housing supply should accommodate 1 & 2 bed properties, 35% 3 bed properties and 30% for 4 & 5 bed properties. Have calculations been broken down for the individual settlements ie – do you know what is specifically needed in Llanfairfechan or are all plans based on Conwy as a whole?

If 4300 houses are needed across Conwy, these proposed plans will result in a full 10% of those houses being built in a village that currently houses only 3% of the population of Conwy.

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Preferred Strategy: **Proposed Spatial Strategy**

The Preferred Strategy will focus development in the more sustainable and serviced Urban Settlements and Tier 1 Villages within the Coastal Development Strategy Area (CDSA) and Key Service Centres within the Rural Development Strategy Area (RDSA). More limited local growth and diversification will be promoted in other lesser service settlements. The Preferred Strategy also proposes a new Eastern Regeneration and Improvement Area (EIRA) to recognise the high level of constraints (e.g. flooding) within the east of the County Borough.

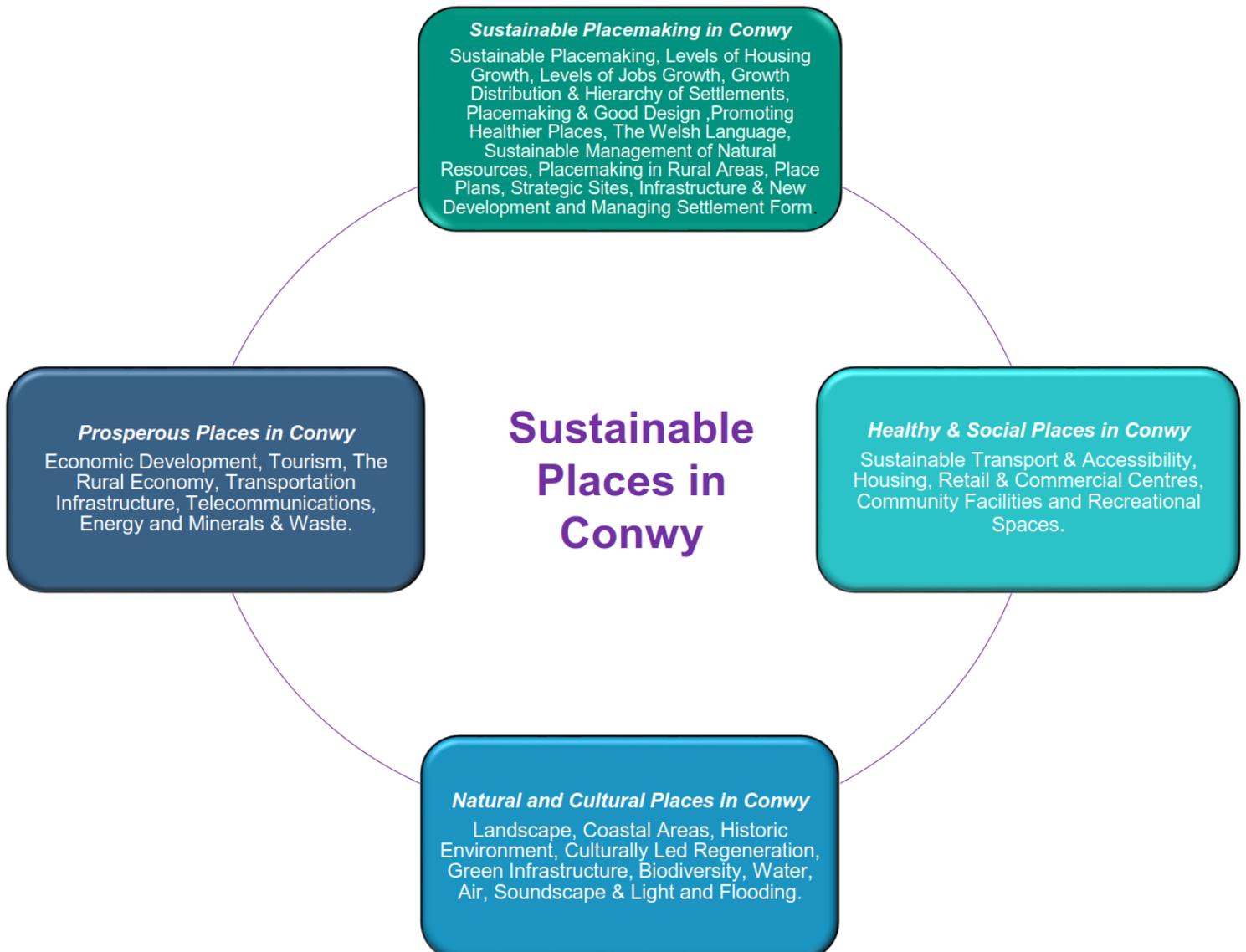
Do you have any comments to make on the proposed spatial strategy? Please comment below:

For a village that has a population of roughly 3600, 400 extra houses could lead to an extra 1/3 increase on the existing population. The pressure on infrastructure will be immense. It should be remembered that Llanfairfechan figures only just qualify for inclusion in the 'urban' category (3000 and above) – such an expansion will result in a massive cultural change. Any growth must be achieved in partnership with local residents in a sympathetic manner and without compromising resident health and wellbeing



Local Development Plan 2018 – 2033 Preferred Strategy: **Strategic Policies**

The primary aim of the Preferred Strategy is to contribute to Sustainable Places in Conwy. This is supported by four overarching sections and draft Strategic Policies as detailed below in the diagram



Do you have any comments to make on the proposed Strategic Policies? Please comment below:

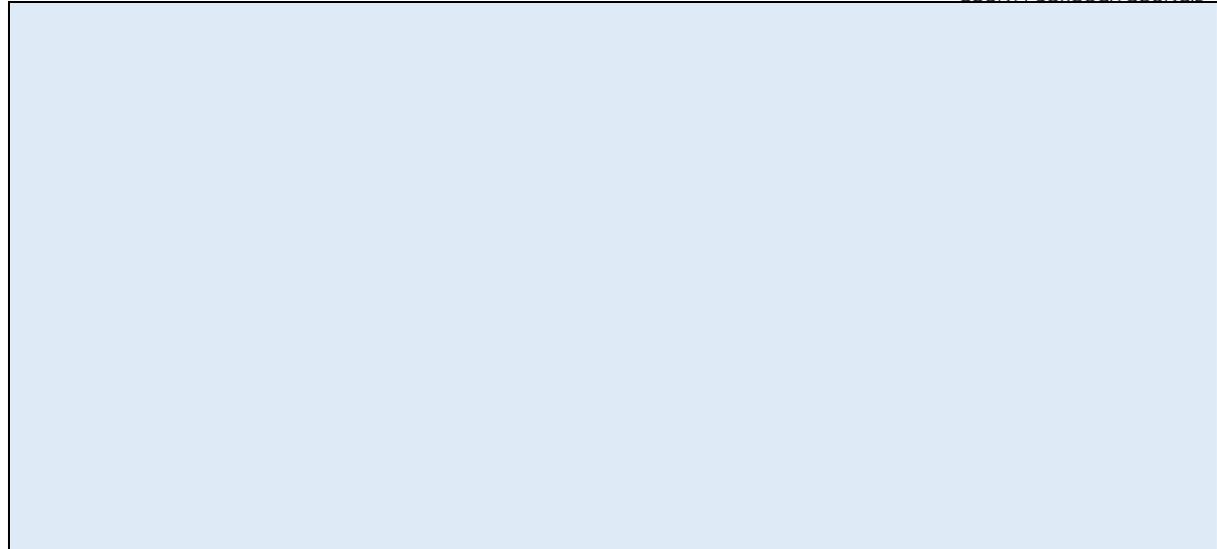
The documents states that all aspects of the strategic policies must be taken into account within these proposed housing developments.

A lot of partnership work with the Town Council and residents must take place to ensure that developments in the village meet all these requirements

Are there any other policies that should be included? Please comment below:

I believe that green technology and sustainability should be the primary consideration in any housing developments for the future. I know this is in the document but I want to be assured that building work will not be compromised by considerations about price.

It is very likely that the cheapest contractors will not provide right sort of housing and infrastructure and plans should not go ahead unless all the policies have been contracted as part of a legal agreement.



Preferred Strategy: **Sustainability Appraisal (SA) and Habitats Regulations Appraisal (HRA)**

Do you have any comments to make on the Sustainability Appraisal (SA)? Please note that summary versions are provided on the Council's website. Please comment below:

I want assurances that all of the following taken from the document will be provided in a timely manner to support the developments:

Strategic Policy 12 (SP/12): Infrastructure and New Development

1. Development proposals must fund and/or deliver new or improved infrastructure, services or community facilities where they are:

- a) necessary to make the development acceptable in planning terms;
- b) directly related to the development; and
- c) fairly and reasonably related in scale and kind to the development.

2. The infrastructural requirements of developments will vary greatly according to their location, existing infrastructure provision, scale and type. In considering the needs of development proposals the following infrastructure, services and facilities may be required:

- a) Works required to secure a safe environment for the community and future occupiers of the proposed development:
 - i. Traffic, transport and highway initiatives (including public transport, active travel and safe routes to schools);
 - ii. Natural and built environment; and
 - iii. Waste management and recycling.

b) In the case of residential development the provision of affordable housing to meet the needs of the local community:

i. Affordable Housing.

c) Measures required to meet the needs of the future occupants of the proposed development where the failure to provide the obligation would impose unacceptable impacts on the local community:

i. Recreational Spaces (including Green Infrastructure);

ii. Educational Facilities;

iii. Allotments;

iv. Libraries;

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3.13.2 The provision of appropriate infrastructure, services and facilities is vital to ensure the delivery of the Plan's policies and proposals. Appropriate infrastructure is key to facilitate development but is also a necessity to support the ongoing needs and demands of a development and Conwy's communities.

3.13.3 The requirements of planning obligations will take into consideration the financial viability of a proposed development. In instances where there is dispute regarding the impact which the requirements have upon the financial viability of the scheme, the applicant will be required to meet the costs of securing an independent viability appraisal, completed by a suitably qualified and approved third party.

3.13.4 The Plan seeks to ensure that the infrastructure, services and facilities needed to support development is delivered in a timely manner prior to, or upon commencement, of the development, or where appropriate phased through the development process. The Plan encourages the delivery of infrastructure is undertaken in a coordinated manner with minimal disruption caused to existing communities.

3.13.5 Contributions may include the following:

1. In Kind Contributions – The developer carries out required works directly.

v. Leisure; and

vi. Health.

d) Measures required to mitigate the impact of the proposed development on the local community or matters of acknowledged importance:

i. Employment And Training;

ii. Welsh Language;

iii. Regeneration Initiatives;

iv. Digital Infrastructure;

v. Community Safety; and

vi. Renewable and low carbon energy.

e) Other facilities and services considered necessary

Do you have any comments to make on the Habitats Regulations Appraisal (HRA)?
Please comment below:

[Click here to enter text.](#)

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Preferred Strategy: **Candidate Sites Register**

If you wish to comment on any of the proposed Candidate Sites please do so below.
All comments should include the reference number of the particular site they refer to.

In my view the proposed site for Llanfairfechan housing and school is appropriate. However, many residents do not want this green space to be used.

I believe that no extra housing should be built in the upper village as the infrastructure does not allow for more cars/ people etc



Are there any other comments that you would like to make on the Preferred Strategy? Please comment below:

I am Town Clerk in Llanfairfechan and very keen to do everything I can to help any village development to be accepted and embraced by the residents.

However, it should be remembered that the Town Council is on the front line with this issue and must be fully engaged within a working partnership with CCBC to ensure the correct message is disseminated. We need to feel that any plans are going to benefit the village and lead to positive economic growth and increased health and wellbeing.

Current residents must not be marginalised in favour of encouraging new comers. There is a distinct and pressing housing need within the village for existing residents and this should not be forgotten.

Local Development Plan 2018 – 2033 Preferred Strategy

Thank you for your comments on the Preferred Strategy

If you have any further questions or require any assistance, please do hesitate to contact the Strategic Planning Policy Service on: 01492 575461 or email: cdll-ldp@conwy.gov.uk

See the Council's website for information on where to view the Preferred Strategy and for a list of drop-in sessions being held throughout the County Borough.

Comments must be received by 5pm on **20/09/2019**



Comments made after this time may not be considered.