



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:	Del Williams and Dr Ann Parry-Williams	Click here to enter text.
Organisation (If Applicable):	Click here to enter text.	Click here to enter text.
Address:	Drws-y-Mynydd Ffordd Dolwen LLYSFAEN	Click here to enter text.
Postcode:	LL29 8SS	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	e-mail
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):

The placing of Llysaen in the Tier 2 Category (RLDP Strategic Policy 4) is supported.

However, there are proposed housing allocations in Llysaen contrary to RLDP para 2.63.

Importantly, two of these sites (142 and 123) are “rolled-over” from the previous LDP contrary to the deliverability guidance contained in RLDP

paras 4.3.17, 4.3.18 and Welsh Government policy contained in Planning Policy Wales (Ed.10).

Proposed allocation 142 should NOT be included in the RLDP.

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.

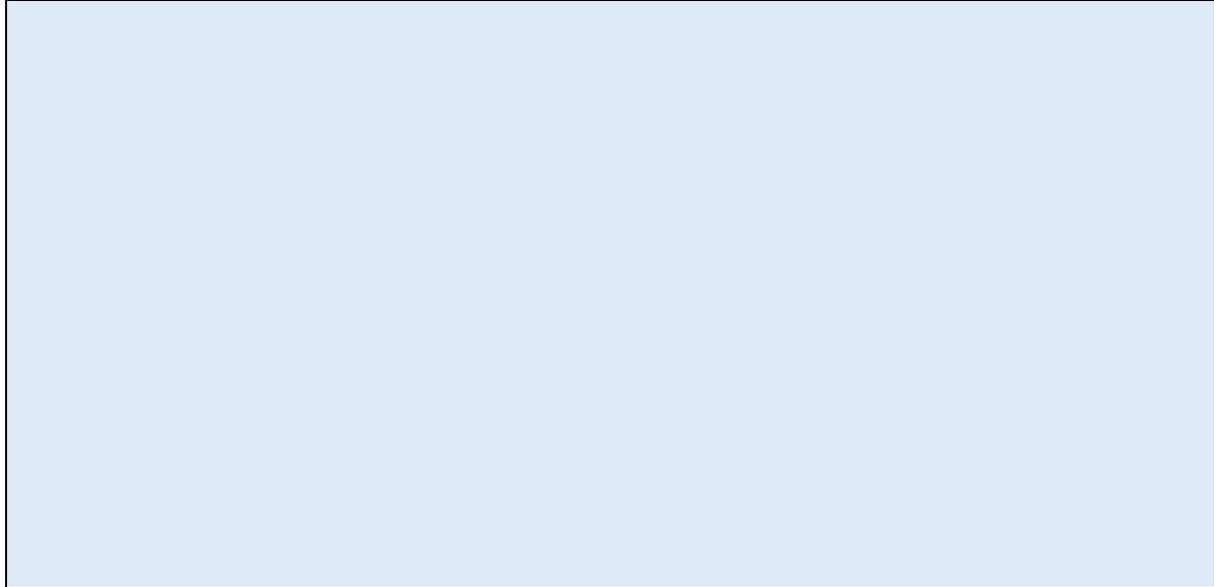
Do you have any comments to make on proposed Vision and Objectives?

Please comment below:

Sustainable Placemaking in Conwy.

The main objectives of the RLDP are, in general, supported. However, how the Preferred Strategy “trickles down” to the specific policy areas is not clear in some circumstances.

There are parts of the RLDP which are inconsistent with the Preferred Strategy and accompanying policies, for example, in relation to Tier 2 Villages and housing allocations.



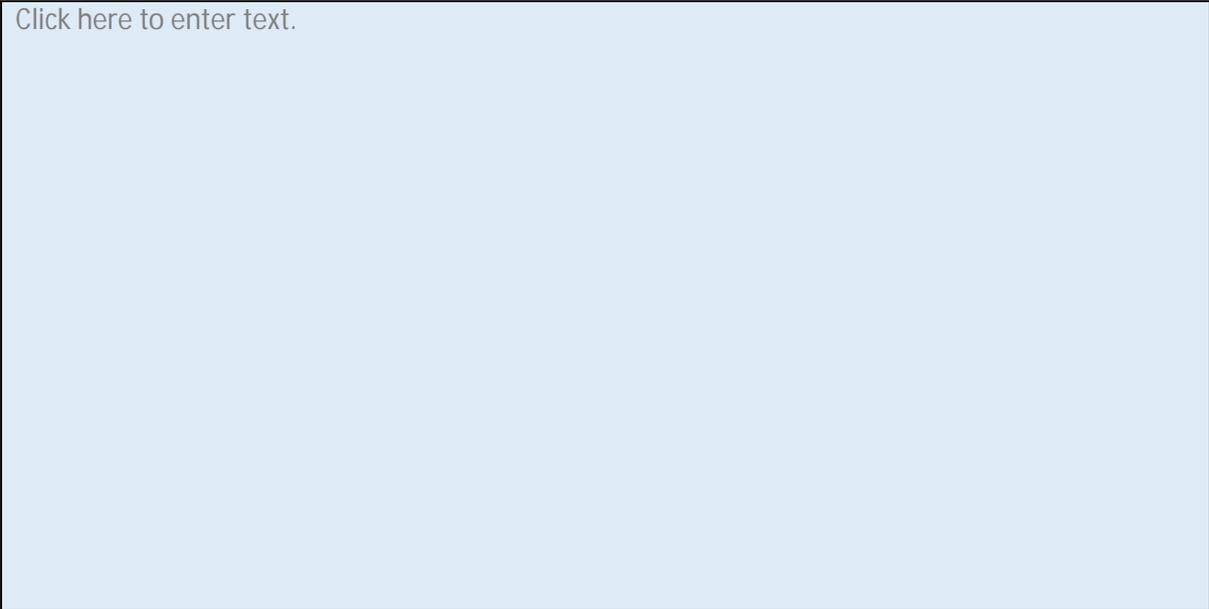
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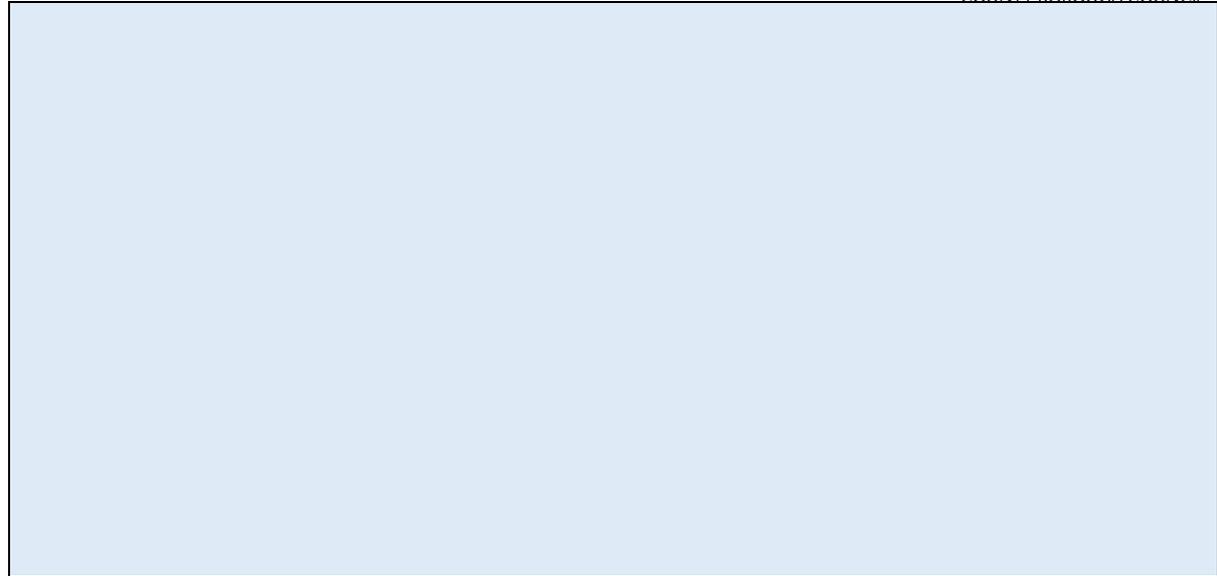
Preferred Strategy: **Proposed Level of Growth**

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:

[Click here to enter text.](#)





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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:

Strategic Policy 15 Housing is supported as is Strategic Policy 4 Growth Distribution and Hierarchy of settlements.

In relation to the "Settlement Hierarchy":

Para 3.5.1- The placing of Llysfaen in the Tier 2 Category is supported.

However, there are inconsistencies apparent, namely:

Para 2.63 -This para states that "Land will not be allocated for new development in Tier 2 Villages." However, in the existing proposals, and contrary to para 2-63, six sites appear to be allocated to Tier 2 Llysfaen.

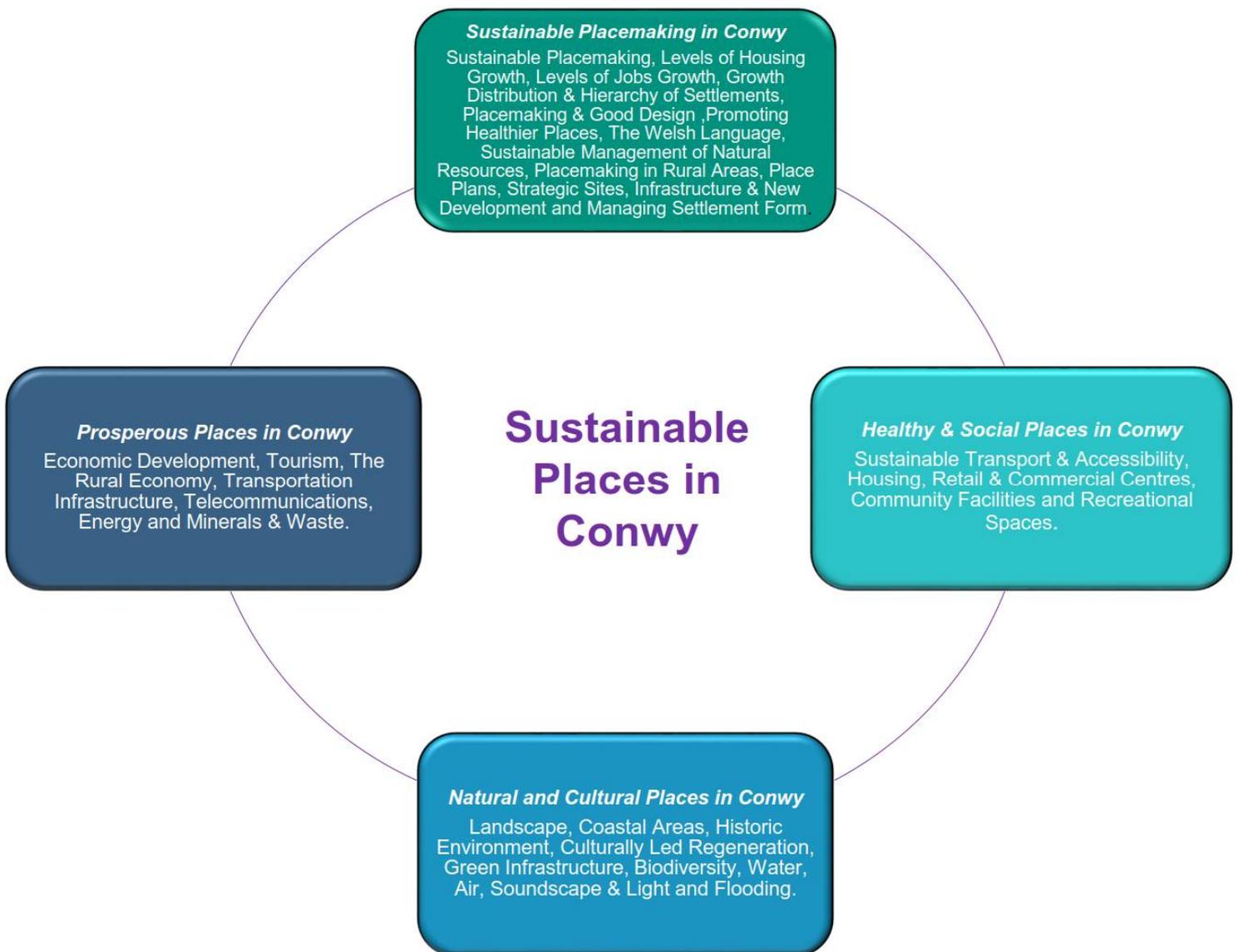
Paras 4.3.17 and 4.3.18- Two of the the sites, 142 (Land Adj former Rectory) and 123 (Adj Ysgol Cynfran), are "rollover" sites from the existing LDP. Paras 4.3.17 and 4.3.18 state that "any existing hpusing allocations that have experienced deliverability issues may be excluded from the RLDP and more appropriate sites considered".

Planning Policy Wales (Ed 10.)makes clear that housing land allocations in a development plan "must be deliverable". There is no reasoned justification, nor evidence, for the re-allocation of these "rollover" sites.

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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:

Click here to enter text.

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

Click here to enter text.

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:

Click here to enter text.

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.**

Site No 142 Adj former Rectory Llysfaen)

This was allocated in the current CLDP but has not come forward. Under the policy noted at paras 4.3.17 and 4.3.18 of the RLDP this “rollover” site should be excluded from the RLDP. Planning Policy Wales (Ed 10.) states that the “supply of land to meet the housing requirement proposed in a development plan must be deliverable”. There is no reasoned justification nor cogent evidence that this site meets PPW (Ed 10) deliverability tests. Additionally, as per comments on the Settlement Hierarchy, this allocation should not be made in a Tier 2 Village.

In accordance with RLDP paras 4.3.17 , 4.3.18 and PPW 10 (Housing Delivery) this site should NOT be included in the RLDP.

Please note that, as shown on the online “Candidates Sites” map, Site 142 contains land occupied by the owners of Drws-y-Mynydd and is not co-terminous with the current CLDP.

Site 123 Adj Ysgol Cynfran

This was allocated in the current CLDP but has not come forward. Under the policy noted at paras 4.3.17 and 4.3.18 of the RLDP this “rollover” site should be excluded from the RLDP. Planning Policy Wales (Ed 10.) states that the “supply of land to meet the housing requirement proposed in a development plan must be deliverable”. There is no reasoned justification nor cogent evidence that this site meets PPW (Ed 10) deliverability tests. This site should not be included in the RLDP.

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Preferred Strategy: **Any Other Comments**

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

[Click here to enter text.](#)

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.