



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:	Mr Jamie Bradshaw	Mr Myrrdin Davies
Organisation (If Applicable):	Owen Deevnport Ltd.	Click here to enter text.
Address:	23 Wynnstey Road Colwyn Bay Conwy	Nant Y Wrach Bach Llanrwst Conwy
Postcode:	LL29 8NB	LL26 0NR
Telephone No:	01492 536024	Click here to enter text.
Email:	jamie@owendevenport.co.uk	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 strategic allocation in Llanrwst is too large. It would result in considerable landscape impacts and risks the delivery of housing for the settlement and rural development area by placing the majority of housing growth on a single site.

The site is also somewhat isolated from the town centre, and the development of a single site of this size would have a substantial impact upon the community.

It would be preferable to allocate 2 or 3 smaller sites as this would reduce the impact and risk. In this respect our client sites are ideally suited to meeting that requirement.

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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:

No.



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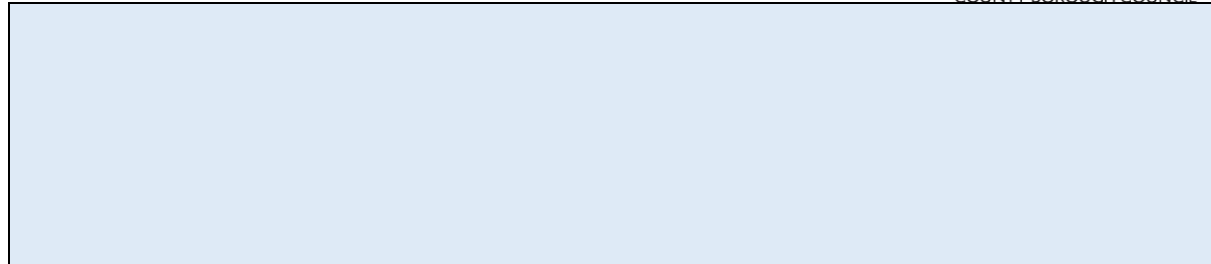
Preferred Strategy: **Proposed Level of Growth**

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:

No.





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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:

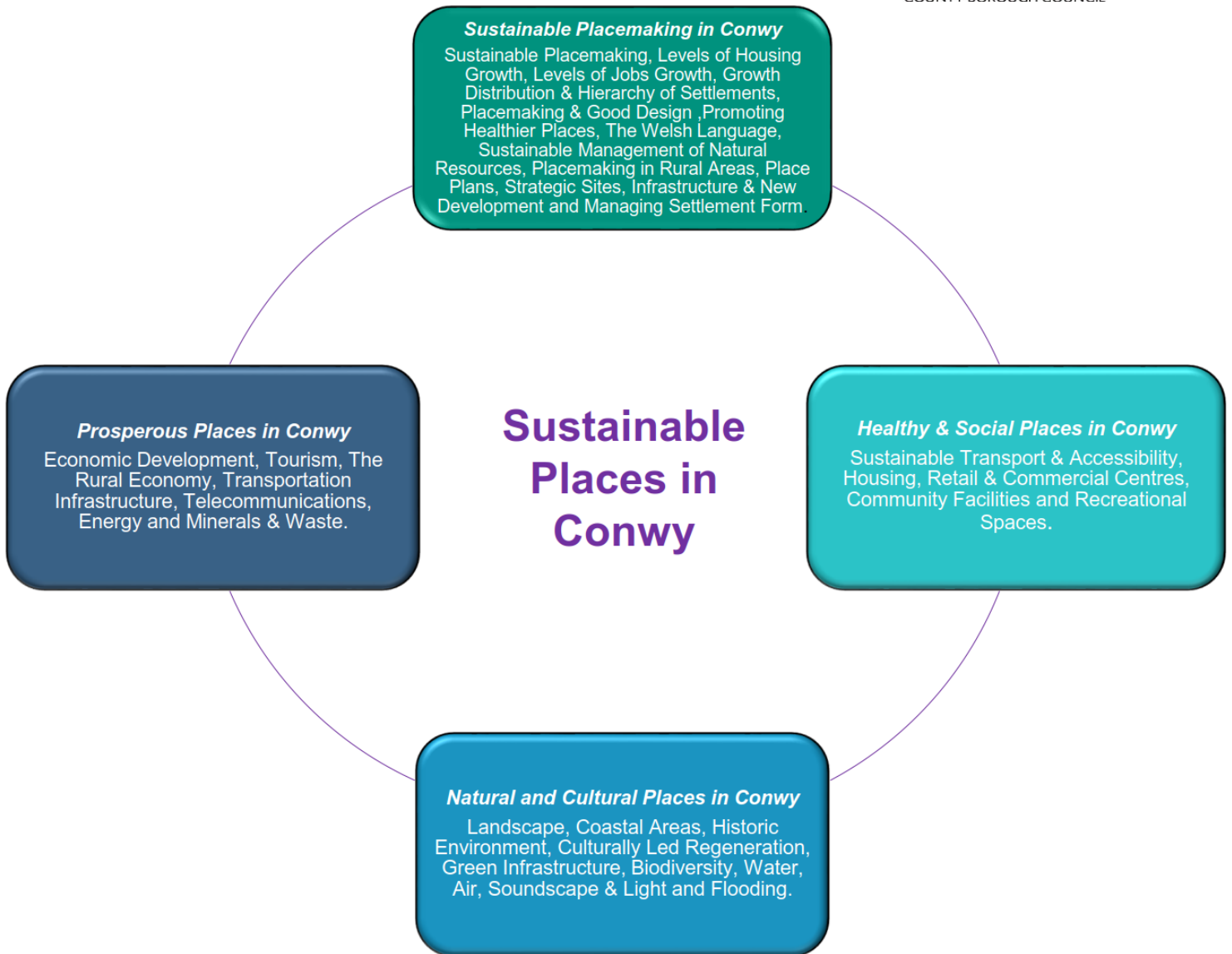
No.





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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:

We would wish to object on behalf of our client to the proposed allocation of a single large strategic site of the size proposed in Llanrwst.

The proposed allocation of a single site would weaken the plan as it would place the majority of housing growth planned for Llanrwst on a single site, which presents risks in terms of the delivery of the housing requirements for a key settlement and the wider rural area of the plan. Any difficulties with the delivery of the site (in resolving site specific issues, or due to delays in bringing the site forward) would have significant knock on impact upon the strategy of the plan and the delivery of much needed housing.

The allocation of 2 or 3 smaller strategic sites of c. 100units would provide a more robust basis for delivery of housing within the settlement as they would spread the growth over the town, and place it in multiple ownerships, which would assist in ensuring that potential barriers to delivery are avoided.

We would also submit that the proposed site is isolated from the main body of the settlement and the proposed allocation would involve developing out from the settlement along the A470 and Llangoed Road. This would result in a considerable landscape impact through the addition of a substantial amount of development into an elevated area that is not presently developed to any significant degree.

As such it is submitted that it would be more appropriate to allocate land more closely associated with the existing settlement and which is not elevated as this will have a considerably reduced visual impact and would not result in the obtrusive form of development that would arise from the proposed allocation.

The site would also be somewhat isolated from the town centre, which when coupled with the elevated parts of the site would make the site less accessible than other sites set closer to the town centre.

In addition, my client would also question whether the impact of a single large allocation would be appropriate for a rural settlement of the scale of Llanrwst. In contrast the allocation of 2 or 3 smaller sites strategic sites in concert with a phasing plan would reduce the scale of impact by spreading the level of development over the plan period and throughout the settlement.

In this regard our client would wish to submit his sites (ref's 136, 138, 139) for consideration as they benefit from a lower visual impact, more appropriate relationship with the existing built form of the settlement, and greater accessibility to the town centre and nearby facilities. Current work undertaken for a forthcoming planning application has concluded that an access can be provided from School Bank Road as flood levels are such that a TAN15 compliant route can be provided, with the rear of the site then being flood free.

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

No.

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:

No.

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

No.

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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 this regard our client would wish to submit his sites (ref's 136, 138, 139) for consideration for allocation as per the previous comments, as they benefit from a

lower visual impact, more appropriate relationship with the existing built form of the settlement.

Current work undertaken for a forthcoming planning application has concluded that an access can be provided from School Bank Road as flood levels are such that a TAN15 compliant route can be provided, with the rear of the site then being flood free.

Our client would also be happy to discuss the removal of the southern most portion of site 136 from any allocation in order to protect the setting of Bryn Hyfryd.

Local Development Plan 2018 – 2033 Preferred Strategy: **Any Other Comments**

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

No.

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.