



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.

Local Development Plan 2018 – 2033

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

	Personal Details	Agent Details (If Applicable)
Name:	Dewi Griffiths	Click here to enter text.
Organisation (If Applicable):	Dwr Cymru Welsh Water	Click here to enter text.
Address:	Kinmel Park, Royal Welch Avenue, Bodelwyddan	Click here to enter text.
Postcode:	LL18 5TQ	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):
Representations from Welsh Water on the Preferred Strategy



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:

[Click here to enter text.](#)

Local Development Plan 2018 – 2033

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:

We note that the proposed level of growth makes provision for land to accommodate 5,150 new homes to meet a housing requirement of 4,300. Welsh Water has no real preference regarding the options being considered for the amount of new homes to be provided through the Conwy Replacement Local Development Plan (RLDP) 2018-2033. We aim to ensure that sufficient infrastructure exists to accommodate domestic development, however where deficiencies are identified we look to resolve these through capital investment in our Asset Management Plans (AMP). We are currently delivering the AMP6 programme which covers investment for the period 2015-2020, this will be followed by AMP7 for the investment period 2020-25, and AMP8 for 2025-2030 etc. The Conwy RLDP has a timeframe that runs until 2033 and Welsh Water has to put forward a business plan for investment for each AMP cycle and as part of this work we require some certainty in terms of growth areas and site allocations. An adopted LDP helps strengthen the case Welsh Water can put forward to our regulator Ofwat in relation to projects requiring AMP funding. Developers can progress a site in advance of any regulatory investment by funding improvements to provide the necessary infrastructure themselves, secured either via the planning S106 obligation process or under the requisition provisions of the Water Industry Act 1991.

Local Development Plan 2018 – 2033

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:

Not every settlement in the County is served by its own WwTW as the catchment area of some WwTWs cover numerous settlements. Strategic Policy 4: Growth Distribution and Hierarchy of Settlements highlights those settlements that fall within the Urban, Key Service Centre and Tier 1 Main Village categories where allocations are to be directed. These settlements are served by the following WwTWs:

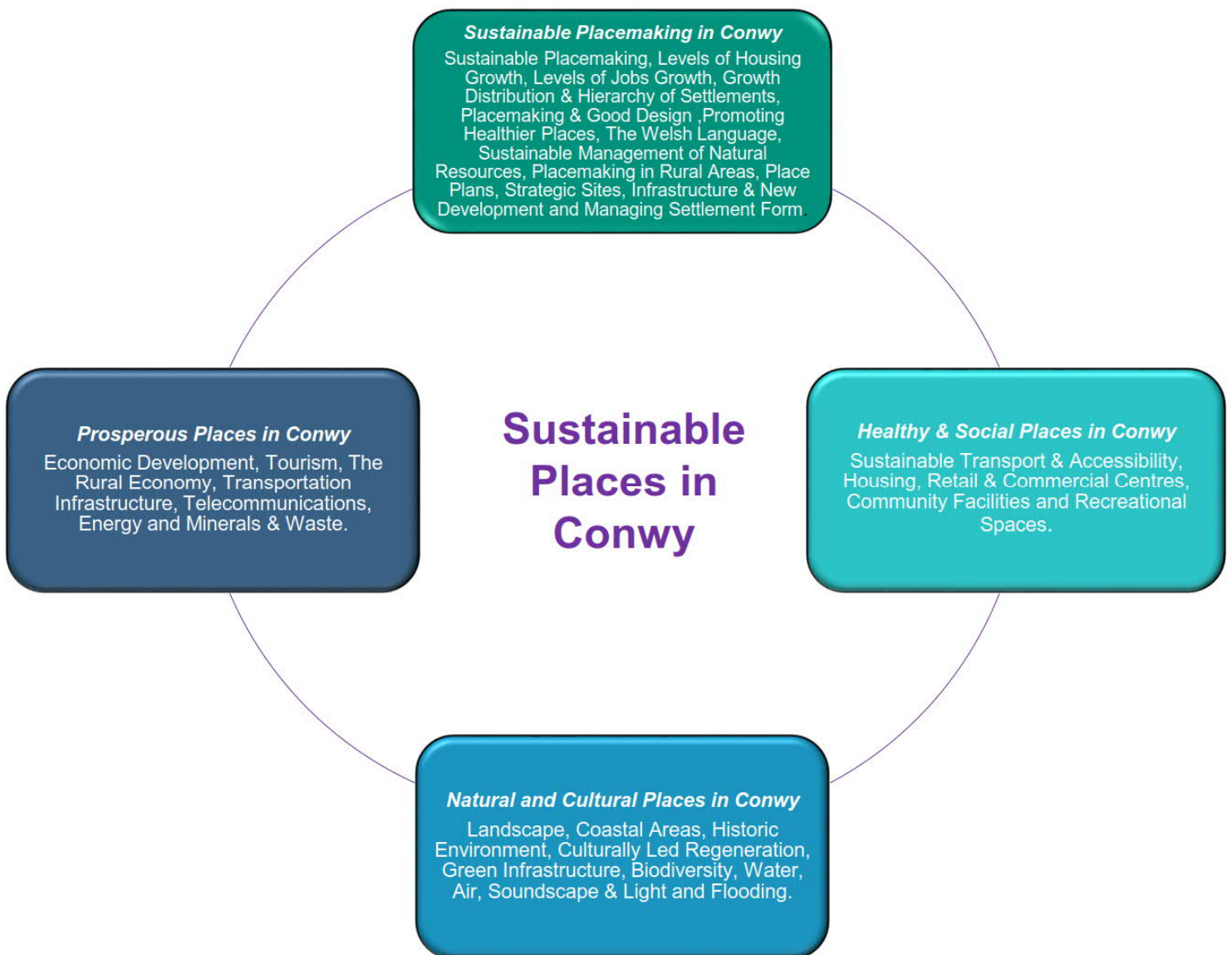
WwTW	Settlements
Ganol	Conwy, Glan Conwy, Deganwy, Llandudno, Junction, Mochdre, Penrhyn Bay, Rhos on Sea, Colwyn Bay, Old Colwyn
Kinmel Bay	Abergele, Llanddulas, Towyn, Kinmel Bay
Llanfairfechan	Llanfairfechan
Penmaenmawr	Penmaenmawr, Dwygyfylchi
Llanrwst	Llanrwst

We will need to await further information regarding the breakdown of allocated growth between settlements to allow us to make an assessment of the potential impact upon our assets. Where the total growth proposed exceeds the theoretical design capacity of our WwTWs then improvements to provide further capacity will be required during the LDP period.

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:

Strategic Policy 11: Strategic Sites

Llanrhos Strategic Site:

- A water supply can be provided to the site.
- Developers will be required to fund a hydraulic modelling assessment (HMA) of the sewerage network to assess its capability to accommodate additional foul flows and the findings of the HMA would inform the extent of any necessary sewerage upgrades. Any necessary improvements can be procured through the requisition provisions of the Water Industry Act 1991 (as amended).
- Potential developers need to be aware that there is a sewer crossing the site and protection measures in the form of an easement width would be required which may impact upon the density and site layout achievable. Under the Water Industry Act 1991 Welsh Water has rights of access to its apparatus at all times to perform its statutory duties.
- The foul flows arising from the development would flow to Ganol Wastewater Treatment Works (WwTW). Ganol WwTW is likely to require further capacity to accommodate growth at some point during the plan period which runs to 2033. Any scheme would need to be funded through our Asset Management Plan (AMP) or potentially earlier through developer contributions.

Old Colwyn Peulwys Farm:

- A water supply can be provided to the site.
- Developers will be required to fund a hydraulic modelling assessment (HMA) of the sewerage network to assess its capability to accommodate additional foul flows and the findings of the HMA would inform the extent of any necessary sewerage upgrades. Any necessary improvements can be procured through the requisition provisions of the Water Industry Act 1991 (as amended).
- The foul flows arising from the development would flow to Ganol Wastewater Treatment Works (WwTW). Ganol WwTW is likely to require further capacity to accommodate growth at some point during the plan period which runs to 2033. Any scheme would need to be funded through

our Asset Management Plan (AMP) or potentially earlier through developer contributions.

Llanfairfechan Strategic Site:

- A water supply can be provided to the site.
- Potential developers need to be aware that there are water mains crossing the site and protection measures in the form of an easement width would be required which may impact upon the density and site layout achievable. Under the Water Industry Act 1991 Welsh Water has rights of access to its apparatus at all times to perform its statutory duties.
- The public sewerage network can accept the potential foul flows from the proposed development site.
- Llanfairfechan WwTW can accommodate the potential foul flows from the proposed development site.

Abergele South East (mixed use employment)

- A water supply can be provided to the site.
- Developers will be required to fund a hydraulic modelling assessment (HMA) of the sewerage network to assess its capability to accommodate additional foul flows and the findings of the HMA would inform the extent of any necessary sewerage upgrades. Any necessary improvements can be procured through the requisition provisions of the Water Industry Act 1991 (as amended).
- Potential developers need to be aware that there are sewers crossing the site and protection measures in the form of easement widths would be required which may impact upon the density and site layout achievable. Under the Water Industry Act 1991 Welsh Water has rights of access to its apparatus at all times to perform its statutory duties.
- The site falls within the catchment area of Kinmel Bay WwTW. It is difficult to provide definitive capacity comments for mixed use allocations as the potential demands on our infrastructure is unknown. Once the type of 'end user' is known and requirements are confirmed, further assessments will be undertaken. Welsh Water are only obliged to take 'domestic' foul flows from the allocations and should the 'end user' require a trade discharge to the public sewer then the consent of Welsh Water as the sewerage undertaker is required.

Llanrwst Strategic Site:

- A water supply can be provided to the site.
- Potential developers need to be aware that there is a water main crossing the site and protection measures in the form of an easement width would be required which may impact upon the density and site layout achievable. Under the Water Industry Act 1991 Welsh Water has rights of access to its apparatus at all times to perform its statutory duties.
- The public sewerage network can accept the potential foul flows from the proposed development site.
- Llanrwst WwTW can accommodate the potential foul flows from the proposed development site.

Strategic Policy 12: Infrastructure and New Development

We welcome the inclusion of a strategic policy relating to Infrastructure and New Development. In areas where additional capacity is required in our infrastructure to accommodate growth but where no capital investment is planned through our AMP programme, developers can progress improvements to provide the necessary infrastructure themselves, with the necessary funding secured either via the S106 planning obligation process or under the requisition provisions of the Water Industry Act 1991.

Strategic Policy 25: Water, Air, Sandscape, Light

We welcome that the policy recognises the importance of having adequate capacity within both the water supply and the sewerage/drainage infrastructure to accommodate proposed development sites.

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.

Local Development Plan 2018 – 2033

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.

[Click here to enter text.](#)

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:

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.