



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:	Lowri Keddie (née Griffiths)	Click here to enter text.
Organisation (If Applicable):	Click here to enter text.	Click here to enter text.
Address:	70 Gorwel Llanfairfechan	Click here to enter text.
Postcode:	LL33 0DT	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?	Click here to enter text.
Preferred means of contact	e-mail
Do you wish to correspond in English or Welsh?	Click here to enter text.

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 concerned about the effect on the Welsh language. Also, I understand that the landowners have sold you fields and am concerned that residents of the villages/towns have not had sufficient or fair time to respond thoroughly.

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:

Objective 1: I am concerned about how the Local Development Plan safeguards, protects and promotes the Welsh language. How does the plan implement the Welsh Government's target of reaching a million Welsh speakers by 2050? How does the LDP implement the requirements of The Welsh Language Act as well as the Well-being of Future Generations Act (2015)?

Objective 2: I am concerned about affordable housing. How will Conwy ensure that the developers build houses which are affordable and built specifically for local people/families? How will Conwy Council protect the new houses in the plan from being bought as second homes/ "holiday homes"?

Objective 7: In Llanfairfechan, the village where I live, a percentage of 0% has been earmarked for employment from this plan. Therefore this plan will provide no benefit to the village from employment.

Objective 12 + 14: How will building 400 houses on agricultural land with ancient and indigenous forestry protect nature and wildlife? Llanfairfechan has an ancient well which deserves to be protected in your plan.

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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:

Your percentage for affordable houses is 35% - but despite enquiring in two consultative sessions, I still do not understand how Conwy Council has reached this figure. No questionnaire regarding housing or jobs/employment was distributed in my area. The average income of a family in Llanfairfechan is £23,000 – how much will these new houses cost, and will 35% of your new houses be on the market for £120,000 or less?

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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.

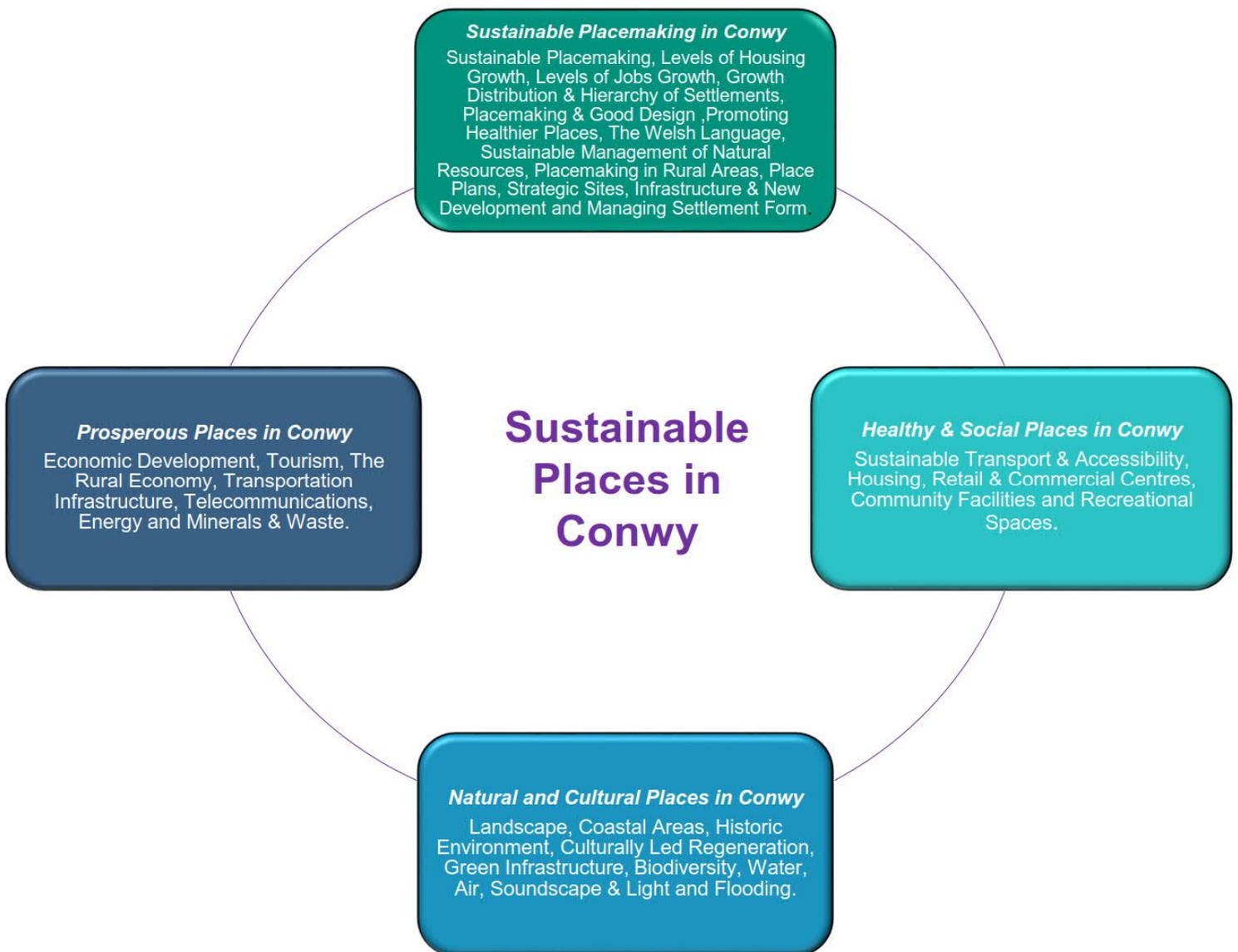
Do you have any comments to make on the proposed spatial strategy? Please comment below:

Click here to enter text.

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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:

Natural and Cultural Places in Conwy – Floods are a very real and dangerous factor in our county. Building a large number of new houses can only aggravate this situation.

Healthy and Social Places in Conwy – I am concerned about what strategy Conwy has to reinforce organisations that support the community, such as the GP surgery. There will be a vast influx of people.

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

Where are Conwy Council's documentation and evidence to prove that this plan protects and promotes the Welsh language? How do you incorporate the Welsh Language Bill into your plan? How are you providing for the requirements of the Well-being of Future Generations (Wales) Act 2015 in this plan?

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.**

Llanfairfechan

Do the number of houses earmarked for the village have to be built on one site? Why can't Conwy Council divide the 400 houses across sites around the village? 400 houses is an enormous figure for the village to cope with; it will place tremendous pressure on public services such as the GP surgery and traffic.

Pant-y-Rhedyn School

I am aware that the school governors have agreed to move the school to a temporary site, namely The Heath building (next to the existing school), while a new building is built on the site of Pant-y-Rhedyn school. This is a sensible idea which will save quite a bit of money. The land and fields need to be protected. The Heath – why didn't Conwy Council earmark this area for a percentage of the houses in the plan?

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.