

Conwy CBC Replacement Local Development Plan 2018-2033

Preferred Strategy

Comments of CPRW Conwy branch

General observation

- If the document is to generate interest from the general public it is unlikely to have done so due to its excessive and unnecessary length, particularly Section 2, the Overarching Strategic Approach. Not only is the content of this very “dry” but there is also much duplication.
- The document has been prepared in advance of the recent production of the Welsh Governments draft National Development Framework. The latter document indicates that individual LDPs must be produced in accordance with both the NDF and the appropriate Regional Strategy. Whilst the Conwy Preferred Strategy would appear to comply with current WAG policy guidance, In light of the Regional Strategy implications of the NDF, the content of Conwy’s document and the future programming of the production of the Replacement LDP must be in doubt.

Comments on Content

- The content of the meat of the document ie. Sections 3-6 is soundly argued and indicates an appropriately sensible approach for the production of the future draft Plan.
- Whilst the loss of open farmland is to be regretted, in view of the low level of available brownfield sites it has to be accepted that meeting the housing requirement can only be met through the use of areas of previously undeveloped land.
- The approach of identifying key large strategic sites makes sense in that they can then planned in a more comprehensive way to accommodate the wider requirements of the local community. However it is critical that full consideration should be given to the achievement of the necessary funding for the infrastructure required to enable these developments to be carried out successfully.
- The choice of the several specific Strategic Sites appears to be appropriate although there is concern as to whether full account has been taken of the impact of the developments on the wider highway network, such as the impact of the Old Colwyn site on Llanellian Road and the Marine roundabout.
- The overall Strategy appears to be soundly based, along with the identification of the policies to be retained/amended.
- The general policy approach to ensure the sustainable health of the rural communities is strongly supported.

- The approach to the provision of housing in the rural areas is supported, particularly the provision of affordable housing for local people for which there is considerable need.
- Whilst the strategy approach to the provision of affordable housing generally is supported it is critical that it is firmly implemented at the planning application stage such that developers are not able to negotiate a reduced percentage of affordable houses in their developments to the extent that has been the case in the past.
- In light of the National Development Framework intention for windfarm applications above 10MGW to be determined by the Welsh Government the Conwy policy will need to be changed. However it is considered that the reduction of the power of the Local Planning Authority to determine applications between 10 and 25 MGW is a reduction in local democracy and should be opposed.
- Mention should be made in the document of the compatibility of the Strategy with the adjoining local planning authority areas.

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