



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 town/city will be made publicly available. In order to comply with data protection legislation, address details and 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. Matthew Hayes	Mr. Alistair Yates
Organisation (If Applicable):	FCC Environment (UK) Ltd.	AXIS PED Ltd.
Address:	N/A	Camellia House 76 Water Lane Wilmslow Cheshire
Postcode:	N/A	SK9 5BB
Telephone No:	N/A	
Email:	[REDACTED]	

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):

AXIS, on behalf of FCC, agrees with the preferred vision, objectives and strategic policies contained in the current version of the RLDP, but requests that, in order that these are effectively delivered, strong consideration is given to the realignment of the settlement boundary of Llanddulas, to include the quarry element (Zones 1, 5 and 7) of the Llanddulas Quarry and Landfill Complex (Candidate Site Ref. 115).



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:

The proposed objectives are aspirational and should assist in facilitating beneficial sustainability outcomes. In combination, they appropriately respond to identified key sustainability issues and particular land-use and environmental planning problems.

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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:

The preferred level of growth set out in the RLDP is consistent with that contained in Option 4 of the previous consultation exercise.

AXIS made representations at that time (Rep. ID. 27366) that this was its preferred growth option as it is aspirationally based upon the aims and objectives of the Conwy Economic Growth Strategy which trends forward past job growth. It also takes into account sectoral employment analysis and national economic trends.

Given that the growth option is job driven, in-migration sees growth in the working age population which supports the aspirations within the Draft RLDP for economic growth and a more balanced population structure.

It is considered that the preferred level of growth now being promoted is positively ambitious, yet not unrealistic, and represents the “best fit” with current and future trends.

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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:

AXIS continues to agree with the strategy preference for focusing development in the more sustainable and serviced urban settlements and Tier 1 Main Villages within the Coastal Development Strategy Area (CDSA), consistent with representations made at the previous stage of consultation on the RLDP (Rep. ID. 27369).

The preferred strategy will direct development in line with the Wales Spatial Plan predominantly to primary key settlements and Tier 1 Main Villages with the capacity to accommodate development.

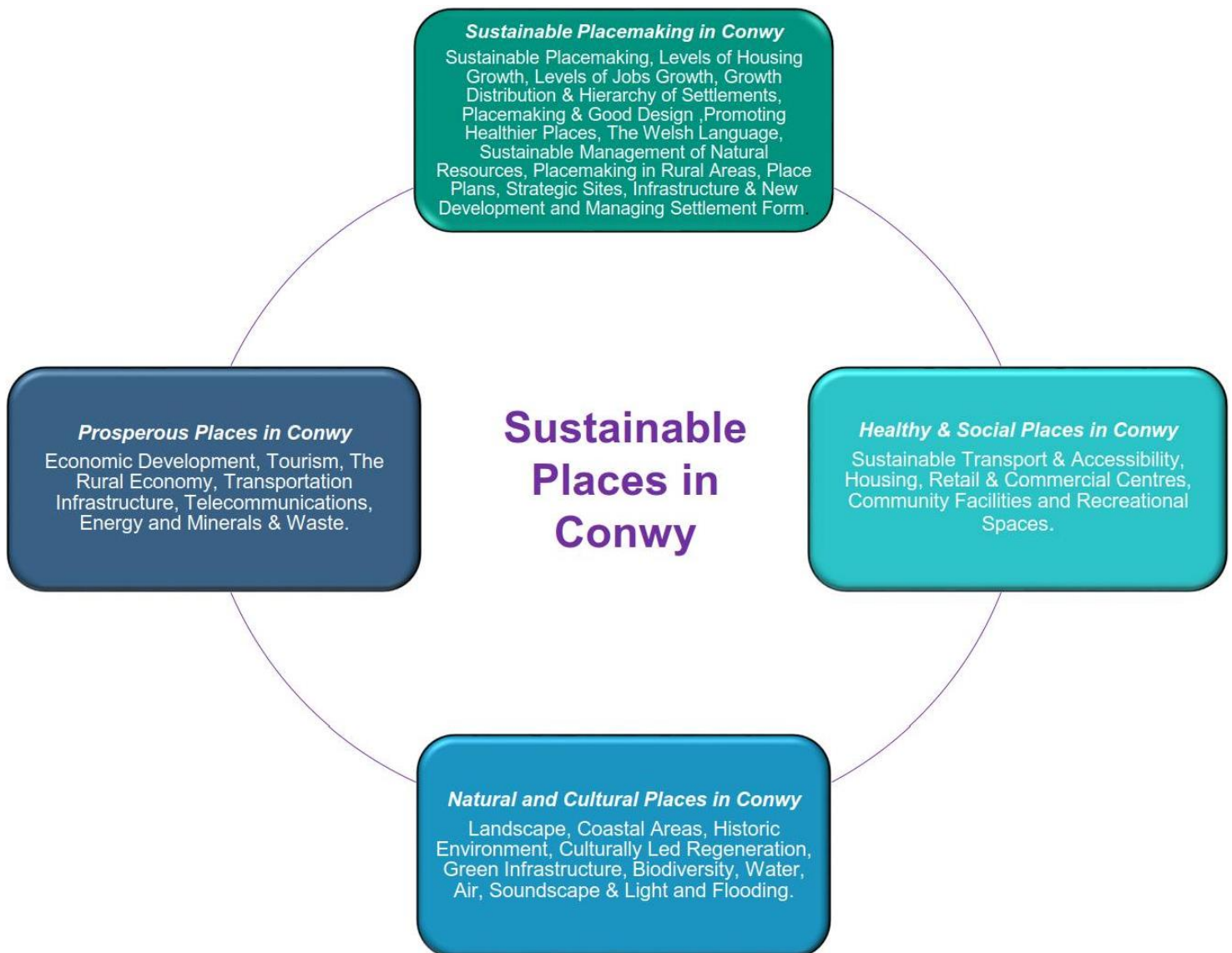
With regard to brownfield land development, the preferred strategy has the necessary mechanisms in place to promote brownfield/despoiled land as a consequence of targeted development within and on the edge of the primary key settlements and Tier 1 Main Villages. It is acknowledged by the Council that there is not enough capacity within existing brownfield sites to deliver the proposed growth targets and that greenfield sites will be required, potentially facilitated by amendments to settlement boundaries.

FCC owns the Llanddulas Quarry and Landfill Complex which lies to the south-west of the Tier 1 Main Village of Llanddulas, which adjoins its settlement boundary. FCC is currently considering redevelopment options for the Quarry Complex which would be ideally located to accommodating a sizeable proportion of the housing and employment development requirements, thus assisting in meeting the development needs of the Eastern CDSA.

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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:

No comments.

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

No comments.

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 comments.

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

No comments.

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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.**

Rather than submitting any comments on specific Candidate Sites, clarification is sought on the classification of strategic sites.

The Candidate Sites Assessment Process document (see “Stage 4 Preferred Strategy”) indicates that strategic sites are considered to be over 3ha in size - to provide more than 100 dwellings or 10,000m² of employment floorspace.

However, the Preferred Strategy document itself indicates (see page 8) that strategic sites are “...*classed as being 6 hectares (60,000 sqm) or more, which could include a specific use or a mix of uses.*”

Clarification on this apparent inconsistency would be welcomed in future stages of the plan-making process.

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:

It is understood that the next stage of the plan-making process, once all representations received on the preferred strategy have been taken into account, is the production of the Deposit Plan.

It is also understood that the Deposit Plan stage will consider/include potential amendments to settlement boundaries to facilitate development objectives.

AXIS would like to be kept informed of future stages of Plan preparation in order that the potential amendments to the Llanddulas settlement boundary can be considered in the context of FCC's redevelopment proposals and Conwy County Council's development aspirations for the eastern area of the Coastal Development Strategy Area.

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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.