



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:	Mrs Tina Earley	Click here to enter text.
Organisation (If Applicable):	Bay of Colwyn Town Council	Click here to enter text.
Address:	Town Hall, Rhiw Road, Colwyn Bay	Click here to enter text.
Postcode:	LL29 7E	Click here to enter text.
Telephone No:	01492 532248	Click here to enter text.
Email:	clerk@colwyn-tc.gov.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 // letter
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 Bay of Colwyn Town Council agrees in principle with the strategic vision and key objectives, subject to the comments/concerns in the following sections.

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:

1. A clearer policy statement is requested in respect of 'affordable housing'. There are many definitions of 'affordable' and the Town Council request a locally relevant definition, based on a more realistic 'mode' wage, rather than using a 'mean' / average wage, which can be distorted by a relatively few number of very high salaries in some areas. Under current policy, any household with an income of less than c£49,000 per annum can go on the register to purchase affordable housing. However, the 'average' salary is just £23,000, meaning many households can only afford social (rented) housing. Reference should be made to the Josph Rowntree foundation when considering affordable housing policy.
2. Planning policy needs to encourage new housing growth to follow new employment growth, if we are to avoid simply providing new housing as dormitories for commuters or as retirement homes, which can place additional stress on our already stretched social services.
3. The development of previously used, or brownfield, sites should be encouraged by planning policy, to ensure that more of these sites come forward for development and we do not rely too heavily on greenfield sites to meet the need for housing, to the detriment of our natural habitats and environment.
4. There are some key areas in the Bay of Colwyn area that need to be considered as part of the review of green wedges, to prevent urban sprawl.

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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:

1. Whilst the Town Council agrees in principle with the overall level of growth being proposed across the County for housing and employment, greater emphasis needs to be placed on the use of brownfield sites and particularly bringing empty homes back into use. Strengthened policy in this area should make it clear that this is a priority for the term of the plan. This should permit an increase in the number of windfall sites, which empty homes would be classed as, and a corresponding decrease in the reliance on, and allocation of, greenfield sites.
2. As a general principle, any larger allocations of land for housing should follow allocations of employment land, to encourage mixed-age occupation and prevent the unintended creation of 'dormitories' for commuters or for people retiring to the area.

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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:

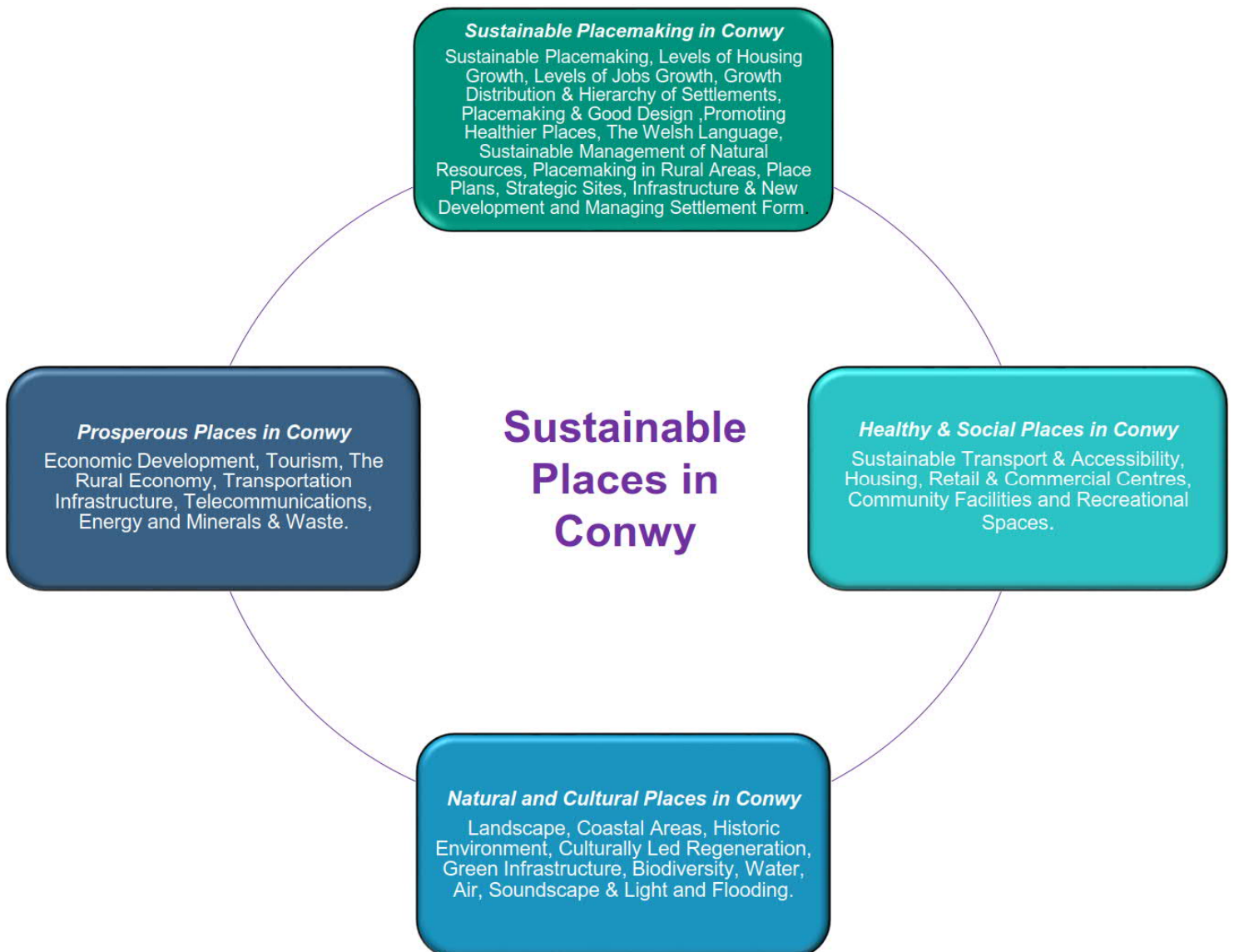
Whilst the Town Council accepts the need for some new housing sites to be allocated in the Bay of Colwyn area, to help meet overall growth levels and comply with national policy, we have a number of concerns about the proposed strategic site in Old Colwyn, as summarised below:

1. There are significant access and highways issues which need to be overcome to facilitate the allocation of a site of this scale at the location proposed. There is uncertainty as to whether the improvements that would be required to the local road network can be delivered and whether the housing site would be viable, given the substantial costs that are likely to be involved. Even if it were feasible, there could be a significant detrimental impact on the number of affordable dwellings, and/or on contributions towards other infrastructure, due to viability issues.
2. Though it is noted the developer(s) would be required to make a contribution towards the infrastructure that would be required to support a development of this scale (schools, highways, local retail, play areas, allotments, amenity space etc), there is uncertainty and significant local concern about how these will be staffed/resourced, both initially and in the longer term. For example, teaches are being made redundant, Conwy CBC cannot afford to properly maintain/repair its existing 140+ play areas and Betsi Cadwaldr UHB is having significant issues recruiting new GPs.
3. As previously stated, this Council would prefer to see new housing developments, particularly of this size, following employment growth sites.
4. Stricter policies are required to ensure that any new housing allocations on

greenfield sites provide a substantial proportion of affordable dwellings for local people.

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:

Click here to enter text.

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.](#)

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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.

We have not yet had the opportunity to view the candidate sites register?

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.