



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.

Local Development Plan 2018 – 2033
 Preferred Strategy: **Contact Details and Summary**
Comments

	Personal Details	Agent Details (If Applicable)
Name:	Strategic Planning & Housing	Click here to enter text.
Organisation (If Applicable):	Denbighshire County Council	Click here to enter text.
Address:	Po Box 62 Ruthin	Click here to enter text.
Postcode:	LL15 9AZ	Click here to enter text.
Telephone No:	01824 706916	Click here to enter text.
Email:	planningpolicy@denbighshire.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	planningpolicy@denbighshire.gov.uk
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):

We thank you for the opportunity to comment and welcome early consultation particularly in respect of strategic and significant developments including Abergele Strategic Site and energy development.



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:

They appear reasonable and appropriate to encourage sustainable development.

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:

It is noted that there is provision for 8.8 hectares of mixed use land at Abergele and that 4.7 hectares have been reserved for employment use. Denbighshire County Council welcomes early consultation on this site once an indication of development is received.

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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:

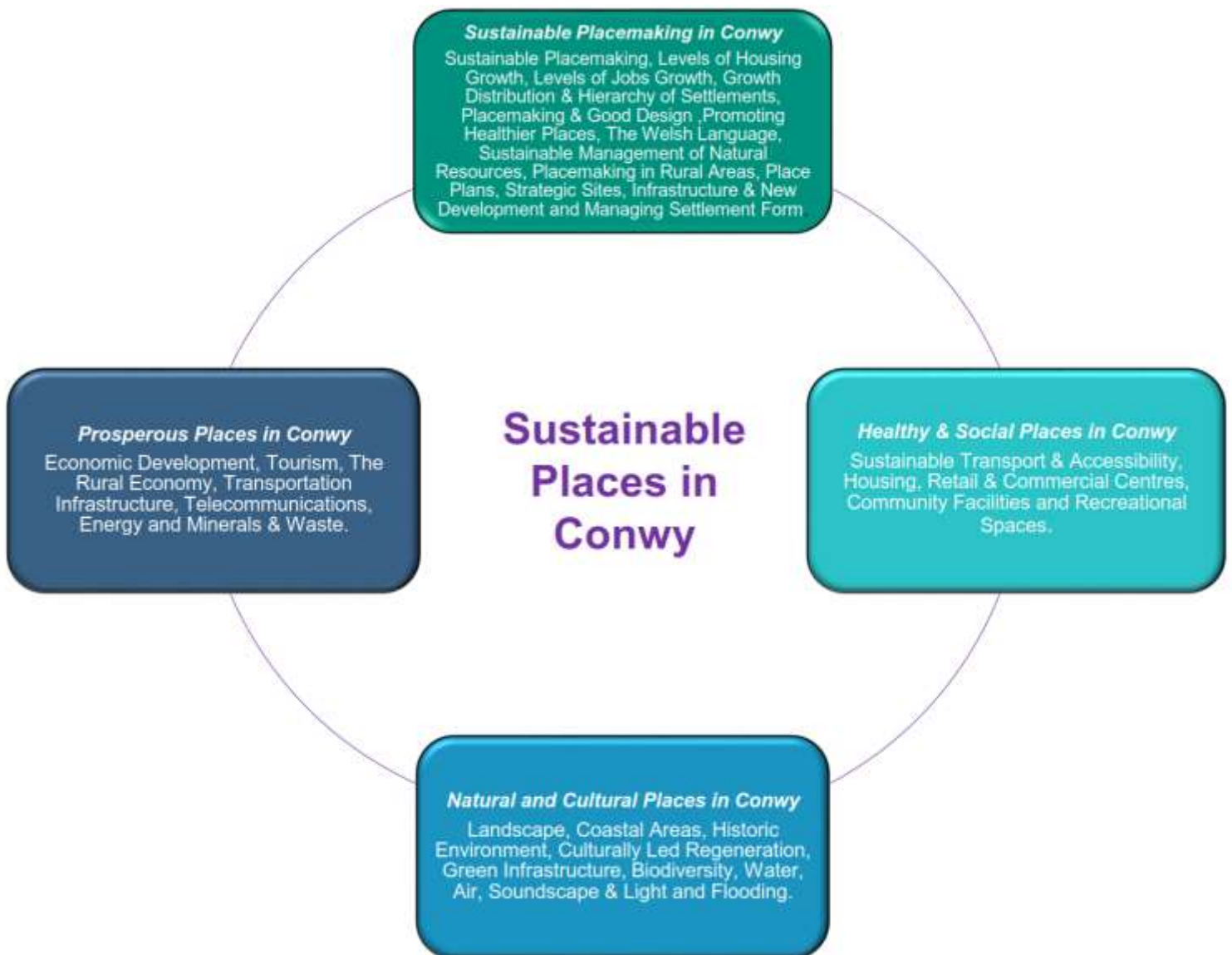
Consultation with Denbighshire County Council is appropriate, particularly in terms of the Eastern Regeneration and Improvement Area and neighbouring strategic employment sites given that there is potential impact on any proposed sites in Denbighshire's new Local Development Plan 2018 to 2033.

It is noted that the Eastern Regeneration and Investment Areas sits within the Coastal Development Strategy Area and that it will be allocated 15% of housing growth, limited to new allocations in Llandulais only and 50% of employment land including new allocations. Denbighshire County Council trusts that consideration will be given to neighbouring local authority policies as well as national policy when assessing strategic or locally significant development. This includes development at the Strategic Site of Abergele where there is provision for 8.8 hectares of mixed use land including an allowance for retail provision and the reservation of 4.7 hectares for employment use. This site appears to have been carried forward from the adopted Local Development Plan 2007 to 2022. Deliverability of the site should therefore be fully explored.

The identification of a demand for industrial premises along the A55 corridor aligns with Denbighshire's employment study.

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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:

Conwy and Denbighshire Councils are working together in terms of Active Travel to improve the route between Rhuddlan and Borth Cross Road. Collaboration between the Councils is welcomed.

Denbighshire County Council supports bus lane improvement at Kinmel Bay traffic lights.

The strategy states that consideration will be given to protecting and improving caravan park accommodation at Pensarn, Towyn and Kinmel Bay to maintain bed stock levels and assist the local economy. It is debatable how much self-catering short term tourist accommodation actually contributes to the local economy and there should be an emphasis on high quality design with protection and enhancement of the natural landscape and environment.

Conwy County Borough Council (CCBC) strategy supports utilising Colcaenog Forest for wind energy and the Colwyn Bay Tidal Lagoon which it believes will assist in terms of reducing flood risk, increasing tourism, improving the labour market and delivering renewable energy. Early consultation with Denbighshire County Council is welcomed in terms of energy development so that both councils' strategies align and take account of the draft Welsh National Marine Plan and the draft National Development Framework.

Offshore Energy, Paragraph 6.7.30 refers to the Localism Act 2011 which is misleading given that in terms of planning it only applies in England. Development Consent Orders apply only in England. Marine licences in Wales are granted by Natural Resources Wales. Consideration should be given to removing this paragraph or rewording it particularly given that Welsh Ministers now have devolved powers in terms of energy generation of 350 MW or less in Wales and in Welsh waters.

Paragraph 6.7.31 is clearly a decision for Welsh Ministers and we would question the appropriateness of referring to the tidal lagoon as Colwyn Bay Tidal Lagoon when it is likely to extend beyond Colwyn Bay, and into Denbighshire County Council (DCC). Perhaps the term "North Wales Tidal Lagoon" might be more appropriate. Given that there are no proposals for a North Wales Tidal Lagoon, we think it is premature to include it in an LDP which should be based on deliverability over the lifetime of the plan. As DCC's LDP is at a similar stage, and we have made no mention of the "North Wales Tidal Lagoon" based on the lack of any such proposal and the significant issues over deliverability, we think for consistency CCBC should consider a similar approach.

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

No Comment

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 Comment

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

No Comment

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.

No Comment

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:

No Comment

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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.