



Cynllun Datblygu Lleol
Newydd 2018-2033

Replacement Local Development
Plan 2018-2033



PAPUR YMGYNGHORI 1 – ADRODDIAD SYLWADAU
CONSULTATION PAPER 1 – REPRESENTATION REPORT

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Os hoffech chi gael gair â swyddog cynllunio sy'n gweithio ar y Cynllun Datblygu Lleol ynglŷn ag unrhyw agwedd ar y ddogfen hon, cysylltwch â'r Gwasanaeth Polisi Cynllunio Strategol ar (01492) 575181 / 575445 / 575124 / 574232.

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Paper 1: Priority Issues, Vision and Objectives

Summary of Representations & Council's Initial Response

Section ***Proposed Restructure of the adopted Conwy LDP (2017 - 2022)***

Question 1 *Do you agree that the RLDP Structure should be aligned to reflect the obligations of the WGF Act and the subject areas set out in Draft PPW (Edition 10)?*

Representation(s)

Nature

27327 Home Builders Federation Ltd (Mr Mark Harris) [6080]

NO

Summary:

Our understanding is that an LDP needs to take account of and be in line with any national policy or other relevant legislation, however, this does not mean that the plan must follow the same structure. The main concern we have with the proposed approach is that it does not clearly show the cross-cutting nature of housing and its links to employment and health in particular. We note that the published version of PPW was quite different to the draft version referred to in this consultation so the RDLP will need to be amended to take account of these changes.

Response

Accepted in part - The Preferred Strategy will be drawn up taking into account the revised PPW 10, and links between housing, employment and health care / well being will be clearly made.

Section Proposed Restructure of the adopted Conwy LDP (2017 - 2022)

Question 1 Do you agree that the RLDP Structure should be aligned to reflect the obligations of the WGF Act and the subject areas set out in Draft PPW (Edition 10)?

Representation(s)

Nature

27400 Cllr Anne McCaffrey [5149]

YES

Summary:

Yes

27411 Bay of Colwyn Town Council (Mrs Tina Earley) [5871]

YES

Summary:

Yes

Response

Noted



Section Proposed Restructure of the adopted Conwy LDP (2017 - 2022)

Question 1 Do you agree that the RLDP Structure should be aligned to reflect the obligations of the WGF Act and the subject areas set out in Draft PPW (Edition 10)?

Representation(s)

Nature

27379 The Theatres Trust (Mr Tom Clarke MRTPI) [1449]

YES

Summary:

We agree that the RLDP Structure should be aligned to reflect the obligations of the WFG Act and the subject areas set out in PPW (Edition 10). We are particularly keen that the Plan provides support and protection for Conwy's community, cultural and social facilities which includes its many theatres; these type of facilities and the benefits they bring span all four theme/subject areas.

Response

Noted: Theatres are a use which PPW encourage being located in town centres. Policies will be included at Deposit stage which will encourage a diversity of uses to draw people in to the town centres. Theatres can play a role in this, as recognised by PPW.



Section Proposed Restructure of the adopted Conwy LDP (2017 - 2022)

Question 1 Do you agree that the RLDP Structure should be aligned to reflect the obligations of the WGF Act and the subject areas set out in Draft PPW (Edition 10)?

Representation(s)

Nature

27376 Natural Resources Wales (Planning Consultations) [5880]

YES

Summary:

We note and commend Conwy County Borough Council's (CCBC) commitment to make any changes to the Conwy RLDP based on any changes made to the final PPW

We note that CCBC will ensure that there is a clear thread from national guidance and that the key policy subject areas are centred around the Wellbeing of Future Generations Act goals.

Response

Noted

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Section *Proposed Restructure of the adopted Conwy LDP (2017 - 2022)*

Question 1 *Do you agree that the RLDP Structure should be aligned to reflect the obligations of the WGF Act and the subject areas set out in Draft PPW (Edition 10)?*

Representation(s)

Nature

27383 **Betsi Cadwaladr University Health Board (Ms Sally Baxter) [6087]**

YES

Summary:

The new well-being duty and requirements provide opportunities to improve population-level health and Paper 1 & 2 clearly demonstrate the obligation to improve health and wellbeing alongside 'place making' and sustainable environments. Carrying out sustainable development through the well-being duty as well as the planning function is the core underlying principle.

Paper 1 references the Wellbeing Delivery plan 2018-2023 of the Conwy & Denbighshire Public Service Board. We support the 'importance' placed on links between the LDP and PSB Wellbeing plan.

Response

Noted.

Section Proposed Restructure of the adopted Conwy LDP (2017 - 2022)

Question 1 Do you agree that the RLDP Structure should be aligned to reflect the obligations of the WGF Act and the subject areas set out in Draft PPW (Edition 10)?

Representation(s)

Nature

27308 Innogy Renewables UK Ltd (Miss Eleri Davies) [6103]

YES

Summary:

This will make it easier for the user to read the RLDP policies in conjunction with PPW (Edition 10).

Response

Noted.

Section Proposed Restructure of the adopted Conwy LDP (2017 - 2022)

Question 1 Do you agree that the RLDP Structure should be aligned to reflect the obligations of the WGF Act and the subject areas set out in Draft PPW (Edition 10)?

Representation(s)

Nature

27353 FCC Environmental (UK) Limited (Mr Matthew Hayes) [6286]

YES

Agent: Axis (Mr Martin Pollard) [6306]

Summary:

We agree that the RLDP structure should be aligned to reflect the obligations of the WFG Act and the subject areas set in the PPW. This will ensure consistency between local and national policy.

Response

Noted.

Section Proposed Restructure of the adopted Conwy LDP (2017 - 2022)

Question 1 Do you agree that the RLDP Structure should be aligned to reflect the obligations of the WGF Act and the subject areas set out in Draft PPW (Edition 10)?

Representation(s)

Nature

27393 Mineral Products Association Ltd (Mr Nick Horsley) [6308]

YES

Summary:

Yes, we agree the structure should be aligned to reflect the obligations of the WFG Act and the subject areas set in the adopted PPW (Edition 10).

Response

Noted.

Section Conwy Replacement LDP Vision

Question 2 Do you think that this is the right Vision for the Conwy RLDP?

Representation(s)

Nature

27328 Home Builders Federation Ltd (Mr Mark Harris) [6080]

NO

Summary:

The HBF suggests that the proposed vision is overly complicated/wordy. The HBF considers that there is some confusion/conflict which has been created by the published version of PPW between placemaking and sustainable places but understand that this is not for Conwy Council to resolve. The HBF are however supportive of it linking the role of new housing, employment and infrastructure delivery.

Response

Noted.

Section Conwy Replacement LDP Vision

Question 2 Do you think that this is the right Vision for the Conwy RLDP?

Representation(s)

Nature

27380 The Theatres Trust (Mr Tom Clarke MRTPI) [1449]

YES

Summary:

We are supportive of the Vision as proposed.

27401 Cllr Anne McCaffrey [5149]

YES

Summary:

Yes

27394 Mineral Products Association Ltd (Mr Nick Horsley) [6308]

YES

Summary:

Yes

27412 Bay of Colwyn Town Council (Mrs Tina Earley) [5871]

YES

Summary:

Yes

Response

Noted.

Section Conwy Replacement LDP Vision

Question 2 Do you think that this is the right Vision for the Conwy RLDP?

Representation(s)

Nature

27384 Betsi Cadwaladr University Health Board (Ms Sally Baxter) [6087]

YES

Summary:

The vision is well written, focusses on the assets within Conwy and demonstrates the many factors that combine that can affect the health of individuals and communities. There is strong evidence linking health and wellbeing outcomes with the quality of the built and natural environment and this is summarised in the vision.

Response

Noted.

Section Conwy Replacement LDP Vision

Question 2 Do you think that this is the right Vision for the Conwy RLDP?

Representation(s)

Nature

27309 Innogy Renewables UK Ltd (Miss Eleri Davies) [6103]

YES

Summary:

The vision strikes an appropriate balance between promoting growth and safeguarding the area's landscape, heritage and environmental assets; and properly recognises the importance of inward investment and infrastructure growth in a sustainable economy.

Response

Noted.

Section Conwy Replacement LDP Vision

Question 2 Do you think that this is the right Vision for the Conwy RLDP?

Representation(s)

Nature

27354 FCC Environmental (UK) Limited (Mr Matthew Hayes) [6286]

YES

Agent: Axis (Mr Martin Pollard) [6306]

Summary:

The vision supports the core aims and objectives of PPW and WFG Act. Accordingly, it is considered it is the right vision for Conwy which reflects its dynamic geographical location and long term aspirations.

Response

Noted.

Section Conwy Replacement LDP Vision

Question 3 Do you think the Vision is well placed to deliver Sustainable Places in Conwy?

Representation(s)

Nature

27329 Home Builders Federation Ltd (Mr Mark Harris) [6080]

NO

Summary:

As stated above the HBF considers that the vision seems overly complicated and wordy. A sustainable place is often hard to define and the added requirement for 'placemaking' adds an additional consideration. In its self the vision can not deliver sustainable places, it's the objectives, spatial strategy, the polices and ultimately the interpretation and implementation of those polices which deliver development.

Response

Accepted in part. The vision will be revised following this informal consultation exercise and sustainability appraisal.

Representation(s)

Nature

27355 FCC Environmental (UK) Limited (Mr Matthew Hayes) [6286]

NO

Agent: Axis (Mr Martin Pollard) [6306]

Summary:

The proposed vision should look to maximise the efficient use of land and infrastructure and enhance design quality, it is therefore compatible with achieving sustainable development and in line with national policy. However, it must be acknowledged that the vision alone will not deliver sustainable places.

The vision should be expanded to fulfil the requirements of PPW in relation to maximising the efficient use of brownfield, despoiled and previously developed land over greenfield sites in accordance with PPWs aspirations.

Response

Accepted in part. The vision will be revised following comments gathered from this informal consultation exercise and sustainability appraisal.

Section Conwy Replacement LDP Vision

Question 3 Do you think the Vision is well placed to deliver Sustainable Places in Conwy?

Representation(s)

Nature

27395 Mineral Products Association Ltd (Mr Nick Horsley) [6308]

YES

Summary:

Yes

27413 Bay of Colwyn Town Council (Mrs Tina Earley) [5871]

YES

Summary:

Yes

27402 Cllr Anne McCaffrey [5149]

YES

Summary:

Yes

27310 Innogy Renewables UK Ltd (Miss Eleri Davies) [6103]

YES

Summary:

Yes

Response

Noted.

Section Conwy Replacement LDP Vision

Question 3 Do you think the Vision is well placed to deliver Sustainable Places in Conwy?

Representation(s)

Nature

27381 The Theatres Trust (Mr Tom Clarke MRTPI) [1449]

YES

Summary:

We would agree that the Vision is well placed to deliver Sustainable Places in Conwy; it appears consistent with the Conwy and Denbighshire Well-being Plan and from our perspective we are particularly keen for the Plan to help deliver improved cultural, economic and social well-being to which theatres and other arts and cultural facilities can contribute to achieving.

Response

Noted.

Section Conwy Replacement LDP Vision

Question 3 Do you think the Vision is well placed to deliver Sustainable Places in Conwy?

Representation(s)

Nature

27385 Betsi Cadwaladr University Health Board (Ms Sally Baxter) [6087]

YES

Summary:

The vision describes the intention for the future. However, the local population also make places sustainable. A place needs to have meaning for the people for whom it is designed. The development of the LDP in Conwy does include local engagement with communities, and the toolkit provides the opportunity for communities to write their own Place plan.

Response

Noted.

Representation(s)

Nature

27326 CEMEX UK Operations Ltd (Mr Shaun Denny) [636]

NO

Summary:

BP37 needs to go much further than simply avoiding the sterilisation of aggregate resources. It should provide information regards ensuring the sustainable management of minerals resources to meet the Council's growth aspirations. As mentioned in the Consultation Paper the Council is required to ensure an adequate supply of minerals is maintained. This must be done to accord with PPWv10, the RTS and such information as the AM Surveys and the documentation produced by the NWRAMP. There is also an element of confusion arising from the notion that terms such as "aggregate" and "minerals" and also "reserves" and resources are interchangeable.

Response

Noted. BP37 will be more detailed on the lines suggested. The draft document covers the following headings; policy context, findings from LDP AMR monitoring process, contextual changes, safeguarding, mineral supply, buffer zones, monitoring and cross border issues.

Representation(s)

Nature

27330 Home Builders Federation Ltd (Mr Mark Harris) [6080]

NO

Summary:

Although we are supportive of Housing being included within Strategic Objective 2 we are particularly concerned about the suggestion that 'There is a need to ensure that the growth level applied in the RLDP takes into account the capacity of the home building industry to deliver'. This suggests that the only reason the previous plan has not delivered at the rate expected is because of developer capacity which is clearly not the case and has not be evidenced in the plans supporting documents. We consider that Housing is cross-cutting and sits across a number of the other Objectives.

Response

Noted. The housing growth level is informed by a number of issues such as population projections, employment growth projections, amount of affordable housing needed as well as looking at past completion rates and the capacity of house building sector.

Section Conwy Replacement LDP Priority Issues and Objectives

Question 4 Do you agree with the Objectives?

Representation(s)

Nature

27403 Cllr Anne McCaffrey [5149]

YES

Summary:

Yes

27414 Bay of Colwyn Town Council (Mrs Tina Earley) [5871]

YES

Summary:

Yes

Response

Noted.



Representation(s)

Nature

27382 The Theatres Trust (Mr Tom Clarke MRTPI) [1449]

YES

Summary:

We are supportive of the proposed Objectives, in particular SO1, 3, 4 and 12. We would encourage the next stage of the Plan to provide more detailed policies which help deliver, support and protect cultural facilities.

Response

Accepted in part: The retail section of the Preferred Strategy includes town centre uses. Detailed policies will be formed at Deposit stage. These will include encouraging a mix of uses in our centres.

Section Conwy Replacement LDP Priority Issues and Objectives

Question 4 Do you agree with the Objectives?

Representation(s)

Nature

27399 Awdurdod Parc Cenedlaethol Eryri / Snowdonia National Park Authority (. Tim Polisi a Chynlluniau Strategol Eryri) [1663]

YES

Summary:

Rydym hefyd yn croesawu cynhwysiad y paragraffau canlynol.

'Snowdonia National Park. Designated as a National Park in 1951, Snowdonia National Park is the largest and the first to be designated in Wales. It includes an area of 213,200 hectares. Snowdonia National Park covers parts of Gwynedd and parts of the CBBC area, including shared settlements. The RLDP should provide an appropriate level of protection' - o dan y pennawd 'Environment and Cultural' tud 28.

'Bydd hefyd angen i'r CDLI Newydd ystyried y Gwarchodfeydd Awyr Dywyll ym Mharc Cenedlaethol Eryri' - o dan y pennawd 'Golau' tud 33

Response

Accepted.

Representation(s)

Nature

27377 Natural Resources Wales (Planning Consultations) [5880]

YES

Summary:

We note the objectives relating to our own consultation topics list, and concur with their inclusion in the LDP.

We support the inclusion of Strategic Objective 13 (SO13) Coastal Areas.

We also fully support the additional inclusion of Strategic Objective 15 (SO15) relating to air, soundscape, light and water environment.

Response

Noted.

Section Conwy Replacement LDP Priority Issues and Objectives

Question 4 Do you agree with the Objectives?

Representation(s)

Nature

27386 Betsi Cadwaladr University Health Board (Ms Sally Baxter) [6087]

YES

Summary:

Evidence suggests mixed land use, higher population densities and highly connected street layouts are associated with a greater likelihood of walking, between 25% and 100%.

To achieve the vision, and the intention of the WBFG there is a need to support behaviour change techniques in the population to encourage and support usage of the active travel infrastructure.

Response

Noted.

Representation(s)

Nature

27311 Innogy Renewables UK Ltd (Miss Eleri Davies) [6103]

YES

Summary:

Innogy is supportive of Strategic Objective 10 (SO10) Energy and Climate Change which seeks to "Secure an appropriate mix of energy provision, including the promotion of Tidal Lagoon, which maximises benefits to Conwy's economy and communities whilst minimising potential environmental and social impacts".

Innogy also supports the proposed approach to reviewing renewable energy policy(ies) and SPG as set out in Topic Paper 9.

The RLDP should also reflect changes to national policy (particularly PPW and the forthcoming NDF) and changes to the consenting regime at national level, including the introduction of the developments of national significance(DNS) process for projects >10MW.

Response

Noted

Section Conwy Replacement LDP Priority Issues and Objectives

Question 4 Do you agree with the Objectives?

Representation(s)

Nature

27356 FCC Environmental (UK) Limited (Mr Matthew Hayes) [6286]

YES

Agent: Axis (Mr Martin Pollard) [6306]

Summary:

Yes, in principle, we agree with the proposed objectives as they are aspirational and generally compatible with achieving beneficial sustainability outcomes. On the whole, they appropriately respond to the identified key sustainability issues and planning problems.

Response

Noted.

Section Conwy Replacement LDP Priority Issues and Objectives

Question 4 Do you agree with the Objectives?

Representation(s)

Nature

27396 Mineral Products Association Ltd (Mr Nick Horsley) [6308]

YES

Summary:

In general, we agree with the objectives as indicated.

Response

Noted.

Section Conwy Replacement LDP Priority Issues and Objectives

Question 5 Are there any other objectives that should be considered?

Representation(s)

Nature

27404 Cllr Anne McCaffrey [5149]

NO

Summary:

No

27387 Betsi Cadwaladr University Health Board (Ms Sally Baxter) [6087]

NO

Summary:

None.

27312 Innogy Renewables UK Ltd (Miss Eleri Davies) [6103]

NO

Summary:

None

27397 Mineral Products Association Ltd (Mr Nick Horsley) [6308]

NO

Summary:

No

Response

Noted.

Section Conwy Replacement LDP Priority Issues and Objectives

Question 5 Are there any other objectives that should be considered?

Representation(s)

Nature

27415 Bay of Colwyn Town Council (Mrs Tina Earley) [5871]

YES

Summary:

The Town Council queries whether there should be a mention of disability provision in the LDP, given the age profile of the County. This would highlight the importance of access requirements for all developments.

Response

Accepted in part: The LDP draws on evidence base which shows that the population of Conwy CBC is not a balanced age structure and there are proportionally more older people living here than average. This evidence base will influence the content of LDP policies in terms of sustainability and accessibility to services.

Section Conwy Replacement LDP Priority Issues and Objectives

Question 5 Are there any other objectives that should be considered?

Representation(s)

Nature

27331 Home Builders Federation Ltd (Mr Mark Harris) [6080]

YES

Summary:

The HBF suggests that an additional objective should be entitled ' infrastructure' this should describe the need to provide a range of infrastructure elements, such as transport, schools, employment to support the delivery of new homes and assist in the placemaking and sustainability agenda.

Response

Accepted in part - A strategic policy relating to infrastructure generally will be drawn up at Preferred Strategy Stage. Other strategic policies will cover employment transport and schools.

Section Conwy Replacement LDP Priority Issues and Objectives

Question 5 Are there any other objectives that should be considered?

Representation(s)

Nature

27357 FCC Environmental (UK) Limited (Mr Matthew Hayes) [6286]

YES

Agent: Axis (Mr Martin Pollard) [6306]

Summary:

It is considered the Council should prioritise the use of despoiled / brownfield land within their objectives as this will be essential in ensuring that land is developed efficiently in accordance with the identified issues and the requirements of PPW.

Response

Noted.
