

# Draft National Development Framework

## 1. NDF Outcomes (chapter 3)

Q1. The NDF has proposed 11 Outcomes as an ambition of where we want to be in 20 years' time. Overall, to what extent do you agree or disagree the 11 Outcomes are a realistic vision for the NDF?

Strongly agree

Q2. To what extent do you agree with the 11 Outcomes as ambitions for the NDF?

Agree with all of them

**If you disagree with any of the 11 Outcomes, please tell us why:**

Our area is one characterised as rural and which plays a key role in the agricultural sector in terms of food production. The area has seen significant growth in tourism and welcomes the NDF's recognition of the importance in developing and preserving the nature of the area as well as support and boosting resilience through diversification. The Community Council would see some key challenges ahead that will impact the growth for the region including: \* The impact of Brexit and future outcome could be significant to the region both in increasing or reducing growth \* The creation of the Northern Powerhouse could also have positive impact if it provided stimulus to adjacent areas such as Chester, Liverpool and Manchester \* HS2 would provide stimulus to the region in enabling access to other regions. This could stimulate industrial, commercial, business and housing activity

## 2. Spatial Strategy (policies 1 - 4)

Q3. The NDF spatial strategy is a guiding framework for where large-scale change and nationally important developments will be focused over the next 20 years. To what extent do you agree or disagree with the spatial strategy and key principles for development in...

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Don't know	No opinion
Urban areas (Policies 1, 2 & 3)		X					
Rural areas (Policy 4)							
	X						

**Q4. If you have any comments on the spatial strategy or key principles for development in urban and rural areas, please tell us:**

Llanfair D C Community Council notes the approach to developing the spatial strategy and recognises the reality that emphasis for growth will take place to the North of the region. However, the opportunity for rural based activity will continue and this would include activities primarily related to agriculture. The Community Council's area plays a key role in food production through cattle, sheep and arable farming and includes related activities such as the Genus breeding centre and Llysfasi college. The Community Council welcomes the recognition in the NDF of the importance of rural areas and the need to ensure that we have a sustainable thriving future.

The motivation for recommending growth in Wrexham, Deeside and along the Northern coastal corridor is probably the existence of good transport infrastructure and links to other parts of the UK. However, growth in these places, only some 20-minute drive from Llanfair DC could be expected to give rise to demand for housing and for the services needed to support an increased community. It is recommended that the NDF should ensure that safeguards to preserve the nature of the area and to protect existing living spaces are recognised. Development in response to growth should be undertaken holistically in the future and provision made for all the services and amenity required to provide sustainable thriving communities.

The Community Council area has seen a significant level of small [often single] housing site and conversion projects and this is expected to continue. The village of Llanfair DC has also seen approval and development of a 63-house development site which will double the number of houses in the immediate vicinity of the village. The houses will begin being occupied in late 2019 and there is a condition to complete the whole development within 5 years. Some planning measures to provide infrastructure have been put in place such as the provision of a new school but this does not have the volume to accommodate children at primary level from the new development. Other services such as for healthcare, transport, secondary education, shops will require to be provided at Ruthin or elsewhere. The scale of any development must remain in proportion to the scale of the rural villages, respecting the statutory requirements and goals of the Well-being of Future Generations [Wales] Act 2015 and ensuring sustainability of character, environment, culture and well-being of its residents, now and in the years ahead.

A key requirement for ensuring a successful future and responsible development lies in providing fully resourced development control. It is evident that in recent years some planning authorities have struggled to maintain and encourage the standards required and in North Wales there are significant levels of disputes that officers do not have time to address. In creating space that people will live, work and enjoy the environment it is essential that planning is given enough consideration and resource. Otherwise there is a danger then the ghettos of the future will be created.

Llanfair DC has produced a Neighbourhood Plan which considers and sets out the needs of the community. This is published on our website: <http://llanfaircommunitycouncil.co.uk/>

### **3. Affordable Housing (policy 5)**

**Q5. The NDF sets out the approach for providing affordable housing, encouraging local authorities, social landlords, and small and medium-sized construction and building enterprises to build more homes. To what extent do you agree or disagree with the approach to increasing affordable housing?**

Strongly agree

**Q6. If you disagree, in what other ways can the NDF approach the delivery of affordable housing?**

The Community Council supports the proposals for affordable housing and particularly to enable local people to find suitable accommodation. Research shows that currently many young people have to leave the area to find affordable housing and employment. The Community Council is also working to bring some presently unoccupied social housing back into use.

### **4. Mobile Action Zones (policy 6)**

Q7. To what extent do you agree or disagree the identification of mobile action zones will be effective in encouraging better mobile coverage?

Strongly agree

Q8. If you disagree, in what other ways can the NDF improve mobile phone coverage in the areas which currently have limited access?

The Community Council supports the creation of mobile action zones. Coverage in the area is patchy and efforts to engage with service providers to improve the position have met with inadequate action. As we move forward it is essential that coverage is improved.

## 5. Low Emission Vehicles (policy 7)

Q9. To what extent do you agree or disagree that policy 7 will enable and encourage the roll-out of charging infrastructure for ultra-low emission vehicles?

Strongly agree

Q10. If you disagree, in what other ways can the NDF enable and encourage the roll-out of charging infrastructure for ultra-low emission vehicles?

The Community Council would wish to see the area play its part in decarbonising travel and to this extent would wish to see provision of infrastructure to support this aim. For rural areas connectivity and travel are crucial and a fresh approach would be welcomed.

## 6. Green Infrastructure (policies 8 & 9)

Q11. To what extent do you agree or disagree with the approach to maintaining and enhancing biodiversity and ecological networks?

Strongly agree

## 7. Renewable Energy and District Heat Networks (policies 10-15)

Q12. To what extent do you agree or disagree with the NDF's policies to lower carbon emissions in Wales using...

	Strongly agree	Agree	Neither agree nor disagree	Disagree	Strongly disagree	Don't know	No opinion
Large scale wind and solar developments	X						
District heat networks			X				

Q13. If you disagree with the NDF's approaches to green infrastructure, renewable energy or district heat networks, what alternative approaches should we consider to help Wales to enhance its biodiversity and transition to a low carbon economy?

Llanfair DC Community Council supports the renewable energy policy proposed in the NDF. The area has seen significant development of wind farms and these have been shown to be able to be developed sympathetically in the environment. A number of small-scale solar energy developments have taken place in the area and these have been supported through the planning process. The District Heat network proposals are unlikely to be relevant to our area for the period of this Plan.

## 8. The Regions (policy 16)

Q14. To what extent do you agree or disagree with the principle of developing Strategic Development Plans prepared at a regional scale?The NDF identifies three overall regions of Wales, each with their own distinct opportunities and challenges. These are North Wales, Mid and South West Wales, and South East Wales.

Agree

## 9. North Wales (policies 17-22)

Q15. We have identified Wrexham and Deeside as the main focus of development in North Wales. A new green belt will be created to manage the form of growth. A number of coastal towns are identified as having key regional roles, while we support growth and development at Holyhead Port. We will support improved transport infrastructure in the region, including a North Wales Metro, and support better connectivity with England. North West Wales is recognised as having potential to supply low-carbon energy on a strategic scale.To what extent do you agree or disagree with the proposed policies and approach for the North Region?

Strongly agree

## 10. Mid and South West Wales (policies 23-26)

Q16. Swansea Bay and Llanelli is the main urban area within the region and is our preferred location for growth. We also identify a number of rural and market towns, and the four Haven Towns in Pembrokeshire, as being regionally important. The haven Waterway is nationally important and its development is supported. We support proposals for a Swansea Bay Metro.To what extent do you agree or disagree with the proposed policies and approach for the Mid and South West Region?

Neither agree nor disagree

## 11. South East Wales (policies 27-33)

Q17. In South East Wales we are proposing to enhance Cardiff's role as the capital and secure more sustainable growth in Newport and the Valleys. A green belt around Newport and eastern parts of the region will support the spatial strategy and focus development on existing cities and towns. Transport Orientated Development, using locations benefitting from mainline railway and Metro stations, will shape the approach to development across the region. There is support for the growth and development of Cardiff Airport. To what extent do you agree or disagree with the proposed policies and approach for the South East Region?

Neither agree nor disagree

Q18. If you have any comments about the NDF's approach or policies to the three regions, please tell us. If you have any alternatives, please explain them and tell us why you think they would be better.

Llanfair DC Community Council has provided views based on local impacts and would not wish to comment on other regions other than to express support for the sense of them and the fact that they recognise the intrinsic differences in the regions.  
Llanfair DC Community Council notes the NDF [policy 19] proposal for use of green belts in strategic development plans and will explore how this approach can be built into the Council's Neighbourhood Plan.

## 12. Integrated Sustainability Appraisal

Q19. As part of the consultation process, an Integrated Sustainability Appraisal (ISA) was conducted to assess the social, economic and environmental impacts of a plan. The report identified a number of monitoring indicators, including health, equalities, Welsh language, the impact on rural communities, children's rights, climate change and economic development. Do you have any comments on the findings of the Integrated Sustainability Appraisal Report? Please outline any further alternative monitoring indicators you consider would strengthen the ISA.

The Integrated Sustainability Appraisal Report provides a huge amount of data that will be useful in understanding the context and rationale for the NDF. It will also provide a means to monitor the effectiveness of the Plan as it goes forward. Llanfair DC will monitor its Neighbourhood Plan and refer where appropriate to the ISA.

## 13. Habitats Regulations Assessment

Q20. As part of the development of the NDF, a Habitats Regulations Assessment (HRA) was undertaken. The purpose of the HRA process is to identify, assess and address any 'significant effects' of the plan on sites such as Special Areas of Conservation and Special Protection Areas for birds. Do you have any comments on the Habitats Regulations Assessment report?

Llanfair D C Community Council would draw the NDF consultation's attention to the special interest areas. Llanfair DC's area includes areas such as

- \* the Clwydian Range and Dee Valley AONB
- \* the nature reserves of Coed Cilygroeslwyd SSSI, one of North Wales Wildlife Trusts's first nature reserves, purchased in 1964 and home to some genuine rarities and brimming with wildlife
- \* Graig Wylt, a lovely site sheltered by ancient woodland, awash with spring colour and with dazzling views across the Vale of Clwyd
- \* the Eyarth Rocks butterfly reserve which has rare and endangered species [SSSI]

Further special sites are being considered and the Community Council is liaising with the North Wales Wildlife Trust as well as the AONB. The Community Council will look at all proposed developments and seek to ensure there is no impact on these special areas. There is also a proposal to develop a strategic wildlife corridor across the Vale of Clwyd to allow connectivity between these special areas to enable continuity between habitats, build ecosystem resilience and, by this means, to encourage sustainability of the rare and nationally important species and as well as locally vulnerable habitats.

## 14. Welsh Language

Q21. We would like to know your views on the effects that the NDF would have on the Welsh language, specifically on opportunities for people to use Welsh and on treating the Welsh language no less favourably than English. What effects do you think there would be? How could positive effects be increased, or negative effects be mitigated?

The Llanfair D C area has around 50% Welsh speaking people although these are greater in the younger aged groups. The Community Council supports promotion of the Welsh language and would expect the NDF to create further opportunities.

Q22. Please also explain how you believe the proposed NDF could be formulated or changed so as to have: positive effects or increased positive effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language, and no adverse effects on opportunities for people to use the Welsh language and on treating the Welsh language no less favourably than the English language.

*No Response*

## 15. Further comments

Q23. Are there any further comments that you would like to make on the NDF, or any alternative proposals you feel we should consider?

General context of our response - This response is the input that Llanfair DC Community Council wishes to submit to the Welsh NDF consultation. Llanfair DC Community Council represents the villages of Llanfair DC, Graigfechan and Pentrecelyn as well as surrounding rural countryside in Denbighshire and there are 1048 inhabitants with 458 properties on the electoral register. The Community Council has developed a briefing note for all members to enable engagement with the NDF consultation and meetings have been held to ensure that the Community Council has considered the proposals and is able to present a collective and representative view for the whole community.

Infrastructure - The Community Council would wish to ensure that a holistic approach is taken to development proposals and that these should recognise the need for a contribution to ensure that the impact of the new development is mitigated. Llanfair DC Community Council would encourage the ND to include robust mechanisms to receive reasonable levels of funding from developers [or landowners benefitting from uplift of value] to provide for infrastructure and provision of essential services associated with growth, both locally and at a more strategic scale.

Natural and Built Environment - Llanfair DC Community Council supports the key policy proposed in the NDF consultation document. The Community Council has been keen to see proposals that enhance the natural capital of the area. The Community Council is sensitive to the impact that several recent developments in Llanfair DC have had where trees and hedges have been removed without enough consideration and poor provision and functionality of greenspace. New proposals must be subject to closer scrutiny in this regard. The Community Council will consider how it can support the protection of trees and hedges and will work to suggest where tree preservation orders would be relevant based on local knowledge.

Green Belt - Llanfair DC Community Council notes the proposed use of green belt designation to protect and enhance rural areas and will work to develop and implement proposals in line with the NDF's approach.

## 16. Are you...?

Q24. Are you:

Submitting a response on behalf of an organisation

## Submit your response

Q25. You are about to submit your response. Please ensure you are satisfied with the answers you have provided before sending.

<b>Name</b>	Eirwen Godden [Mrs]
<b>Organisation (if applicable)</b>	Llanfair Dyffryn Clwyd Community Council
<b>Preferred contact details (email/phone/post)</b>	clerk.llanfairdc@gmail.com [REDACTED]

Q26. If you want to receive a receipt of your response, please provide an email address.  
Email address

clerk.llanfairdc@gmail.com

Q27. Responses to consultations may be made public. To keep your response anonymous (including email addresses) tick the box.

*No Response*