



# Replacement Local Development Plan 2018-2033

## Key Stakeholder Consultation Paper

September 2018

Paper 1: Priority Issues, Vision and  
Objectives

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## 1 Introduction

- 1.1 Conwy County Borough Council (CCBC) is in the process of preparing a Replacement Local Development Plan (RLDP) to cover the period 2018 – 2033, which once adopted will replace the currently adopted LDP (2007 – 2022). The LDP is the Council's land use plan that will establish where and how much new development will take place in the County Borough over the period 2018 – 2033. It will also identify which areas need to be protected from development.
- 1.2 The RLDP will be prepared in the line with Council's adopted Delivery Agreement (DA) April 2018, which sets out the timetable and approach to community consultation. The key starting point in undertaking the review is the currently adopted LDP (2007 – 2022), Annual Monitoring Reports and the Review Report. This Issues and Options Pre-Deposit Participation consultation is the first stage in preparing the RLDP and includes the following documents for consultation:
1. **Consultation Paper 1: Priority Issues, Vision & Objectives (including proposed restructure of the currently adopted LDP 2007 – 2022). This Paper**
  2. Consultation Paper 2: Strategic Growth and Spatial Distribution Options
  3. Suite of Topic Papers:
    - Housing
    - Economy, Skills & Employment
    - Retail
    - Tourism
    - Community Facilities
    - Natural Environment
    - Historic Environment
    - Transport
    - Renewable Energy
    - Minerals & Waste
    - Wellbeing, Health & Equalities
    - Recreational Spaces
  4. Sustainability Appraisal / Strategic Environmental Assessment (SA / SEA) Scoping Report.
  5. Background Evidence Base Papers (Appendix 1)
- 1.3 At this stage of the RLDP process, the consultation is focussed on participation and discussions with the key stakeholders identified in the RLDP Delivery Agreement. There is no statutory requirement for the Council to carry out public consultation at this stage. This will take place at the next stage of the process when we consult on the RLDP Preferred Strategy. However, early discussions with key stakeholders on the evidence base and strategic options, preferred strategy and related proposals are critical for building consensus.

**This Priority Issues, Vision & Objectives Paper 1** forms part of a suite of documents to inform the first stages in the preparation of the RLDP. This Paper is seeking your initial views on the following three proposals:

### **Proposal 1: Structure of the RLDP**

This Paper seeks your views on a new RLDP Structure. This is due to consideration of the Planning (Wales) Act, the Well-Being of Future Generations (Wales) Act (WFG

Act) and the Environment (Wales) Act. Consideration is also given to the draft Planning Policy Wales (Edition 10), with regards to the notion of Placemaking and structure of the RLDP.

### **Proposal 2: RLDP 'Vision'**

This Paper is also seeking your views on a new Vision for the RLDP. This takes into account national, regional and local policy in addition to the evidence base known to date as set out in the Topic Papers and supporting Background Papers.

### **Proposal 3: RLDP Priority Issues and Objectives**

Having considered the known evidence base to date the Paper also presents a suite of objectives to achieve the vision. This part of the document also identifies the main issues facing the County Borough which have been informed by the Sustainability Appraisal Scoping Report, associated Topic Papers and the Background Papers that support the RLDP

### **Your Views**

- 1.4 Your views will be used to help us prepare for the next stage of RLDP preparation which is the Preferred Strategy. You will find specific questions within the document that we would like you to answer.
- 1.5 The consultation period for this Issues and Options Pre-Deposit Participation stage runs for six weeks between the 17 December 2018 and 25 January 2019 as identified in the Conwy RLDP Delivery Agreement. You can send your comments to us by completing the accompanying electronic consultation questionnaire. Alternatively if you require a paper copy of the questionnaire please contact the Strategic Planning Policy Service.

### **Strategic Planning Policy Service**

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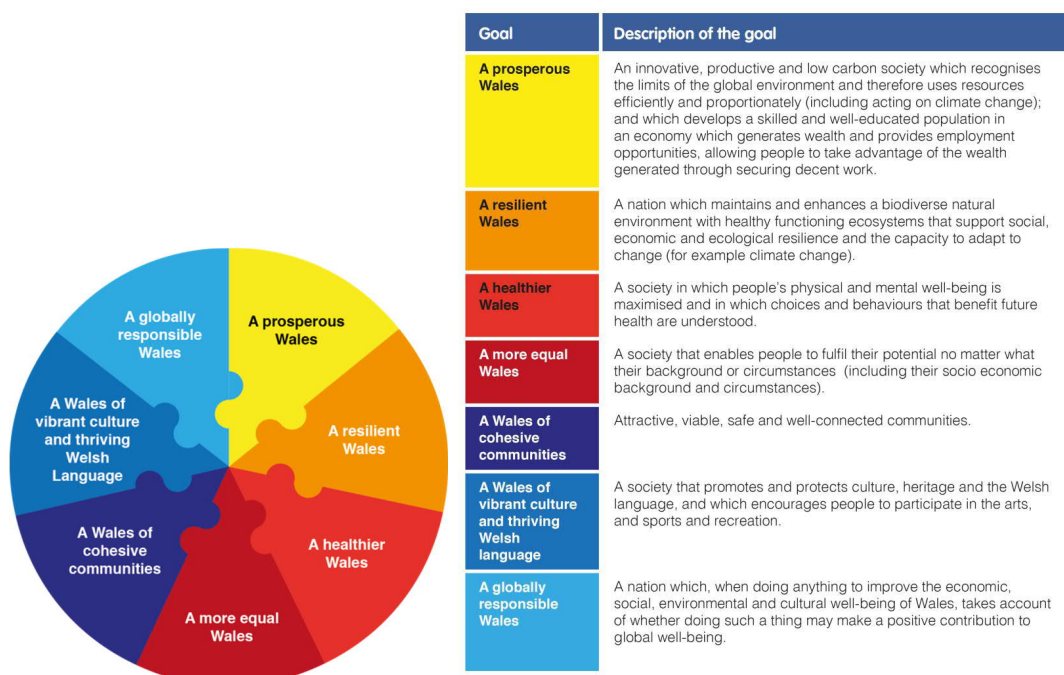
## 2 Key Drivers for Planning, Placemaking and creating Sustainable Communities

2.1 Conwy County Borough Council has determined that a review of the existing LDP (adopted October 2013) is needed to allow a replacement LDP to be prepared and adopted prior to the expiration of the current LDP in 2022. It is considered that a replacement LDP is needed to take account of a range of new Acts, policy frameworks, initiatives, evidence and spatial issues at national, regional and local levels since the adoption of the current LDP. This section of the Paper introduces you to the key drivers that impact on the creation of sustainable communities and ultimately the preparation of the Conwy RLDP. It provides detail on important new legislation that has arisen since the adoption of the current LDP. In response to this changing legislation, together with an assessment of evidence, this section proposes a new structure for the RLDP. It also highlights the approaches to assessing the RLDP to ensure sustainable places are created. We would like your views on this before progressing onto the RLDP 'Vision' and 'Objectives' later in this Paper. There is a lot of information to take on board, but it is considered essential in understanding the proposed restructure and direction of the RLDP.

### Planning and the Well-being of Future Generations Act 2015

- 2.2 The Well-being of Future Generations (Wales) Act 2015 (WFG Act) places a duty on public bodies that they must carry out **sustainable development** in preparing Local Development Plans. The WFG Act puts in place seven well-being goals (**Diagram 1**), which the Conwy RLDP must work towards. The concept of sustainable development is not a new concept for the planning system as the principles of sustainable development have been at the heart of planning policy for some-time. However, the concept has been expanded under the WFG Act and as such must be considered in preparing the RLDP.
- 2.3 With the introduction of the WFG Act, in addition to the Planning (Wales) Act 2015 and the Environment (Wales) Act 2016 there is a need to consider restructuring the content and assessment processes covered in the adopted LDP so that it takes account of these legislative requirements.

**Diagram 1: The WFG Act seven well-being goals**



- 2.4 The WFG Act also establishes the ‘Five Ways of Working’ which public bodies need to demonstrate they have carried out in undertaking their sustainable development duty and in preparing the RLDP. Giving consideration to these ways of working is an intrinsic part of the planning system. Conwy will need to set out how it will operate in this manner in developing and delivering the RLDP. The five areas are ‘**Long Term**’, ‘**Prevention**’, ‘**Integration**’, ‘**Collaboration**’ and ‘**Involvement**’.
- 2.5 In considering how the five Ways of Working can specifically relate to the planning system in Wales, the Welsh Government identifies **five key ‘Planning Principles’ (Diagram 2)** which should be the starting point in preparing the RLDP. As detailed in Diagram 2, it is clearly shown how the five key planning principles link to the WFG Act ‘Ways of Working’. In preparing the RLDP against these principles, it will enable the goals and ways of working set out in the WFG Act and Environment Act principles to be realised through production of the RLDP. They provide the context and act as a catalyst for the positive delivery of the planning system across Wales. Further consideration of these principles will be set out in the Conwy SA/SEA and will form the baseline to inform RLDP evidence, vision, objectives, policies, land allocations and future monitoring.

## Diagram 2: Welsh Government Five Key Planning Principles

### 1. To facilitate the right development in the right place

The planning system needs to work in a proactive and **collaborative** way to ensure prosperity to meet social, environmental, cultural and economic needs, The best use must be made of existing infrastructure, where new supporting infrastructure is required it must be co-ordinated with development. Meeting this principle will require taking a long term view and, be based on integrating and aligning priorities through greater collaboration between multi-disciplinary built and natural environment professions and frameworks, the third sector and the public to help achieve the best possible result where advantages in terms of cultural, economic, social and environmental benefits are felt far beyond a place or development’s boundaries.

### 2. Making best use of Resources

Land is a finite resource which needs to be used wisely but the influence of the system extends to ensuring that the **long term** issue of climate change is combated, that progress towards decarbonisation and a circular economy is made and that benefits are derived for both the built and natural environment. The proximity principle must be applied to ensure problems are solved locally rather than passing them on to other places or future generations. This will ensure the use of land and other resources is sustainable in the long term.

### 3. Facilitating Accessible and Healthy Environments

The planning system should be accessible to all. It should deliver high quality places which are barrier-free and inclusive to all members of society whilst making it easy to make healthy lifestyle choices. The best way of achieving this is to **involve** and **collaborate** with others to ensure issues are understood and **prevented** at the earliest opportunity.

### 4. Creating & Sustaining Communities

The Planning system must work in an **integrated** way to maximise its contribution to well-being. It can achieve this by creating well-designed places and cohesive rural and urban communities can be sustained and created by ensuring the appropriate balance of uses and density to make places where people want to be whilst meeting our requirements for new development.

### 5. Maximising environmental protection and limiting environmental impact

Natural and cultural resources, people, property and infrastructure must be protected and environmental impacts limited in the wider public interest. This means acting in the long term to respect environmental limits and operating in an **integrated** way so that resources are not irreversibly damaged or depleted, applying the polluter pays principle where pollution cannot be prevented and applying the precautionary principle to ensure cost effective measures to prevent possibly serious environmental damage are not postponed just because of scientific uncertainty about how serious the risk is.

## Creating Sustainable Places in Conwy through Placemaking

- 2.6 Creating Sustainable Places is a key goal of the land use planning system in Wales; they are the output of the planning process. All development decisions, either through production of the RLDP or through individual development management decisions should seek to contribute towards the making of Sustainable Places in Conwy
- 2.7 What makes a sustainable place in Conwy will vary from settlement to settlement. Each place will have its own unique characteristics, history and identity, based on how people have, and will, interact with it, which make it unique. This 'sense of place' varies, from the rural countryside which provides an economic and environmental base for agriculture and tourism to thrive to urban areas which can be renewed through regeneration and change.
- 2.8 Sustainable placemaking is an inclusive process, involving all of those with a professional or personal interest in the built and natural environment, which focuses on developing plans, making decisions and delivering developments which contribute to the creation and enhancement of sustainable places.
- 2.9 Placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the local level, such as considering the amenity impact on neighbouring properties and people. The planning system and production of the Conwy RLDP is the key management tool for delivering Sustainable Places in Conwy. It provides a critical mechanism where opportunities for long term benefit and integrated decision making meet allowing preventative and proactive solutions to be found

## National Sustainable Placemaking Outcomes

- 2.10 The Welsh Government has developed a suite of **National Sustainable Placemaking Outcomes** (Diagram 3) to help ensure development decisions are taken with a holistic view and consider the well-being goals at the earliest stage of the development process where the most benefits can be realised. These outcomes, whilst highlighting the sustainable features of the final development constructed, should form the starting point for development proposals and in assessing the appropriate direction of the RLDP. Further consideration of these outcomes will be covered in the SA/SEA and inform the direction of the RLDP.
- 2.11 Therefore, to ensure the Conwy RLDP contributes to **WFG Act seven goals (Diagram 1)**, the key '**planning principles**' (**Diagram 2**) and contributes to **Sustainable Places**, it is essential that the RLDP seeks to deliver development that addresses the National Sustainable Placemaking Outcomes (**Diagram 3**).



**Diagram 3: National Sustainable Placemaking Outcomes**

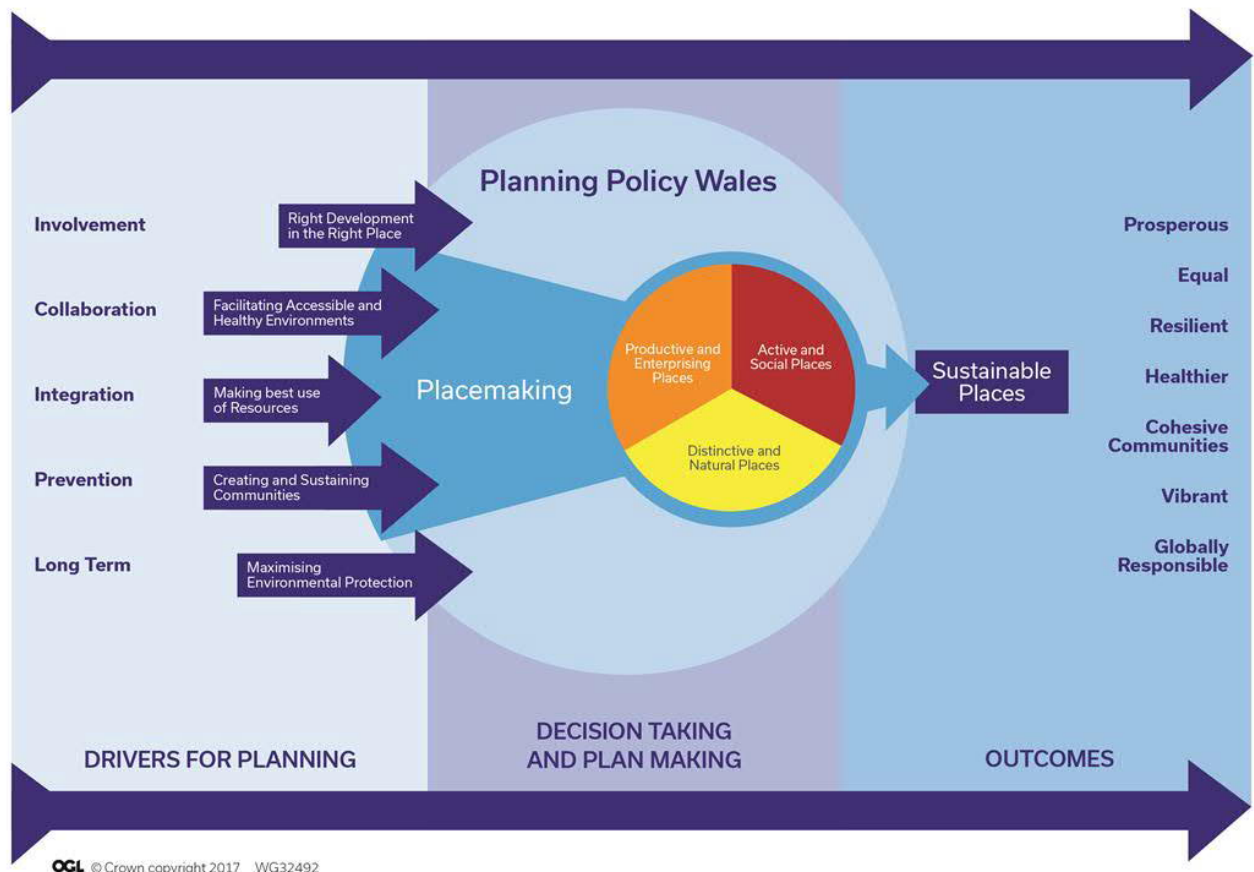


**Draft Planning Policy Wales (Edition 10)**

- 2.12 PPW is the national land use planning policy document of the Welsh Government. It was first published in 2002 and has since been updated nine times. PPW is supplemented with Technical Advice Notes (TANs), Circulars and ministerial letters. It provides the policy context for Local Development Plans (LDPs) and is a material consideration in the determination of planning applications and appeals.
- 2.13 When the Planning (Wales) Act 2015, the Well-Being of Future Generations (Wales) Act 2015 and the Environment (Wales) Act 2016 were being developed, the Welsh Government made a commitment to restructure PPW in-line with the above legislation. The new draft Edition 10 of PPW also sought to promote the concept of 'place making' in both plan making and development management decisions which is central to the wider objectives of the Well-Being of Future Generations (Wales) Act 2015. Consultation on draft PPW (Edition 10) was undertaken between 12th February 2018 and the 18th May 2018. Whilst the new PPW Edition is in draft form this Paper 1 takes full account of it in considering the restructure of the Conwy RLDP. Any changes made to the final PPW will be reflected in later stages of the Conwy RLDP preparation.
- 2.14 In terms of the new structure in PPW, the Welsh Government has considered the key drivers and proposes to re-align the existing planning policy topic areas to the 7 well-being goals set out in the WFG Act. Following an examination of the goals against the National Sustainable Placemaking Outcomes, the policy topic areas have been grouped under 4 new thematic headings namely **'Place Making'**, **'Active and Social Places'**, **'Productive and Enterprising Places'** and **'Distinctive and Natural Places'** which show their relationship with each other. For example, the 'Active and Social Places chapter' includes policy statements on housing, retail, community facilities, open space and transport. Each chapter highlights the connections between the policy topic areas and the place making outcomes and refers to the linkages with the 7 well-being goals and the 5 ways of working in the Well Being of Future Generations (Wales) Act 2015.

- 2.15 Chapter 2 of the draft PPW refers to 'place making' and paragraph 2.1 states that "everyone engaged with or operating within the planning system in Wales must embrace the concept of place making in both plan making and development management decisions in order to achieve the creation of sustainable places".
- 2.16 Diagram 4 below seeks to demonstrate the process through which the Conwy RLDP should be taken in order to achieve sustainable places in Conwy.

**Diagram 4: National Sustainable Placemaking Outcomes**



### 3 Proposed Restructure of the adopted Conwy LDP (2017 – 2022)

- 3.1 Whilst Sustainable Development is a core element of the currently adopted Conwy LDP, it is structured around key themes linked to the overall vision and objectives of the Plan. The legislative requirements identified above set out in the WFG Act introduce an obligation to improve the social, economic, environmental and cultural well-being of Wales. It requires public bodies (including the Welsh Government and Local Planning Authorities) to think about the long-term, to work better with people and communities, to look to prevent problems and take a more joined up approach to deliver sustainable development. As such it is proposed that the current LDP structure is aligned with the improvement obligations set out in the WFG Act and the Conwy and Denbighshire WP (i.e. social, economic, environmental and cultural) and it takes account of key subject areas set out in draft PPW (Edition 10). This ensures that there is a clear golden thread from national guidance and that the key policy subject areas are planned for to achieve the WFG Act goals and Sustainable Places in Conwy. Any amendments to the final PPW will be reflected in later stages of the RLDP preparation. Additionally, some subject areas may change depending on the outcome of the RLDP background evidence base.

**Table 1: Proposed RLDP Structure (themes and subject areas)**

Placemaking	Social	Economy	Environmental and Cultural
Creating Sustainable Places Good Design Promoting Healthier Communities The Welsh Language Making Spatial Choices Placemaking in Rural Areas	Housing Retail and Commercial Centres Community Facilities Recreational Spaces Transport	Economic Development Tourism The Rural Economy Transportation Infrastructure Energy Minerals & Waste	Landscape Coastal Areas Historic Environment Green Infrastructure and Biodiversity Water, Air, Soundscape & Light Flooding De-Risking

**Question 1:** Do you agree that the RLDP Structure should be aligned to reflect the obligations of the WFG Act and the subject areas set in Draft PPW (Edition 10), that being **as set out above in Table 1?**

## 4 Conwy Replacement LDP 'Vision'

- 4.1 An early part of the plan preparation is to set and agree with Key Stakeholders the Vision and Objectives that the LDP needs to address. The RLDP should be based on a clear vision agreed by the community and stakeholders, setting out clearly and concisely how places are planned to develop, change, or be conserved. The current LDP contains a lengthy Vision, however we feel that the new RLDP Vision should be more focused and concise, which then relates seamlessly into the Objectives, Spatial Strategy, Policies, Land Allocations and Monitoring.

**The proposed vision for the Conwy RLDP is to ensure that:**

*By 2033, Conwy will continue to be thriving area of North Wales, with a sustainable economy built on principles that promote growth and maximise opportunities for all whilst safeguarding the area's unique landscape, heritage and wider environmental assets. A renewed focus on placemaking and regeneration will ensure that high quality development supports the creation of healthier and more vibrant places, with housing, employment and infrastructure growth directed to sustainable locations to meet the needs of residents, workers and visitors. Through enhanced inward investment, infrastructure provision and strong protection for the Welsh Language, Conwy will become the economic and cultural growth engine of North Wales. It will be a competitive and more inclusive place offering a good quality of life for all, improved environmental quality and enhanced wellbeing for current and future generations. This means that Conwy will have a prosperous network of towns and villages, as well as a viable rural economy which protects and enhances the natural environment.*

### **Achieving the Vision**

- 4.2 This vision for Conwy will be achieved by all stakeholders involved in planning following the 5 ways of working (collaboration, prevention, integration, long term and involvement) and striving to deliver sustainable development. Placemaking and regeneration efforts will therefore be focused on delivering placed based solutions to social, economic, environmental and cultural challenges facing the area. The vision will therefore be implemented through addressing the objectives set out in the next section, and in turn through implementing associated policies and proposals.
- 4.3 The following paragraphs demonstrate why this Vision is proposed for the RLDP.
- 4.4 The relationship with the Conwy and Denbighshire Well-being Plan (CCBC/DCC WP) produced by Conwy & Denbighshire Public Services Board (PSB) is particularly important. An LDP should provide the land use expression of the shared vision of how an area will change. The RLDP should identify those aspects of the CCBC/DCC WP which need to be expressed spatially.
- 4.5 In addition to the CCBC/DCC WP, the proposed Vision also needs to take on-board the WFG Act goals and the Wales Spatial Plan (2008). Consideration is also given to the North Wales Growth Deal, which could have implications on the National Development Framework currently in preparation.
- 4.6 The detail below considers the key messages in these documents, which are then related to the proposed Vision for the RLDP.

## Conwy and Denbighshire Well-being Plan 2018 - 2023

- 4.7 The CCBC/DCC WP is also underpinned by the WFG Act seven goals, as is the proposed structure of the RLDP. The Public Services Board has been established which ensures that services work together to improve:
- cultural well-being
  - economic well-being
  - environmental well-being
  - social well-being
- 4.8 Specifically, the CCBC/DCC WP wants everyone “to enjoy well-being”. It sets out the challenges communities face and focuses on 3 priority areas:
- People – Supporting Good Mental Well-being for all ages
  - Community – Supporting Community Empowerment
  - Place – Supporting Environmental Resilience.
- 4.9 It then goes to identify four principles that support these priorities:
- To tackle inequalities and treat everyone equally
  - To support and promote the Welsh Language
  - To support people so they can access healthy, safe appropriate accommodation
  - To avoid duplicating work.
- 4.10 The Plan then identifies a number of areas to explore in order to contribute positively to these priorities and principles.
- 4.11 **Key message for the RLDP Vision:** The proposed Vision seeks to achieve sustainable places, with a strong emphasis on healthier places and promotion of the Welsh Language. The proposed structure of the RLDP and themes will be delivered via various subject areas, such housing, employment, community facilities, etc. which are well placed to deliver the land-use and planning policy elements of the CCBC/DCC WP. For example, the ‘Social’ theme will seek to promote land/policy to deliver appropriate market and affordable housing, community facilities, recreational spaces, all of which will impact positively on wellbeing. Appendix 2 to this Paper presents a matrix which assesses the proposed Vision against the spatial and land-use elements of the CCBC/DCC WP. The matrix clearly demonstrates that the proposed Vision and RLDP Structure will be in a position to contribute positively to the CCBC/DCC/ WP over the RLDP Period 2018 - 2033.

## Wales Spatial Plan and the North Wales Growth Deal

- 4.12 The Wales Spatial Plan (WSP) was updated in 2008, and whilst work is progressing on the National Development Framework (NDF) and the North Wales Growth Deal, which are likely to come into force over the lifetime of LDP preparation, it still remains a useful and relevant reference for planning in the wider sub region. The North Wales Growth Deal is gaining significant momentum and as such the key economic drivers and strategic projects promoted in it may have implications on the future NDF (or Strategic Development Plan if prepared) and as such will need to be a factor in considering issues and options for the Conwy RLDP.
- 4.13 **Wales Spatial Plan (WSP):** The WSP (2008) contains an overall vision for the whole of Wales along with separate visions and strategies for each of the 6 spatial plan

areas. Conwy is located mainly within the North East Wales Strategy Area and partly within the North West Area. Key focus is placed on the most sustainably located settlements along the A55. In particular, the Primary key Settlements of Colwyn Bay, Llandudno, Llandudno Junction and Conwy, in addition the Key Settlements of Llanrwst, Penmaenmawr and Llanfairfechan are seen as key to realising the vision for this spatial area.

4.14 **Key message for the RLDP Vision:** Key focus should be given to delivering growth to sustainable locations with excellent accessibility. The WSP does not consider the impact on other settlements throughout the plan area, some of which will need focus to deliver community needs, regeneration and overall sustainable places. To accommodate these key messages the proposed Vision concentrates on Conwy as a whole and not specifically to the WSP Areas. Additionally, it promotes sustainable places and sustainable placemaking.

4.15 **North Wales Growth Deal:** The North Wales Growth Deal has been prepared in partnership by the North Wales Economic Ambitions Board and covers the North Wales Region. The economic drivers contained within the Deal will have an influence on the NDF and in shaping the County Borough over the coming years. It contains the following vision:

*'Is a confident, cohesive region with sustainable economic growth, capitalising on the success of high value economic sectors and our connection to the economies of the Northern Powerhouse and Ireland'.*

4.16 The North Wales Growth Vision was founded on the three principles of:

- **Smart North Wales** - innovation in high value sectors to advance economic performance
- **Connected North Wales** - improving transport and digital infrastructure to improve connectivity to and within the region
- **Resilient North Wales** - retaining young people, raising employment levels and improving skills to achieve inclusive growth

4.17 The Growth Deal states that the Vision will be delivered by combining resources in strategic transport planning, economic development, employment and skills and strategic land use planning to support collaborative planning and delivery. Therefore they should be considered in drawing up the Vision, Objectives and Strategy in the RLDP. To inform the RLDP, BP/18 'The Conwy Employment Land Review has assessed the impact of the North Wales Growth Deal in terms of jobs growth, policies and land allocations. Additionally, it has assessed the implications of the Conwy Economic Strategy in terms of jobs growth options, policies and land allocations.

4.18 **Key message for the RLDP Vision:** The underlying message within the vision is that through inclusive placemaking, sustainable places will be created and enhanced in Conwy and economic growth will be realised. In particular, the theme 'Economy' will be well placed to ensure that the objectives, strategy, policies and land allocations are contributing positively to sustainable economic growth, which in turn will contribute to the delivery of a Resilient North Wales. The evidence set out in BP/18 will ensure that the RLDP growth levels and spatial distribution locate employment in accessible locations to link strategically to the economies of the Northern Powerhouse and Ireland. Such locations under the 'Economy' theme will also ensure

transport and digital infrastructure improvements are promoted. Overall the proposed Vision will be well positioned to implement the Growth Deal via inclusive placemaking and focus on promoting and maximising growth.

- 4.19 To further assess the Vision against the essential plans and strategies an assessment matrix has been produced at appendix 2.

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

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

## **5 Conwy Replacement LDP Priority Issues and ‘Objectives’**

- 5.1 The LDP objectives set out what the Plan is trying to achieve having understood the key issues impacting on the County Borough. They reflect the proposed Vision and are formed having undertaken a review of the wider national, regional and local policy context, baseline evidence base and having identified initial sustainability issues in the Sustainability Appraisal Scoping Report. These tasks have enabled us to understand the broader context and identify the main issues and objectives to be addressed in the Conwy RLDP. Additionally, the existing LDP objectives and planning policies have also been reviewed, for example the frequency of their use in development management decisions and/or their effectiveness in recent planning appeals. The individual Issues & Options Papers, Topic Papers and supporting Background Papers detail the outcome of these key tasks and the implications for the RLDP.
- 5.2 The key planning and sustainability issues have been used to develop the proposed RLDP objectives set out in Table 2 below, which in turn seek to deliver the proposed Vision. The objectives are structured in line with the overarching Vision and proposed themes and subject areas of the RLDP. Some of the proposed objectives also cover a number of individual issues identified. For consistency the table identifies the key issues, sources and resulting objectives, which are grouped under the proposed RLDP Structure (Themes and Subject Areas). Some of the proposed objectives cover a number of separate issues. The proposed objectives have also been tested against the Sustainability Objectives set out in the SA Scoping Report (refer to BP04). As with the Vision, the objectives are a starting point and may change once evidence is finalised.



**Table 2 Proposed RLDP Objectives**

Key Issues and Problems (Planning and Sustainability Appraisal)	Source	Proposed Objective to cover the Issue/Problem
<b>Placemaking</b>		
<p><b>Creating Sustainable Places, Making Spatial Choices and Placemaking in Urban and Rural Settlements:</b> As per the Key Planning Principles and Sustainable Placemaking Outcomes there is a need to ensure that the RLDP facilitates the right development in the right place. The RLDP needs to promote prosperity by meeting the social, environmental cultural and economic needs. Making the best use of existing infrastructure should be promoted and where new infrastructure is required it must align with new development.</p> <p>There is also a need to align with the emerging National Development Framework (NDF) for Wales, the North Wales Growth Deal and the potential preparation of a possible SDP for the A55 Corridor.</p> <p>The Adopted LDP (2007 – 2002) does not take account of the new policy guidance related to Sustainable Places and therefore a new objective is proposed.</p>	<p>Draft National Development Framework (NDF)</p> <p>Planning Policy Wales (Edition 9) and Draft Edition 10</p> <p>Welsh Government Key Planning Principles</p> <p>Welsh Government Placemaking Sustainable Outcomes</p> <p>Technical Advice Notes</p> <p>North Wales Growth Deal</p> <p>Adopted LDP (2007 – 2022)</p> <p>Topic Papers</p> <p>Background Papers</p>	<p><b>Strategic Objective 1 (SO1):</b> Contribute to the creation of sustainable places, social inclusion and improved wellbeing overall in Conwy through the delivery of inclusive placemaking and regeneration that ensures future growth levels and development takes place in sustainable and accessible locations, seeks to promote good design and healthier places, protects Welsh language and is supported by the necessary social, environmental, cultural and economic infrastructure to create great places.</p> <p><b>Related Objectives:</b> All Objectives</p>
<p><b>Healthy Places and Wellbeing:</b> There is need to address specific health and wellbeing issues as identified in the Conwy and Denbighshire Wellbeing Plan including with respect to physical and mental health, social wellbeing and community safety. As such, the scope of the Adopted LDP (2007 – 2022) objectives should be broadened.</p> <p>Overall, CCBC residents are performing slightly better than average in Wales for health indicators such as obesity, mental illness and alcohol consumption. However, consistency of physical exercise and alcohol specific hospital admissions are considerably worse than the rest of Wales.</p>	<p>Wellbeing of Future Generations Act 2015</p> <p>Conwy and Denbighshire Wellbeing Plan (2017 – 2023)</p> <p>Topic Paper</p> <p>Background Papers</p>	<p><b>Strategic Objective 1 (SO1):</b> Contribute to the creation of sustainable places, social inclusion and improved wellbeing overall in Conwy through the delivery of inclusive placemaking and regeneration that ensures future growth levels and development takes place in sustainable and accessible locations, seeks to promote good design and healthier places, protects Welsh language and is supported by the necessary social, environmental, cultural and economic infrastructure to create great places.</p> <p><b>Related Objectives:</b> All Objectives</p>

<p>There is a need to protect and improve access to healthcare services and facilities, reduce health inequalities and improve the physical and mental health and wellbeing of communities. There is a need to facilitate or encourage active travel or physical recreation and increase the accessibility and quality of open space provision. The RLDP should also take note of the notable health inequalities of the CCBC area's resident population compared with regional and national averages. It should set out proposals, policies and guidance to safeguard and improve amenity, quality of life and health outcomes (physical and mental) for all within the CCBC area, i.e. for both the workforce and residents.</p>		
<p><b>Good Design, the Built Environment and Placemaking:</b> There is a requirement to maximise the efficient use of land and infrastructure and enhance design quality to create great places for people to live, work and visit in Conwy.</p> <p>There is a need to ensure that the RLDP focuses on design quality in the built environment, which is important given the mix of settlement types and predominantly rural character of the CCBC area. Design and placemaking issues will be of relevance to some RLDP components (e.g. design related policies and site allocations).</p> <p>The RLDP needs to ensure that it promotes high quality architecture and design which strengthens local distinctiveness and fosters a sense of place for communities. Creating and maintaining a safe and attractive public realm which encourages people to walk and cycle are key issues for the RLDP. Developments should be of appropriate scale, siting, massing and density and make the best use of land, including through prioritising the redevelopment of brownfield sites and locating high footfall uses close to the public transport network.</p>	<p>Planning Policy Wales (Edition 9) and Draft (Edition 10)</p> <p>Technical Advice Notes</p> <p>Topic Papers</p> <p>Background Papers</p>	<p><b>Strategic Objective 1 (SO1):</b> Contribute to the creation of sustainable places, social inclusion and improved wellbeing overall in Conwy through the delivery of inclusive placemaking and regeneration that ensures future growth levels and development takes place in sustainable and accessible locations, seeks to promote good design and healthier places, protects Welsh language and is supported by the necessary social, environmental, cultural and economic infrastructure to create great places.</p> <p><b>Related Objectives:</b> All Objectives</p>
<p><b>Creating Sustainable Places and Making Spatial Choices (brownfield Land and Constrained Settlements):</b> There is a lack of brownfield capacity to accommodate growth over the Plan Period. Some settlements along the coastal corridor are highly constrained, mainly resulting from topography to the south, flood risk to the north and highways capacity.</p>	<p>Planning Policy Wales (Edition 9) and Draft (Edition 10)</p> <p>Technical Advice Notes</p> <p>Topic Papers</p> <p>Background Papers</p> <p>Conwy Tidal Flood Risk Assessment</p> <p>Conwy Flood Defence Review</p>	<p><b>Strategic Objective 1 (SO1):</b> Contribute to the creation of sustainable places, social inclusion and improved wellbeing overall in Conwy through the delivery of inclusive placemaking and regeneration that ensures future growth levels and development takes place in sustainable and accessible locations, seeks to promote good design and healthier places, protects Welsh language and is supported by the necessary social, environmental, cultural and economic infrastructure to create great places.</p> <p><b>Related Objectives:</b> All Objectives</p>

	<p>Joint Housing Land Availability Studies</p> <p>Natural Resources Wales 'Clwyd Tidal Flood Risk Management Plan</p>	
<p><b>Equality and Social Inclusion:</b> Some parts of the CCBC area, especially in the Northern Coastal urban communities, are among the most deprived areas of Wales, with low levels of economic activity and access to facilities and services, particularly for children, young people and elderly populations. Conversely, the rural South of CCBC has some of the least deprived communities in Wales. There is a need to reduce poverty and inequality, tackle social exclusion and promote community cohesion, including through enhancing access to community facilities. There is a need to ensure that the communities are in close proximity to existing community facilities, public services and key amenities.</p> <p>A holistic strategy is needed to address multiple deprivation within parts of the CCBC area, including but not limited to the creation of new, high quality employment opportunities. The RLDP will need to set out a clear employment land strategy to support the provision of new employment opportunities in appropriate and accessible locations. The RLDP will need to include a regeneration strategy and associated policies and proposals to catalyse a range of physical, environmental, health and socio-economic improvements within identified deprived communities.</p>	<p>Wellbeing of Future Generations Act 2015</p> <p>Conwy and Denbighshire Wellbeing Plan (2017 – 2023)</p> <p>Topic Papers</p> <p>Background Papers</p>	<p><b>Strategic Objective 1 (SO1):</b> Contribute to the creation of sustainable places, social inclusion and improved wellbeing overall in Conwy through the delivery of inclusive placemaking and regeneration that ensures future growth levels and development takes place in sustainable and accessible locations, seeks to promote good design and healthier places, protects Welsh language and is supported by the necessary social, environmental, cultural and economic infrastructure to create great places.</p> <p><b>Related Objectives:</b> All Objectives</p>
<p><b>Welsh Language:</b> CCBC's Welsh Language Strategy commits the Council to treating Welsh and English on an equal basis when carrying out public business. CCBC is additionally dedicated to helping raise the profile of the Welsh language and culture to residents and employees.</p> <p>There is a need to safeguard and support the increased use of the Welsh language amongst the resident population of the CCBC area. Any RLDP should include policy provisions to support growth in the use of the Welsh language.</p>	<p>Planning Policy Wales (Edition 9) and Draft (Edition 10)</p> <p>Technical Advice Notes</p> <p>Topic Papers</p> <p>Background Papers</p> <p>Conwy and Denbighshire Wellbeing Plan (2017 – 2023)</p> <p>CCBC Welsh Language Strategy</p>	<p><b>Strategic Objective 1 (SO1):</b> Contribute to the creation of sustainable places, social inclusion and improved wellbeing overall in Conwy through the delivery of inclusive placemaking and regeneration that ensures future growth levels and development takes place in sustainable and accessible locations, seeks to promote good design and healthier places, protects Welsh language and is supported by the necessary social, environmental, cultural and economic infrastructure to create great places.</p> <p><b>Related Objectives:</b> All Objectives</p>

## Social

### **Market and Affordable Housing Growth Levels, Developer Capacity, Coherent Strategies, Housing Type, Sizes and Tenure and Gypsy and Traveller Accommodation.**

**Accommodating Housing Need:** In creating sustainable places in Conwy the RLDP will need to consider the implications of the most up-to-date population and household projections, the Local Housing Market Assessment (LHMA) and the jobs growth impacts associated with the Conwy Employment Land Review (ELR) and the regional economic drivers promoted in the North Wales Growth Deal in determining sustainable levels of housing and employment growth. In terms of housing, various population, housing and jobs growth projections have been considered which conclude potential housing growth levels ranging from between 1,800 and 17,300 new homes over the plan period (2018 – 2033). The LHMA conclusions have been updated to reflect 2017 population projections, which concludes an annual affordable housing requirement of 190 units (2850 over the RLDP period). The proposed housing growth levels would deliver between approximately 360 and 3450 new affordable homes.

**Developer Capacity:** The average annual delivery, as identified in the Conwy Housing Land Availability Studies, over the past 5 years is 244 homes, with highest delivery being 320 new homes in 2017. 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.

**Coherent and Holistic Strategies:** It will be important for the RLDP to set out coherent and holistic strategies in respect of housing and employment land and community infrastructure provision to meet current and expected future needs.

**Housing Type, Sizes and Tenure:** Slow population growth, negative natural changes (more deaths than births) and projected population ageing are likely to create issues for long term workforce replacement and to increase pressures on a range of public services. Out-migration of the early working age population in CCBC presents an issue with retaining its young adult population. As a result there is a need to ensure that the RLDP seeks to deliver the housing needs of an aging population, but at the same ensuring that new homes seek to retain younger population the area. The housing types (including adapted living), sizes and tenure set out in the LHMA should be promoted through the RLDP.

Planning Policy Wales (Edition 9) and Draft (Edition 10)

Technical Advice Notes

Topic Papers

Background Papers

**Strategic Objective 2 (SO2):** Promote a holistic and co-located employment and housing growth strategy by delivering new homes, including affordable homes and gypsy and traveller accommodation needs in sustainable and accessible locations, and ensuring that the right range of housing types, sizes and tenure are brought forward alongside the necessary community infrastructure.

**Related Objectives:** SO1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15 & 16

<p><b>Gypsy and Traveller Needs Accommodation Study:</b> Concludes that the RLDP should promote land to accommodate a transit site for 7 pitches. Conwy recently delivered a residential site in Conwy for 4 pitches.</p>		
<p><b>Retailing and Commercial Centres:</b> Planning authorities should establish, through their development plan, a clear strategy for retail development, supported by policies, to achieve vibrant, attractive and viable retail and commercial centres. The strategy and policies should set out a framework for the future of retail and commercial centres in their area, taking into account strategies in adjoining authorities, to promote a successful retailing sector supporting existing and new communities. In support the Council has produced a Joint Retail Study with Denbighshire, which concludes the need for new major convenience and comparison retail between Colwyn Bay and the remaining East of the County Borough. Additionally, Town Centre Health Checks have been undertaken to assess the vibrancy, viability and attractiveness of towns. Some towns within the County Borough experience good health and low vacancy levels, whilst others have experienced decline over recent years due to current focus on A1 retail policy and certain town centre shop closures (e.g. high street banks). Through the RLDP there is a need to ensure that these retail needs, pressures and opportunities are supported by appropriate retail strategies. In some situations it may be necessary to take pro-active steps to identify retail and commercial centre locations for expansion. In others it may be necessary to identify measures to reinvigorate centres or to manage a change in the relative importance of a centre as other centres' roles expand.</p> <p>As a result of national policy and local evidence base there is a need to amend the current LDP Retail Objective</p>	<p>Planning Policy Wales (Edition 9) and Draft (Edition 10)</p> <p>Technical Advice Notes</p> <p>Topic Papers</p> <p>Background Papers</p>	<p><b>Strategic Objective 3 (SO3):</b> Achieve vibrant, attractive and viable town and commercial centres in Conwy by redefining their role and by encouraging a diversity of activities and uses.</p> <p><b>Related Objectives:</b> SO1, 2, 6, 7, 8, 9, 13, 14 &amp; 16</p>
<p><b>Community Facilities:</b> Community facilities perform various functions which cover a broad range of activities and services that can be delivered by the public, private and third sectors. Community facilities contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often a key element in creating viable and sustainable communities. They can include schools, cultural facilities, health services, libraries, allotments and places of worship. Many of these are also historic assets.</p> <p>Further community infrastructure will be required to support the projected ageing population within the CCBC area. Access to services within rural areas is a particular problem with the 9 LSOAs ranked within the 10% most deprived for access to services nationally.</p>	<p>Planning Policy Wales (Edition 9) and Draft (Edition 10)</p> <p>Technical Advice Notes</p> <p>Topic Papers</p> <p>Background Papers</p>	<p><b>Strategic Objective 4:</b> Contribute to a sense of place and overall health, wellbeing and amenity of local communities by ensuring that the existing and future population groups have access to a sustainable mix of community facilities.</p> <p><b>Related Objectives:</b> SO1, 2, 3, 4, 5, 6, 7, 9, 13, 14 &amp; 16</p>

<p>There are currently 53 primary schools and 7 secondary schools within the CCBC area. Each school utilises varying degrees of English and Welsh spoken languages. Some of these schools are at capacity or may reach capacity depending on new homes and population increase in the future. The RLDP will need to ensure that the land requirements for new schools is delivered coherently with housing growth.</p> <p>CCBC operates 10 libraries (Abergele, Conwy, Llanfairfechan, Penrhyn Bay, Cerrigydrudion, Kinmel Bay, Llanrwst, Colwyn Bay, Llandudno and Penmaenmawr). There are also four leisure centres in Conwy (Abergele, Colwyn, Llandudno and Llanrwst Pool).</p> <p>As detailed in the Topic Papers and Background Papers, there are also needs for allotments and burial grounds. Various Health establishments have also reached capacity and as such any land requirements as a result of growth will need to be dealt with by the RLDP.</p> <p>The LDP Review should identify adequate provision of community infrastructure to meet existing and projected future population needs.</p>		
<p><b>Recreational Spaces:</b> Recreational spaces are vital for our health, well-being and amenity and can contribute to an areas green infrastructure. They provide a place for play, sport, healthy physical activity and a place to relax, often in the presence of nature, and contribute to our quality of life. Networks of high quality, accessible green spaces and recreation space provision will also promote nature conservation, biodiversity and provide enjoyable opportunities for residents and visitors to participate in a wide range of physical activities in order to promote physical and mental well-being.</p> <p>There a need for the RLDP to support the development of sport and recreation, and the wide range of leisure pursuits which encourage physical activity. There is a need to identify, manage, expand and enhance the County Borough's Green Infrastructure network, including areas of public open space and recognise its importance in delivering local environmental, socio economic and health benefits, which are identified as key issues in the Conwy and Denbighshire Wellbeing Plan. The Conwy Open Space Assessment also identifies areas of shortfall within some areas of the County Borough</p>	<p>Planning Policy Wales (Edition 9) and Draft (Edition 10)</p> <p>Technical Advice Notes</p> <p>Topic Papers</p> <p>Background Papers</p>	<p><b>Strategic Objective 5:</b> Encourage physical and mental wellbeing through the provision and protection of high quality, accessible green spaces and recreation space networks.</p> <p><b>Related Objectives:</b> SO1, 2, 4, 6, 8, 12, 13, 14, 15 &amp; 16</p>
<p><b>Transport:</b> At present, parts of the highway network in the CCBC area experience congestion especially at peak times (A55 and A470). Improvements to infrastructure in urban and rural areas will bring a step-change in public transport connectivity which should be used to catalyse</p>	<p>Planning Policy Wales (Edition 9) and Draft (Edition 10)</p> <p>Technical Advice Notes</p>	<p><b>Strategic Objective 6 (SO6):</b> Deliver sustainable development and seek to tackle the causes of climate change by extending the choice of sustainable transport to enable Conwy's communities to access jobs and key</p>

<p>economic growth and improve access to employment and public services within the CCBC area.</p> <p><b>Road Network:</b> The Core Road Network connects the CCBC area to adjacent County Boroughs and to regional transport consortium areas. The following roads constitute the Core Roads Network in the CCBC area: A55 (Northern Coastal route) and A470 (Central route). The two main core roads connect local areas of population and major settlements, adjoining with B-road networks and all classified unnumbered routes within the CCBC area.</p> <p><b>Public Transport:</b> Conwy has multiple town railway stations (Abergele &amp; Pensam, Colwyn Bay, Llandudno Junction, Conwy, Penmaenmawr and Llanfairfechan) on the North Wales mainline route with connections to many other major destinations. Additionally, the Conwy Valley line runs from Llandudno station, connecting many rural villages; Deganwy, Glan Conwy, Tal-y-Cafn, Dolgarrog, North Llanrwst, Llanrwst, Betws-y-Coed, Pont-y-pant, Dolwyddelan, Roman Bridge and Blaenau Ffestiniog. There are multiple bus services connecting the major Northern settlements and the Snowdon Sherpa bus service connecting the six main Snowdon routes and surrounding villages.</p> <p><b>Aviation and Maritime:</b> Liverpool John Lennon Airport and Manchester Airport are located within a 75-minute journey of Conwy, and Anglesey Airport (with flights to Cardiff International Airport) is located 40 minutes away. This allows access to both National and International destinations for passengers and freight. The two main ports in North Wales (Port of Holyhead and Mostyn Port) are all within 40 minutes of Conwy, providing national and international ferry/cruise and freight access. Mostyn Port is one of Europe's main wind turbine assembly/installation locations. Port of Holyhead offers ferry connections to the Republic of Ireland, operated by Stena Line.</p> <p><b>Active Travel:</b> Active travel routes within the CCBC area<sup>1</sup> are described as being poor and lacking investment. As of 2013, the Active Travel (Wales) Act requires integrated network map (INM) active travel routes to be delivered.</p> <p>Due to some changes in national and regional policy there is a need to amend the current LDP objective for transport.</p>	<p>Topic Papers</p> <p>Background Papers</p>	<p>services through the promotion of shorter and more active and efficient walking, cycling and public transport use and by influencing the location, scale, density, mix of uses and design of new development,</p> <p><b>Related Objectives:</b> All objectives</p>
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<sup>1</sup> North Wales Joint Local Transport Plan (2015): <http://www.flintshire.gov.uk/en/PDFFiles/Planning/LDP-evidence-base/Local/North-Wales-Joint-Local-Transport-Plan-2015.pdf>

## Economy

<p><b>Economic Development:</b> - There is a need to understand the implications of the 120,000 proposed jobs set out in the North Wales Growth Deal and seek to accommodate the land-use needs in Conwy. The Conwy Employment Land Review (ELR 2018) and the Regional Economic Drivers Report concludes that Conwy would need to accommodate in the region of an additional 1800 jobs over the RLDP Period. The ELR states that the employment land allocations should be split 50% B1 Business and 50% for B2/B8 Industrial and Warehousing. The Conwy Property Market Assessment indicates that new employment land should be located along the key A55 trans-European route.</p> <p>The Conwy Economic Strategy also promotes the use of urban town centres as key areas for employment growth.</p> <p>In 2017, of the 76.6% of the economically active working population in Conwy, 73.3% were in employment which was higher than across Wales (72.4%) but lower than Great Britain (74.9%) 23.4% of Conwy's working population are economically inactive (Wales – 24.0%) (Great Britain – 21.6%)</p> <p>The official unemployment rate in the CCBC area stood at 4.2% for 2017, which was lower than the unemployment rate across Wales (4.8%) and Great Britain (4.4%). Related to this, in 2016 the CCBC area had a jobs density of 0.78 (ratio of jobs to resident working age population) compared with 0.76 across Wales and 0.84 for Great Britain.</p> <p>There is a need to support the development of business networks and clusters particularly in relation to innovative and technology based enterprise.</p> <p>As result of national and regional policy changes and new evidence base there is a need to amend the current LDP objective.</p>	<p>Planning Policy Wales (Edition 9) and Draft (Edition 10)</p> <p>Technical Advice Notes</p> <p>Topic Papers</p> <p>Background Papers</p>	<p><b>Strategic Objective 7 (SO7):</b> Support long-term economic prosperity, diversification and regeneration, by taking advantage of Conwy's strategic position within the wider regional growth deal and by promoting a holistic and co-located employment and housing growth strategy, which will facilitate new jobs growth of the right type in sustainable and accessible locations, support business networks and clusters, increase skills in high value employment and provide the necessary new infrastructure, which overall will enable new businesses to locate in Conwy and existing business to grow.</p> <p><b>Related Objectives:</b> SO1, 2, 3, 6, 7, 8, 9, 10, 11, 12, 13 &amp; 16</p>
<p><b>Tourism:</b> Tourism involves a wide range of activities, facilities and types of development and is vital to economic prosperity and job creation in many parts of Conwy. Tourism can be a catalyst for regeneration, improvement of the built environment and environmental protection. Therefore the RLDP will need to encourage tourism where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities. There will be a need to ensure sustainable tourism is promoted which seeks to accommodate all-year round tourism as opposed to seasonal.</p>	<p>Planning Policy Wales (Edition 9) and Draft (Edition 10)</p> <p>Technical Advice Notes</p> <p>Topic Papers</p> <p>Background Papers</p>	<p><b>Strategic Objective 8 (SO8):</b> Encourage and support the provision of sustainable tourism where it contributes to economic prosperity and development, conservation, rural diversification, regeneration and social inclusion, while recognising the needs of visitors, businesses, local communities and the need to protect historic and natural environments.</p> <p><b>Related Objectives:</b> SO1, 2, 3, 4, 5, 6, 7, 9, 12, 13, 13, 15 &amp; 16</p>



<p>The RLDP should provide a framework for maintaining and developing well-located, well designed, good quality tourism facilities. They should consider the scale and broad distribution of existing and proposed tourist attractions and enable complementary developments such as accommodation and access to be provided in ways which limit negative environmental impacts.</p> <p>Tourism plays a very important part in Conwy's economy and should be supported by the RLDP in a sustainable way. Tourism in Conwy has historically been supported by excellent natural and historic assets, as well as being strategically located to the coast and to Snowdonia National Park. More recently there has been growth in sustainable all-year round outdoor and adventure tourism business. This has seen a demand in holiday accommodation. The Conwy Tourism Growth Strategy is in production which will assess and understand the demand for such business and related accommodation over the RLDP period. There will be a need for the RLDP to accommodate the demand through land allocations and appropriate policies. A Conwy Tourism Accommodation is also in production to further understand demand and supply issues for the RLDP.</p> <p>In rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy and will need careful consideration in reviewing the RLDP. Tourism development in rural areas will need to be sympathetic in nature and scale to the local environment.</p>		
<p><b>Rural Economy:</b> A strong rural economy is essential to support sustainable and vibrant rural communities. The establishment of new enterprise and the expansion of existing business is crucial to the growth and stability of rural areas, supported by the required housing and necessary community infrastructure.</p> <p>Conwy's rural settlements accommodate approximately 15% of the County Borough's population. The majority of the settlements fall some distance from the higher order urban centres, and as such economic development and the necessary infrastructure will need to be considered in the RLDP.</p> <p>The RLDP will need to adopt a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. In addition the RLDP should adopt a positive approach to the conversion of rural buildings for business re-use</p> <p>Small economic activities can often be sustainably located on farms and other rural businesses and provide additional income streams. The RLDP will need</p>	<p>Planning Policy Wales (Edition 9) and Draft (Edition 10)</p> <p>Technical Advice Notes</p> <p>Topic Papers</p> <p>Background Papers</p>	<p><b>Strategic Objective 9 (S09):</b> Promote and support sustainable and vibrant rural communities by establishing new enterprise, expanding existing business and by adopting a constructive approach to agriculture and changing farming practices.</p> <p><b>Related Objectives:</b> All objectives</p>

<p>to adopt a positive approach to diversification projects in rural areas. Diversification can strengthen the rural economy and bring additional employment and prosperity to communities.</p> <p>As a result of national guidance changes and new evidence the existing LDP Objective is considered unsuitable to be carried over.</p>		
<p><b>Energy and Climate Change:</b> - Climate change research predicts an increase in the severity and frequency of rainfall events. Flooding from rivers, sewers and surface water is therefore likely to increase throughout CCBC in the future. CCBC is also expected to become increasingly vulnerable to tidal flooding as sea levels rise.</p> <p>The 2004 Foresight Future Flooding report suggested that the annual economic damage in Wales will rise from £70 million in 2004 to £1,235 million in the 2080s under the most likely scenario. However, as the Stern Report found, acting now can reduce the longer term total economic damage.</p> <p><b>Greenhouse Gas Emissions:</b> 2015 statistics from InfoBase Cymru<sup>2</sup> show that total greenhouse gas (GHG) emissions from within CCBC (4.9) show CO<sub>2</sub> levels per resident (tonnes) below the Welsh average (8.0) in 2016. Although positive, reductions in the level of GHG emissions need to continually be made.</p> <p>CCBC provided 2.7%<sup>3</sup> of low carbon energy generation for Wales in 2015. However, this can be improved through further generation of future renewable capacity</p> <p>The RLDP should set out policies, proposals and guidance to support the transition to a low carbon economy. This should include the provision of a supportive policy framework for renewable and low carbon energy generation in appropriate locations. The RLDP should also include policies to encourage low carbon design and should set out a sustainable transport strategy which capitalises on existing rail and port infrastructure within the CCBC area to contribute to the decarbonisation of the transport sector.</p> <p>The Conwy Renewable Energy Review also sets out strategic proposals for wind and solar that the RLDP will need to factor. Additionally the Conwy Economic Strategy promotes increased renewable energy schemes and an</p>	<p>Planning Policy Wales (Edition 9) and Draft (Edition 10)</p> <p>Technical Advice Notes</p> <p>Topic Papers</p> <p>Background Papers</p>	<p><b>Strategic Objective 10 (S010):</b> Secure an appropriate mix of energy provision, including the promotion of a Tidal Lagoon, which maximises benefits to Conwy's economy and communities whilst minimising potential environmental and social impacts.</p> <p><b>Related Objectives:</b> SO1, 2, 3, 6, 7, 8, 9, 11, 13, 16 &amp; 16</p>

<sup>2</sup> InfoBase Cymru <http://www.infobasecymru.net/IAS/themes/environmentandsustainability/environment/tabular?viewId=518&geold=1&subsetId>

<sup>3</sup> Stats Wales Low Carbon Energy Generation by Local Authority: <https://statswales.gov.wales/Catalogue/Environment-and-Countryside/Energy/lowcarbonenergygeneration-by-localauthority>

<p>aspiration to bring forward a Tidal Lagoon along the north wales coast, which would see improved flood resilience, tourism and leisure generation and regeneration in addition to renewable energy generation.</p> <p>The RLDP should secure an appropriate mix of energy provision, which maximises benefits to Conwy's economy and communities whilst minimising potential environmental and social impacts. It should fully recognise the benefits of renewable and low carbon energy as part of the overall commitment to tackle climate change and increase energy security.</p> <p>As a result of national, regional and local policy change and new evidence it is proposed to amend the existing LDP objective.</p>		
<p><b>Minerals and Waste:</b> The RLDP should promote change towards a circular economy by influencing the choices of materials used as part of development, encouraging a more adaptable and durable approach to building design, designing out waste using materials which are, or can be, remanufactured, can be refurbished, can be disassembled and recycled or can be deconstructed and reused and ensuring security of supply of materials which society needs, including primary minerals. This will help to ensure the availability of materials in the long term so as not to burden future generations. Time spent at the design stage is a vital means of making effective use of resources and securing multiple benefits.</p> <p>Waste disposal, recycling and treatment occurs at the Conwy Council Recycling Centre. In 2016-2017, of the total 62,560 tonnes of municipal waste generated, 39,149 tonnes were re-used, recycled or composted, and 5,438 tonnes were incinerated with 62.6% of waste reused/recycled/composted. This left only 17,813 tonnes which was sent to landfill.<sup>4</sup></p> <p>The UK recycling rate for Waste from Households in 2016 was 45.2% compared with a welsh average of 57.3%<sup>5</sup>.</p> <p>The CCBC area exceeds average recycling rates for both the UK and Wales overall, with Wales also continuing an upward trend. Current recycling proficiency in Conwy should be maintained and continually improved upon if possible through RLDP</p>	<p>Planning Policy Wales (Edition 9) and Draft (Edition 10)</p> <p>Technical Advice Notes</p> <p>Topic Papers</p> <p>Background Papers</p>	<p><b>Strategic Objective (SO11):</b> Contribute to the implementation of the circular economy, manage waste with minimal environmental impacts and ensure the sustainable use of natural resources, including for energy generation and providing an adequate supply of minerals and materials for construction.</p> <p><b>Related Objectives:</b> SO1, 2, 6, 7, 9, 10, 15 &amp; 16</p>

<sup>4</sup> Stats Wales: Waste managed (tonnes) by management method and year: <https://statswales.gov.wales/Catalogue/Environment-and-Countryside/Waste-Management/Local-Authority-Municipal-Waste/wastemanaged-by-management-year>

<sup>5</sup> UK statistics on Waste [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/683051/UK\\_Statisticson\\_Waste\\_statistical\\_notice\\_Feb\\_2018\\_FINAL.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/683051/UK_Statisticson_Waste_statistical_notice_Feb_2018_FINAL.pdf)

<p>A dominant feature of CCBC is the small valleys and associated uplands that form part of the former Wales Coalfields. Most notably the North-West Wales and North-East Wales mineral resource/coal mining maps cover a large proportion of the Conwy Valley. Although mining activity in the area has ceased, many disused mines still exist today and may affect hydraulic pathways below and on the surface.</p> <p>As a result of national, regional and local policy changes and new evidence it is proposed to amend the existing LDP objective.</p>		
<b>Environmental and Cultural</b>		
<p><b>Landscapes:</b> All the landscapes in Conwy are valued for their intrinsic contribution to a sense of place, and local authorities should protect and enhance their special characteristics in the RLDP, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and to their role in creating valued places. Considering landscape at the outset of formulating strategies and policies in development plans and when proposing development is key to sustaining and enhancing their special qualities, and delivering the maximum well-being benefits for present and future generations as well as helping to deliver an effective and integrated approach to natural resource management over the long term. Collaboration with adjacent planning authorities, Natural Resources Wales (NRW) and the third sector will be necessary to draw on a wide range of expertise and evidence in drawing up the RLDP.</p> <p>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. The Snowdonia National Park covers parts of Gwynedd and parts of the CCBC area, including shared settlements. The RLDP should provide an appropriate level of protection.</p> <p>Conwy designates 6 Special Landscape Areas at the local level. The RLDP should provide an appropriate level of protection and enhancement opportunities for landscapes designated at the local level.</p>	<p>Planning Policy Wales (Edition 9) and Draft (Edition 10)</p> <p>Technical Advice Notes</p> <p>Topic Papers</p> <p>Background Papers</p>	<p><b>Strategic Objective 12 (SO12):</b> Conserve and enhance Conwy's high quality natural and cultural heritage assets.</p> <p><b>Related Objectives:</b> All objectives</p>
<p><b>Coastal Areas:</b> The interface between land and sea gives rise to the unique characteristics associated with coastal areas. As well as opportunities, these characteristics present their own set of challenges which demand particular considerations and responses. Identifying and understanding these unique characteristics and their interaction with each other, will help to ensure planning approaches in coastal places are environmentally and economically sustainable, socially equitable and cohesive and recognise the threat posed by climate change. The Welsh National Marine Plan is being developed to optimise opportunities for the sustainable development of Wales's seas. Whilst</p>	<p>Planning Policy Wales</p> <p>Technical Advice Notes</p> <p>Topic Papers</p> <p>Background Papers</p>	<p><b>Strategic Objective 13 (SO13):</b> Support growth, regeneration and development opportunities in Coastal Areas, whilst at the same time being aware and responsive to the challenges resulting from natural pressures.</p> <p><b>Related Objectives:</b> All objectives</p>

<p>not adopted the RLDP will need to consider the policy matters relevant to Conwy</p> <p>Landward development pressures may include major developments on the coast, port and harbour works, leisure and recreational facilities, renewable energy generation or coastal defences. Seaward development pressures may include waste disposal, sea fishing, increased leisure sailing, dredging of navigable channels, water sports and bathing, marine aggregates extraction or tidal and wave power generation. The impacts associated with such activities can be widespread and may relate to inappropriate land use, pressure for services and facilities, and impacts on existing businesses and employment as well as on the natural and historic character of the coastline.</p> <p>Climate change also adds to the challenges faced in coastal places resulting in losses of protected habitat or the loss of features which protect against inundation, such as sand dunes, as well as consequential effects on recreational beaches, people and property. A 'Development Potential in the East of the County Borough Study' is underway to determine opportunities to assist regeneration.</p> <p>The Conwy coastline houses 85% of the population and all higher order urban areas fall along the A55 coastal corridor. The area has a high level of development pressure and areas such as Pensarn, Towyn and Kinmel Bay are in need of regeneration, where adversely flood risk is a key challenge. Tourism is a key sector for a high number of these communities, although in majority of locations this is seasonal. The Conwy Economic Growth Strategy also promotes a new Tidal Lagoon. The RLDP will need to clearly establish what the coast means for Conwy and develop, or apply, specific policies, which reflect the characteristics of the coastline. In doing so the RLDP should acknowledge the interrelationships between the physical, biological and land use characteristics of their coastal areas and the impacts of climate change. The current LDP does include a policy covering Coastal Areas, therefore this is a newly proposed objective.</p>		
<p><b>Historic Environment:</b> Historic assets play an important role for tourism, investment and communities and need protecting and enhancing through the RLDP. The historic environment comprises all the surviving physical elements of past human activity and illustrates how past generations have shaped the world around us. It is central to Conwy's culture and its character, whilst contributing to our sense of place and identity. It enhances our quality of life, adds to regional and local distinctiveness and is an important economic and social asset.</p>	<p>Planning Policy Wales (Edition 9) and Draft (Edition 10)</p> <p>Technical Advice Notes</p> <p>Topic Papers</p> <p>Background Papers</p>	<p><b>Strategic Objective 12 (SO12):</b> Conserve and enhance Conwy's high quality natural and cultural heritage assets.</p> <p><b>Related Objectives:</b> All objectives</p>

<p>Conwy Castle is designated as a World Heritage Site. UNESCO considers Conwy Castle to be “one of the finest examples of late 13<sup>th</sup> century and early 14<sup>th</sup> century military architecture in Europe”,</p> <p>The CCBC area hosts 162 Scheduled Monuments, 1735 Listed Buildings of which 29 are listed at Grade I, 1610 at Grade 2 and 96 at Grade 2*, and 24 Conservation Areas. The RLDP must support the protection and enhancement of all nationally designated heritage assets, including their setting. The identified heritage assets benefit from statutory protection which must be taken account of within policies, proposals and guidance within the RLDP.</p> <p>The CCBC area hosts a range of designated heritage assets, each of which need to be appropriately protected from effects on their integrity and setting. Their contribution to the CCBC area and especially Conwy town (a world heritage town) should be preserved, protected and promoted to encourage tourism within the area.</p> <p><b>Geological:</b> The CCBC area hosts 12 SSSIs designated for reasons of geological importance. The RLDP must support the management of all nationally designated sites to maintain or improve their current condition.</p>		
<p><b>Green Infrastructure and Biodiversity</b></p> <p><b>Green Infrastructure:</b> Green infrastructure is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales. At the landscape scale green infrastructure can comprise entire ecosystems such as wetlands, waterways and mountain ranges. At a local scale, it might comprise parks, fields, public rights of way, allotments, cemeteries and gardens. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs can all contribute to green infrastructure networks.</p> <p>The Environment (Wales) Act 2016, provides a strong driver for the delivery of multi-functional green infrastructure. Its provision can make a significant contribution to the sustainable management of natural resources, and in particular to maintaining and enhancing biodiversity and the resilience of ecosystems in terms of the diversity between and within ecosystems and the extent, condition and connectivity of ecosystems and their ability to deal with and recover from unexpected events. This means that the development of green infrastructure is an important way for local authorities to deliver their section 6 duty via the RLDP.</p>	<p>The Environment Wales Act 2016</p> <p>Planning Policy Wales (Edition 9) and Draft (Edition 10)</p> <p>Technical Advice Notes</p> <p>Topic Papers</p> <p>Background Papers</p>	<p><b>Strategic Objective 14 (SO14):</b> Protect and enhance biodiversity and build resilient ecological networks.</p> <p><b>Related Objectives:</b> SO1, 2, 3, 4, 5, 7, 8, 9, 12, 13, 15 &amp; 16</p>

<p>A Conwy Green Infrastructure Assessment is underway to inform the RLDP production and develop a robust approach to enhancing biodiversity, increasing ecological resilience and improving wellbeing outcomes, and will identify key strategic opportunities where the restoration, maintenance creation or connection of green features and functions would deliver the most significant benefits in Conwy.</p> <p><b>Biodiversity:</b> The RLDP will need to ensure that it follows a step-wise approach to protecting and enhancing biodiversity and building resilient ecological networks by ensuring that any adverse environmental effects are minimised and mitigated.</p> <p>Conwy accommodates 3 Special Landscape Area (SPAs), 8 Special Area of Conservation (SAC) and a single Ramsar Site. There is a need to support the management of all internationally designated sites (including possible or proposed new European Sites) in pursuit of their defined conservation objectives.</p> <p>Conwy accommodates 43 Sites of Special Scientific Interest (SSSI) and 6 National Nature Reserve (NNR). Any RLDP must support the management of all nationally designated sites in pursuit of their defined conservation objectives.</p> <p>Conwy has designated over 40 Biodiversity Areas on land owned or managed by the Council and 11 Local Nature Reserves. The RLDP should provide an appropriate level of protection and enhancement opportunities for biodiversity sites designated at the local level.</p> <p>Any proposals for development within the CCBC area could adversely impact designated sites and biodiversity through a range of direct and indirect effects, potentially including loss of roosting, foraging and other habitats, physical or noise disturbance, abstraction of river water, discharge of effluent, contamination and air pollution. As such, all proposals and policies within the RLDP must take account of relevant ecological sensitivities. This includes the need to support the management of all designated sites in relation to their status and in pursuit of their defined conservation objectives. The RLDP must also provide an appropriate level of protection for protected species and non-designated ecological interests.</p>		
<p><b>Water, Air, Soundscape and Light</b></p> <p><b>Air and Soundscape:</b> Clean air and an appropriate soundscape, contribute to a positive experience of place as well as being necessary for public health,</p>	<p>The Environment Wales Act 2016</p> <p>Planning Policy Wales</p>	<p><b>Strategic Objective 15 (SO15):</b> Reduce exposure to air and noise pollution, balance the provision of development and lighting to enhance safety and security, and protect and enhance the water</p>

<p>amenity and well-being. They are indicators of local environmental quality and integral qualities of place which should be protected through preventative or proactive action through the planning system. The RLDP should ensure that it contains policies to prevent impact and maximise its contribution to achieving a healthier Wales by aiming to reduce average population exposure to air and noise pollution alongside action to tackle high pollution hotspots. In doing so, the agent of change principle will be a relevant consideration.</p> <p>The latest available data indicates that air quality standards within the CCBC area are not at risk of exceeding European Union derived Air Quality Objectives and no detailed assessments or management plans are required at Council level for any pollutants.<sup>6</sup> Continued monitoring of air quality within CCBC will be required, in particular the A55 dual carriageway which is the main trunk route between the North West of England and Holyhead ferry port, including the A55 Conwy tunnel and the A470 progressing inland to Snowdonia. Additional traffic on these roads arising from new development should be continually monitored.</p> <p>The RLDP should also identify areas, such as areas of cultural or historic importance, to be given special consideration in terms of soundscape where this may be necessary to safeguard the vibrancy of places or provide tranquil, restorative environments within busy built-up areas. As well as this, it will be invaluable to identify synergies between the mapping of green infrastructure and the moderating effect the protection of, or provision of, green infrastructure may have in terms of maintaining good air quality and appropriate soundscapes, including the role of tranquil green spaces. Additionally, the RLDP should set out policies, proposals and guidance to tackle known areas of poor air quality and the likely impacts of new development on air quality, including from traffic. It should also seek to reduce local air pollution through setting out policies and proposals to promote sustainable and active travel modes</p> <p><b>Light:</b> There is a need to balance the provision of lighting to enhance safety and security to help in the prevention of crime and to allow activities like sport and recreation to take place with the need to protect the natural and historic environment including wildlife; retain dark skies where appropriate; prevent glare and respect the amenity of neighbouring land uses, and reduce the carbon emissions associated with lighting. The RLDP will also need to consider the Dark Sky Reserves in Snowdonia National Park.</p>	<p>Technical Advice Notes</p> <p>Topic Papers</p> <p>Background Papers</p>	<p>environment and water resources, including surface and groundwater quantity and quality.</p> <p><b>Related Objective:</b> All objectives</p>
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<sup>6</sup> Air Quality Monitoring <http://www.conwy.gov.uk/en/Resident/Environmental-problems/Air-Quality-Monitoring.aspx>



<p><b>Waterbodies In Conwy:</b> The CCBC area is within the Western Wales River Basin District. This hosts 25 groundwater bodies, 60% of which were classified with good overall status in 2015 (both quantitative and chemically). Across Western Wales, historic mining activity poses a continued threat to water quality - vulnerable to pollution nitrate contamination<sup>7</sup>. Waterbodies across the CCBC area vary in quality, ecological value and present condition. Management of water quality is essential for improving the long-term health of populations and the environment. There are 63 waterbodies and 9 lakes across the Conwy and Clwyd catchment. Of these, 16 rivers and 8 of the lakes are artificial or heavily modified<sup>8</sup>.</p> <p>The RLDP will need to set out policies, proposals and guidance to protect and enhance the water environment and water resources, including surface and groundwater quantity and quality. This should include measures to eliminate contamination sources which harm the water environment and to regulate pollution discharges from new developments into receiving watercourses.</p> <p>The current LDP does not include a current objective covering these required issues, therefore it is newly proposed.</p>		
<p><b>Unlocking Development Potential through De-risking:</b> Various constraints are apparent in Conwy that will impact on the ability of some communities to promote wellbeing and meet overall development needs. These include floodrisk, topography, natural and historic landscape and highways. Understanding the barriers to unlocking the potential of places, including the transformation or regeneration of an area or the development of a single site, is a key part of achieving sustainable places and must be considered in developing the RLDP.</p> <p>Climate change is likely to increase the risk of flooding as a result of sea-level rises and more intense rainfall. Flooding as a hazard involves the consideration of the potential consequences of flooding, as well as the likelihood of an event occurring. The RLDP should adopt a precautionary approach of positive avoidance of development in areas of flooding from the sea or from rivers.</p> <p>There are large areas of the County Borough at risk from flooding, in particular, Llandudno and the settlements to the East of the County Borough. The Council are currently undertaking a review of the flood risk and defences to the</p>	<p>The Environment Wales Act 2016</p> <p>Planning Policy Wales</p> <p>Technical Advice Notes</p> <p>Topic Papers</p> <p>Background Papers</p>	<p><b>Strategic Objective 16 (SO16):</b> Unlock growth, regeneration and development potential in Conwy by taking a de-risking approach.</p> <p><b>Related Objectives:</b> SO1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 13 &amp; 14</p>

<sup>7</sup> Natural Resources Wales (Western Wales River Basin District Management Plan, 2015): <https://naturalresources.wales/media/674895/ww-rbmp.pdf>

<sup>8</sup> River Basin Management Plan: <https://naturalresources.wales/media/674895/ww-rbmp.pdf>

<p>East in anticipation of assisting regeneration and development to meet community's needs. This work will further inform the RLDP as it takes shape.</p> <p>A de-risking approach, where the consideration of natural and human-made surface and subsurface hazards and environmental risks is factored in as an integral part of a better understanding of the characteristics of places, should be actively facilitated in developing the RLDP. This means that the role of planning authorities is to facilitate awareness of environmental hazards and risks and to identify opportunities for creative placemaking</p>		
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5.3 Having considered the key issues and problems, 16 Objectives are proposed as detailed below in Table 3

**Table 3: Proposed Objectives**

<b>Placemaking</b>
<b>Strategic Objective 1 (SO1) Creating Sustainable Places in Conwy:</b> Contribute to the creation of sustainable places, social inclusion and improved wellbeing overall in Conwy through the delivery of inclusive placemaking and regeneration that ensures future growth levels and development takes place in sustainable and accessible locations, seeks to promote good design and healthier places, protects Welsh language and is supported by the necessary social, environmental, cultural and economic infrastructure to create great places.
<b>Social</b>
<b>Strategic Objective 2 (SO2) Housing:</b> Promote a holistic and co-located employment and housing growth strategy by delivering new homes, including affordable homes and gypsy and traveller accommodation needs in sustainable and accessible locations, and ensuring that the right range of housing types, sizes and tenure are brought forward alongside the necessary community infrastructure.
<b>Strategic Objective 3 (SO3) Retailing and Commercial Centres:</b> Achieve vibrant, attractive and viable town and commercial centres in Conwy by redefining their role and by encouraging a diversity of activities and uses.
<b>Strategic Objective 4 (SO4) Community Facilities:</b> Contribute to a sense of place and overall health, wellbeing and amenity of local communities by ensuring that the existing and future population groups have access to a sustainable mix of community facilities.
<b>Strategic Objective 5 (SO5) Recreational Spaces:</b> Encourage physical and mental wellbeing through the provision and protection of high quality, accessible green spaces and recreation space networks.
<b>Strategic Objective 6 (SO6) Transport:</b> Deliver sustainable development and seek to tackle the causes of climate change by extending the choice of sustainable transport to enable Conwy's communities to access jobs and key services through the promotion of shorter and more active and efficient walking, cycling and public transport use and by influencing the location, scale, density, mix of uses and design of new development,
<b>Economy</b>
<b>Strategic Objective 7 (SO7) Economic Development:</b> Support long-term economic prosperity, diversification and regeneration, by taking advantage of Conwy's strategic position within the wider regional growth deal and by promoting a holistic and co-located employment and housing growth strategy, which will facilitate new jobs growth of the right type in sustainable and accessible locations, support business networks and clusters, increase skills in high value employment and provide the necessary new infrastructure, which overall will enable new businesses to locate in Conwy and existing business to grow.
<b>Strategic Objective 8 (SO8) Tourism:</b> Encourage and support the provision of sustainable tourism where it contributes to economic prosperity and development, conservation, rural diversification, regeneration and social inclusion, while recognising the needs of visitors, businesses, local communities and the need to protect historic and natural environments.
<b>Strategic Objective 9 (SO9) Rural Economy:</b> Promote and support sustainable and vibrant rural communities by establishing new enterprise, expanding existing business and by adopting a constructive approach to agriculture and changing farming practices.
<b>Strategic Objective 10 (SO10) Energy and Climate Change:</b> Secure an appropriate mix of energy provision, including the promotion of a Tidal Lagoon, which maximises benefits to Conwy's economy and communities whilst minimising potential environmental and social impacts.
<b>Strategic Objective 11 (SO11) Minerals and Waste:</b> Contribute to the implementation of the circular economy, manage waste with minimal environmental impacts and ensure the sustainable use of natural resources, including for energy generation and providing an adequate supply of minerals and materials for construction.
<b>Environmental and Cultural</b>
<b>Strategic Objective 12 (SO12) Landscapes and Historic Environments:</b> Conserve and enhance Conwy's high quality natural and cultural heritage assets.

**Strategic Objective 13 (SO13) Coastal Areas:** Support growth, regeneration and development opportunities in Coastal Areas, whilst at the same time being aware and responsive to the challenges resulting from natural pressures.

**Strategic Objective 14 (SO14) Green Infrastructure and Biodiversity:** Protect and enhance biodiversity and build resilient ecological networks.

**Strategic Objective 15 (SO15) Water, Air, Soundscape and Light:** Reduce exposure to air and noise pollution, balance the provision of development and lighting to enhance safety and security, and protect and enhance the water environment and water resources, including surface and groundwater quantity and quality.

**Strategic Objective 16 (SO16) Unlocking Development Potential through De-risking:** Unlock growth, regeneration and development potential in Conwy by taking a de-risking approach.

- 5.4 The LDP objectives also need to be consistent with each other. It is useful therefore to test the internal compatibility of the objectives using a matrix approach. This will help highlight the more important objectives and any tensions between objectives that cannot be resolved so that subsequent decisions on priorities are well based, and alternatives and mitigation can be considered. This work has been undertaken in the background papers and the SA Report.

**Question 4:** *Do you agree with the Objectives?*

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

## **6 Next Steps**

- 6.1 The Issues and Options Papers, Topic Papers and Background Papers are subject to consultation with Key Stakeholders. As above the priority for this stage in the RLDP preparation is to start a discussion with key stakeholders to ensure that the plan going forward is fit for purpose. Following the consultation the RLDP Preferred Strategy will be prepared, which will include the preferred Vision, Objectives, Spatial Strategy and strategic sites

## Appendix 1 – Background Evidence Base Papers

Background Paper		Purpose
BP1	<b>Growth Level Options Report (Housing &amp; Employment)</b>	This briefing paper looks at the latest national population and household projections, setting out a number of growth options. It compares them with past projections, looks at the implications of the projections for the RLDP and provides a critique of the uses of projections. To be updated to conclude a Preferred Growth Level.
BP2	<b>Spatial Distribution Options Report</b>	This paper sets out the general spatial distribution of development over the Plan period. This paper details the spatial options considered. To be updated to conclude a Preferred Growth Level.
BP3	<b>Hierarchy of Settlements and Settlement Boundaries.</b>	The BP sets out the current settlement hierarchy options for the RLDP based on an assessment of every settlement's character and sustainability. The Settlement Hierarchy is essential in setting the spatial distribution of growth. . To be updated once the preferred settlement strategy is known.
BP4	<b>Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)</b>	The full SA report is a public document and its purpose is to show how the sustainability considerations are integrated into preparing the RLDP. The SA report is also intended to allow readers of the plan an idea of how effective the RLDP might be in delivering more sustainable development, and where there might be adverse impacts Where potential negative effects are identified the SA then makes recommendations for how the RLDP can be modified, or controls put on development, to avoid or mitigate against these. This is part of a process where successive stages of the emerging RLDP are appraised and findings fed into the next stage of plan preparation.
BP5	<b>The Habitat Regulations Appraisal</b>	There are six European Sites within the Plan Area and a further five just outside the area on which the RLDP could potentially have impacts. These sites are either Special Areas of Conservation (SACs) (for the importance of their habitats) or Special Protection Areas (SPAs) (for the importance of their bird species). Essentially, an appraisal will be needed to assess all stages of the RLDP and whether it is likely to have a significant effect on a European Site and, if so, an Appropriate Assessment (AA) will need to be undertaken. The RLDP cannot be adopted unless it can be ascertained, by means of the AA, that the plan will not adversely affect the integrity of the site(s).
BP6	<b>Site Deliverability Assessment</b>	This report details the process undertaken for assessing sites submitted for potential inclusion in the RLDP, known as 'candidate sites'. Sites have been submitted for a number of land uses and have been subject to a detailed site assessment process, the purpose of which is to identify the most suitable sites for inclusion in the RLDP to meet the identified site needs for residential, employment and mixed uses.
BP7	<b>Housing Land Supply</b>	This Background Paper looks at the possible and realistic sources of housing land supply over the RLDP 2018 – 2033 period. It should be read in conjunction with the other related background papers, including the Joint Housing Land Availability Study (JHLAS).
BP8	<b>Conwy Annual Joint Housing Land Availability Study (2018)</b>	This is the annual Joint Housing Land Availability Study Report and provides crucial trend data relating to housing delivery and take-up. The JHLAS is a good source of data to understand the capacity of the housebuilding industry and inform growth levels.
BP9	<b>Local Housing Market Assessment. (LHMA)</b>	This report considers evidence about housing need and demand in Conwy and will inform the preparation of local strategies including planning and housing policies. It should be read in conjunction with the other related background papers, including BP08 Joint Housing Land Availability Study (JHLAS), BP11 Affordable Housing Needs Calculation and BP10 Affordable Housing Viability Study.
BP10	<b>Affordable Housing Viability Study</b>	The Study will advise on the most ambitious yet achievable and viable target(s) and threshold(s) for affordable housing which fully reflect the availability of a range of finance towards affordable housing and reflects priority infrastructure needs. The study will also assess the potential options for increasing affordable housing levels via various options, which will inform later policy.

<b>BP11</b>	<b>Affordable Housing Needs Calculation</b>	<p>When the Council publishes its RLDP, it must explain how the relevant policy has been formulated based on the evidence available to the Council at the time. This background paper provides evidence and justification for the policy approach in the RLDP relating to the affordable housing target. This paper will be important in assessing all potential mechanism to improve affordable housing delivery, including investigating land values to assist RSLs. The affordable housing needs calculation looks at current and potential future affordable housing need, and calculates an annual estimate of how many households will require help to access affordable housing in addition to households who are already being helped.</p> <p>It is important to note that the 'bottom line' affordable housing need figure isn't simply about the requirement to build new homes – it's about households in need. As well as providing new affordable housing, there are a variety of other ways of helping these households which don't require new building – for example through placement within existing social housing stock; the provision of supported purchase schemes such as that provided through the First Steps register; the conversion or adaptation of existing stock to better meet tenants' needs (from stock within both the social sector and the private sector) and through financial support to rent within the private sector (housing benefit). Though some households identified as being in need of help to access affordable housing will currently be without a home, most will have accommodation, albeit in inadequate housing. This does not negate the need to provide a significantly greater number of affordable housing options (particularly as housing costs continue to rise and those with lower incomes are squeezed out of market), but suggests that methods other than building new housing for social and intermediate tenure need to be employed to meet this need. This BP will be crucial in understanding this.</p>
<b>BP12</b>	<b>Houses of Multiple Occupation (HMOs)</b>	In light of changes to the Use Classes Order related to HMOs and the need to accommodate single household accommodation, the current policy will be reviewed in light of the outcomes of this paper.
<b>BP13</b>	<b>Phasing Plan</b>	Its purpose is to provide further evidence and justification for the phasing of housing and employment sites between 2018 and 2033.
<b>BP14</b>	<b>Capacity of the Housebuilding Industry</b>	It is essential that the Council has an understanding of the capacity of the house building industry. This will allow a sound and appropriate level of housing supply to be delivered enabling the Council to tackle the issues associated with the projected population change during that period. To help gain this understanding, the Council will liaise with developers and landowners to understand capacity issues.
<b>BP15</b>	<b>Gypsy and Traveller Accommodation Needs Assessment (GTANA)</b>	Sets out that Conwy has a current need to deliver 1 transit site to accommodate 7 pitches.
<b>BP16</b>	<b>Brexit and the Rural Economy</b>	The BP specifically investigates the potential impact of Brexit on the rural economy and farm diversification and implications on policy in the RLDP
<b>BP17</b>	<b>Employment Land Supply</b>	The Employment Land Supply Report is a study of all employment sites over 0.1 hectares that are considered suitable for office, industrial or warehouse development. This is a continuous exercise and is updated on an annual basis. The study monitors the take up, allocation and distribution of employment land and enables the Council to begin to determine the extent to which the employment requirements set out in the RLDP can realistically be met through existing provision.
<b>BP18</b>	<b>Employment Land Review (including Regional Economic Drivers)</b>	Assesses a number of employment forecasts to determine the level of employment land required over the RLDP period. The BP also concludes the type of business-class development required. The BP has also considered the implications of the North Wales Growth Deal and Conwy Economic Strategy in terms of employment need and land requirement.
<b>BP19</b>	<b>Commercial Market Analysis</b>	The BP considers the best locations for employment having consulted with existing employees within the County Borough. The work will assist the employment land locations and inform the growth strategy.
<b>BP20</b>	<b>Skills Needs Assessment</b>	This BP takes on-board the outcome set out in the Conwy Economic Strategy to understand the needs for higher education faculties and the potential for a new higher education campus. The conclusions of the BP will inform the need for land/policy.

<b>BP21</b>	<b>Primary Holiday Accommodation Zones (HAZs)</b>	This paper analyses the existing policies and provision for holiday accommodation in the tourism centre of Llandudno. The provision of holiday accommodation in the HAZs is reviewed in line with the established policies for holiday accommodation zones, and the survey results will inform any proposed changes to these zones in the RLDP.
<b>BP22</b>	<b>Tourism Growth Strategy</b>	Will assess the demand for tourism facilities (including adventure tourism) and accommodation throughout the County Borough. The BP will inform potential policy and land-use designations and allocations.
<b>BP23</b>	<b>Llandudno Tourism Vision</b>	Will set out the future direction for Llandudno in partnership with the sector. The Vision may result in the need to identify supporting policy and land-use allocations.
<b>BP24</b>	<b>Retail Capacity Study</b>	The study considers key retailing statistics and spending with the County Borough and identifies opportunities and constraints affecting each settlement. It then provides an assessment of how best to accommodate future requirements for retail floor-space. The Retail Study also identifies a number of recommended actions for the Council to undertake concerning planning policy
<b>BP25</b>	<b>Retail Centre Health Checks</b>	This BP assesses the overall health of the town centres against various criteria, including vacancy levels, accessibility, etc. It will inform the retail policies and regeneration strategies for the RLDP
<b>BP26</b>	<b>Retail Hierarchy</b>	The current LDP has a Retail Hierarchy based on sustainability criteria. The hierarchy is used in policy to ensure that major retailing is directed towards the most sustainable towns.
<b>BP27</b>	<b>Primary &amp; Secondary Retail Areas</b>	This paper has two main purposes; to explain the rationale behind the formulation of the retail hierarchy, and to review and rationalise the existing shopping zones within the adopted LDP, proposing amendments and new boundaries where appropriate.
<b>BP28</b>	<b>Open Space Assessment</b>	This paper analyses and reviews the existing provision of open space in Conwy and will include proposed new sites in the RLDP. The BP will also inform potential growth strategies due to the importance of creating healthy and active lifestyles.
<b>BP29</b>	<b>Green Wedge Assessment</b>	This report reviews the role of designated Green Barriers and Green Wedges within current development plans covering Conwy County Borough. It also sets out to identify any proposed amendments to existing Green Barriers/Wedges as a result of previous commitments or proposed housing allocations. Finally it seeks to identify any new areas in need of designation due to risk of coalescence or other landscape reasons.
<b>BP30</b>	<b>Allotment Site Demand and Supply Report</b>	The purpose of this background paper is to outline the current level of allotment provision, identify those areas where there is the greatest demand for allotments and assess any potential new allotment sites.
<b>BP31</b>	<b>Burial Grounds Site Demand and Supply Report</b>	The purpose of this background paper is to outline the current level of burial ground provision, identify those areas where there is a demand for burial ground provision and assess any potential new sites
<b>BP32</b>	<b>Special Landscape Areas</b>	This Background Paper provides a brief overview of processes involved in identifying the landscape character areas within the Plan Area and the reasoning and justification for the criteria set out in Policy NTE/5 of the RLDP. Special Landscape Areas were included in the Colwyn Borough Local Plan, Gwynedd Structure Plan and Unitary Development Plan with the intention of adding further weight to the protection of the undeveloped rural areas. In all of these plans the Character Areas covered all of the Plan Area outside of the defined settlement boundaries. In the future it is proposed that LANDMAP is used as a basis for landscape impact assessments
<b>BP33</b>	<b>Renewable Energy Assessment</b>	To provide a robust Renewable Energy evidence base which will inform the RLDP production and form the baseline for future monitoring of Renewable Energy.
<b>BP34</b>	<b>Conwy Strategic Flood Consequences Assessment. (SFCA)</b>	Flooding is a natural occurrence which is often hard to predict. It can pose a direct risk to human life and cause extensive damage to both property and infrastructure. The threat posed by climate change is likely to increase the risk of coastal and fluvial flooding due to a predicted rise in the sea-level and more intense rainfall. Therefore the risk of flooding is a



		material consideration which influences both development control decisions and LDP site allocations. The aim of the SFCA is to inform the application of the sequential test to candidate development sites within the RLDP. This will enable the Local Planning Authority to adopt the precautionary principle promoted in National planning guidance to direct development away from high flood risk areas.
<b>BP35</b>	<b>Flood Risk and Development Opportunities to the East of the County Borough.</b>	Main purpose of this study is to assess the potential for development in the flood risk area by promoting innovative design solutions. The paper will inform the preferred growth strategy, but ultimately will assess the potential for accommodating development in this area due to high levels of current flood risk.
<b>BP36</b>	<b>Waste Management</b>	There are many drivers for change in terms of how we manage our waste. European Directives and National Guidance, and also regional-level working is bringing about a step-change in the management of waste. The purpose of this background paper is to set the context and provide a summary of these drivers and local issues which will influence land-use policy, and form part of the evidence base to support Waste policies in the RLDP.
<b>BP37</b>	<b>Minerals</b>	Construction projects can sterilise aggregate resources permanently, rendering them unavailable for future generations. Planning policies protect potentially valuable aggregate resources from development proposals which might sterilise them in the long-term. This background paper explains how the LDP ensures that aggregate reserves are safeguarded for future generations.
<b>BP38</b>	<b>Heritage Designations</b>	This Background Paper (BP) provides a brief overview of the statutory heritage designations that need to be factored in when reviewing the LDP.
<b>BP39</b>	<b>Buildings and Structures of Local Importance (BSLI)</b>	The BP will inform the reasoning and justification for the BSLI policy which seeks to retain non-listed buildings of historic/architectural interest
<b>BP40</b>	<b>Active Travel Plan</b>	Assesses the alternative mode routes (cycling, walking, etc.) throughout the County Borough and identifies key gaps in the overall system. The BP will inform the potential improvement areas, policy and the spatial distribution.
<b>BP41</b>	<b>Conwy Strategic Transport Strategy</b>	Will set out the strategic transport interventions for the County Borough.
<b>BP42</b>	<b>Welsh Language Impact Assessment</b>	This background paper provides evidence and justification for the policy approach in the RLDP relating to the Welsh language. It will inform the preferred growth strategy in line with TAN20.
<b>BP43</b>	<b>Collaborative Working with neighbouring Authorities.</b>	This background paper details the collaboration undertaken with neighbouring Councils and local planning authorities in preparing the RLDP. This includes cross boundary issues such as the economy, affordable housing and transport.
<b>BP44</b>	<b>Population Increase, Housing &amp; Health/Primary Care Impact</b>	The BP will assess the current capacity issues and understand the impacts from projected growth on Primary Care. The BP will determine whether land/obligations are required to assist growth levels.
<b>BP45</b>	<b>Population Increase, Housing &amp; Education Impact</b>	The BP will assess the current capacity issues and understand the impacts from projected growth on education. The BP will determine whether land/obligations are required to assist growth levels.
<b>BP46</b>	<b>Place Plans</b>	This paper sets out the forwards approach and status of Place Plans in Conwy. Place Plans will set out the more detailed thematic or site specific guidance to supplement the policies and proposals presented in an LDP, Town and Community Councils will engage with local communities, business and the LPA to deliver Place Plans locally. Place Plans will be Supplementary Planning Guidance (SPG) to the adopted Local Development Plan and must be in conformity with it. A Place Plan where produced in accordance with the guidance will be a material consideration when deciding planning applications.

## Appendix 2 Replacement Local Development Plan (RLDP)

**Conformity Matrix** – How the proposed RLDP Vision and Structure Delivers the Wellbeing of Future Generations Act, 5 Key Planning Principles, Conwy & Denbighshire Wellbeing Plan, Wales Spatial Plan and North Wales Growth Deal

### Proposed RLDP ‘Vision’

*By 2033, Conwy will continue to be thriving area of North Wales, with a sustainable economy built on principles that promote growth and maximise opportunities for all whilst safeguarding the area’s unique landscape, heritage and wider environmental assets. A renewed focus on placemaking and regeneration will ensure that high quality development supports the creation of healthier and more vibrant places, with housing, employment and infrastructure growth directed to sustainable locations to meet the needs of residents, workers and visitors. Through enhanced inward investment, infrastructure provision and strong protection for the Welsh Language, Conwy will become the economic and cultural growth engine of North Wales. It will be a competitive and more inclusive place offering a good quality of life for all, improved environmental quality and enhanced wellbeing for current and future generations. This means that Conwy will have a prosperous network of towns and villages, as well as a viable rural economy which protects and enhances the natural environment.*

### Proposed RLDP ‘Structure’ – Thematic Themes and Subject Areas

Placemaking	Social	Economy	Environmental and Cultural
Creating Sustainable Places Good Design Promoting Healthier Communities The Welsh Language Making Spatial Choices Placemaking in Rural Areas	Housing Retail and Commercial Centres Community Facilities Recreational Spaces Transport	Economic Development Tourism The Rural Economy Transportation Infrastructure Energy Minerals & Waste	Landscape Coastal Areas Historic Environment Green Infrastructure and Biodiversity Water, Air, Soundscape & Light Flooding De-Risking

		Proposed RLDP Vision and Structure			
		Placemaking	Social	Economy	Environmental & Cultural
<b>Wellbeing of Future Generations 7 Goals</b>	Prosperous	✓		✓	
	Equal				
	Resilient	✓	✓		✓
	Healthier	✓	✓		✓
	Cohesive Communities	✓	✓	✓	✓
	Vibrant	✓	✓	✓	
	Globally Responsible	✓	✓	✓	✓
<b>5 key Planning Principles</b>	Right Development in the Right Place	✓	✓	✓	✓
	Facilitating Accessible and Healthy Environments	✓	✓		✓
	Making best use of Resources	✓			✓
	Creating and Sustaining Communities	✓	✓	✓	✓
	Maximising Environmental Protection	✓			✓
<b>Conwy &amp; Denbighshire Wellbeing Plan</b>	Cultural well-being	✓			✓
	Economic well-being	✓		✓	
	Environmental well-being	✓			✓
	Social well-being	✓	✓		
<b>Wales Spatial Plan</b>	Focussed growth tot the Primary Key Settlements and Key Settlements	✓	✓	✓	✓
<b>North Wales Growth Deal</b>	<b>Smart North Wales</b> - innovation in high value sectors to advance economic performance	✓		✓	
	<b>Connected North Wales</b> - improving transport and digital infrastructure to improve connectivity to and within the region	✓		✓	
	<b>Resilient North Wales</b> - retaining young people, raising employment levels and improving skills to achieve inclusive growth	✓	✓	✓	✓