

Replacement Local Development Plan 2018-2033

Background Paper

BP4: Sustainability Appraisal and Strategic Environmental Assessment (Non-technical summary)

**Deposit Plan
December 2025**



Mae'r ddogfen hon ar gael yn Gymraeg hefyd.

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Conwy LDP Review

Non-Technical Summary - Sustainability Appraisal of Replacement Local Development Plan Deposit Documents



On behalf of **Conwy County Borough Council**

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Contents

1	Introduction	1
1.1	Background	1
1.2	Purpose	3
1.3	How to Comment on this SA Report	3
2	Environmental and Policy Context.....	4
2.1	Key Sustainability Issues	4
2.2	Review of plans, programmes and strategies	9
2.3	Evolution of Baseline Conditions in the Absence of the LDP Review..	11
3	The Sustainability Appraisal Process	12
3.1	SA and SEA Purpose and Objectives	12
3.2	Previous SA and SEA Reporting	12
3.3	Deposit Plan SA Methodology.....	14
4	SA Findings	16
4.1	SA of Proposed LDP Strategic Framework	16
4.2	SA of Strategic Sites	22
4.3	SA of Thematic Policies	23
5	Conclusion	46
5.1	Overview	46
5.2	Next Stage of Conwy RLDP Preparation	47
5.3	Monitoring	47

Tables

Table 2.1: Key Sustainability Issues relating to the Conwy LDP Review 5

Table 4.1: Proposed RLDP Strategic Objectives 18

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1 Introduction

1.1 Background

- 1.1.1 The Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to review their Local Development Plans (LDP) regularly. A formal review must take place every four years. The current Conwy Local Development Plan was adopted in 2013 and the Review commenced in 2017.
- 1.1.2 The Review Report is the outcome of LDP performance and evidence as drawn from previously produced Annual Monitoring Reports and evidence base. The Review Report highlighted the need for a replacement Local Development Plan to be prepared for the period 2022 onwards.
- 1.1.3 A Sustainability Appraisal (SA) Scoping report was then prepared and submitted on 24 August 2018 in accordance with relevant statutory provisions (namely the Environmental Assessment of Plans and Programmes Regulations (Wales) 2004 as amended ('the SEA Regulations') and associated Welsh development planning legislation). Comments from Historic Environment Service (Cadw) and Natural Resources Wales were received during and after the consultation period.
- 1.1.4 The development of the Replacement LDP Process consists of eight stages, which are:
- Stage 1 – Review Report
 - Stage 2 – Delivery Agreement
 - Stage 3 – Candidate Sites
 - Stage 4 – Pre-deposit participation
 - Stage 5 – Preferred Stage
 - Stage 6 – Deposit Plan
 - Stage 7 – Submission and Examination
 - Stage 8 – Adoption
- 1.1.5 Stage 1 to Stage 5 have been completed. In stage 4 – Pre-Deposit Participation, consultation took place between 14 December 2018 and 25 January 2019. Two consultation papers were prepared by CCBC to facilitate consultation:
- Consultation Paper 1 - This outlines the priority issues facing Conwy and suggests a vision and objectives for the Replacement Local Development Plan.
 - Consultation Paper 2 - This outlines the strategic growth level (how many houses will be needed and the number of jobs that will need to be provided), the settlement hierarchy (how to assess towns and villages in

terms of facilities and services, size and population) and the spatial distribution (where to put the housing and jobs.)

- 1.1.6 A total of 124 comments on the two consultation papers were received from communities, developers and others. Those comments were taken forwards in formulation of the preferred strategy.
- 1.1.7 Currently, the Replacement LDP process is at Stage 6 – Deposit Plan. In stage 5, a SA report on LDP Preferred Strategy was prepared in tandem with the Replacement LDP Pre-Deposit Documents in accordance with the approved SA Scoping report, and comments received from public consultations and Consultation Bodies. The SA report was displayed on the CCBC website (Link: [RLDP - Evidence Base - Generic Evidence Base - Conwy County Borough Council](#)). The Preferred Strategy was consulted between 29th July 2019 and 20th September 2019.
- 1.1.8 Due to the outbreak of the COVID-19 Pandemic in 2020, the whole Replacement LDP process was suspended. The Replacement LDP process is now resumed and CCBC are progressing the deposit version of the plan. However, some changes have occurred since 2019. New homes have been built and more have planning permission. CCBC are now suggesting fewer new homes for the Strategic Site allocations from the Preferred Strategy. Hence, the expected adoption date of the Replacement LDP is anticipated to change from 2021 to 2026.
- 1.1.9 Moreover, there have been changes in baseline conditions and the launch of emerging policies / plans as a result of new legislation. The previous Sustainability Appraisal Report needs to be further updated. This is to ensure that the SA Report is robust enough to support the Replacement LDP during the public consultation.
- 1.1.10 Stantec UK Ltd has been commissioned by Conwy County Borough Council (CCBC) to update the Sustainability Appraisal (SA), incorporating Strategic Environmental Assessment (SEA), of the Conwy LDP Review and the emerging Replacement Conwy LDP ('the emerging RLDP'). This Sustainability Appraisal Report ('the SA Report') documents the findings of the SA carried out in respect of the Conwy RLDP Deposit Documents published in accordance with Regulation 15 of the Development Planning (Wales) Regulations 2005, including the Conwy RLDP Deposit Plan.
- 1.1.11 In accordance with the Development Planning (Wales) Regulations 2005 ('the 2005 Regulations'), the Deposit Plan represents the full draft replacement LDP for the CCBC area. The Deposit Plan outlines a new strategic framework, comprising a vision, objectives and spatial strategy, and an accompanying suite of site allocations and policies (strategic and thematic) to guide development across the CCBC area. All substantive components of the Deposit Plan, and thus the emerging RLDP, have now been subject to SA, incorporating SEA, in accordance with statutory requirements.

1.2 Purpose

- 1.2.1 The purpose of this report is to provide the findings of a SA, incorporating SEA, of the substantive proposals set out within the Conwy RLDP Deposit Documents, i.e. the Deposit Plan and associated Background Papers. This SA Report responds to relevant statutory requirements, considers the evolution of the emerging RLDP to date and presents an assessment of likely significant environmental and wider sustainability effects from the Deposit Documents. For the purpose of fulfilling statutory SEA requirements, this SA Report acts as the statutory Environmental Report that is required to accompany each substantive component of the emerging RLDP at the time of public consultation.
- 1.2.2 The objectives of this report are to fulfil statutory SA and SEA reporting requirements, demonstrate how the SA process has informed the preparation of the Deposit Plan, identify likely significant effects from the Deposit Plan and published and consider whether any further mitigation and enhancement measures should be recommended for incorporation within the emerging RLDP post consultation to ensure the avoidance of likely significant adverse effects and to enhance the effectiveness of the plan.

1.3 How to Comment on this SA Report

- 1.3.1 This Non-Technical Summary (NTS) and the associated SA Report is being consulted on alongside the Conwy RLDP Deposit Documents, including the RLDP Deposit Plan. Comments in respect of all these documents can be by email to cdll-ldp@conwy.gov.uk. Further details of how to participate in the consultation will be provided on CCBC's dedicated LDP Review website: <http://www.conwy.gov.uk/RLDP>.

2 Environmental and Policy Context

2.1 Key Sustainability Issues

- 2.1.1 With reference to the environmental topics prescribed within Schedule 2 of the SEA Regulations, a summary of the key sustainability issues identified in **Appendix A** of the SA Report which need to be addressed within the LDP Review and taken account of in the associated SA is provided in **Table 2.1** below. The identification of key sustainability issues has also been informed by consideration of the likely evolution of baseline conditions in the absence of the LDP Review, as detailed in **Appendix A.4** of the SA Report. In short, this concludes that the absence of the LDP Review is likely to lead to development coming forward in unsustainable locations and contrary to CCBC's preferred spatial strategy simply in order to meet identified needs, principally for new housing.

Table 2.1: Key Sustainability Issues relating to the Conwy LDP Review

SEA Topic	Key Sustainability Issues
Biodiversity, Flora & Fauna	<p>The need to conserve, restore, protect and enhance biodiversity including important species and sites designated for reasons of biodiversity conservation or ecological importance. This relates to the protection of designated sites located within the CCBC area (including within and outwith the area covered by Snowdonia National Park) as well as designated sites in neighbouring authorities, all of which have the potential to be affected by the LDP Review and development activity within the CCBC area.</p> <p>The need to safeguard and enhance the green infrastructure network in the CCBC area and green infrastructure connections to neighbouring authorities. Green networks are of particular importance for providing ecosystem services and habitat connectivity in a changing climate.</p>
Population (including relevant socio-economic issues)	<p>The need to maximise socio-economic benefits from the implementation of the North Wales Growth Deal.</p> <p>The need to align with Future Wales – The National Plan 2040, the preparation of a potential Strategic Development Plan (SDP) for North Wales for the A55 corridor.</p> <p>The need to deliver a sufficient quantum of good quality and well-located new housing to meet a range of identified needs.</p> <p>The need to deliver economic growth and increase employment opportunities, including for local residents.</p> <p>The need to tackle deprivation, including areas with existing deprivation linked to poor accessibility to key services, facilities and economic opportunities.</p>

SEA Topic	Key Sustainability Issues
	<p>The need to ensure that community facilities and services are appropriate and accessible to users to meet the diverse needs of residents and workers.</p> <p>The need to improve the accessibility of key destinations within the CCBC area and to other key locations through enhancing the transport network.</p> <p>The need to facilitate the development of local affordable housing or local needs market housing in the JLDP area.</p>
Human Health	<p>The need to enhance all aspects of the health and wellbeing of the population, including physical health, mental health, social wellbeing, safety and security, air, noise and light pollution.</p> <p>The need to protect and enhance access to high quality open space provision and active travel routes.</p> <p>The need to create healthy and liveable urban environments.</p> <p>The need to create appropriate soundscapes, meaning the right sound environment in the right time and place.</p>
Soil	<p>The need to encourage and/or facilitate development on previously developed brownfield land.</p> <p>The need to maximise the efficient use of available land and prioritise the redevelopment of brownfield land.</p> <p>The need to safeguard geodiversity, important soil resources and to remediate areas of known contamination.</p> <p>The need to protect and restore peatlands.</p>

SEA Topic	Key Sustainability Issues
Water	<p>The need to protect and enhance the quality of water resources and the water environment. This extends to the protection of cross-boundary watercourses which flow through the CCBC area and to the River Conwy which flows northwards into the Menai Strait in the Irish Sea. It also requires the protection, maintenance, and enhancement of drainage infrastructure.</p> <p>The need to locate new development away from areas of flood risk or to fully mitigate potential risks, considering the effects of climate change and risks of flooding from all sources (sea, rivers, surface water, reservoirs and/or ground water).</p>
Air	<p>The need to minimise the emissions of air pollutants (incl. emissions during Peat restoration).</p> <p>The need to safeguard and improve air quality, including through addressing areas with poor air quality.</p>
Climatic Factors	<p>The need to ensure that the built environment and infrastructure is resilient and adaptable to the effects of climate change, taking account of the coastal location of the CCBC area.</p> <p>The need to incorporate green infrastructure within the built environment. This is key to ensuring habitat connectivity and free movement of species as they adapt to climate change.</p> <p>The need to mitigate climate change including through the decarbonisation of key economic sectors.</p>
Material Assets	<p>The need to maximise the efficient use of land, natural resources and existing infrastructure. This includes the need to prioritise the redevelopment of brownfield land.</p>
Cultural Heritage	<p>The need to preserve, protect and enhance cultural heritage assets and their settings within the CCBC area.</p>

SEA Topic	Key Sustainability Issues
	The need to safeguard and support the use of the Welsh language.
Landscape	The need to protect and enhance landscape character, townscape character, key views, visual amenity and dark skies (due to intrusive artificial light). This extends to the protection of landscapes within the Snowdonia National Park and in other neighbouring authorities, as well as seascape character including heritage coasts and marine character areas.
Inter-related Effects	The need to deliver holistic improvements to wellbeing and to contribute to the delivery of sustainable development across the CCBC area.

2.1.2 The key sustainability issues listed in **Table 2.1** are evidenced within relevant Background and Topic Papers prepared for the LDP Review and reflected in the substantive proposals set out within the RLDP Deposit Plan. In overall terms, this helps to ensure that the direction of travel for the emerging RLDP responds to key sustainability issues as identified through the SA process. However, it is still necessary to examine each emerging substantive component of the emerging RLDP individually and in combination to determine their likely significant effects and to what extent they contribute to the achievement of sustainable development.

2.2 Review of plans, programmes and strategies

2.2.1 The following types of plans and programmes were examined for their relevance to the LDP Review and this SA:

- International conventions and treaties.
- European Directives and associated legislation (such as EU Invasive Alien Species Regulations 2014 and Invasive Alien Species (Enforcement and Permitting) Order 2019).
- Legislation enacted by the UK Parliament and the National Assembly for Wales.
- Policy documents and strategies published at the national, regional and local levels, including by the UK Government, the Welsh Government (and its agencies) and CCBC.

2.2.2 A detailed review of the other plans and programmes identified as relevant to the LDP Review is provided in **Appendix B** of the SA Report. From this review, it is clear that the emerging RLDP should:

- Align with relevant national planning policy requirements as set out within Planning Policy Wales (PPW) – 12th Edition (February 2024).
- Seek to capitalise on the socio-economic opportunities presented by the Growth Deal for North Wales.
- Align with the Future Wales – The National Plan 2040 and the preparation of a possible SDP for North Wales for the A55 Corridor.
- Seek to enhance all aspects of health and wellbeing for the population of the CCBC area, including through providing high quality health infrastructure, improving physical and mental health and providing opportunities to enhance social wellbeing. The LDP must seek to implement the locally defined wellbeing objectives set out within the Conwy and Denbighshire Local Wellbeing Plan (2023-2028).
- Secure sustainable economic growth and inward investment across the CCBC area through allocating suitable sites for development and by delivering the infrastructure required to increase connectivity, improve

community and social infrastructure and increase access to high quality employment and economic opportunities. It will also be important for the LDP to set out a spatial strategy which maximises the economic competitiveness of the CCBC area and improves social wellbeing, taking account of its rural setting and current socio-economic conditions.

- Identify and plan to meet the needs of all residents and workers within the CCBC area, in particular with respect to the provision of adequate community infrastructure.
- Deliver well-designed and affordable homes to meet identified housing needs, including providing a range of sizes and tenures.
- Reduce car dependencies and improve active travel infrastructure.
- Deliver improved and expanded transport links, public transport and enhanced communications infrastructure, both to communities within the CCBC area and to key destinations in neighbouring authorities.
- Protect and enhance access to high quality outdoor sports facilities, parks and open spaces.
- Conserve, preserve, restore, protect and enhance sites designated at international, national and local levels for reasons of biodiversity conservation, ecological importance, geological importance or heritage significance, in ways appropriate to their status.
- Develop effective community engagement techniques to respond to the views of wider communities and facilitate effective community cohesion.
- Promote the efficient use of resources, including moving towards a low carbon economy, use of waste as a resource, energy efficient buildings, and appropriate renewable and low carbon energy.
- Take measures to protect air quality levels and aim to mitigate any activity which could affect air quality levels across the CCBC area.
- Ensure there are no significant negative impacts on internationally and nationally designated nature sites (refer to separate Habitats Regulations Assessment Initial Screening Report for further details).
- Give full consideration to the potential impacts on water, including water quality, ecosystems, sustainable use of water, capacity of sewerage, flood risk and the opportunities to improve flood risk management.
- Seek ways to maximise multi-functional green infrastructure coverage and ensure they provide a network of linked wildlife corridors (across a wide range of scales and increase ecosystems services including biodiversity).
- Seek ways to maximise the health benefits of green infrastructure.

- Use land efficiently by prioritising the use of previously developed land.
 - Consider soil quality and agricultural land classification when assessing potential development sites.
 - Recognise the different landscapes in the CCBC area and Snowdonia National Park and their capacity to accommodate change.
 - Promote development that minimises landscape impacts and protects landscapes appropriate to their significance.
- 2.2.3 As with the identified key sustainability issues, the identified key policy issues are addressed within relevant Background and Topic Papers prepared for the LDP Review and reflected in the substantive proposals within the Deposit Plan. In overall terms, this helps to ensure the emerging RLDP responds to applicable legislative and policy requirements.

2.3 Evolution of Baseline Conditions in the Absence of the LDP Review

- 2.3.1 The Conwy LDP Review Report (April 2018) makes clear that the absence of a competent statutory Development Plan for the CCBC area would be likely to be exploited by the development industry, not least due to the identified housing land supply shortfall. In these circumstances development is likely to come forward that is not in accordance with the existing LDP's spatial strategy and there would be significant pressure to release greenfield sites in unsustainable locations. Both outcomes would be likely to result in a range of unacceptable significant adverse effects on the environmental topics prescribed within Schedule 2 of the SEA Regulations. **Appendix A.4** of the SA report details the evolution of Baseline Conditions in the Absence of the LDP Review under different environmental topics.

3 The Sustainability Appraisal Process

3.1 SA and SEA Purpose and Objectives

- 3.1.1 In accordance with the SEA Regulations the purpose of SEA is to identify, assess and evaluate the likely significant environmental effects of a qualifying plan, programme or strategy. Under the 2004 Act, the purpose of SA is to assess the contribution of a LDP to delivering sustainable development. SA and SEA therefore share a common focus on assessing environmental and wider sustainability performance and can be undertaken and reported together, as in this report.
- 3.1.2 A common objective of SA, incorporating SEA, is to enhance the environmental and wider sustainability performance of emerging plans and programmes. This is achieved through identifying any likely significant effects from implementation of the emerging plan as drafted, proposing mitigation measures to address any identified significant adverse environmental effects, and identifying enhancement measures to improve the overall performance of the plan as it evolves. As such, SA incorporating SEA is an integral part of good development planning and should not be viewed as a separate or retrospective activity. This means that SA, incorporating SEA, should be undertaken in respect of each emerging substantive component or proposal for an emerging plan at the time when the relevant component or proposal is itself being consulted on.

3.2 Previous SA and SEA Reporting

- 3.2.1 Two previous stages have been carried out in the SA process (incorporating SEA) for the emerging RLDP.

SA and SEA Screening and Scoping

- 3.2.2 In August 2018 a SA Scoping Report, incorporating SEA screening, was consulted on with the SEA Consultation Bodies, followed by the publication of a statutory SEA Screening Determination by CCBC.
- 3.2.3 The dual purpose of the SA Scoping Report was to provide relevant information to enable the SEA Consultation Bodies to consider the need for SEA and to form a view on the consultation period and scope/level of detail appropriate for SA Report(s) to accompany each substantive component of the emerging RLDP. A key objective of the SA Scoping Report was to identify an evidence-based SA Framework to assess in a systematic way the likely sustainability effects from substantive components of the emerging RLDP. This SA Framework comprises a series of Sustainability Objectives and Guide Questions regarding identified socio-economic and environmental issues of relevance to the CCBC area.
- 3.2.4 As previously detailed in **Table 4.1** of the LDP Preferred Strategy SA Report, the SEA Consultation Bodies recommended a number of minor modifications to the original proposed CBCC LDP Review SA Framework and to the associated baseline analysis, policy review and key sustainability issues as set out within

the SA Scoping Report. In accordance with information requirements prescribed within the SEA Regulations, these matters were all addressed in the LDP Preferred Strategy SA Report and have been carried forward into this SA Report. As detailed in **Table 3.1** below, at Deposit Stage minor further changes have been made to the Conwy LDP Review SA Framework (provided in full in **Appendix D** of the SA Report) in response to comments received from the SEA Consultation Bodies regarding the LDP Preferred Strategy SA Report.

SA of LDP Preferred Strategy

3.2.5 The Conwy RLDP Preferred Strategy and associated evidence base documents were consulted on between 29th July 2019 and 20th September 2019 in accordance with the statutory requirements detailed in **Section 1.5**. This LDP Preferred Strategy was accompanied by a full SA Report and associated SA Report Non-Technical Summary (Stantec, July 2019), as required by the 2004 Act and the SEA Regulations.

3.2.6 The Conwy RLDP Preferred Strategy SA Report identified, assessed and evaluated the likely significant effects of all substantive components of the RLDP Preferred Strategy, which comprised:

- Strategic Framework:
 - RLDP Vision
 - Objectives
 - Growth and Spatial Strategy.
- Implementation and Delivery:
 - Strategic Policies
 - Candidate Sites Register

3.2.7 At Pre-Deposit stage, the identification of likely significant effects focused on a suite of 34 proposed strategic policies which were designed to implement the proposed higher level strategic framework. In addition, whilst no decisions were made by CCBC at RLDP Preferred Strategy stage regarding the allocation or rejection of individual development sites, an initial SA of Candidate Sites (including newly promoted sites and potential LDP rollover sites) was carried out to:

- Provide timely, objective and transparent assessment information to support evidence-based decisions regarding the potential allocation (or rejection) of candidate sites within the emerging RLDP in accordance with national planning policy requirements;
- Demonstrate compliance with SEA caselaw by demonstrating that in the first instance, all new candidate sites and potential rollover sites have

properly been treated equally as potential ‘reasonable alternatives’ before any decision to allocate individual sites is made; and,

- Identify major environmental or sustainability constraints, which, in the absence of further information being provided to demonstrate site effectiveness, would be likely to result in the rejection of some candidate sites on the basis they do not constitute a ‘reasonable alternative’ on sustainability or deliverability grounds.

3.2.8 The SA process directly informed the preparation of and helped to improve the LDP Preferred Strategy, as detailed in Section 5 of the RLDP Preferred Strategy SA Report. In consequence, no significant adverse effects were predicted to arise from the RLDP Preferred Strategy, but the SA Report still identified a number of weaknesses within the emerging plan and therefore proposed a suite of further mitigation and enhancement recommendations to address identified uncertainties and improve its sustainability performance. As detailed in **Section 6 of** the RLPA Preferred Strategy, those recommendations have been considered by CCBC through the subsequent preparation of the Deposit Plan.

3.2.9 All representations received in respect of the RLDP Preferred Strategy, and the associated SA Report have been reviewed by CCBC and taken account of in the preparation of the Deposit Plan and this associated SA Report. The comment related to the ISA is detailed in **Appendix C** of the SA Report.

3.2.10 Taking into account of the minor modifications requested by the SEA Consultation Bodies, the final Conwy LDP Review SA Framework which is being used to assess the emerging RLDP is provided in full within **Appendix D – SEA Framework** of the SA Report.

3.3 Deposit Plan SA Methodology

3.3.1 Stantec commenced the SA of the Deposit Plan in early 2025 in tandem with initial development of the Deposit Plan by CCBC. An initial step involved advising CCBC on how best to implement the ‘further’ SA mitigation and enhancement recommendations identified at Pre Deposit stage. SA based testing and refinement of emerging Deposit Plan policy components and assessment of candidate sites then took place, before formal SA policy assessment reporting commenced in winter 2025 when the settled draft Deposit Plan was nearing completion.

3.3.2 The completion of the SA Report was undertaken in tandem with the finalisation of the Deposit Plan in late 2025. This iterative process allowed the SA to inform the final content of the Deposit Plan to minimise its likely significant adverse effects and maximise the document’s sustainability performance.

3.3.3 This SA report presents the findings of an appraisal carried out to identify, assess and evaluate the likely significant environmental and wider sustainability effects of all substantive proposals contained within the Deposit Plan. In doing so, each substantive component or proposal, together with any identified reasonable alternatives (see below), have been subject to a proportionate level

of assessment against the 14 SA Objectives defined within the finalised Conwy LDP Review SA Framework (**Appendix D** of the SA report).

3.3.4 The following plan components have been subject to SEA and are considered below in turn:

- Strategic Framework:
 - RLDP Vision
 - Strategic Objectives
 - Growth and Spatial Strategy
- Implementation and Delivery:
 - Key Strategic Sites & Infrastructure
 - Thematic Policies

3.3.5 The SA project team reviewed the finalised version of the Deposit Plan at the time of preparing this SA Report and considers that all SA recommendations summarised in the previous SA reports have been appropriately addressed, with additional provisions now incorporated within the Deposit Plan. This has made the SA reporting process more efficient and improved the sustainability performance of the Deposit Plan. In particular, the final version of the Deposit Plan is now predicted to generate a range of likely significant beneficial effects on the environment and in relation to identified key sustainability issues, with no residual significant adverse effects considered likely.

3.3.6 In general, all substantive components and proposals set out within the RLDP Deposit Documents, i.e. the RLDP Deposit Plan, were appraised using matrices to identify their compatibility with the SA Objectives defined within the Conwy LDP Review SA Framework (**Appendix D** of the SA report).

4 SA Findings

4.1 SA of Proposed LDP Strategic Framework

Vision

4.1.1 The RLDP Deposit Plan sets out a Vision for the growth of Conwy over the RLDP period to 2033. This Vision is designed to integrate the Conwy RLDP with the Conwy and Denbighshire Well-being Plan, the Well-being of Future Generations (Wales) Act 2015, the Welsh Government's National Sustainable Placemaking Outcomes and the thematic structure within PPW – 12th Edition (2024). In consequence, the proposed RLDP Vision is based around using placemaking to achieve broad wellbeing focused outcomes.

4.1.2 At the previous stage of plan preparation, the SA of the original draft RLDP Vision noted the emphasis placed on placemaking but raised concerns regarding the absence of coverage of specific sustainability issues or planning problems. An alternative RLDP Vision, which retained a focus on placemaking whilst also identifying key spatial problems, attributes and outcomes for Conwy, was therefore devised through the SA process and consulted on in December 2018 and 2019. Building upon the previous work, the RLDP Deposit Plan now sets out a fuller version of the RLDP Vision previously consulted on. The key changes include:

- Reflect representations received to the Preferred Strategy (it was too long and tried to cover too many of the priority issues instead of being more strategic)
- Reflect the new Conwy and Denbighshire Local Well-being Plan <https://conwyanddenbighshirelsb.org.uk/well-being-plan/>
- Reflect new evidence and changes in national policy and guidance.
- Reflect the promotion of Welsh Language

4.1.3 The proposed RLDP Vision wordings is

By 2033, a renewed focus on placemaking will bring sustainable places, improved wellbeing and greater opportunities to live, work and visit, where the Welsh language can thrive, ensuring Conwy is more equal, less deprived and resilient for future generations.

4.1.4 The RLDP vision has been formed having regard to the high-level priority issues and drivers set out in supporting documents, national, regional and local legislation, policies and evidence base. It was then refined and shortened further to reflect the key themes of the Conwy and Denbighshire Local Well-being Plan (2023-2028). The Vision is now more succinct, embraces placemaking and emphasises the importance of creating sustainable places and improved wellbeing for all the implementation of the RLDP.

4.1.5 In general, the proposed RLDP Vision focuses on placemaking as an enabler of positive wellbeing outcomes and now usefully addresses the key spatial challenges and opportunities facing Conwy. As a high-level statement, the RLDP Vision is therefore likely to support a greater emphasis on the delivery of a new spatial strategy and place-based policies within the emerging RLDP than the existing adopted LDP, which would enhance local distinctiveness and the ability to meet the differential needs of communities. The proposed RLDP Vision is therefore considered to be compatible with achieving sustainable development. Furthermore, the direct alignment of the RLDP Vision with the priorities detailed within the Conwy and Denbighshire Local Well-being Plan (2023-2028) and the themes within the Planning Policy Wales – 12th Edition (2024) should allow the emerging RLDP to contribute to positive wellbeing outcomes and support the implementation of national planning policies. As wellbeing is used as the cross-cutting thread to bind all SA Objectives within the Conwy LDP Review SA Framework, the proposed RLDP Vision should therefore be able to contribute, whether directly or indirectly to the achievement of these SA Objectives.

Objectives

- 4.1.6 At the previous stage of plan preparation, the SA of the original draft LDP Objectives raised concerns regarding their individual thematic focus and extensive number, which if unresolved could lead to implementation difficulties and unintended conflicts between policies being developed to address each thematic Objective. In response, one of the previously proposed and most unclear original Objectives (regarding the de-risking of development) has been removed, but all other original Objectives have been carried forward and retitled as Strategic Objectives. This means that the appraisal of the LDP Objectives remains broadly similar to that previously presented in the Conwy LDP Vision, Objectives and Growth Options SA Report (PBA, December 2018) or the SA of the Preferred Strategy.
- 4.1.7 The proposed LDP Vision is supported by a set of 15 Objectives which indicate how the vision will be achieved, as listed in **Table 4.1** below.
- 4.1.8 A detailed assessment of the compatibility and coverage of the proposed RLDP Strategic Objectives against the SA Objectives from the Conwy LDP Review SA Framework (**Appendix D** of the SA Report) is provided in **Appendix E** of the SA Report.

Table 4.1: Proposed RLDP Strategic Objectives

Strategic Objective Title	Strategic Objective Wording
<i>Strategic and Spatial Choices</i>	
SO1	<i>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.</i>
<i>Healthy and Social Places in Conwy</i>	
SO2	<i>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.</i>
SO3	<i>Achieve vibrant, attractive and viable town and commercial centres in Conwy by redefining their role and by encouraging a diversity of activities and uses.</i>
SO4	<i>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.</i>
SO5	<i>Encourage physical and mental wellbeing through provision and protection of high quality, accessible green spaces and recreation space networks.</i>
SO6	<i>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.</i>

Strategic Objective Title	Strategic Objective Wording
<i>Prosperous Places in Conwy</i>	
SO7	<i>Support long-term economic prosperity, diversification and regeneration, by taking advantage of Conwy's strategic position within the wider regional context and by promoting a holistic 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.</i>
SO8	<i>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.</i>
SO9	<i>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.</i>
SO10	<i>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.</i>
SO11	<i>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.</i>
<i>Natural and Cultural Places in Conwy</i>	
SO12	<i>Conserve and enhance Conwy's distinctive quality natural and cultural heritage assets.</i>
SO13	<i>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.</i>

Strategic Objective Title	Strategic Objective Wording
SO14	<i>Protect and enhance biodiversity and build resilient ecological networks.</i>
SO15	<i>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.</i>

- 4.1.9 As with the RLDP Vision, the Strategic Objectives have only been subject to minor modification compared with the version consulted on at Pre-Deposit stage and therefore previous SA conclusions remain unchanged. A detailed assessment of the compatibility and coverage of the proposed Strategic Objectives and Objectives against the SA Objectives from the Conwy LDP Review SA Framework (**Appendix D** of the SA Report) is provided in **Appendix E** of the SA Report.

Growth and Spatial Strategy

- 4.1.10 In accordance with statutory requirements, the RLDP Deposit Plan sets out a new growth strategy for Conwy ('the new strategy') over the RLDP period to 2033. This new strategy presented in the RLDP Deposit Plan builds upon the previous development of a series of contrasting growth options (growth level options, spatial distribution options and settlement hierarchy options). These options, which for the purposes of this SA (incorporating SEA) can be considered as reasonable alternatives, were all subject to consultation and detailed SA at the previous stage of plan preparation, as reported in the Conwy RLDP Vision, Objectives and Options SA Report (2018).

Growth Level

- 4.1.11 According to the Preferred Strategy, the preferred Growth Level set out in the LDP Preferred Strategy called for the development of 5,150 net additional dwellings and 1,800 new jobs over the LDP period 2018-2033. This employment-led growth strategy is very similar to Growth Option 4 previously identified within Consultation Paper 2 and assessed within **Appendix E** of the Conwy LDP Vision, Objectives and Options Report SA Report (2018).
- 4.1.12 Key findings from the previous SA of Growth Option 4 indicate that the preferred Growth Level would:
- Perform as well as or better than any other identified option in terms of contributing to the achievement of socio-economic SA Objectives. This was because as a 'Policy On' option it was well grounded in the housing and economy evidence base including North Wales Growth Deal; and
 - Perform as well as or better than any other identified option in terms of its identifiable contribution to the achievement of environmental SA Objectives, with no significant adverse environmental effects likely to occur.
- 4.1.13 Since the resume of the study, more new homes have been built and more have planning permission. The Employment Land Review was reviewed and updated in October 2020 and August 2021. As a result, the projections of growth over the Replacement Local Development Plan period that were presented in the Preferred Strategy were revised. Hence, the updated net additional dwellings and new jobs number are revised to 4,300 provision and 1,500 respectively.
- 4.1.14 The methodology for this growth scenario is different from the traditional migration-led projections methodology used in Welsh Government's sub

national projections. Population, household and dwelling impacts are calculated by using a backward iteration methodology which adjusts components of population change (mainly migration levels amongst the working age population and their dependents) to match jobs growth to population growth levels.

Spatial Distribution

- 4.1.15 Following from the Spatial Distribution Strategy in RLDP Preferred Strategy, the Spatial Distribution Strategy detailed within the RLDP Deposit Plan splits the Conwy LDP area into two zones, the Coastal Development Strategy Area (CDSA) and the Rural Development Strategy Area (RDSA), with 90% of growth over the LDP period directed to the CDSA. This is broadly in line with the current population split in Conwy County Borough and has the advantages of delivering needs and opportunities to both urban and rural communities.
- 4.1.16 Building upon previous analysis of growth options, the RLDP Deposit Plan explains that the strategy of focusing growth in the CDSA and in highly accessible Strategic Areas therein offers the best opportunity to meet identified population needs (including local housing need), promote active travel, create healthier communities, combat climate change, utilise existing infrastructure and integrate new growth with existing employment areas. At the same time, the RLDP Deposit Plan identifies a need to support a strong rural economy, meet identified community needs in existing rural settlements and promote economic diversification within the RDSA, whilst recognising the negative sustainability implications of car dependency and the loss of greenfield land.
- 4.1.17 It is therefore clear that the proposal to focus growth in existing population centres whilst supporting development to meet identified socio-economic needs across the wider Conwy RLDP area represents a sustainable land use strategy. The identification of the need to address flood risk constraints by limiting growth in the eastern part of the CDSA whilst prioritising growth in the central part of meet existing demands further demonstrates that the spatial strategy and proposed distribution of growth will contribute to sustainable development.

4.2 SA of Strategic Sites

- 4.2.1 In accordance with Welsh Government expectations, an integrated site assessment and selection process is being carried out by CCBC for the emerging RLDP. The methodology aligns with the approach outlined within the Conwy LDP Review SA Scoping Report (August 2018).
- 4.2.2 For the early stages of candidate sites consultation, those sites capable of accommodating over 100 dwellings or 1,000sqm of employment floorspace were designated 'strategic sites'. Work was initially focussed on these 35 sites through the front-loading process to enable the inclusion of suitable sites in the Preferred Strategy. Subsequently, and for the Deposit RLDP consultation the term 'strategic' is no longer used to differentiate these sites from the other allocations, however this term is still used in the SA/SEA to refer to the larger candidate sites.

4.2.3 All 35 strategic sites submitted during the Conwy LDP Review Call for Sites exercise (August 2018) have been considered as potentially being reasonable alternatives, subject to deliverability and the absence of major environmental constraints. As reported in **Background Paper 6 – Site Deliverability Assessment**, five strategic sites have been identified by CCBC as Key Strategic Sites which underpin the LDP Preferred Strategy, with the other candidate strategic sites not considered to represent reasonable alternatives at that time.

4.2.4 A second Call for Candidate Sites for affordable housing took place in August 2022. Further non-statutory placemaking engagement events have taken place working alongside Planning Aid Wales (PAW) to capture community's needs and identify site specific and area based placemaking needs

4.2.5 Nine key sites have been identified by CCBC as Key Strategic Sites which underpin the RLDP Deposit Plan:

- Llanfairfechan mixed use housing and education site
- Deganwy/Llanrhos housing site
- Old Colwyn housing site
- Llanrwst housing site
- Queens Road, Llandudno housing site
- Llanddulas Quarry employment and renewable energy site
- Bryniau, Llandudno employment site
- Nant y Coed, Llandudno Junction housing site
- Dinerth Road, Rhos on Sea housing site

4.3 SA of Thematic Policies

Overview

4.3.1 A suite of strategic policies was identified in the RLDP Preferred Strategy. The ISA of the RLDP Preferred Strategy provides a summary assessment of proposed strategic policies against the SA Objectives. The assessment has been undertaken by policy grouping, corresponding with each chapter of strategic policies contained within the RLDP Preferred Strategy. This enabled a proportionate assessment to be undertaken of each policy and of the cumulative effects of each policy grouping, focusing on the sustainability issues most relevant to the policy or policies being assessed.

4.3.2 The policies have been modified to take account of representations received, stakeholder feedback, new evidence, changes in national policy and extended

to provide for a more comprehensive placemaking policy framework for the Conwy plan area.

4.3.3 This section provides a summary assessment of proposed policies against the SA Objectives. The detailed appraisal of predicted effects from the policies is provided in **Appendix F** of the SA Report.

4.3.4 It should note that all policies are inter-related in their nature and need to be read in conjunction with one another in order to gain an understanding of the overall policy direction of the RLDP.

4.3.5 This section presents key findings from the SA of the proposed policies within the LDP Deposit Plan. The summary assessment provided below uses each of the SA Objectives from the Conwy LDP Review SA Framework (**Appendix D** of the SA Report) as headings, whilst detailed appraisal matrices identifying all likely effects from the policies is provided in **Appendix F** of the SA Report.

SA Objective 1 - Health and Wellbeing

4.3.6 As detailed in **Appendix F** of the SA Report, the following proposed thematic policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- PL/6 Promoting healthier places
- PL/12 New development, infrastructure and planning obligations
- PL/13 New development and viability
- PL/17 Llanfairfechan mixed use housing and education site
- PL/18 Deganwy/Llanrhos housing site
- PL/19 Old Colwyn housing site
- PL/20 Llanrwst housing site
- PL/21 Queens Road, Llandudno housing site
- PL/22 Llanddulas Quarry employment and renewable energy site
- PL/23 Bryniau, Llandudno employment site
- PL/24 Nant y Coed, Llandudno Junction housing site
- PL/25 Dinerth Road, Rhos-on-Sea housing site
- STA/1: Sustainable Transport, Accessibility and Decarbonisation.
- STA/2: Ultra-Low Emission Vehicles

- STA/3: Mitigating Travel Impact
- STA/4: Transport Routes and Schemes
- STA/6: Active Travel and Green Infrastructure
- HS/1 Sustainable housing framework
- HS/2 Delivering the housing need
- HS/3 Affordable housing provision
- HS/4 Affordable housing-led sites
- HS/5 Affordable housing exception sites
- HS/6 Housing density
- HS/7 Housing mix
- HS/8 Local housing need schemes
- HS/9 Rural Enterprise Dwellings
- HS/13 Care homes, nursing homes, extra care, supported living and sheltered housing
- CFS/1 Community facilities and services
- CFS/2 New allotments & safeguarding allotments
- CFS/3 Burial ground
- CFS/4 New community facilities
- CFS/5 Loss of community facilities
- RS/1 Recreational spaces
- RS/2 Development and recreational spaces
- RS/3 Safeguarding existing recreational spaces
- RS/4 New recreational spaces
- EN/1 Renewable Energy and Achieving Net Zero in New Development
- EN/2 Achieving Net Zero Carbon Buildings- Development Management
- EN/3 Energy efficient buildings

- EN/4 Zero or Low Carbon Energy Sources and Zero Carbon Ready Technology
- EN/7 Carbon Offsetting
- NE/1 Natural environment
- NE/7 Green infrastructure network
- NE/10 Coastal Zone, coastal change and shoreline management plans
- EQ/1 Environmental qualities
- EQ/2 Water conservation and sustainable drainage
- EQ/3 Air quality, soundscape and light management
- EQ/4 Dark Skies and Sensitive Lighting

4.3.7 Whilst not at the level of setting out detailed criteria, these policies provide a supportive high-level policy framework to:

- Improve health outcomes by ensuring adequate provision of social and community infrastructure;
- Prioritise the remediation and redevelopment of brownfield land;
- Maximise the accessibility of major and high-footfall developments;
- Promote and support the uptake of active travel;
- Support the co-location of housing and employment growth;
- Support Renewable Energy and Achieving Net Zero in New Development; and,
- Protect and enhance the natural environment, ecosystem resilience, landscapes, and habitat assets within the Plan Area.

4.3.8 At this stage none of the proposed policies are predicted to have negative (i.e. adverse) effects on this SA Objective. However, as detailed in **Appendix F** of the SA Report, uncertainties and issues have been identified which presently limit the contribution of two assessed policies (PL/15, and TO/4) to this SA Objective. Several other policies have no clear relationship with this SA Objective.

SA Objective 2 – Equality and Social Inclusion

4.3.9 As detailed in **Appendix F** of the SA Report, the following proposed thematic policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- PL/12 New development, infrastructure and planning obligations
- PL/13 New development and viability
- STA/1 Sustainable Transport, Accessibility and Decarbonisation
- STA/3 Mitigating Travel Impact
- STA/4 Transport Routes and Schemes
- STA/6 Active Travel and Green Infrastructure
- STA/8 Parking Standards
- HS/7 Housing mix
- HS/8 Local housing need schemes
- HS/13 Care homes, nursing homes, extra care, supported living and sheltered housing
- CFS/1 Community facilities and services
- CFS/2 New allotments & safeguarding allotments
- CFS/4 New community facilities
- CFS/5 Loss of community facilities
- RS/1 Recreational spaces
- RS/2 Development and recreational spaces
- RS/3 Safeguarding existing recreational spaces
- RS/4 New recreational spaces
- EN/1 Renewable Energy and Achieving Net Zero in New Development
- EN/2 Achieving Net Zero Carbon Buildings- Development Management
- EN/3 Energy efficient buildings
- NE/1 Natural environment
- NE/7 Green infrastructure network
- NE/10 The Coastal Zone, coastal change and shoreline management plans
- HE/1 Historic environment

- HE/4 Culturally-led regeneration

4.3.10 Whilst not at the level of setting out detailed criteria, these policies provide a supportive high-level policy framework to:

- Provide adequate social and community infrastructure and recreational spaces to meet the needs of existing and future communities.
- Support culturally-driven economic development and regeneration.
- Maximise the accessibility of major and high-footfall developments.
- Promote and support the uptake of active travel.
- Ensure high quality broadband connection and provide digital hubs to reduce commuting and to access other activities/opportunities online
- Support Renewable Energy and Achieving Net Zero in New Development.
- Require all developments must make adequate provision to mitigate the social, economic, physical and/or environmental impact arising from the development.
- Retain, enhance and support cultural assets and support the identity of place.

4.3.11 At this stage none of the proposed policies are predicted to have negative (i.e. adverse) effects on this SA Objective. However, as detailed in **Appendix F** of the SA Report, uncertainties have been identified which presently limit the contribution of two policies (PL/15 and TO/4) to this SA Objective. Several policies have no clear relationship / neutral with this SA Objective.

SA Objective 3 – Employment and Skills

4.3.12 As detailed in **Appendix F**, the following proposed thematic policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- PL/12 New development, infrastructure and planning obligations
- PL/13 New development and viability
- PL/22 Llanddulas Quarry employment and renewable energy site
- PL/23 Bryniau, Llandudno employment site
- ED/1 Economic Development
- ED/2 Employment Allocations
- ED/3 New B1, B2, B8 Development on Non-allocated sites

- ED/4 Safeguarding B1, B2 and B8 Office and Industrial Sites
- ED/7 Telecommunications Infrastructure
- TO/1 Tourism
- TO/2 New sustainable tourism and recreational attractions (non-accommodation)
- HE/1 Historic environment
- HE/4 Culturally-led regeneration

4.3.13 Whilst not at the level of setting out detailed criteria, these policies provide a supportive high-level policy framework to:

- Direct employment generating development to accessible and appropriate locations;
- Set out an employment land strategy to meet predicted employment needs;
- Recognise the importance of the tourism sector and provide support for tourism development in appropriate locations;
- Support rural employment and encourage rural economic diversification; and,
- Support communication network enhancements which deliver economic and community benefits.

4.3.14 At this stage none of the proposed policies are predicted to have negative (i.e. adverse) effects on this SA Objective. However, as detailed in **Appendix F** of the SA Report, uncertainties have been identified which presently limit the contribution of one policy (PL/15) to this SA Objective. Some policies have no clear relationship with / neutral to this SA Objective.

SA Objective 4 – Transport and Communications:

4.3.15 As detailed in **Appendix F** of the SA Report, the following proposed thematic policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- PL/5 Placemaking and good design
- PL/6 Promoting healthier places
- PL/12 New development, infrastructure and planning obligations
- PL/13 New development and viability
- PL/16 Placemaking and sites

- PL/17 Llanfairfechan mixed use housing and education site
- PL/18 Deganwy/Llanrhos housing site
- PL/19 Old Colwyn housing site
- PL/20 Llanrwst housing site
- PL/21 Queens Road, Llandudno housing site
- PL/22 Llanddulas Quarry employment and renewable energy site
- PL/23 Bryniau, Llandudno employment site
- PL/24 Nant y Coed, Llandudno Junction housing site
- PL/25 Dinerth Road, Rhos-on-Sea housing site
- STA/1 Sustainable Transport, Accessibility and Decarbonisation.
- STA/2 Ultra-Low Emission Vehicles
- STA/3 Mitigating Travel Impact
- STA/4 Transport Routes and Schemes
- STA/5 Freight and Waste Consolidation Hubs
- STA/6 Active Travel and Green Infrastructure
- STA/7 Improvements to public transport interchanges and facilities
- STA/8 Parking Standards
- ED/1 Economic Development
- ED/7 Telecommunications Infrastructure
- NE/1 Natural environment
- NE/7 Green infrastructure network

4.3.16 Whilst not at the level of setting out detailed criteria, these policies provide a supportive high-level policy framework to:

- Provide adequate transport infrastructure to meet identified community needs and support housing and economic growth;
- Promote sustainable modal shift, including through applying a sustainable transport hierarchy;

- Enhance accessibility for all to key services, amenities, recreation and employment;
- Promote active travel through green infrastructure improvements; and,
- Enhance digital connectivity, particularly focused on rural areas with limited physical accessibility.

4.3.17 At this stage, none of the proposed policies are predicted to have negative (i.e. adverse) effects on this SA Objective. However, as detailed in **Appendix F** of the SA Report, uncertainties and issues have been identified which presently limit the contribution of two assessed policies (NE/2 and PL/15) to this SA Objective. Some other policies have no clear relationship with / neutral to this SA Objective.

SA Objective 5 – Housing

4.3.18 As detailed in **Appendix F** of the SA Report, the following proposed thematic policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- PL/9 Placemaking in rural areas
- PL/12 New development, infrastructure and planning obligations
- PL/13 New development and viability
- PL/14 Managing settlement form
- PL/16 Placemaking and sites
- PL/17 Llanfairfechan mixed use housing and education site
- PL/18 Deganwy/Llanrhos housing site
- PL/19 Old Colwyn housing site
- PL/20 Llanrwst housing site
- PL/21 Queens Road, Llandudno housing site
- PL/24 Nant y Coed, Llandudno Junction housing site
- PL/25 Dinerth Road, Rhos-on-Sea housing site
- HS/1 Sustainable housing framework
- HS/2 Delivering the housing need
- HS/3 Affordable housing provision

- HS/4 Affordable housing-led sites
- HS/5 Affordable housing exception sites
- HS/6 Housing density
- HS/7 Housing mix
- HS/8 Local housing need schemes
- HS/9 Rural Enterprise Dwellings
- HS/10 Second homes and short-term holiday lets
- HS/11 C3 permanent residences occupancy condition
- HS/12 Shared accommodation
- HS/13 Care homes, nursing homes, extra care, supported living and sheltered housing

4.3.19 Whilst not at the level of setting out detailed criteria, these policies provide a supportive high-level policy framework to:

- Define and deliver a housing land strategy to meet identified housing needs and support economic growth;
- Provide adequate infrastructure to support housing growth;
- Direct housing development to sustainable and accessible locations; and,
- Manage long-term settlement growth to avoid sprawl.

4.3.20 In addition, land use change needs to consider biodiversity and mechanisms should be considered that facilitate the long-term management of biodiversity with an emphasis on protecting and enhancement. Management may be required to facilitate the maintenance, creation, restoration or enhancement of habitat and their associated or component species

4.3.21 At this stage, none of the proposed policies are predicted to have negative (i.e. adverse) effects on this SA Objective. However, as detailed in **Appendix F** of the SA Report, uncertainties and issues have been identified which presently limit the contribution of one assessed policy (PL/15) to this SA Objective. Some other thematic policies have no clear relationship with / neutral to this SA Objective.

SA Objective 6 – Economic Growth

4.3.22 As detailed in **Appendix F** of the SA Report, the following proposed thematic policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- PL/9 Placemaking in rural areas
- PL/12 New development, infrastructure and planning obligations
- PL/13 New development and viability
- PL/16 Placemaking and sites
- PL/22 Llanddulas Quarry employment and renewable energy site
- PL/23 Bryniau, Llandudno employment site
- RTC/1 Retail and town centre first
- RTC/2 Retail hierarchy
- ED/1 Economic Development
- ED/2 Employment Allocations
- ED/3 New B1, B2, B8 Development on Non-allocated sites
- ED/4 Safeguarding B1, B2 and B8 Office and Industrial Sites
- ED/7 Telecommunications Infrastructure
- TO/1 Tourism
- TO/2 New sustainable tourism and recreational attractions (non-accommodation)
- HE/1 Historic environment
- HE/4 Culturally-led regeneration

4.3.23 Whilst not at the level of setting out detailed criteria, these policies provide a supportive high-level policy framework to:

- Support new and enhanced infrastructure provision to unlock economic growth and investment;
- Promote culturally-driven economic development and regeneration;
- Set out an employment land strategy to underpin economic growth;
- Support rural economic diversification;
- Prioritise housing and employment growth on strategic sites; and,
- Support the growth of locally and regionally important sectors.

4.3.24 At this stage none of the proposed policies are predicted to have negative (i.e. adverse) effects on this SA Objective. However, as detailed in **Appendix F** of the SA Report, uncertainties and issues have been identified which presently limit the contribution of an assessed policy (PL/15) to this SA Objective. Some other policies have no clear relationship with / neutral to this SA Objective.

SA Objective 7 – Air Quality

4.3.25 As detailed in **Appendix F**, of the SA Report the following proposed thematic policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- PL/8 sustainable management of natural resources
- PL/17 Llanfairfechan mixed use housing and education site
- PL/18 Deganwy/Llanrhos housing site
- PL/19 Old Colwyn housing site
- PL/20 Llanrwst housing site
- PL/21 Queens Road, Llandudno housing site
- PL/22 Llanddulas Quarry employment and renewable energy site
- PL/23 Bryniau, Llandudno employment site
- PL/24 Nant y Coed, Llandudno Junction housing site
- PL/25 Dinerth Road, Rhos-on-Sea housing site
- STA/1 Sustainable Transport, Accessibility and Decarbonisation.
- STA/2 Ultra-Low Emission Vehicles
- STA/4 Transport Routes and Schemes
- STA/5 Freight and Waste Consolidation Hubs
- STA/6 Active Travel and Green Infrastructure
- STA/7 Improvements to public transport interchanges and facilities
- EN/1 Renewable Energy and Achieving Net Zero in New Development
- EN/2 Achieving Net Zero Carbon Buildings- Development Management
- EN/3 Energy efficient buildings

- EN/4 Zero or Low Carbon Energy Sources and Zero Carbon Ready Technology
- EN/5 Unregulated carbon emissions and embodied carbon in buildings
- EN/6 GHG emissions assessment for new development
- EN/7 Carbon Offsetting
- EN/8 Grid Connection and RE storage
- EN/9 Local Energy Generation and LAEP
- EN/10 Smart Grid and District Heating and Cooling Networks
- EN/11 Onshore wind and solar development
- EN/12 Onshore infrastructure linked to offshore renewables
- NE/1 Natural environment
- NE/2 Climate change and ecosystem resilience
- NE/10 The Coastal Zone, coastal change and shoreline management plans
- NE/11 Coastal areas and marine plans
- EQ/1 Environmental qualities
- EQ/3 Air quality, soundscape and light management

4.3.26 Whilst not at the level of setting out detailed criteria, these strategic policies provide a supportive high-level policy framework to:

- Focus on environmental sustainability.
- Reduce exposure to poor air quality.
- Protect and improve air quality.
- Safeguard residential and community amenity.

4.3.27 At this stage none of the proposed policies are predicted to have negative (i.e. adverse) effects on this SA Objective. However, as detailed in **Appendix F** of the SA Report, uncertainties and issues have been identified which presently limit the contribution of one assessed policy (PL/15) to this SA Objective. Some other policies have no clear relationship with / neutral to this SA Objective.

SA Objective 8 – Climate Change

4.3.28 As detailed in **Appendix F** of the SA Report, the following proposed thematic policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- PL/8 Sustainable management of natural resources
- PL/17 Llanfairfechan mixed use housing and education site
- PL/18 Deganwy/Llanrhos housing site
- PL/19 Old Colwyn housing site
- PL/20 Llanrwst housing site
- PL/21 Queens Road, Llandudno housing site
- PL/22 Llanddulas Quarry employment and renewable energy site
- PL/23 Bryniau, Llandudno employment site
- PL/24 Nant y Coed, Llandudno Junction housing site
- PL/25 Dinerth Road, Rhos-on-Sea housing site
- STA/1 Sustainable Transport, Accessibility and Decarbonisation
- STA/2 Ultra-Low Emission Vehicles
- STA/4 Transport Routes and Schemes
- STA/5 Freight and Waste Consolidation Hubs
- STA/6 Active Travel and Green Infrastructure
- STA/7 Improvements to public transport interchanges and facilities
- RS/1 Recreational spaces
- RS/2 Development and recreational spaces
- RS/3 Safeguarding existing recreational spaces
- RS/4 New recreational spaces
- EN/1 Renewable Energy and Achieving Net Zero in New Development
- EN/2 Achieving Net Zero Carbon Buildings- Development Management
- EN/3 Energy efficient buildings

- EN/4 Zero or Low Carbon Energy Sources and Zero Carbon Ready Technology
- EN/5 Unregulated carbon emissions and embodied carbon in buildings
- EN/6 GHG emissions assessment for new development
- EN/7 Carbon Offsetting
- EN/8 Grid Connection and RE storage
- EN/9 Local Energy Generation and LAEP
- EN/10 Smart Grid and District Heating and Cooling Networks
- EN/11 Onshore wind and solar development
- EN/12 Onshore infrastructure linked to offshore renewables
- NE/1 Natural environment
- NE/2 Climate change and ecosystem resilience
- NE/10 The Coastal Zone, coastal change and shoreline management plans
- NE/11 Coastal areas and marine plans
- EQ/1 Environmental qualities
- EQ/5 Managing flood risk

4.3.29 Whilst not at the level of setting out detailed criteria, these policies provide a supportive high-level policy framework to:

- Promote sustainable modal shifts and reduce car dependency.
- Improve ecosystem resilience and increase resilience to climate change impacts.
- Prevent pollution and protect environmental quality.
- Address and manage the flood risk implications of climate change.
- Support the deployment of renewable and low carbon energy generation technologies in appropriate locations.
- Enhance digital connectivity, which would reduce the need to travel to access socio-economic opportunities and services.

4.3.30 At this stage none of the proposed policies are predicted to have negative (i.e. adverse) effects on this SA Objective. However, as detailed in **Appendix F** of the SA Report, uncertainties and issues have been identified which presently limit the contribution of one assessed policy (PL/15) to this SA Objective. Some other policies have no clear relationship with / neutral to this SA Objective.

SA Objective 9 – Biodiversity

4.3.31 As detailed in **Appendix F** of the SA Report, the following proposed thematic policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- PL/8 Sustainable management of natural resources
- PL/22 Llanddulas Quarry employment and renewable energy site
- PL/23 Bryniau, Llandudno employment site
- CFS/1 Community facilities and services
- CFS/2 New allotments & safeguarding allotments
- CFS/3 Burial ground
- RS/1 Recreational spaces
- RS/2 Development and recreational spaces
- RS/3 Safeguarding existing recreational spaces
- RS/4 New recreational spaces
- NE/1 Natural environment
- NE/7 Green infrastructure network
- NE/8 Biodiversity
- NE/9 Protection and management of designated sites

4.3.32 Whilst not at the level of setting out detailed criteria, these policies provide a supportive high-level policy framework to:

- Reduce biodiversity loss and increase ecosystem resilience.
- Reduce pollution from all sources.
- Conserve, protect, restore and enhance sites designated at national and local levels for reasons of ecological importance or biodiversity conservation.

- Protect areas of landscape value, thereby indirectly protecting their ecological features; and.
- Protect and enhance the green infrastructure network including stepping stone and linear habitats in the long term.
- Provide a net benefit for biodiversity in certain sites.

4.3.33 At this stage none of the proposed policies are predicted to have negative (i.e. adverse) effects on this SA Objective. However, as detailed in **Appendix F** of the SA Report, uncertainties and issues have been identified which presently limit the contribution of one assessed policy (PL/15) to this SA Objective. Several policies have no clear relationship with / neutral to this SA Objective.

SA Objective 10 – Water and Flood Risk

4.3.34 As detailed in **Appendix F** of the SA Report, the following proposed thematic policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- NE/1 Natural environment
- NE/2 Climate change and ecosystem resilience
- NE/7 Green infrastructure network
- NE/10 The Coastal Zone, coastal change and shoreline management plans
- EQ/1 Environmental qualities
- EQ/2 Water conservation and sustainable drainage
- EQ/5 Managing flood risk

4.3.35 Whilst not at the level of setting out detailed criteria, these proposed policies provide a supportive high-level policy framework to:

- Protect and enhance the green infrastructure network.
- Increase ecosystem resilience;
- Protect and enhance surface and groundwater quantity and quality; and,
- Support sustainable flood risk management and increased protection against flood risk.

4.3.36 At this stage none of the proposed policies are predicted to have negative (i.e. adverse) effects on this SA Objective. However, as detailed in **Appendix F** of the SA Report, uncertainties and issues have been identified which presently limit the contribution of one assessed policy (PL/15) to this SA Objective.

Several other proposed policies have no clear relationship with / neutral to this SA Objective.

SA Objective 11 – Materials and Waste

4.3.37 As detailed in **Appendix F**, the following proposed thematic policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- PL17- Llanfairfechan mixed use housing and education site
- PL/18 Deganwy/Llanrhos housing site
- PL/19 Old Colwyn housing site
- PL/20 Llanrwst housing site
- PL/21 Queens Road, Llandudno housing site
- PL/22 Llanddulas Quarry employment and renewable energy site
- PL/23 Bryniau, Llandudno employment site
- PL/24 Nant y Coed, Llandudno Junction housing site
- PL/25 Dinerth Road, Rhos-on-Sea housing site
- STA/4 Transport Routes and Schemes
- EN/1 Renewable Energy and Achieving Net Zero in New Development
- EN/2 Achieving Net Zero Carbon Buildings- Development Management
- EN/3 Energy efficient buildings
- EN/4 Zero or Low Carbon Energy Sources and Zero Carbon Ready Technology
- EN/5 Unregulated carbon emissions and embodied carbon in buildings
- EN/6 GHG emissions assessment for new development
- EN/7 Carbon Offsetting
- EN/8 Grid Connection and RE storage
- EN/9 Local Energy Generation and LAEP
- EN/10 Smart Grid and District Heating and Cooling Networks
- EN/11 Onshore wind and solar development

- EN/12 Onshore infrastructure linked to offshore renewables
- MW/1 Minerals and Waste
- MW/2 Extraction of Minerals
- MW/3 Safeguarding Hard Rock and Sand and Gravel Resources
- MW/4 Quarry Buffer Zones
- MW/5 Proposals for Waste Management
- MW/6 Use of Industrial Land for Waste Management Facilities
- MW/7 Landfill Buffer Zone
- EQ/1 Environmental qualities
- EQ/2 Water conservation and sustainable drainage

4.3.38 Whilst not at the level of setting out detailed criteria, these proposed policies provide a supportive high-level policy framework to:

- Promote energy efficiency, energy storage and renewable energy whilst ensuring a mix of energy sources to meet identified needs.
- Establish the Net zero carbon framework
- Recognise the need to manage mineral resources in a sustainable manner to meet economic needs; and,
- Apply the waste hierarchy and support the growth of the circular economy.

4.3.39 At this stage none of the proposed policies are predicted to have negative (i.e. adverse) effects on this SA Objective. However, as detailed in **Appendix F** of the SA Report, uncertainties and issues have been identified which presently limit the contribution of one proposed policy (PL/15) to this SA Objective. A number of other proposed policies have no clear relationship with / neutral to this SA Objective.

SA Objective 12 – Sustainable Placemaking

4.3.40 As detailed in **Appendix F** of the SA Report, the following proposed thematic policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- PL/1 Sustainable placemaking
- PL/2 Sustainable housing strategy
- PL/3 Sustainable economic strategy

- PL/4 Growth distribution and hierarchy of settlements
- PL/5 Placemaking and good design
- PL/6 Promoting healthier places
- PL/12 New development, infrastructure and planning obligations
- PL/13 New development and viability
- PL/16 Placemaking and sites
- PL/17 Llanfairfechan mixed use housing and education site
- PL/18 Deganwy/Llanrhos housing site
- PL/19 Old Colwyn housing site
- PL/20 Llanrwst housing site
- PL/21 Queens Road, Llandudno housing site
- PL/22 Llanddulas Quarry employment and renewable energy site
- PL/23 Bryniau, Llandudno employment site
- PL/24 Nant y Coed, Llandudno Junction housing site
- PL/25 Dinerth Road, Rhos-on-Sea housing site
- HS/1 Sustainable housing framework
- HS/2 Delivering the housing need
- HS/3 Affordable housing provision
- HS/4 Affordable housing-led sites
- HS/5 Affordable housing exception sites
- HS/6 Housing density
- RTC/1 Retail and town centre first
- RTC/2 Retail hierarchy
- RTC/3 Primary Shopping Area
- RTC/4 Shopping Zones
- RTC/5 Retail and leisure parks

- RTC/7 New retail development
- CFS/1 Community facilities and services
- CFS/4 New community facilities
- ED/1 Economic Development
- ED/2 Employment Allocations
- ED/7 Telecommunications Infrastructure
- NE/1 Natural environment
- NE/2 Climate change and ecosystem resilience
- NE/7 Green infrastructure network
- NE/11 Coastal areas and marine plans
- HE/1 Historic environment
- HE/4 Culturally-led regeneration

4.3.41 Whilst not at the level of setting out detailed criteria, these strategic policies provide a supportive high-level policy framework to:

- Adopt a placemaking approach to the siting and design of all development proposals.
- Recognise the health benefits of good placemaking.
- Bring forward high quality development on seven key strategic Sites through the future development and application of design principles and development briefs.
- Support early consideration of the infrastructure required to unlock development and meet identified needs.
- Support the co-location of housing and employment growth.
- Protect, manage and enhance the special qualities of landscapes.
- Enhance place identity.
- Support the protection and enhancement of cultural assets.

4.3.42 At this stage none of the proposed policies are predicted to have negative (i.e. adverse) effects on this SA Objective. However, as detailed in **Appendix F** of the SA Report, uncertainties and issues have been identified which presently limit the contribution of one proposed policy (PL/15) to this SA Objective.

Several other proposed policies have no clear relationship with this SA Objective.

SA Objective 13 – Cultural Heritage

4.3.43 As detailed in **Appendix F** of the SA Report, the following proposed thematic policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- NE/1 Natural environment
- NE/3 Designated landscapes
- NE/4 Protecting Special Landscape Areas
- HE/1 Historic environment
- HE/2 Developments affecting historic assets
- HE/3 Historic Assets of Special Local Interest
- HE/4 Culturally-led regeneration

4.3.44 Whilst not at the level of setting out detailed criteria, these policies provide a supportive high-level policy framework to:

- Protect, manage and enhance designated heritage assets.
- Protect valued landscapes, of which the historic environment, heritage assets and their setting form a key part.
- Promote regeneration through townscape heritage initiatives.

4.3.45 At this stage none of the proposed policies are predicted to have negative (i.e. adverse) effects on this SA Objective. However, as detailed in **Appendix F** of the SA Report, uncertainties and issues have been identified which presently limit the contribution of one proposed policy (PL/15) to this SA Objective. Several other policies have no clear relationship with this SA Objective.

SA Objective 14 – Landscape

4.3.46 As detailed in **Appendix F** of the SA Report, the following proposed thematic policies are predicted to have Major Positive (i.e. significant beneficial) effects on aspects of this SA Objective:

- PL/14 Managing settlement form
- NE/1 Natural environment
- NE/3 Designated landscapes

- NE/4 Protecting Special Landscape Areas
- NE/5 Green Wedges
- NE/7 Green infrastructure network
- NE/9 Protection and management of designated sites
- NE/10 The Coastal Zone, coastal change and shoreline management plans
- HE/1 Historic environment (HE1)
- HE/2 Developments affecting historic assets
- HE/3 Historic Assets of Special Local Interest

4.3.47 Whilst not at the level of setting out detailed criteria, these proposed policies provide a supportive high-level policy framework to:

- Protect valued landscapes and the special qualities of landscape character; and,
- Manage long-term settlement growth to prevent coalescence and sprawl.

4.3.48 At this stage none of the proposed policies are predicted to have negative (i.e. adverse) effects on this SA Objective. However, as detailed in **Appendix F** of the SA Report, uncertainties and issues have been identified which presently limit the contribution of one assessed proposed policy (PL/15) to this SA Objective. Several other policies have no clear relationship with / neutral to this SA Objective.

5 Conclusion

5.1 Overview

5.1.1 This Sustainability Appraisal Report ('the SA Report') has documented the findings of the SA carried out in respect of the Conwy RLDP Deposit Documents, i.e. the RLDP Deposit Plan and associated Background Papers. At this stage, the following proposed components of the emerging RLDP have been subject to SA:

- Strategic Framework:
 - RLDP Vision;
 - Strategic Objectives; and,
 - Growth and Spatial Strategy
- Implementation and Delivery:
 - Thematic Policies and,
 - Key Strategic Sites & Infrastructure

5.1.2 **Section 3** of the SA report has outlined key sustainability information and issues which have informed the SA process undertaken to date and which should be taken account of in the emerging RLDP itself. **Section 5** of the SA report has demonstrated that through resolving uncertainties and inconsistencies, and by identifying opportunities to improve the clarity and sustainability performance of the Deposit Plan, the SA process has closely influenced the content of the document. As a result, the final version of the Deposit Plan is now considered to be more robust and effective in terms of addressing relevant sustainability issues.

5.1.3 The assessment of each substantive RLDP component or proposal within the Pre-Deposit Consultation Papers has been undertaken on a pre-mitigation basis to allow any ambiguities and other weaknesses to be identified. This has enabled the independent consultant team undertaking the SA to develop appropriate mitigation and enhancement recommendations, as detailed in the Appendices of the Preferred Strategy. To address the uncertainties, inconsistencies and issues identified in the Preferred Strategy, these recommendations have been addressed in the Deposit Plan. This helps to demonstrate how the SA has informed and positively influenced the development of the emerging RLDP.

5.1.4 The SA project team reviewed the finalised version of the Deposit Plan at the time of preparing this SA Report. The Deposit Plan has taken into account the public consultation recommendation in RLDP Preferred Plan Stage. This has made the SA reporting process more efficient and improved the sustainability

performance of the Deposit Plan. In particular, the final version of the Deposit Plan is now predicted to generate a range of likely significant beneficial effects on the environment and in relation to identified key sustainability issues, with no residual significant adverse effects considered likely. In consequence, no recommendations for further changes to be considered following consultation on the Deposit Plan have been identified.

5.2 Next Stage of Conwy RLDP Preparation

5.2.1 This SA Report will be consulted on in tandem with the Deposit Plan. All representation received regarding both documents will then be analysed to determine whether:

- Substantive modifications, known formally as ‘Focused Changes’, need to be made to the Deposit Plan resulting in the need to re-consult on substantive RLDP proposals and an associated SA Report; or,
- Only non-substantive modifications need to be made to the Deposit Plan, following which it would be submitted to the Secretary of State to undergo a formal Examination (EiP) by an appointed Inspector.

5.2.2 The formal Examination will then consider the soundness of the Deposit Plan, and all unresolved issues raised in representations regarding the Deposit Plan. This SA Report will be a key document to inform the Examination and will be submitted to the Welsh Government in support of the Deposit Plan. Following the Examination, the appointed Inspector will identify any modifications necessary before the Deposit Plan can proceed to be adopted as the RLDP for the CCBC area. Any such modifications would undergo SEA and HRA screening and a further round of consultation prior to being incorporated within the finalised RLDP.

5.2.3 Once any modifications identified through the Examination have been consulted on and incorporated into the Deposit Plan, the final document will be presented to a full meeting of CCBC and submitted to the Welsh Government for formal adoption as part of the new statutory Development Plan for the CCBC area. At this time, a SA Post Adoption Statement will be prepared to explain how the SA process, incorporating SEA, has closely informed the development of the RLDP.

5.3 Monitoring

5.3.1 In accordance with the 2004 Act, once the RLDP is adopted, CCBC must keep the plan under review. Related to this, the SEA Regulations require this SA Report to provide a “description of the measures envisaged concerning monitoring” after the adoption of a plan or programme which is subject to SEA.

5.3.2 To comply with the above statutory requirements, CCBC is developing a Monitoring Framework for the RLDP. This will be used as the main tool to monitor and review the implementation of the plan and the associated environmental effects. It will also identify and monitor the actions required by

multiple stakeholders to deliver key elements of the plan, including but not limited to the delivery of development on strategic site allocations.

- 5.3.3 For a successful monitoring framework, CCBC must ensure that selected indicators are specific, manageable and targeted towards measuring the implementation of the RLDP. This should be reviewed on a regular basis in terms of progress against delivering the RLDP Vision and achieving the related RLDP Objectives, as well as the delivery of allocated sites and the effectiveness of policies.
- 5.3.4 In addition to monitoring plan delivery and effectiveness, to comply with statutory SEA requirements the Conwy RLDP Monitoring Framework will also need to specifically include mechanisms to monitor the likely significant effects on the environment of the RLDP as predicted through this SA process. This includes mechanisms to monitor whether the masterplan development principles and policy level mitigation schedules secured within the Deposit Plan are subsequently properly implemented through:
- The application of relevant subject policies in decision making;
 - The provision of relevant technical assessments in support of development proposals on allocated sites; and,
 - Where necessary, the implementation of appropriate physical mitigation by applicants seeking to develop these sites.
- 5.3.5 In addition, the Monitoring Framework should include mechanisms to assess whether all thematic policies are being implemented as intended and with no unforeseen adverse consequences. To inform future LDP reviews, it would also be prudent to monitor whether the policies remain in conformity with any updates to national planning policy. Preparing the monitoring framework should be an ongoing consideration starting from the early stages of the plan preparation. Having an effective monitoring framework is one of the tests of soundness considered by the Inspector during the Examination stage of the RLDP. Not all policies or proposals will need monitoring. The Development Plans Manual states that only those keys to delivering the plan strategy and objectives need monitoring. Clear, concise and measurable indicators are needed showing how they relate to the plan strategy. Target should be clear and appropriate. Trigger points should be effective.
- 5.3.6 **Section 6** of the Deposit Plan details the monitoring framework. A full list of RLDP monitoring indicators is included in **Appendix 7** of the Deposit Plan.
- 5.3.7 To effectively monitor the changes to the environment a strategic approach needs to be adopted and, as a result, the SEA monitoring is based on the 14 Objectives. Using the Objectives allows for a more strategic consideration that provides an overall picture of the effect that the plan is having on the environment, whilst taking account of the specific information provided by the indicators and the potential for Indicators to conflict with one another.

The suite of metrics and mechanisms included within the Conwy RLDP Monitoring Framework to monitor the likely significant effects on the environment of the RLDP as predicted through this SA process are outlined in **Table 6.1** of the SA report and will be refined within the Conwy RLDP SA Post Adoption Statement.