

Replacement Local Development Plan 2018-2033

Background Paper

BP42: Welsh language impact assessment



Deposit Plan

December 2025



Mae'r ddogfen hon ar gael yn Gymraeg hefyd.

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1. Introduction

- 1.1 The Planning and Compulsory Purchase Act (2004), as amended by the Planning Wales Act (2015) requires the Sustainability Appraisal to include: “an assessment of the likely impacts of the plan on the use of the Welsh language in the plan area. The purpose of this is to ensure that the scale and location of change set out in the plan supports the Welsh language and ensure appropriate mitigation measures are in place, if required.”
- 1.2 This paper covers the outcomes of a high level Welsh language impact assessment. It applies the local planning authorities adopted approach to assessing the impact on the Welsh language (section 2) and a detailed assessment of each policy included in the Deposit Replacement Local Development Plan (RLDP). This has been prepared alongside the Sustainability Appraisal of the RLDP.
- 1.3 For a further review of national policy requirements and Conwy County Borough Council's relevant plans and strategies regarding the Welsh language, please see Background paper 42.

2. Welsh language impact assessment

- 2.1 The Council has assessed the impact of the RLDP strategy and policies on the Welsh language as follows.

1. Is the RLDP likely to lead to a population increase or decrease that might affect the balance of English / Welsh speakers positively or negatively?

The RLDP strategy is based on a jobs growth scenario. The population of Conwy County Borough is projected to grow by 4,950 people (4.2%) over the plan period (2018-33). Migration is the biggest driver of this change. See Background paper 1 for more details. The RLDP seeks to ensure that the balance of English and Welsh speakers is positively impacted through the placemaking policy framework and mitigation measures.

In the 20 years since 2004 the population of Conwy County Borough has increased by 2,600, which is 2.3%. The population of Conwy County Borough does not replace itself naturally as there are more deaths than births in the area every year. With deaths over a ten year period at an average of 1,600 each year and births at just 1,000 the population of Conwy County Borough would decrease by around 600 persons per year if there were no net in-migration into the area.

The age structure of the County Borough is significantly older than that for Wales or the UK as a whole. The number of children in the population has been declining steadily over the past decade or so. Conwy County Borough's 57.8% of the population aged 16-65 compares to 62.4% in Wales as a whole and 63.9% across the UK. This is relatively low, and leads to a high dependency ratio – that is, the ratio of people of working age to those who are theoretically 'dependent' on that working age population.

Retaining young people within our area is a major issue, as the population estimates for Conwy County Borough show a big gap in the age structure between the ages of around 18 to 45. This is the age group which is mostly likely to be economically and socially mobile, seeking work, education and other social opportunities outside the area. Many young people have to leave the area for higher education and though this in itself is not an issue the failure to attract them back to the area after graduation leads to a generational imbalance.

The RLDP strategy, based on a jobs growth population projection, is key to addressing the population decline and imbalanced age structure of the County Borough. Attracting our young people back to the area will sustain the Welsh language and also the facilities and services needed for it to be a thriving and living language in our communities.

The Welsh Government principal population projection also includes an element of migration and population change, but it would not address the imbalance of age structure in the area, which could cause harm to the Welsh language.

Might the proposal lead to an absolute or proportional decline in the number of Welsh speakers?

Unlikely. The RLDP strategy seeks to retain and attract our young people back to the area, which also retains Welsh speakers locally. See below for more details on migration and predicted impacts.

How might the proposal impact on the use of Welsh language in the community?

A positive impact is anticipated. Retaining or attracting young local people back to the area is likely to lead to the Welsh speakers also being retained or attracted to the area. Placemaking policies require development proposals to make a positive contribution towards strengthening local identity, achieve sustainable communities, encourage a more sustainable way of living, and promote community cohesion and engagement. There is also a specific placemaking policy for rural areas (PL/9), which requires proposals in these areas to strike a sustainable balance between meeting the economic, social, cultural, environmental and recreational needs of local communities and visitors.

In rural areas, there has been a decline in population in some communities over the last few years (see Background paper 69 for more details). Policies in the RLDP aim to support rural communities in a sustainable way, and prevent the loss of local population and Welsh speakers. RLDP policies seek to protect community facilities in rural areas. These provide key opportunities for the language to be used and heard in communities.

2. Is the **RLDP likely to lead to either increased in or out migration?**

How will this impact on the number of Welsh speakers?

Migration levels fluctuate year by year, are difficult to measure and hard to predict. Over the past 10 years average annual net migration has been about 700 persons into Conwy County Borough each year. Migration is, however, a

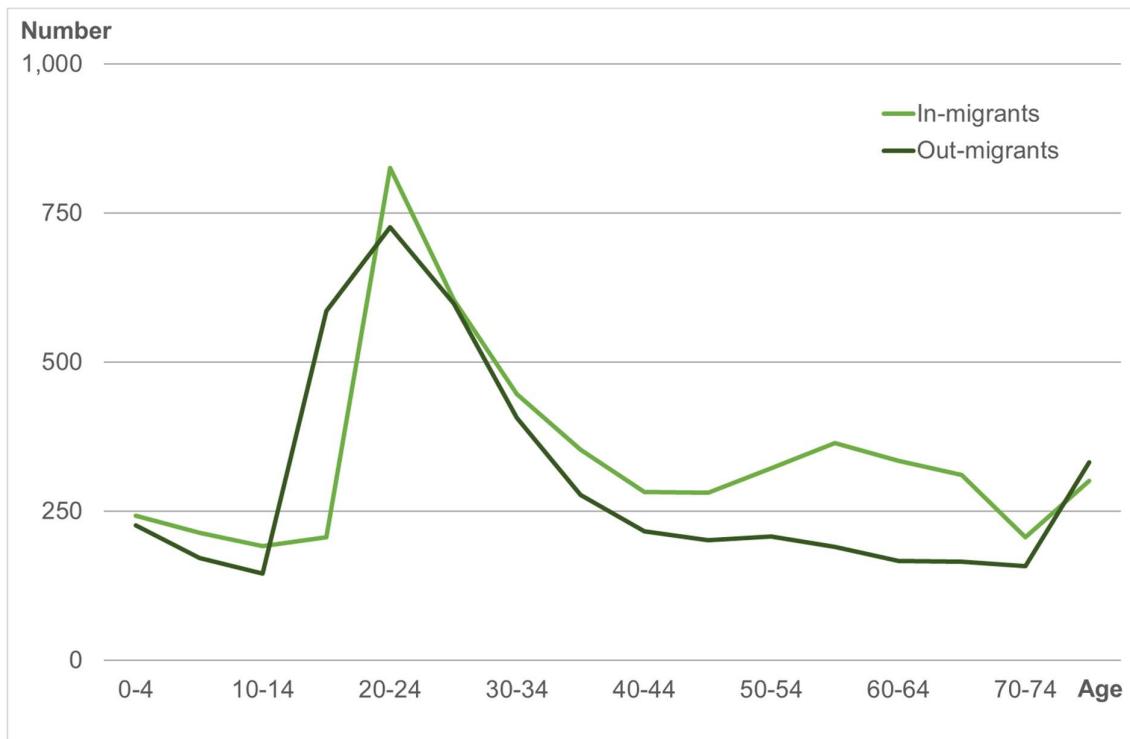
volatile component of population change and has fluctuated between a net figure of -50 and +1,550 persons over the past 25 years.

To smooth out some of this fluctuation, when looking at the age structure of migrants to provide evidence for background paper 1 we have used a 10 year average.

Most age groups see a net gain of population due to more in-migration than out-migration. However, there is a big rise in out-migration in the 15-29 age groups. There is no higher education institution in Conwy County Borough, so most people wanting to go on to university or other higher education at age 18 have to leave the area. This is also the age group which is mostly likely to be economically and socially mobile, seeking work and other social opportunities outside the area. This age group has become increasingly mobile in recent years so the size and impact of their out-migration has grown. As a 10 year average, these age groups account for 40% of out-migrants.

The figure below shows the average age profile for migrants moving into and out of the County Borough.

Figure 1: chart showing average age profile of migrants in Conwy County Borough, 2014/15 to 2023/24



Source: internal and international migration flow data, Office for National Statistics

The spike in the age profile for in-migrants in the 20-24 age group suggests that some of these young people return to the area when they have finished higher education. However, not all of those who leave in their late teens or twenties come back to the area.

Net out-migration of young adults has a knock-on effect on the whole population structure. As well as being the basis of the working age population that drives our economy, they are also the people who will become parents. Fewer babies being born because of an 'absent' parental cohort means even fewer young adults in the next generation, which then becomes a compound effect on the age imbalance in the population.

This population structure and migration pattern can have negative impacts on the Welsh language. The RLDP strategy seems to decrease the level of out-migration, particularly of young working age people through the provision of appropriate housing, jobs and other activities. If successful, this should result in retention of Welsh speaking households locally.

The RLDP strategy plans for 4,300 new homes across the plan period. The relationship between housebuilding and migration and the knock on impact (if any) on the Welsh language is unclear. The proportions of people who can speak Welsh in Conwy County Borough fell from 19% to 17.8% between 2011 and 2021 (Census data). This was a decrease of 1,600 people. The total population decreased during this time period from 115,228 in 2011 to 114,741 in 2021; a decrease of almost 500 people. The decline in the number of people who can speak Welsh in the County Borough was significantly higher than the overall decrease in population.

There were 2,541 new dwellings built between 2011 and 2021 in the Conwy RLDP area. The adopted LDP delivered significantly fewer new homes than were anticipated to be needed during the plan period (2007-22). See the Annual Monitoring Reports and Review Report for more details. It is important that this RLDP delivers sufficient levels of new homes to support the local population, including those who can speak Welsh.

When looking at changes over a small area, the settlements with the largest levels of housebuilding are Abergele, Llandudno Junction and Colwyn Bay. The Town and Community Councils of Abergele, Conwy and Colwyn Bay all saw an increase in the number of people who can Welsh between 2011 and 2021. Abergele and Conwy saw a decrease in the overall proportions of people who can speak Welsh, while Colwyn Bay saw an increase.

Conwy County Borough Council conducted regular surveys of residents of newly built dwellings between 2011 and 2021. The last survey was conducted before the Covid-19 pandemic. It found that 63.6% of respondents had moved from somewhere else in Conwy County Borough. A further 16.5% moved from elsewhere in North Wales. Of those who had moved from outside Wales, 24.3% had previously lived in Conwy County Borough and 10.8% had previously lived in Wales. In total, 70.3% of respondents had lived in Conwy County Borough at some time and a further 20.5% had lived elsewhere in Wales. See Background Paper 48 for more details.

Few new homes were built in our rural communities between 2011 and 2021. Some saw a population decline over the last few years (see Background

paper 69 for more details). The majority of Town and Community Councils saw a decrease in the number of people who can speak Welsh between 2011 and 2021. A sustainable level of housing growth is, therefore, needed in these rural areas to enable local Welsh speakers to remain or return to these Welsh heartlands. The RLDP housing and affordable housing framework seeks to support this and enable the Welsh language to thrive.

Would any change be permanent or temporary?

The RLDP (on adoption) will be in place until 2033. Any change in local Welsh speakers that occur during the RLDP timeframe (2018-33) could be long-term and extend beyond the plan period.

3. Is the RLDP likely to lead to a changing age structure for the community area?

Would certain age groups leave or move into the area?

The RLDP strategy is based on an employment growth population projection (see Background paper 1). It aims to retain young local people and provide jobs and housing so that they are less likely to move away.

Net out-migration of young adults has a knock-on effect on the whole population structure. As well as being the basis of the working age population that drives our economy, they are also the people who will become parents. Fewer babies being born because of an 'absent' parental cohort means even fewer young adults in the next generation, which then becomes a compound effect on the age imbalance in the population.

Taken together with the issues of relatively slow population growth compared to national levels, an older than average population structure, high dependency ratios, the current migration patterns pose problems for the area's aspirations for a more balanced population that retains younger people within the area, offers employment opportunities to help achieve this, and provides suitable and affordable housing for our existing and future population.

Retaining an age balanced population has benefits for the whole of society and the Welsh language locally. The interchange of shared information, knowledge, and culture between generations helps form a vibrant, innovative and integrated resilient community – both ‘moving with the times’ and ‘passing on wisdom’ are essential in building social resilience. Community support and caring roles are also fostered through intergenerational integration, not just within families but with neighbours, friends and through volunteering. This can be a two way process, with older residents helping with child care and development as well as younger people providing formal and informal care for older residents.

Could traditional social networks be broken up?

Unlikely. It is anticipated that the RLDP will strengthen traditional social networks. The placemaking policies require development proposals to make a positive contribution towards strengthening local identity, achieve sustainable communities, encourage a more sustainable way of living, and promote community cohesion and engagement. Larger allocated sites will be phased according to the housing trajectory to allow for more gradual changes in the local community. An increase in the housing supply, including affordable housing will mean that households are not priced out of the area and forced to look elsewhere for housing within their financial means. An increase in jobs locally will mean that working age people will not need to leave their local area in search of employment opportunities.

Policies guide large scale development to larger, more sustainable settlements, whilst supporting a sustainable level of growth in smaller ones. There is a policy to protect rural community facilities, which are a key part of social networks in smaller settlements. Rural housing and employment policies support a sustainable level of growth to support local employment and households to live in their community, or return to their local community. Supporting these communities to become more sustainable and preventing population decline will enhance traditional social networks, to give thriving rural communities.

4. Is the RLDP likely to have an impact on the quality of life of the local people?

Might the proposal impact on the health and amenity of the community?

Unlikely. A Health Impact Assessment has been conducted on the RLDP (see Background paper 71). There are policies in the RLDP that promote positive effects on health and wellbeing such as control of contamination, pollution including, water, air, sound lighting and promoting dark-sky friendly lighting. There are also policies on energy efficiency, landscape treatment and tree planting targets in new development. placemaking policies include healthy placemaking to encourage active lifestyles and other health benefits.

Might it increase the risk of crime or violence in the community?

Unlikely. An increase in the risk of crime or violence is not anticipated as a result of the RLDP. The placemaking policies (PL/1 and PL/5) include criteria to minimise crime to be generated or increased; prevent crime and disorder and promote Secured by Design principles.

5. Is the strategy likely to have a detrimental impact on local businesses and local jobs?

Could the proposal potentially lead to local – Welsh speaking – businesses closing down?

Unlikely. The RLDP strategy is based on a jobs growth scenario. See Background paper 1 for more details. One of the aims of the strategy is to provide land for existing local businesses to expand without the need to leave Conwy County Borough. See Background paper 18 Employment Land Review for more details The allocated employment sites have been selected not only to encourage a degree of inward investment, which could in fact complement and bolster the local economy but also enable the existing Welsh speaking businesses to grow into larger or more suitable modern and fit for purpose premises.

Might the proposal create or threaten local jobs?

The strategy will have a positive impact on local jobs creation, with an additional 1,500 jobs planned for up to 2033. These jobs will be in a range of employment sectors, benefitting a wide range of local working age residents. Recommendations are included within the site specific policies for the allocated employment sites to ensure they tap into the Welsh-speaking workforce.

Tourism policies protect the tourism accommodation in Llandudno and support the provision of high quality tourism facilities across the plan area. This will also result in local jobs in tourism and also supporting sectors.

RLDP policies seek to protect existing employment sites by including employment safeguarding policies. The rural employment policy also seeks to support and facilitate the development of the rural economy which should sustain and or lead to the increase of jobs for Welsh speakers. Policies also seek to protect local community facilities from closing, which will retain local employment opportunities. These policies help protect local jobs.

6. Is the RLDP likely to lead to greater economic diversity in the community (or wider area)?

Could the proposal potentially lead to increased in-migration of non-Welsh speakers due to greater economic diversification?

Unlikely. See migration questions above.

The RLDP is concerned with providing and protecting employment land for broad use categories e.g. office, industrial, warehousing etc. This could in turn lead to a range of new jobs being provided in the local area. The RLDP supports economic diversification, particularly in rural enterprises.

7. Is the RLDP likely to have an impact on local wage / salary levels and/or house prices?

Could the proposal increase/decrease salary levels due to increased competition?

Unlikely. The RLDP strategy applies a jobs growth population projection scenario. Land is allocated and employment policies encourage employment growth and diversification to deliver this strategy. There is no direct link between wages/salaries and the RLDP strategy, although the aim is to provide an environment where the economy can flourish, which should in turn lead to increased employment opportunities and possibly increased wages/salaries. Tourism is a key part of the local economy. RLDP policies seek to retain the holiday accommodation in key parts of Llandudno and seek to deliver high quality tourism accommodation throughout the RLDP area. It is hoped that these policies will lead to a strong and vibrant local economy, which has good wages.

Might the proposal force local – Welsh speaking – people to leave the community due to house prices, or prevent them from returning?

Unlikely. Currently, out migration figures show younger people are more likely to leave the local area. The RLDP strategy seeks to provide jobs and appropriate housing (both market and affordable) to enable them to stay living in their local community.

Homelessness, affordable housing and housing affordability are key issues Conwy County Borough Council is seeking to address through various measures. The RLDP is one of these. It sets an ambitious target for affordable housing delivery and seeks to maximise opportunities to increase delivery through various policies and close working with registered social landlords. High quality open market homes will also be built according to RLDP policies. Sites are allocated to deliver both affordable and open market. In rural areas, policies support local people to meet their housing needs through a local connection policy, limiting new homes to C3 permanent residences only, supporting conversion of rural buildings and supports the needs of rural enterprises.

The housing and jobs planned for will enable local people to return to the area. See migration questions for more detail.

8. Is the **RLDP likely to have an impact on local infrastructure and services provision?**

Might the proposal threaten or secure local – Welsh medium – schools and/or health care facilities?

The population projection selected as the preferred growth option for the RLDP is based on jobs growth (see Background paper 1 for more details). The table below shows the projected change in children over the plan period. It shows a decline in pre-school and primary age pupils and an increase in secondary age pupils and further education age students. Should the WG principal projection (the starting point as required by the Development Plans Manual) be the selected growth strategy, the decline in pre-school and primary age is projected to be higher. The increase in secondary and further education age is projected to be smaller.

Figure 2: table showing projected change in pupil numbers (RLDP projection)

Age	Number projected at end of plan period	Projected change
Pre school age (0-4)	5,350	-400
Primary school age (5-10)	7,350	-850
Secondary school / FE places (11-17)	8,400	400

Sources: 2018-based projections, Conwy County Borough Council; 2018 mid-year population estimates, ONS; 2018 household estimates, Welsh Government; jobs density figures, ONS

This decline in primary age pupils is likely to vary by school, as the location of new homes and / or parental choice could mean pupil numbers grow in some schools. The RLDP has allocated land for a new primary school in Llanfairfechan and safeguarded land adjacent to Ysgol Swn y Don in Old Colwyn to accommodate any potential growth in these areas and support the Strategic Plan CCBC education is progressing. For other areas, should expansion of schools be necessary, the RLDP includes a policy (CFS/4 new community facilities), which positively guides the location of new schools to sustainable and accessible locations, and supports extensions to existing schools.

In rural areas, there has been a decline in population in some communities over the last few years (see Background paper 69 for more details). Should this continue, it could lead to a decline in pupil numbers in rural schools.

Policies in the RLDP aim to support rural communities in a sustainable way, and prevent the loss of local population, which in turn can support local facilities and services such as local schools.

Housing policies support the provision of new affordable housing where there is an identified need. A new local need housing policy has been introduced, which supports people with a local connection to build new homes in the smaller rural communities. An occupancy condition will be applied to all open market new build homes in the smaller rural communities to prevent their use as a second home or short-term holiday let. A policy has been included to enable an Article 4 Direction to manage short-term holiday lets and second homes in future. The policy for Rural Enterprise Dwellings builds on national planning guidance and supports their retention for the local workforce in the long-term.

A new rural employment policy has been introduced to facilitate the expansion and diversification of businesses in the rural area and smaller rural communities. This recognises the need to allow for sustainable growth of existing rural businesses, whilst protecting the natural environment.

To conclude, whilst there is a projected decrease in younger pupils over the plan period, it is predicted to be a smaller decrease when compared to the WG principal projection. Selecting the employment growth scenario is therefore considered to have a more positive impact on pupil rolls overall than using the WG principal projection. The proposed RLDP policies seek to support sustainable and vibrant rural communities, which could lead to a more stable local population and retention of local pupils at rural schools.

The RLDP supports future CCBC Education plans and strategies (see Background paper 45). CCBCs Welsh in Education Strategic Plan seeks to increase the numbers of children receiving Welsh-medium education by 14% to 2031. Should implementing this involve extensions to existing schools or

the creation of new schools, the RLDP includes a policy to support and guide these developments.

The RLDP supports the future plans of Betsi Cadwaladr University Health Board for provision of health care facilities across the RLDP area (see Background paper 44 for details). The population change over the plan period has been considered, including population growth and changes to demographics through the ageing population structure and potential changes to health service needs. The RLDP includes a policy (CFS/4), which supports extensions to existing healthcare facilities, and the provision of new facilities in sustainable locations.

For rural areas, the housing policies support the provision of new affordable housing where there is an identified need. A new local need housing policy has been introduced, which supports people with a local connection to build new homes in the smaller rural communities. An occupancy condition will be applied to all open market new build homes in the smaller rural communities to prevent their use as a second home or short-term holiday let. A policy has been included to enable an Article 4 Direction to manage short-term holiday lets and second homes in future. The policy for Rural Enterprise Dwellings builds on national planning guidance and supports their retention for the local workforce in the long-term. These policies support local residents to remain living in their local communities, which has a knock on positive for the Welsh language.

The new RLDP policy for nursing homes now allows them in rural areas, which is a positive for rural residents needing care who want to remain living in their local community.

Working age Welsh speakers living locally can be part of the NHS and care workforce, enabling the health board to ensure they provide the 'active offer' of healthcare in Welsh.

Might the proposal threaten or secure local shops / post offices / banks / pubs in Welsh speaking communities, forcing certain sections of the population out of the area?

Unlikely. The RLDP includes a policy to protect the loss of rural community facilities. Where similar facilities are not available in the local community, a facility must have been marketed for a minimum of 12 months before planning permission can be granted for a change of use.

Community facilities in rural areas need an appropriate level of local population to sustain them and make them viable businesses. In rural areas, there has been a decline in population in some communities over the last few years (see Background paper 69 for more details). Should this continue, it could lead to a community facilities being unable to continue operating.

Policies in the RLDP aim to support rural communities in a sustainable way, and prevent the loss of local population, which in turn can support local facilities and services.

Housing policies support the provision of new affordable housing where there is an identified need. A new local need housing policy has been introduced, which supports people with a local connection to build new homes in the smaller rural communities. An occupancy condition will be applied to all open market new build homes in the smaller rural communities to prevent their use as a second home or short-term holiday let. A policy has been included to enable an Article 4 Direction to manage short-term holiday lets and second homes in future. The policy for Rural Enterprise Dwellings builds on national planning guidance and supports their retention for the local workforce in the long-term.

A new rural employment policy has been introduced to facilitate the expansion and diversification of businesses in the rural area and smaller rural communities. This recognises the need to allow for sustainable growth of existing rural businesses, whilst protecting the natural environment.

9. Will the **RLDP potentially lead to social tensions, conflict or serious divisions within the (Welsh speaking) community?**

Might the proposal have a significant uneven effect on different parts of the local community?

Unlikely. An Equalities Impact Assessment has been conducted on the Deposit RLDP and has not identified any discrimination or other issues where groups with protected characteristics are disadvantaged. See Background paper 72 for more details.

Might it violate traditional values of certain parts of the community?

Unlikely. RLDP policies seek to support and enhance traditional values in the community. The placemaking policies require proposals to contribute positively toward local identity and promote community cohesion and engagement.

10. Will the RLDP potentially lead to changes in local – Welsh – traditions / cultures?

Might the proposal force local members of local voluntary/activity/youth groups out of area due to unemployment/high house prices?

Unlikely. Local members of the community are currently moving away from the Conwy RLDP area. Whilst the RLDP will not reverse this trend, it seeks to reduce it through providing appropriate housing, employment and other opportunities for local households to remain living in the area. It seeks to achieve this through allocating land to provide for new employment opportunities and has policies to safeguard existing sites and prevent their loss to other uses, which will provide and protect jobs. Tourism policies seek to deliver high quality, year round tourism facilities, which will also lead to employment.

It also allocates land for housing and has policies to maximise affordable housing delivery throughout all of the plan area. It is anticipated that the under supply of housing delivery in recent years will be resolved by the adoption of the RLDP and the inclusion of deliverable housing site allocations. The RLDP also proposes a high level of affordable housing to be delivered.

Policies are in place to support smaller rural settlements through providing local employment opportunities, protecting community facilities and supporting sustainable levels of housing growth for local need. In addition, a local need

housing policy applies to the smaller rural settlements, where households with a local connection can build new homes.

The impact on house prices are less certain, as many external factors and not just housing supply impact the housing market.

The placemaking requirements set out in the policies seek to improve community cohesion. All development proposals will be assessed to ensure that they will make a positive contribution towards strengthening local identity, achieve sustainable communities, encourage a more sustainable way of living, and promote community cohesion and engagement.

11. Is the RLDP likely to have an impact on the use of the Welsh language in the community?

Is the RLDP likely to lead to less use of Welsh language in the community? Reasons for this: Welsh speakers is less of a %, language change in specific social networks, lack of Welsh services provision in light of the development, education, child care etc

Unlikely. As outlined above, it is anticipated that the RLDP strategy and policies will not lead to less use of the Welsh language in the community.

Is the RLDP likely to lead to more use of the Welsh language in the community?

Likely. The RLDP strategy seeks to provide additional jobs and housing (including affordable housing) so that local people (including Welsh speakers) can remain living in their local area. Placemaking policies, through focusing on local identity, community cohesion and strong social networks. These policies require development proposals to make a positive contribution towards strengthening local identity, achieve sustainable communities, encourage a more sustainable way of living, and promote community cohesion and engagement. There is also a specific placemaking policy for rural areas (PL/9), which requires proposals in these areas to strike a sustainable balance between meeting the economic, social, cultural, environmental and recreational needs of local communities and visitors.

For rural areas, RLDP policies also seek to protect community facilities in rural areas, which are key in providing opportunities for local residents to speak and hear the language. Rural employment and housing policies aim to support local residents and businesses, providing opportunities for local Welsh speakers to remain or move back to their local communities. Reversing the population decline that we have seen in some villages will in turn lead to local schools being supported through potential for families to live and send their children to schools locally. Schools are another community facility, where the Welsh language can be heard and spoken not just in Welsh medium schools, but also be the wider school community.

Background paper 66 identifies a shortage of care home provision in some rural areas. The adopted LDP does not allow new care homes to be developed outside of the larger settlement of Llanrwst. The new RLDP policy allows them in the larger villages to support the needs of local residents. This will also support the Welsh language through provision of local jobs and care places where the Welsh language can be more easily provided.

Mitigation measures for larger residential sites include funding packages for Welsh medium activities to be provided for in the local community, for both fluent speakers and learners.

3. Individual policy assessments

3.1 This section assesses individual RLDP policies according to the following matrix. This is in-line with the suggested scoring included in the Development Plans Manual for the Sustainability Appraisal / Strategic Environmental Assessment. The outcomes of this assessment has been used to inform the responses in section 2 above.

- ++ Very positive effect compared to the current situation
- + Positive effect compared to the current situation
- + / - Both positive and negative impacts compared to the current situation
- 0 Neutral effect compared to the current situation
- Negative effect compared to the current situation
- Very negative effect compared to the current situation

? Uncertain or unknown effect

Strategic and spatial choices in Conwy

Policy - Placemaking policy framework	Likely impact
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/7 the Welsh language	++
PL/8 sustainable management of natural resources	+
PL/9 placemaking in rural areas	++
PL/10 rural conversions	++
PL/11 Placemaking Plans and Place Plans	++
PL/12 new development, infrastructure and planning obligations	++
PL/13 new development and viability	++
PL/14 managing settlement form	+
PL/15 Eastern Improvement Area	0
PL/16 placemaking and sites	+
PL/17 site 157 Caeffynnon, Llanfairfechan mixed use housing and education site	+
PL/18 site 91 Pentywyn Road, Deganwy / Llanrhos housing site	+
PL/19 site 68 Peulwys Farm, Old Colwyn housing site	+
PL/20 site 56, Penloyn, Llanrwst housing site	+
PL/21 site 203 Queens Road, Llandudno housing site	+
PL/22 site 115 Llanddulas Quarry employment and renewable energy site	+
PL/23 site 103 Bryniau, Llandudno employment site	+
PL/24 site 206 Nant y Coed, Llandudno Junction housing site	+
PL/25 site 132 Dinerth Road, Rhos on Sea housing site	+

Healthy and social places in Conwy

Policy - Housing and affordable housing framework	Likely impact
HS/1 sustainable housing framework	+
HS/2 delivering the housing need	+

Policy - Housing and affordable housing framework	Likely impact
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	+
HS/14 Gypsy, Romany and Traveller development	0
HS/15 meeting the needs for Gypsy, Romany and Travellers	0

Policy - Sustainable transport and accessibility strategy	Likely impact
STA/1 sustainable transport, accessibility and decarbonisation	+
STA/2 ultra-low emission vehicles	0
STA/3 mitigating travel impact	0
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	0

Policy - Retail and commercial centres	Likely impact
RTC/1 retail and town centre first	+
RTC/2 retail hierarchy	+
RTC/3 Primary Shopping Area	0
RTC/4 Shopping Zones	0
RTC/5 retail and leisure parks	0
RTC/6 shop front design & security	0
RTC/7 new retail development	+

Policy - Community facilities & services strategy	Likely impact
CFS/1 community facilities and services	+
CFS/2 new and existing allotments	+
CFS/3 burial grounds	0
CFS/4 new community facilities	+
CFS/5 loss of community facilities	++

Policy - Recreational spaces strategy	Likely impact
RS/1 recreational spaces	+
RS/2 development and recreational spaces	+
RS/3 safeguarding existing recreational spaces	+
RS/4 new recreational spaces	+

Prosperous places in Conwy

Policy - Economic development strategy	Likely impact
ED/1 economic development	+
ED/2 employment allocations	+
ED/3 new B1, B2 & B8 development on non-allocated sites	+
ED/4 safeguarding B1, B2 & B8 office and industrial sites	+
ED/5 office and industrial employment improvement areas	+
ED/6 farm diversification and the expansion of businesses in the rural area	++
ED/7 telecommunications	+
ED/8 business clusters	0

Policy - Tourism strategy	Likely impact
TO/1 tourism	+
TO/2 new sustainable tourism and recreational attractions	+
TO/3 Llandudno Holiday Accommodation	+
TO/4 chalet, static and touring caravan sites	+
TO/5 low impact holiday accommodation	+

Policy - Net-zero planning framework	Likely impact
EN/1 net zero planning framework	0
EN/2 achieving net-zero in new development	0
EN/3 energy efficient buildings	0
EN/4 zero or low carbon energy sources and zero carbon ready technology	0
EN/5 Unregulated carbon emissions and embodied carbon in buildings	0
EN/6 GHG emissions assessment for new development	0
EN/7 carbon offsetting and sequestration	0
EN/8 grid connection and energy storage	0
EN/9 local energy generation and LAEP	0
EN/10 smart grid and district heating and cooling networks	0
EN/11 onshore wind and solar development district heating and cooling networks	0
EN/12 onshore infrastructure linked to offshore renewables.	0

Policy - Minerals and waste	Likely impact
MW/1 minerals and waste	0
MW/2 extraction of minerals	0
MW/3 safeguarding hard rock and sand and gravel resources	0
MW/4 Quarry Buffer Zones	0
MW/5 proposals for waste management	+
MW/6 use of industrial land for waste management facilities	0
MW/7 Landfill Buffer Zone	0

Natural and cultural places in Conwy

Policy - Natural environment	Likely impact
NE/1 natural environment	+
NE/2 climate change and ecosystem resilience	0
NE/3 designated landscapes	+
NE/4 protecting Special Landscape Areas	+
NE/5 Green Wedges	0
NE/6 trees, landscaping and management	0
NE/7 green infrastructure network	+
NE/8 biodiversity	+

Policy - Natural environment	Likely impact
NE/9 protection and management of designated sites	+
NE/10 the Coastal Zone	+
NE/11 coastal change and shoreline management plans	+
NE/12 coastal areas and marine plans	+

Policy - Environmental qualities	Likely impact
EQ/1 environmental qualities	+
EQ/2 water conservation and sustainable drainage	0
EQ/3 air quality, soundscape and light management	+
EQ/4 Dark Skies and sensitive lighting	+
EQ/5 managing flood risk and development	+

Policy - Historic environment	Likely impact
HE/1 historic environment	++
HE/2 developments affecting historic assets	++
HE/3 Historic Assets of Special Local Interest	++
HE/4 culturally-led regeneration	++

4. Proposed site mitigation

4.1 The outcomes of the assessment above are based on the assumptions that mitigation will be provided as required by policy PL/7, and for allocated sites. The list is not exhaustive and where appropriate, such measures may be secured by planning condition(s) whereas others may be more appropriately secured through planning obligations or unilateral undertakings under the Town and Country Planning Act 1990, section 106.

4.2 For housing sites the following is required:

- Phasing the number of houses to be built having regard to the RLDP housing trajectory.

- Provision of an appropriate mix of housing, including affordable housing for local need.
- Agreements to provide for people on the local affordable housing registers.
- Provision of Welsh street names and development names, which have regard to local linguistic heritage.
- Regionally targeted, bilingual marketing and communication strategies (Conwy and neighbouring local authorities).
- Support for local employment and skills training initiatives during construction. For large sites, this includes funded places at local colleges for related employment areas.
- Bilingual job adverts for constructing the site, including the statement: local people are encouraged to apply.
- Bilingual hoardings / construction signs on the site.
- Financial contribution towards Cylch Meithrin places (pro rata).
- Funding for local Welsh language activities and events.

4.3 For employment sites (including retail) the following is required:

- Support for local employment and skills training initiatives. For large sites, this includes funded places at local colleges for related employment areas.
- Bilingual job adverts for the roles on and constructing the site, including the statement: local people are encouraged to apply.
- Provision for bilingual signs within and outside the establishment, with Welsh text above the English.
- Bilingual advertising and/or promotional materials relating to the site.
- Display of promotional materials for local Welsh language activities in the community at the site.

4.4 For education sites the following is required:

- Provision for bilingual signs within and outside the establishment, with Welsh text above the English.
- Bilingual advertising and/or promotional materials relating to the site.
- Bilingual job adverts for the roles on and constructing the site, including the statement: local people are encouraged to apply.

- Support for local employment and skills training initiatives.
- Support and funding for language induction and staff language lessons e.g. short targeted courses related to both the employers' and employees'/persons' needs.
- Support the funding for cultural and language initiatives/projects to encourage the use of the language within communities.
- Support for the provision of school places in the local Welsh medium school(s).
- Support and funding for language and cultural awareness courses.
- Support Welsh language activities to be held at the site, for example, Cylch Meithrin, Menter Iaith.
- Display of promotional materials for local Welsh language activities in the community at the site.