

Replacement Local Development Plan

Deposit Summary Version



Introduction

Conwy is growing and developing:

- Our communities are always changing.
- People move in and others move out.
- New homes, schools, businesses, roads and transport links are needed.
- Technology means we live and work in new ways.

This brings lots of opportunities but also some challenges.
We need to plan now for the future.

Our Local Development Plan has been in place since 2013, but now we are replacing it.

We've looked at the evidence and comments received and we've written the full Deposit Plan (Stage 6). It's out for public consultation now.



RLDP stages



Stage 1

We looked at the LDP Review Report. It helped us understand what's working well and what needs to change.

Stage 2

We set up the Delivery Agreement and timetable.

Stage 3

We asked landowners, developers and others to suggest any sites we could use.

Stage 4

We listened to communities, developers and others to find out their views of how to use land.

Stage 5

We wrote the **preferred strategy** and consulted on it.

Stage 6 Deposit Plan

The Deposit Plan has now been published. This is the stage where you can comment before it's examined by an independent Inspector.



We want to know what you think of our plans and policies. Does this strategy:

- provide enough new homes and affordable houses?
- provide enough new jobs to contribute to economic growth?
- provide enough infrastructure to support growth?
- prepare Conwy for the future?

Stage 7

The submitted plan is examined by an Inspector at public meetings. After this the Inspector writes a report on our plan.

Stage 8

Conwy County Borough Council adopt the plan based on the inspector's report.

RLDP Framework

Developing in the Right Places

The Conwy RLDP acts as a framework for future development. It sets out where future growth and development should take place, detailing land allocations to achieve the vision, and address the needs of Conwy's communities. The key components of the Conwy RLDP include:

- **Housing and Economic Growth:** Plans for the necessary homes and jobs to support local communities and businesses.
- **Infrastructure Provision:** Outlines requirements for essential infrastructure, including roads, public transport, and walking/cycling routes.
- **Community Services:** Addresses the provision of services such as education and healthcare.
- **Environmental Protection:** Includes policies for the protection of green spaces, woodlands, parks, and the cultural heritage of an area.
- **Land Allocations:** Designates specific areas for future development, such as housing or business use.
- **Strategic Policies:** Sets out the broad policies and priorities that guide development within an area



Vision

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.



Strategic Themes and Policies

The plan is built around four themes. These themes guide where development should go and how Conwy will grow.

1

Strategic and spatial choices

How we decide where new homes, jobs and services go, and how places fit together.

- Placemaking approach
- Development sites across the county

2

Healthy and social places

Homes, travel options, services and spaces that help people live well.

- Housing and affordable housing
- Walking, cycling and public transport
- Town centres and local shops
- Community services like schools and health
- Parks, play areas and sports facilities

3

Prosperous places

Supporting jobs, local businesses and a greener economy.

- Business and employment land
- Tourism
- Low-carbon and net-zero development
- Minerals and waste

4

Natural and cultural places

Protecting and celebrating our nature, landscapes and heritage.

- Wildlife and nature recovery
- Landscape and environment quality
- Historic buildings and heritage sites



Objectives

Sustainable Placemaking in Conwy

This plan links with other plans and policies that affect Conwy. Using them together help us shape Conwy into a sustainable place.

Objective 1

To create sustainable, inclusive places and improve wellbeing in Conwy. Making sure future growth and development:

- takes place in the right locations
- promotes good design and healthier places
- protects Welsh language
- is supported by social, environmental, cultural and economic infrastructure to create great places.

This can be done through placemaking and regeneration.

Healthy and Social Places in Conwy

This plan promotes connected communities – safe healthy places that work together well.

Objective 2

To promote employment and housing growth:

- delivering new homes, including affordable homes
- meeting gypsy and traveller accommodation needs
- making sure there is the infrastructure needed.

Objective 3

To achieve vibrant, attractive and viable town centres – reshaping their role and encouraging diversification.

Objective 4

To add a sense of place, health, wellbeing and function to communities by having a mix of facilities.

Objective 5

To encourage physical and mental wellbeing through green spaces and recreation facilities.

Objective 6

To deliver sustainable development and deal with the causes of climate change.



Prosperous Places in Conwy

This plan helps bring employment and economic development.

➡ Objective 7

To support long-term economic growth, prosperity, diversification and regeneration:

- taking advantage of our regional position
- getting the right type of job growth in the right locations
- supporting business networks and clusters
- increasing skills
- improving infrastructure

➡ Objective 8

To encourage sustainable tourism

➡ Objective 9

To support rural communities so they are sustainable and vibrant.

➡ Objective 10

To secure a mix of energy provision – promoting the new Tidal Lagoon.

➡ Objective 11

To contribute to the startup of the circular economy by:

- supporting innovation
- managing waste
- managing sustainable use of natural resources.

Natural and Cultural Places in Conwy

This plan values our landscapes and historic environment – making sure they are protected and can face the challenges of climate change.

➡ Objective 12

To protect and enhance our natural and cultural heritage assets.

➡ Objective 13

To support growth and development in Coastal Areas – being aware of the challenges from nature.

➡ Objective 14

To protect and enhance biodiversity and build resilient eco-systems.

➡ Objective 15

To reduce air and noise pollution.



New Homes

Housing growth

This plan will add **4,300** new homes including affordable homes. These homes will support rural and urban needs.

	Existing Supply	Allocations	Total
West	215	200	420
Creuddyn	925	410	1,335
Central	1,035	330	1,365
East	660	275	935
Rural	145	100	245
TOTAL	2,980	1,320	4,300

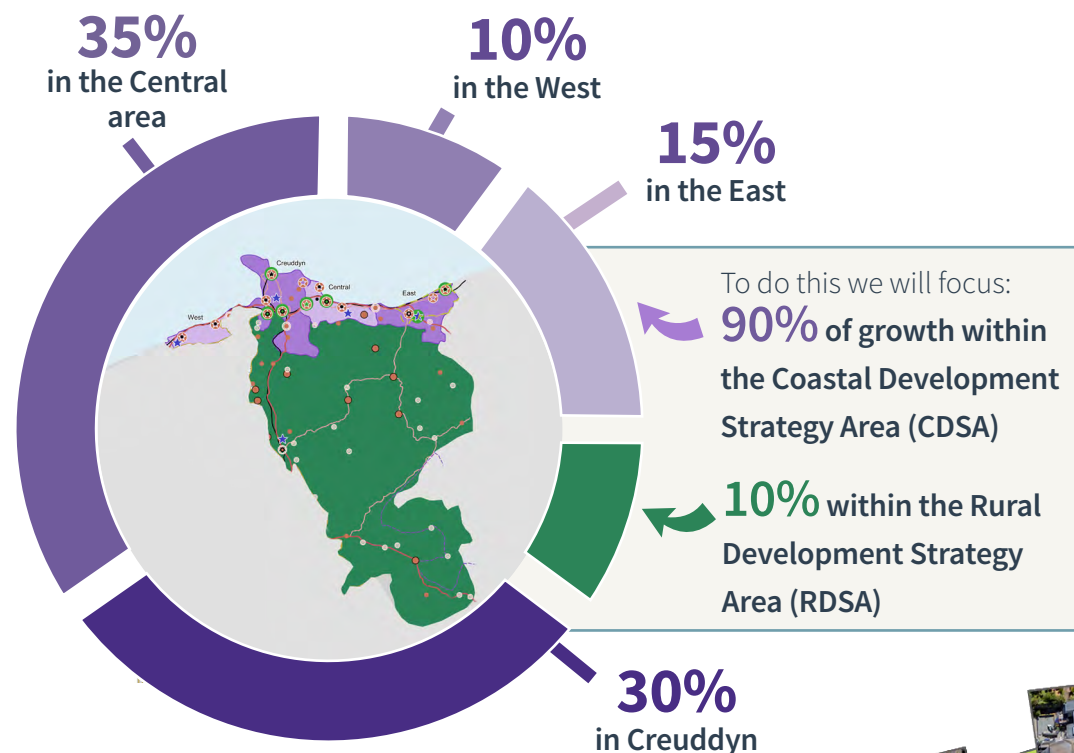
Totals may not sum due to rounding.

Existing supply includes:

- **Completions** - all housing built since 2018
- **Commitments** – large housing sites that already have planning permission
- **Windfall** – other sites, usually in built-up areas, that we expect to be built over the RLDP period.

Allocations include:

- current LDP allocations that are likely to contribute to housing supply
- new allocations proposed in the RLDP.



Since 2018, over **1,300** new homes have been built in the area. This includes **430** new affordable homes.



New Employment

Jobs growth

This plan aims to add **1,500** new jobs.

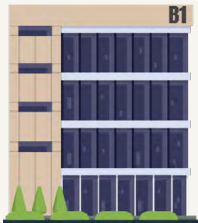
It will need **16.4 hectares of land** – that's based on trends in growth of different market sectors.

The new plan includes using land to accommodate:



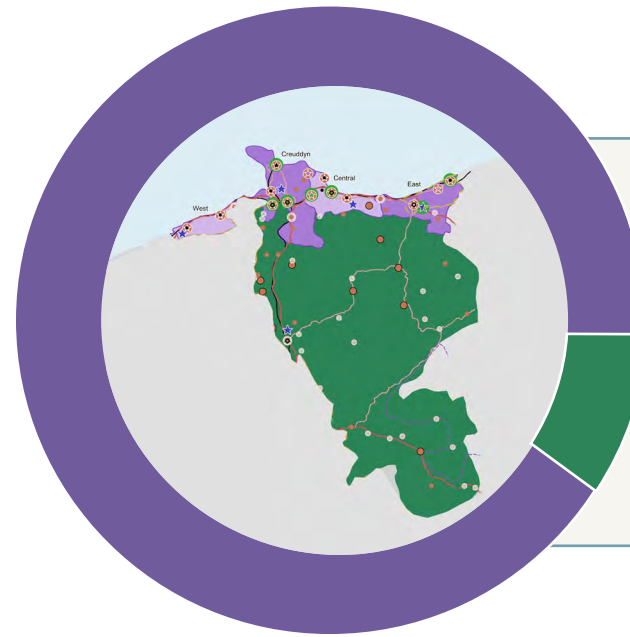
35%

B1 a/b business
and office sites



65%

B1c, B2 and B8 industrial
and warehousing



To do this we will focus:
90% of growth within
the Coastal Development
Strategy Area (CDSA)

10% within the Rural
Development Strategy
Area (RDSA)

Conwy has an employment land
supply of approximately **9 hectares**.
This means that we need to allocate
around a further **7 hectares** to meet
the employment land need of just
over **16 hectares** by 2033.



Proposed new allocations

Here is a list of planned sites that link to the proposal map.

- » [Caeffynnon, Llanfairfechan \(housing and primary school\)](#)
- » [Nant y Coed, Llandudno Junction \(housing\)](#)
- » [Pentywyn Road, Llanrhos \(housing\)](#)
- » [Queen's Road, Llandudno \(housing\)](#)
- » [Peulwys Farm, Old Colwyn \(housing\)](#)
- » [Dinerth Road, Rhos on Sea \(housing\)](#)
- » [Penloyn, Llanrwst \(housing\)](#)
- » [Llanddulas Quarry areas 1, 2 and 3 \(employment\)](#)
- » [Bryniau, Llandudno \(employment\)](#)
- » [Llanddulas Quarry Area 4 \(solar\)](#)

Have your say

To view or respond to the consultation click here:
conwy.gov.uk/RLDP/consultation

