



Replacement Local Development Plan 2018-2033

Background Paper

July 2019

BP 03: Hierarchy of Settlements and Shared Settlements

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1 Purpose of report

- 1.1 This report sets out how the Replacement Local Development Plan (RLDP) will address the roles and functions of settlements within Conwy County Borough. This will determine, in general terms, the overall scale and nature of development that each settlement can support. It should also be read in conjunction with BP01 Growth Level Options Report and BP02 Spatial Distribution Options Report.
- 1.2 A tiered process is adopted to group settlements of similar characteristics in terms of population size, facilities, growth pressures and available services. This enables sustainable and proportionate growth levels to be spread between settlements.

2. Why the need for a review?

- 2.1 There is a need to review the settlement hierarchy in the RLDP for the following reasons:
- The need to ensure that the RLDP has regard to emerging Spatial Plan studies;
 - The need to ensure that the RLDP is consistent, as far as practical, with LDPs produced by neighbouring authorities;
 - The need for the RLDP to be more responsive to affordable housing for local needs, particularly in the smaller settlements, and.
 - Some settlements have experienced losses/gains in community facilities, which may impact on their overall sustainability and capacity to accommodate future growth.

RLDP Growth Options

The following table sets out the growth distribution options for the Plan Area. These have been prepared for consideration on the basis of AMR results, market-led demand, physically developable (available) land and including the principles of other plans and strategies.

The Plan Area finds itself limited with the amount of developable land due to flood risk and topographical limitations therefore the RLDP will need to consider growth distribution carefully. The options are outlined below:

Growth Distribution Options – Longlist Assessment			
Growth Distribution Option	Description	Initial Assessment	Take Forward
Option 1: Repeating the adopted LDP Related Settlement Hierarchy Option(s): Growth option to be considered against Settlement Hierarchy Options 1 & 2 . If this growth distribution option is chosen it is likely to reflect one of these settlement hierarchy options.	Using the currently adopted settlement hierarchy in the LDP (adopted and as appraised) to allow for a proportional sustainable distribution of development based on community's needs, population size and sustainability criteria. As per the LDP 85% of growth was distributed throughout the urban areas and 15% to the rural area (Tier 1 and 2 Settlements)	<p>This approach would be based on the information contained in the current LDP settlement hierarchy and seeks to permit a proportional distribution of growth based sustainability. Development would be focused on the first three tiers of the settlement hierarchy (A55 Urban Corridor, Tier 1 and Tier 2 Settlements), based on identifying the most sustainable settlements and sites. The approach would take into account overall sustainability, Key Planning Principles and Place-making Outcomes in draft PPW Edition 10.</p> <p>In the rural settlements outside of the Tier 1 and 2 Settlements, a more refined policy approach would be developed to ensure protection of the local character and delivery of local needs housing.</p> <p>This option is considered to have sufficient merit to warrant being carried forward to a short list of options. However, the lack of previous rural development and constraints in some urban settlements would need to be factored into a full appraisal</p>	YES
Option 2: Distributing Growth to all the urban centres along the A55 Corridor Related Settlement Hierarchy Options:	Directing all development to all urban centres along the A55 Corridor as identified in the current hierarchy with the capacity and infrastructure to accommodate development. Under this option there would be	Focusing growth to the urban centres along the A55 Corridor is considered to be compatible with guidance in PPW in terms of identifying the most sustainable locations for development, as it is these larger settlements which generally have infrastructure, services and facilities. The approach also takes into account the five key Planning Principles and mirrors the conclusions of the Employment Land Review and Property Market Assessment.	YES

<p>Growth option is more suited to Settlement Hierarchy options 1, 2 & 3. Although, it can be considered against all the urban areas identified in the Settlement Hierarchy Options 1, 2, 3, 4 & 5. If this Growth distribution option is chosen it will reflect one of these settlement hierarchy options.</p>	<p>no rural allocations for development.</p> <p>In the rural settlements a more refined policy approach would be developed to ensure that a more flexible approach is taken to bringing about and delivering local needs housing whilst protecting local character and the open countryside.</p>	<p>In the rural settlements a more refined policy approach would be developed to ensure that a more flexible approach is taken to bringing about and delivering local needs housing whilst protecting local character and the open countryside.</p> <p>This option is considered to have sufficient merit to warrant being carried forward to a short list of options. However, similar to issues raised in Option 1, further appraisal and evidence base work is required to assess capacity and deliverability of some urban settlements e.g. Flood Risk and Innovative Design Solutions will need to be considered to determine whether new development can be accommodated in urban settlements to the East of the County e.g. Pensarn, Towyn & Kinmel Bay and Traffic Management Solution in Abergele</p>	
<p>Option 3: Focused urban growth in line with the Wales Spatial Plan.</p> <p>Related Settlement Hierarchy Options: More suited to Settlement Hierarchy Options 4 & 5. If this growth distribution option is chosen it will likely reflect one of these options</p>	<p>Directing development in line with the Wales Spatial Plan Primary Key Settlements and Key Settlements, with the capacity and infrastructure to accommodate development.</p> <p>In the rural settlements a more refined policy approach would be developed to ensure that a more flexible approach is taken to bringing about and delivering local needs housing</p>	<p>Focusing growth in line with the Wales Spatial Plan is considered to be compatible with PPW in terms of identifying the most sustainable locations for development, as it is these larger settlements which generally have infrastructure, services, facilities and potential land availability. The approach also takes into account the five key Planning Principles and mirrors the conclusions of the Employment Land Review and Commercial Market Analysis. The market in these areas is also more buoyant and attractive to developers. Importantly, this option also takes on board the constraints identified in the urban areas outside of the WSP i.e. Abergele, Pensarn, Towyn and Kinmel Bay.</p> <p>In the rural settlements a more refined policy approach would be developed to ensure that a more flexible approach is taken to bringing about and delivering local needs housing whilst protecting local character and the open countryside.</p> <p>This option is considered to have sufficient merit to warrant being carried forward to a short list of options. However, whilst the Wales Spatial Plan is still relevant, the National Development Framework is in production. Despite this, the option put forward still promotes sustainability and looks to meet the Key Planning Outcomes and Placemaking Outcomes</p>	YES
<p>Option 4: Focused urban growth in line with the Wales Spatial Plan and Satellite Settlements</p>	<p>Directing development in line with the Wales Spatial Plan Primary Key Settlements and Key Settlements, plus Satellite Settlements, with the capacity and</p>	<p>This is similar to Option 3, but also distributes an element of growth to the Satellite Settlements. This option does not distribute as far as Option 1 (current LDP) into the Satellite Settlements. It is therefore considered to be in-line with Wales Spatial Plan and considered to be compatible with PPW in terms of identifying the most sustainable</p>	YES

<p>Related Settlement Hierarchy Options: More suited to Settlement Hierarchy Options 4 & 5. If this growth distribution option is chosen it will likely reflect one of these options</p>	<p>infrastructure to accommodate development.</p> <p>In the rural areas outside of Satellite Settlements a more refined policy approach would be developed to ensure that a more flexible approach is taken to bringing about and delivering local needs housing whilst protecting local character and the open countryside.</p>	<p>locations for development, as it is these larger settlements which generally have infrastructure, services, facilities and potential land availability. The approach also takes into account the five key Planning Principles and mirrors the conclusions of the Employment Land Review and Commercial Market Analysis.</p> <p>In the rural area outside of Satellite Settlements a more refined policy approach would be developed to ensure that a more flexible approach is taken to bringing about and delivering local needs housing whilst protecting local character and the open countryside.</p> <p>This option is considered to have sufficient merit to warrant being carried forward to a short list of options.</p>	
<p>Option 5: Regeneration Led</p> <p>Related Settlement Hierarchy Options: More suited to Settlement Hierarchy Options 1, 2 & 3. If this growth distribution option is chosen it will likely reflect one of these options.</p>	<p>Development would be focused in those settlements where development would bring about regeneration benefits (e.g. Colwyn Bay, Abergele, Pensarn, Towyn, Kinmel Bay and Llanrwst)</p>	<p>The settlements in need of regeneration tend to be poorer performing in terms of a local housing market area. Relatively lower viability would make it difficult to ensure a complete range of planning obligations could be secured (education, affordable housing etc.). The overall delivery of housing could be prejudiced and this would have implications for housing land supply. Focusing development in such settlements might also have impacts on the capacity of local infrastructure, services and facilities. Although not considered appropriate to be carried forward as a formal option, there are elements of this approach that would need to be built into the preferred option to ensure that some growth takes place in settlements in need of regeneration.</p> <p>This option is not considered to have sufficient merit to warrant being carried forward to a short list of options.</p>	<p>NO (Although not considered appropriate to be carried forward as a formal option, there are elements of this approach that would need to be built into the preferred option to ensure that some growth takes place in settlements in need of regeneration)</p>
<p>Option 6: Hubs and Corridors</p> <p>Related Settlement Hierarchy Options: More suited to Settlement Hierarchy Options 3, 4 & 5. If this growth distribution option is chosen it will likely reflect one of these options</p>	<p>Development would be distributed based on a strict interpretation of key road and rail transport hubs and routes</p>	<p>A key principle in PPW is bringing about a sustainable distribution of development, underpinned by a sustainable transport system with an emphasis on public transport and other forms of sustainable transport. The County has a strategic road network comprising the A55, Coastal Rail Line, and A470, A5, Conwy Valley Rail. These corridors may be at odds with the strategic transport function of such routes which could be compromised by encouraging local traffic and journeys.</p> <p>Overall, this option is considered to have sufficient merit to warrant being carried forward to a short list of options.</p>	<p>YES</p>
<p>Option 7: Dispersal</p>	<p>Distributing development evenly to all settlements irrespective of</p>	<p>This would, for instance, result in a percentage or quota of growth which would be applied to all settlements. Such an approach has little regard to</p>	<p>NO</p>

Related Settlement Hierarchy Options: More suited to Settlement Hierarchy Options 1 & 2 . If this growth distribution option is chosen it will likely reflect one of these options	their position in the settlement hierarchy or sustainability	<p>the basis upon which the settlement hierarchy has been drawn up and would have little regard to the particular role or character of each settlement in terms of sustainability or constraints. This would represent a planning by numbers approach and would not represent an informed or responsible approach. Furthermore, if every settlement were to grow at the same rate then this would exceed the overall housing requirement, given the sheer number of settlements in the County.</p> <p>This option is not considered to have sufficient merit to warrant being carried forward to a short list of options.</p>	
Option 8: No strategy Related Settlement Hierarchy Options: Not applicable.	Development would take place in locations as and when development proposals arise.	<p>This 'unplanned' approach conflicts with the importance of the Plan led approach whereby growth is distributed based on a clear Plan strategy which has sustainability as its underpinnings. Growth would take place on a random and ad hoc basis and could only be controlled based on the site specific assessment of the merits of each proposal.</p> <p>This option is not considered to have sufficient merit to warrant being carried forward to a short list of options.</p>	NO
Option 9: New Settlement Related Settlement Hierarchy Option(s): More suited to Settlement Hierarchy Options 1, 2 & 3 . Subject to the location of the new settlement the preferred settlement hierarchy will be amended to reflect the new settlement. Growth distribution chosen will reflect the preferred settlement hierarchy chosen from these options.	The identification of a new settlement based on a sustainable transport corridor, which takes on board current PPW Edition 9 and draft PPW Edition 10. Establishing a new settlement, either through an entirely 'new' settlement or the expansion of an existing settlement into a new settlement.	<p>PPW advises that 'New settlements on greenfield sites are unlikely to be appropriate in Wales, and should only be proposed where such development would offer significant environmental, social and economic advantages over the further expansion or regeneration of existing settlements'. The likely level of growth (in the form of new allocations) is not considered sufficient to make a new settlement a sustainable proposition as new settlements typically need in the region of 5,000 dwellings to be sustainable. Furthermore, the length of time necessary to deliver a new settlement, plus the lack of other housing allocations in the Plan, would mean that housing delivery in the early / mid Plan period would be severely restricted and this would not help address the present housing land supply deficit.</p> <p>Draft PPW (Edition 10) also states</p> <p><i>Para 2.61 Due to their strategic nature new settlements or major urban extensions of 1,000 or more dwellings, which will have significance beyond a single local authority, should only be proposed as part of a joint LDP, SDP or the NDF.</i></p> <p><i>Papa 2.62 New settlements should only be proposed where such development would offer significant environmental, social, cultural and economic advantages over the further expansion or regeneration of</i></p>	YES

		<p><i>existing settlements and the potential delivery of a large number of homes is supported by all the facilities, jobs and services that people need in order to create a Sustainable Place. They need to be self-contained and not dormitory towns for overspill from larger urban areas</i></p> <p>Despite the above, the option of major extension consisting of potentially less than 1000 units could still be progressed. Therefore, this option is considered to have sufficient merit to warrant being carried forward to a short list of options.</p>	
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Impacts on Settlement Hierarchy of Spatial Distribution Options going forward:

<p>Option 1: Repeating the adopted LDP (Sustainable Distribution)</p> <p>This option is based on the hierarchy approach using the currently adopted settlement hierarchy in the LDP to allow for a proportional sustainable distribution of development based on community's needs, population size and sustainability criteria. As per the LDP 85% of growth was distributed throughout the urban areas and 15% to the rural area (Tier 1 and 2 Settlements)</p>
<p>Option 2: Distributing Growth to all the urban centres along the A55 Corridor</p> <p>Directing all development to all urban centres along the A55 Corridor with the capacity and infrastructure to accommodate development. Under this option there would be no rural allocations for development.</p> <p>In the rural settlements a more refined policy approach would be developed to ensure that a more flexible approach is taken to bringing about and delivering local needs housing whilst protecting local character and the open countryside.</p>
<p>Option 3: Focused urban growth in line with the Wales Spatial Plan.</p> <p>Directing development in line with the Wales Spatial Plan Primary Key Settlements and Key Settlements, with the capacity and infrastructure to accommodate development. In the rural settlements a more refined policy approach would be developed to ensure that a more flexible approach is taken to bringing about and delivering local needs housing.</p>
<p>Option 4: Focused urban growth in line with the Wales Spatial Plan and within Tier 1 Main Settlements</p> <p>Directing development in line with the Wales Spatial Plan Primary Key Settlements and Key Settlements, plus the Tier 1 Main Settlements, with the capacity and infrastructure to accommodate development.</p> <p>In the rural area outside of Tier 1 Settlements a more refined policy approach would be developed to ensure that a more flexible approach is taken to bringing about and delivering local needs housing whilst protecting local character and the open countryside.</p>
<p>Option 5: Hubs and Corridors</p> <p>Development would be distributed based on a strict interpretation of key road and rail transport hubs and routes. As such the majority of development would be located along the coastal urban settlements. There would be no impact on the settlement hierarchy or shared settlements.</p>
<p>Option 6: New Settlement</p> <p>No impact on the settlement hierarchy other than creating a new settlement in the urban area. Spatially it could reduce pressure on services and land in other existing settlements. This would also not affect any shared settlement.</p>
<p>Option 7: Distributing Growth to the urban centres and Key Service Centre in line with the Wales Spatial Plan.</p> <p>Directing development to all urban centres along the A55 Corridor with the capacity and infrastructure to accommodate development. Under this option there would be no rural allocations for development other than at Llanrwst as a Key Service Centre in line with the WSP. In the rural settlements a more flexible approach is taken to assist the delivery of affordable, local needs housing.</p>

3. The existing policy context

- 3.1 The Conwy LDP 2007-2022 brought together the policy structure of historic plans and set out a settlement hierarchy approach comprising:
- Urban Areas
 - Tier One Main Villages
 - Tier Two Main Villages
 - Minor Villages
 - Hamlets
- 3.2 The Eryri LDP applies to the National Park (including part of Conwy County). Whilst the Eryri LDP does not relate to the area of the Conwy RLDP, it affects a number of communities in Conwy, and is referred to for comparative purposes. The Eryri LDP adopts a four-tier approach comprising:
- 2 Local Service Centres
 - 5 Service Settlements
 - 38 Secondary Settlements
 - 29 Smaller Settlements
- 3.3 The Conwy LDP 2007-2022 set out the current settlement hierarchy identifying 25 Main Settlements, which include at least 100 dwellings, a primary school, a regular bus service (taking account of the different circumstances of some rural communities) and in most cases, a shop, post office and public house and a community centre or other meeting place.
- 3.4 There is also a need to review the settlements that are partly within the National Park in order to find a consistent approach and to address any cross-boundary issues. A separate chapter has been prepared to look into this at page 29.

4. Hierarchy Options

4.1 This paper uses the principles of sustainability to assess the hierarchy of settlements to establish the most suitable locations for new development. As has been used in past plans; analysis and characteristics of each settlement has informed a hierarchical approach to grouping settlements and thus controlling the rate and location at which new development occurs. The key messages from national guidance and existing documents are that:

- Most development should be directed to existing towns to help maximise accessibility to employment, education and services by walking, cycling and public transport.
- In rural areas, development should be focused on settlements that can act as centres for surrounding areas.
- In the case of housing, only a limited amount of growth should be expected through the expansion of villages, with significant development being appropriate only where a) it can be shown to be necessary for maintaining local services, and b) the houses are required to meet local needs, and c) it will be in keeping with the character of the village.

4.2 The focus for significant development should be in the Urban Areas and Key Service Centre that are well served by public transport and other facilities. Development may be provided for in villages and other small rural communities where needed to contribute to their sustainability and wellbeing goals. The priority for development is to make the best use of brownfield land, but where this is insufficient or unavailable, suitable greenfield land is likely to be needed.

4.3 Subject to the chosen growth distribution option it is considered that the RLDP could, for example, follow a six-tier approach similar to that of Option 2 as shown on page 13. as follows:

- Urban Areas
- Key Service Centre
- Tier One Main Villages
- Tier Two Main Villages
- Minor Villages
- Hamlets

Urban Areas

- 4.4 These consist of larger settlements, with a minimum population of 3,000. They are well served by public transport, support a wide range of facilities and have employment sites within them or nearby. They consist of Abergele, Bay of Colwyn, Conwy, Deganwy, Llandudno, Llandudno Junction, Llanfairfechan, Penmaenmawr, Penrhyn Bay/Penrhynside, Towyn and Kinmel Bay.
- 4.5 In most cases, the Urban Areas will accommodate the greatest share of development, subject to the capacity of each settlement. Housing will be accommodated both on allocated and windfall sites. Allocated sites will be shown on the Proposals Map. It is recommended that allocated sites are those that are capable of accommodating 10 or more dwellings.
- 4.6 Windfall sites are typically located on previously developed land. They are not allocated on the Proposals Map, either because they fall below the size threshold, or because their development prospects are too uncertain. However, they can form a significant proportion of a settlement's total housing development. The number of dwellings that are to be permitted on windfall sites will reflect the capacity of each settlement to grow.
- 4.7 A proportion of dwellings on both allocated and windfall sites will be reserved as Affordable Housing for Local Needs (AHLN), in accordance with emerging policies and national guidance on affordable housing.
- 4.9 The Urban Areas will also accommodate the greater share of retail, commercial and leisure development. In each case, the development must meet the sequential tests in Planning Policy Wales, and be at a scale that is proportional to the function of the settlement.

Key Service Centre

- 4.10 This brings the hierarchy in line with the approach in the Wales Spatial Plan which identifies Llanrwst as a Key Service Centre. Llanrwst is identified in its own category in the settlement hierarchy.

Main Villages

- 4.11 Main Villages, which include at least 100 dwellings, a primary school, a regular bus service (bearing in mind the different circumstances of some rural communities) and in most cases, a shop, post office and public house and a community centre or other meeting place. In the current LDP Dwygyfylchi, Glan Conwy, Llanddulas and Llysfaen are categorised as Tier 1 Main Villages. Betws-yn-Rhos, Cerrigydrudion, Dolgarrog*, Eglwysbach, Llanfair Talhaearn, Llangernyw, Llansannan, Tal-y-Bont / Castell and Trefriw* are categorised as Tier 2 Main Villages.
- 4.12 The Tier 1 Main Villages provide a higher level of facilities and services than the Tier 2 Main Villages and have greater sustainable access to the higher order urban areas. It is important that their existing level of facilities and services are protected wherever possible.
- 4.13 The Plan will play its part by resisting the loss of village shops and post offices and safeguarding existing open space. The Tier 1 Main Villages will provide a combination of market value and AHLN from existing commitments, on allocated sites and from windfall development, to realise the spatial objectives for the delivery of AHLN and protection of the natural and historic environment.
- 4.14 In Tier 2 Main Villages the Council will seek to achieve 50% AHLN on suitable sites well located in relation to the existing settlement, comprising infilling or rounding off, and representing evidenced local need, the level of facilities and services and to safeguard the Welsh language. Such schemes are generally smaller (max 15 dwellings) than those permitted in the Urban Settlements and Key Service Centre. Small scale 100% AHLN may be permitted on the edge of the settlement where it meets local need. Smaller retail, commercial and leisure development is permitted at a scale appropriate to the function of the settlement and where it enhances sustainability.
- 4.15 Over the Plan period, subject to the chosen growth strategy, the majority of housing requirement is expected to be distributed between these settlements (inclusive of the Minor Villages and Hamlets) through existing commitments, 'windfall sites' and new allocations. However, the Plan recognises the development constraints in Dolgarrog, Tal-y-Bont and Trefriw and the links with Snowdonia National Park. It is unlikely that

further development outside the settlement boundary of Trefriw will be possible over the Plan period as a result of the flooding and topographical constraints.

Minor Villages

- 4.16 Minor Villages are categorised by having between 50 and 100 dwellings, but have one or more community facility. Decisions on allocations of non-strategic site allocations will be made in the Deposit Plan. Policy will allow for 50% AHLN on suitable infill or rounding-off sites (max 10 dwellings) and exception sites for 100% AHLN as an extension to the settlement subject to an evidenced need. This flexibility should encourage the submission of more applications for AHLN in the Minor Villages.
- 4.17 Minor villages may also accommodate retail, commercial and leisure development permitted at a scale proportional to the function of the settlement.

Hamlets

- 4.18 Hamlets form the smallest category of settlement. They form an easily identifiable cluster of dwellings, typically between 20 and 50. In many cases, they also have one or more community facilities. However, public transport services are generally infrequent and the scale of development must be strictly controlled. Policy will allow for 50% AHLN on suitable infill or rounding-off sites (max 5 dwellings) and exception sites for 100% AHLN as an extension to the settlement subject to an evidenced need. This flexibility should encourage the submission of more applications for AHLN in the Hamlets.

5. Settlement boundaries

- 5.1 These are currently used to clearly show the extent of urban areas and Tier 1 & 2 Main Villages. Minor Villages and Hamlets do not have settlement boundaries. It is proposed to re-categorise Llanrwst as a Key Service Centre within the Rural Development Strategy Area and it will retain its settlement boundary, subject to any necessary changes. Settlement boundaries will be amended to include proposed residential sites, committed or windfall residential sites, and proposed employment and mixed use sites to safeguard that those appropriate uses are delivered. Further amendments will only include logical amendments adjacent to the above sites. Once finalised, the settlement boundaries will be available to view on the Proposal Maps.

6. The Well-being of Future Generations Act (2015)

- 6.1 The Well-being of Future Generations (Wales) Act 2015 places a duty on public bodies to carry out sustainable development. This concept is not new but has been expanded under the Act and requires an improvement of all four aspects of well-being: economic, social, environmental and cultural well-being of Wales. It suggests public bodies such as Councils think more about the long-term, work better with other organisations and communities to prevent problems and take a more joined-up approach.
- 6.2 The Act highlights seven 'well-being goals' to help ensure that public bodies are all working towards the same vision of a sustainable Wales (see Figure 1 below). The Act also specifies five ways of working; long-term, integration, involvement, collaboration and prevention, each of which will be incorporated into the RLDP process.

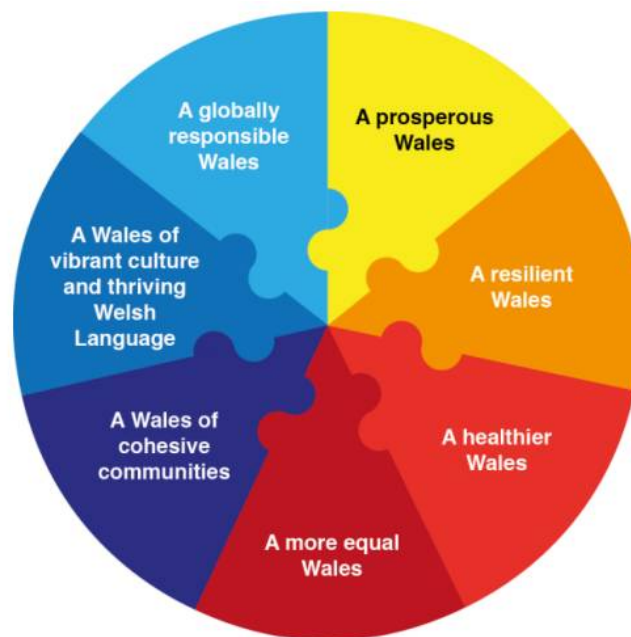


Figure 1: The Well-being of Future Generations Act (2015)

- 6.3 This Act places a duty on all public bodies in Wales to 'carry out sustainable development' in order to achieve the wellbeing goals of:
- A prosperous Wales
 - A resilient Wales
 - A healthier Wales;

- A more equal Wales;
- A Wales of cohesive communities;
- A Wales of vibrant culture and thriving Welsh Language; and
- A globally responsible Wales.

With the introduction of this Act, a statutory Public Service Board (PSB) has been established who are tasked with undertaking a well-being assessment and producing a Well-being Plan for Conwy.

7. Settlement Hierarchy Options and appraisal

- 7.1 The settlement hierarchy options are provided below with appraisals for each. These are reported for information at this stage subject to a further review including those settlements straddling the National Park boundary.
- 7.2 Settlement boundaries will be amended to accommodate proposed RLDP designations and committed sites in accordance with the Proposal Maps (yet to be confirmed following the site assessment stage).

Table 1 - Settlement Hierarchy Options and Appraisal

Note: These tables are provided as information only and subject to further consultation to identify a preferred approach. Please also refer to specific policies for further guidance.

Option 1: Adopted LDP (2007 – 2022) Settlement Hierarchy (no change option)

The growth level and chosen spatial distribution option would use the existing LDP Hierarchy of Settlements to accommodate growth in the RLDP. The Conwy LDP (2007 – 2022) adopted a five tier settlement hierarchy (**table below**) based on a sustainability assessment of each settlement. The LDP also identified two strategic areas in which the settlements fall. These were the ‘**Urban Development Strategy Area**’ (**UDSA**) and the **Rural Development Strategy Area (RDSA)**:

Option 1: Adopted LDP (2007 – 2022) Settlement Hierarchy
Urban Development Strategy Area (UDSA)
Urban Areas
Abergele/Pensarn, Colwyn Bay (inclusive of Rhos-on-Sea and Old Colwyn), Conwy, Deganwy/Llanrhos, Llandudno, Llandudno Junction, Llanfairfechan, Llanrwst, Mochdre, Penmaenmawr, Penrhyn Bay/ Penrhynside and Towyn/Kinmel Bay.
Rural Areas
Main Villages (Tier 1)
Llanddulas, Dwygyfylchi*, Llysfaen, Glan Conwy.
Main Villages (Tier 2)
Betws-yn-Rhos, Cerrigydrudion, Dolgarrog*, Eglwysbach, Llanfair Talhaiarn, Llangernyw, Llansannan, Tal-y-Bont*/Castell and Trefriw*.
Minor Villages
Bryn Pydew, Glanwydden, Groes, Henryd, Llanbedr-y-Cennin*, Llanddoged, Llanellian, Llangwm, Llanefydd, Pentrefelin, Pentrefoelas, Rhyd-y-Foel, Rowen*, St George, Tal-y-Cafn and Tyn-y-Groes.
Hamlets
Bodtegwel, Bryn-y-Maen, Brymbo, Bryn Rhyd-y-Arian, Bylchau, Capelulo*, Cefn Berain, Cefn Brith, Dinmael, Glan Rhyd, Glasfryn, Groesffordd, Gwytherin, Hendre, Llanfihangel GM, Maerdy, Melin y Coed, Nebo*, Pandy Tudur, Pentre-llyn-cymmer, Pentre Isa, Pentre Tafarn-y-Fedw, Rhydlydan, Tan-y-Fron.

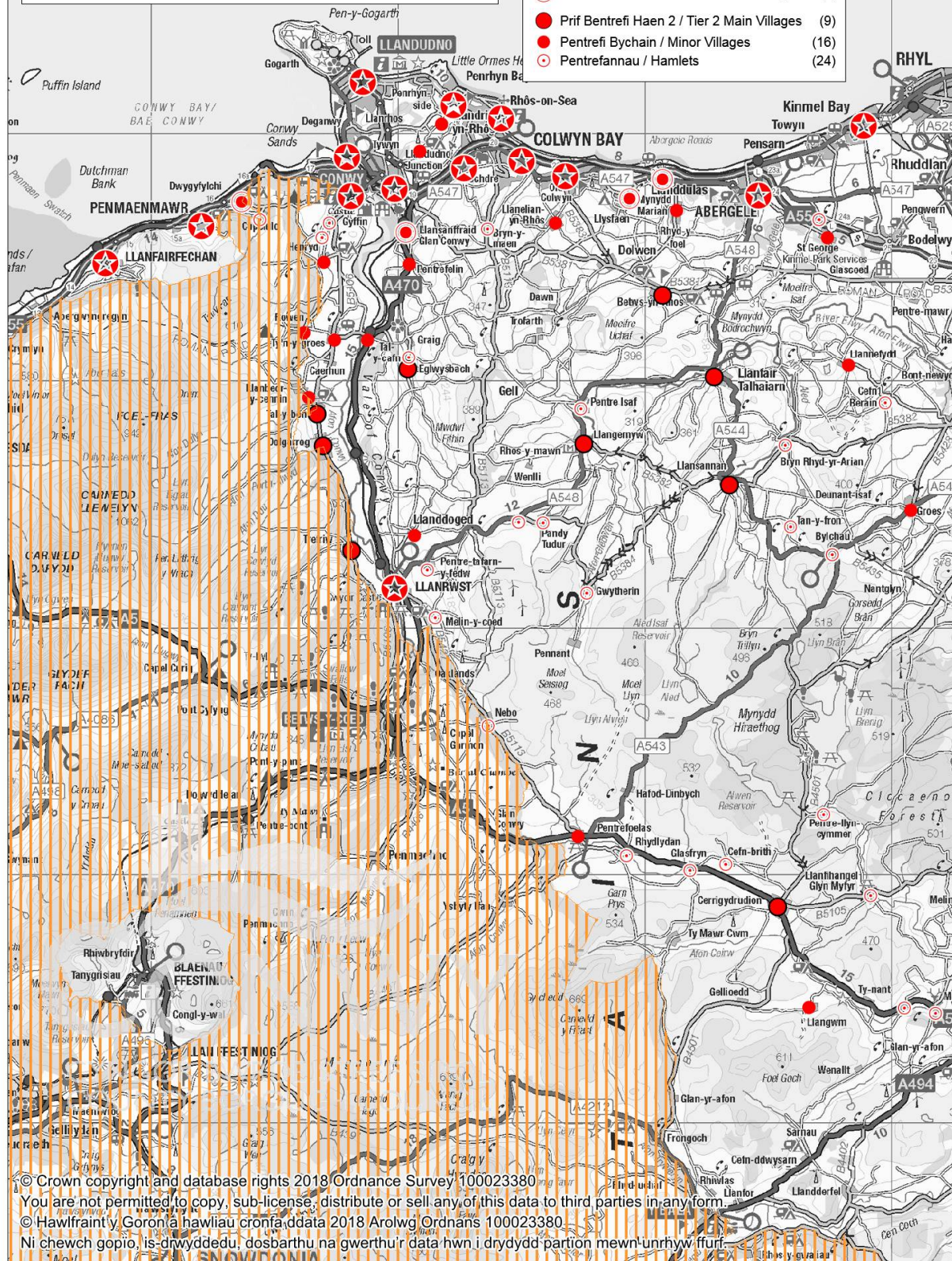
* settlements that are partly in the Snowdonia National Park

Option 1 Assessment Summary:

Option 1 continues with the settlement hierarchy introduced in the LDP and therefore lends itself to a logical option for continuity reasons alone. However the value and reasoning of the UDSA needs to be questioned. It also categorises some settlements which are in close proximity to the main coastal settlements and therefore their synergy and growth rate is restricted. This approach also does not take account of the limitations on the coastal east settlements which are affected by flood risk.

Hierarchaeth Aneddiadau Opsiwn 1 Settlement Hierarchy Option 1

- ★ Trefol / Urban (14)
- Prif Bentrifi Haen 1 / Tier 1 Main Villages (4)
- Prif Bentrifi Haen 2 / Tier 2 Main Villages (9)
- Pentrefi Bychain / Minor Villages (16)
- Pentrefannau / Hamlets (24)



Option 2: The same approach as Option 1 but amend the settlement hierarchy to move / reclassify selected settlements based on their sustainability.

This option brings the adopted LDP up to date following a new appraisal of the settlements against certain sustainability. For example, some settlements may have gained/lost essential community infrastructure which now impacts on the sustainability of the settlement and where it sits within the hierarchy. Reclassifying in this way will ensure growth is distributed sustainably.

Option 2: Same approach as option 1 but amend the settlement hierarchy to move / reclassify selected settlements based on an up-to-date sustainability assessment
Urban
Abergele/Pensarn, Colwyn Bay (inclusive of Rhos-on-Sea and Old Colwyn), Conwy, Deganwy/Llanrhos, Llandudno, Llandudno Junction, Llanfairfechan, Mochdre, Penmaenmawr and Penrhyn Bay/ Penrhynside and Towyn/Kinmel Bay.
Rural
Local Service Centre
Llanrwst
Main Villages (Tier 1)
Llanddulas, Dwygyfylchi*, Lllysfaen, Glan Conwy
Main Villages (Tier 2)
Betws-yn-Rhos, Cerrigydrudion, Dolgarrog*, Eglwysbach, Llanfair Talhaiarn, Llangernyw, Llansannan, Tal-y-Bont*/Castell and Trefriw*
Minor Villages
Bryn Pydew, Glanwydden, Groes, Henryd, Llanbedr-y-Cennin*, Llanddoged, Llanellian, Llangwm, Llanefydd, Pentrefelin, Pentrefoelas, Rhyd-y-Foel, Rowen*, St George, Tal-y-Cafn and Tyn-y-Groes.
Hamlets
Bodtegwel, Bryn-y-Maen, Brymbo, Bryn Rhyd-y-Arian, Bylchau, Capelulo*, Cefn Berain, Cefn Brith, Dinmael, Glasfryn, Groesffordd, Gwytherin, Hendre, Llanfihangel GM, Maerdy, Melin y Coed, Nebo*, Pandy Tudur, Pentre-llyn-cymmer, Pentre Isa, Pentre Tafarn-y-Fedw, Rhydlydan, Tan-y-Fron.

** Falls partly within the Snowdonia National Park*

Option 2 Assessment Summary:

This option brings forward the adopted LDP approach but provides the opportunity to appraise and update the settlement hierarchy. Llanrwst is defined on its own as it is considered unique within the county being a rural service centre serving several outlying villages, both within and outside of the Plan Area. The urban development strategy area is also removed but the settlements within the hierarchy remain the same.

Hierarchaeth Aneddiadau Opsiwn 2

Settlement Hierarchy Option 2

Symbl / Symbol	Nofio / Count
Trefol / Urban	(13)
Canolfan Wasanaethau Lleol / Local Service Centre	(1)
Prif Bentreff Haen 1 / Tier 1 Main Villages	(4)
Prif Bentreff Haen 2 / Tier 2 Main Villages	(9)
Pentrefi Bychain / Minor Villages	(16)
Pentrefannau / Hamlets	(23)

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Ni chewch gopïo, iis-drwyddedu, dosbarthu na gwerthu'r data hwn i drydydd partion mewn unrhyw ffurf.

Option 3: The same approach as in Option 2 above but with adjustments to the categorisation of certain settlements based on their close proximity and functional relationship to higher level urban settlements.

For example, whilst some settlements have been classified as rural in the current LDP, some rural settlements fall within urban areas and meet good accessibility criteria to urban areas and as such could accommodate greater growth.

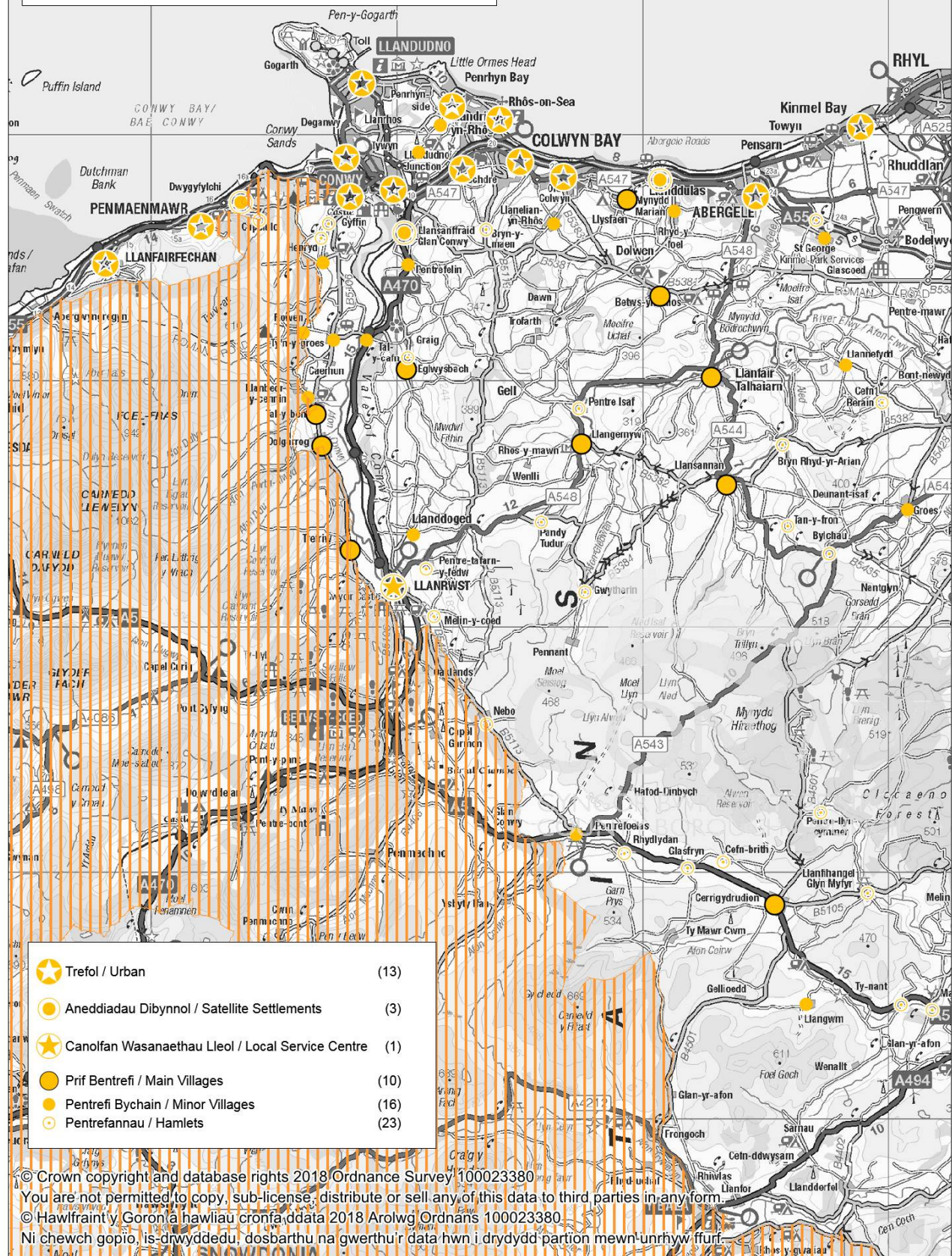
Option 3: The same approach as in Option 2 above but with adjustments to the categorisation of certain settlements based on their close proximity and functional relationship to higher level urban settlements.	
Urban	
Abergele/Pensarn, Colwyn Bay (inclusive of Rhos-on-Sea and Old Colwyn), Conwy, Deganwy/Llanrhos, Llandudno, Llandudno Junction, Llanfairfechan, Mochdre, Penmaenmawr, Penrhyn Bay/ Penrhynside and Towyn/Kinmel Bay.	
Satellite Settlements	
Llanddulas, Dwygyfylchi*, Glan Conwy	
Rural	
Local Service Centre	
Llanrwst	
Main Villages	
Betws-yn-Rhos, Cerrigydrudion, Dolgarrog*, Eglwysbach, Llanfair Talhaiarn, Llangernyw, Llansannan, Llysfaen, Tal-y-Bont*/Castell and Trefriw*	
Minor Villages	
Bryn Pydew, Glanwydden, Groes, Henrydd, Llanbedr-y-Cennin*, Llanddoged, Llanellian, Llangwm, Llanefydd, Pentrefelin, Pentrefoelas, Rhyd-y-Foel, Rowen*, St George, Tal-y-Cafn and Tyn-y-Groes.	
Hamlets	
Bodtegwel, Bryn-y-Maen, Brymbo, Bryn Rhyd-y-Arian, Bylchau, Capelulo*, Cefn Berain, Cefn Brith, Dinmael, Glasfryn, Groesffordd, Gwytherin, Hendre, Llanfihangel GM, Maerdy, Melin y Coed, Nebo*, Pandy Tudur, Pentre-llyn-cymmer, Pentre Isa, Pentre Tafarn-y-Fedw, Rhydlydan, Tan-y-Fron.	

** Falls partly within the Snowdonia National Park*

Option 3 Assessment Summary:

This option modifies the current LDP approach by re-classifying some of the Tier 1 Main Villages as Urban Satellite Settlements, due to their population size, close geographical and functional links with nearby urban settlements. This recognises their sustainable location in terms of proximity to transport connections, employment and amenities, whilst acknowledging that the settlements are smaller in scale than the urban areas, and proposed development should reflect this. Any increase on demand on services within or in those neighbouring settlements will need to be factored in to any growth increase. As with Option 2, Llanrwst is classified as a rural Local Service Centre, rather than as an urban settlement. This is due to its unique position within the county as the main service settlement for a number of outlying villages, both within and outside of the Plan Area.

Hierarchaeth Aneddiadau Opsiwn 3 Settlement Hierarchy Option 3



Option 4: A new Settlement hierarchy which takes on board the Primary Key Settlements and Key Settlements identified in the Wales Spatial Plan (WSP).

This option would see a further tier added to the urban areas to reflect the Primary Key Settlements and Key Settlements in the WSP.

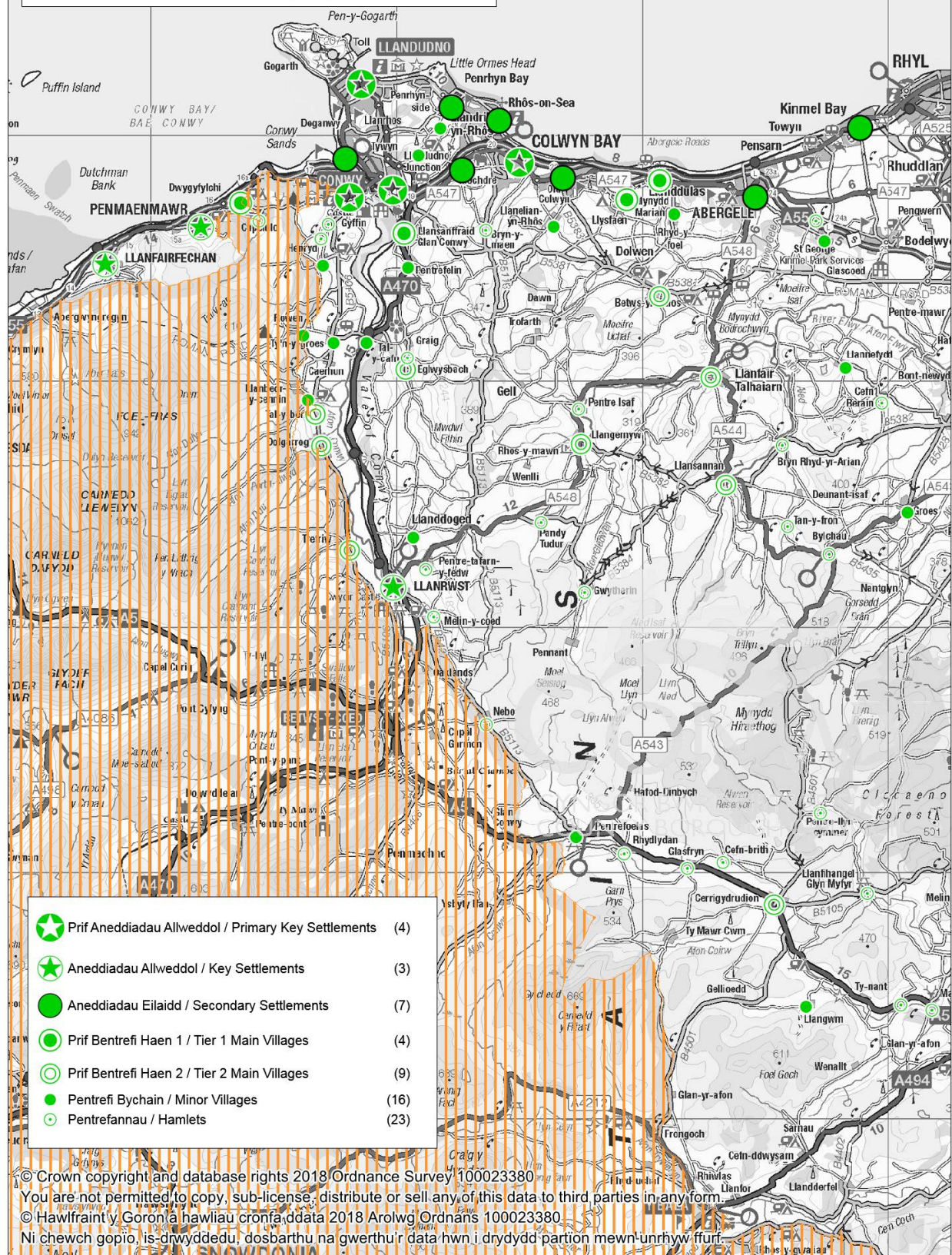
Option 4: A new Settlement hierarchy which takes on board the Primary Key Settlements and Key Settlements identified in the Wales Spatial Plan (WSP).	
Urban	
Primary Key Settlements	
Llandudno, Llandudno Junction, Conwy, Colwyn Bay.	
Key Settlements	
Llanfairfechan, Llanrwst, Penmaenmawr,	
Secondary Settlements	
Abergele/Pensarn, Deganwy/Llanrhos, Mochdre, Old Colwyn, Penrhyn Bay/ Penrhynside, Rhos-on-Sea and Towyn/Kinmel Bay.	
Rural	
Tier 1 Main Villages	
Llanddulas, Dwygyfylchi*, Glan Conwy, Llysfaen.	
Tier 2 Main Villages	
Betws-yn-Rhos, Cerrigydrudion, Dolgarrog*, Eglwysbach, Llanfair Talhaiarn, Llangernyw, Llansannan, Tal-y-Bont*/Castell and Trefriw*	
Minor Villages	
Bryn Pydew, Glanwydden, Groes, Henryd, Llanbedr-y-Cennin*, Llanddoged, Llanelian, Llangwm, Llanefydd, Pentrefelin, Pentrefoelas, Rhyd-y-Foel, Rowen*, St George, Tal-y-Cafn and Tyn-y-Groes.	
Hamlets	
Bodtegwel, Bryn-y-Maen, Brymbo, Bryn Rhyd-y-Arian, Bylchau, Capelulo*, Cefn Berain, Cefn Brith, Dinmael, Glasfryn, Groesffordd, Gwytherin, Hendre, Llanfihangel GM, Maerdy, Melin y Coed, Nebo*, Pandy Tudur, Pentre-llyn-cymmer, Pentre Isa, Pentre Tafarn-y-Fedw, Rhydlydan, Tan-y-Fron	

** Falls partly within the Snowdonia National Park*

Option 4 Assessment Summary:

This approach identifies the hub as shown by the Wales Spatial Plan and groups the Primary Key Settlements followed by those other Key Settlements in the coastal conurbation. The following categories remain the same. The majority of the LDP Area falls within the North East Wales Strategy Area of the Wales Spatial Plan. In addition, several settlements are either fully within the North West area, such as Llanfairfechan and Penmaenmawr, or fall in the area shared between both regions (Llandudno, Conwy, Llandudno Junction, Colwyn Bay and Llanrwst). This means that these cross-boundary settlements are strategically placed for connecting the two areas of Wales and beyond; via links to England and Ireland. Llanrwst has the added distinction of linking to a third Strategy Area: Central Wales. Llanrwst is considered unique within the county, being a rural service centre which is a main town for several outlying villages, both within and outside of the plan area.

Hierarchaeth Aneddiadau Opsiwn 4 Settlement Hierarchy Option 4



Option 5: A hybrid which reflects Options 3 & 4 above.

Under this option there would be an assessment of certain rural settlements based on their close proximity and functional relationship to higher level urban settlements and an additional tier included within the urban settlements to reflect WSP Primary Key Settlements and Key Settlements.

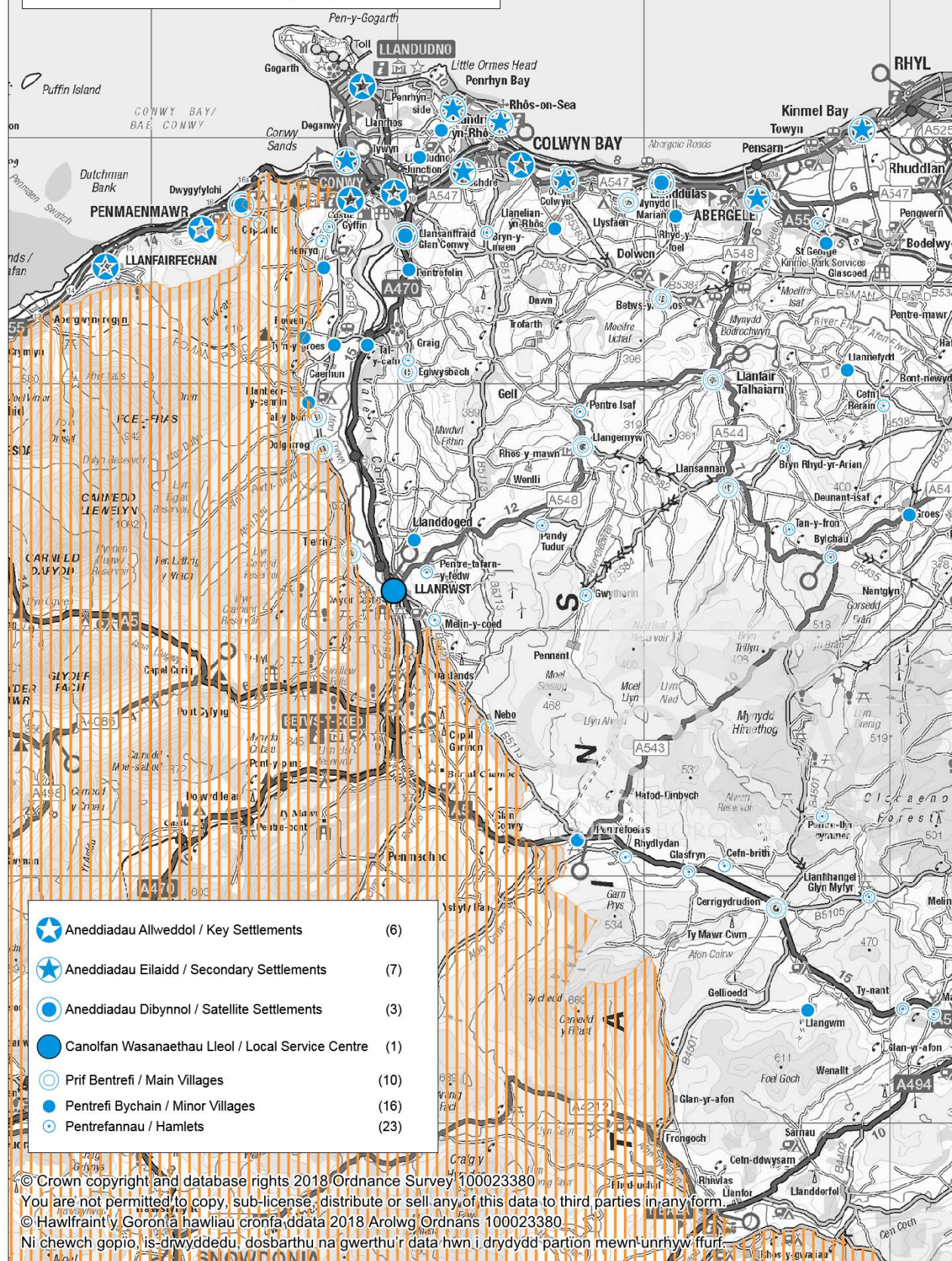
Option 5: A hybrid which reflects Option 3 & 4 above.	
Urban	
Key Settlements	
Llandudno, Llandudno Junction, Conwy, Colwyn Bay, Llanfairfechan, Penmaenmawr.	
Secondary Settlements	
Abergele/Pensarn, Deganwy/Llanrhos, Mochdre, Old Colwyn, Penrhyn Bay/ Penrhynside, Rhos-on-Sea and Towyn/Kinmel Bay	
Satellite Settlements	
Llanddulas, Dwygyfylchi*, Glan Conwy,	
Rural	
Local Service Centre	
Llanrwst	
Main Villages	
Betws-yn-Rhos, Cerrigydrudion, Dolgarrog*, Eglwysbach, Llanfair Talhaiarn, Llangernyw, Llansannan, Llysfaen, Tal-y-Bont*/Castell and Trefriw*	
Minor Villages	
Bryn Pydew, Glanwydden, Groes, Henryd, Llanbedr-y-Cennin*, Llanddoged, Llanellian, Llangwm, Llanefydd, Pentrefelin, Pentrefoelas, Rhyd-y-Foel, Rowen*, St George, Tal-y-Cafn and Tyn-y-Groes.	
Hamlets	
Bodtegwel, Bryn-y-Maen, Brymbo, Bryn Rhyd-y-Arian, Bylchau, Capelulo*, Cefn Berain, Cefn Brith, Dinmael, Glasfryn, Groesffordd, Gwytherin, Hendre, Llanfihangel GM, Maerdy, Melin y Coed, Nebo*, Pandy Tudur, Pentre-llyn-cymmer, Pentre Isa, Pentre Tafarn-y-Fedw, Rhydlydan, Tan-y-Fron	

** Falls partly within the Snowdonia National Park*

Option 5 Assessment Summary:

This option brings forward the WSP approach along with accessibility and sustainability of current rural locations to urban areas, especially those in close proximity to the A55 corridor. These settlements may not have a full suite of facilities themselves however their close proximity to key and secondary settlements allows considerable interrelations for services. The approach reflects the constraints to the East of the County Borough and promotes a new Settlement Hierarchy that would potentially have the necessary capacity and available infrastructure to contribute to sustainable development. Llanrwst is considered unique within the county, being a rural service centre which is a main town for several outlying villages, both within and outside of the Plan Area.

Hierarchaeth Aneddiadau Opsiwn 5 Settlement Hierarchy Option 5



Option 6: New Settlement.

The option could suit **Options 2 to 5** with the inclusion of a new settlement. The preferred settlement hierarchy will be amended to reflect the new settlement. Subject to the growth distribution chosen, this will reflect where in the preferred settlement hierarchy a new settlement should sit. However, it is likely to be classified within the Urban Tier in order to meet strict sustainability criteria. Spatially this could see less pressure on services and land in other existing settlements.

Option 6: Same approach as option 2 but including a new settlement within the urban area.	
Urban	
Abergele/Pensarn, Colwyn Bay (inclusive of Rhos-on-Sea and Old Colwyn), Conwy, Deganwy/Llanrhos, Llandudno, Llandudno Junction, Llanfairfechan, Mochdre, Penmaenmawr and Penrhyn Bay/ Penrhynside and Towyn/Kinmel Bay, (new settlement)	
Rural	
Local Service Centre	
Llanrwst	
Main Villages (Tier 1)	
Llanddulas, Dwygyfylchi*, Llysfaen, Glan Conwy	
Main Villages (Tier 2)	
Betws-yn-Rhos, Cerrigydrudion, Dolgarrog*, Eglwysbach, Llanfair Talhaiarn, Llangernyw, Llansannan, Tal-y-Bont*/Castell and Trefriw*	
Minor Villages	
Bryn Pydew, Glanwydden, Groes, Henryd, Llanbedr-y-Cennin*, Llanddoged, Llanelian, Llangwm, Llanefydd, Pentrefelin, Pentrefoelas, Rhyd-y-Foel, Rowen*, St George, Tal-y-Cafn and Tyn-y-Groes.	
Hamlets	
Bodtegwel, Bryn-y-Maen, Brymbo, Bryn Rhyd-y-Arian, Bylchau, Capelulo*, Cefn Berain, Cefn Brith, Dinmael, Glasfryn, Groesffordd, Gwytherin, Hendre, Llanfihangel GM, Maerdy, Melin y Coed, Nebo*, Pandy Tudur, Pentre-llyn-cymmer, Pentre Isa, Pentre Tafarn-y-Fedw, Rhydlydan, Tan-y-Fron.	

* Falls partly within the Snowdonia National Park

Option 6 Assessment Summary:

This option brings forward the WSP approach along with accessibility and sustainability of current rural locations to urban areas, especially those in close proximity to the A55 corridor. These settlements may not have a full suite of facilities themselves however their close proximity to key and secondary settlements allows considerable interrelations for services. The approach reflects the constraints to the East of the County Borough and promotes a new Settlement Hierarchy that would potentially have the necessary capacity and available infrastructure to contribute to sustainable development. Llanrwst is considered unique within the county, being a rural service centre which is a main town for several outlying villages, both within and outside of the Plan Area.

Option 7: Preferred Option.

This option brings the adopted LDP up to date following a new appraisal of the settlements against sustainability assessment and initial consultation with key stakeholders on the previous 6 options. A hybrid option was formed where some settlements having gained/lost essential community infrastructure which now impacts on the sustainability of the settlement and where it sits within the hierarchy. Reclassifying in this way will ensure growth is distributed sustainably, in line with the WSP and will help in achieving wider collaborative sustainability goals.

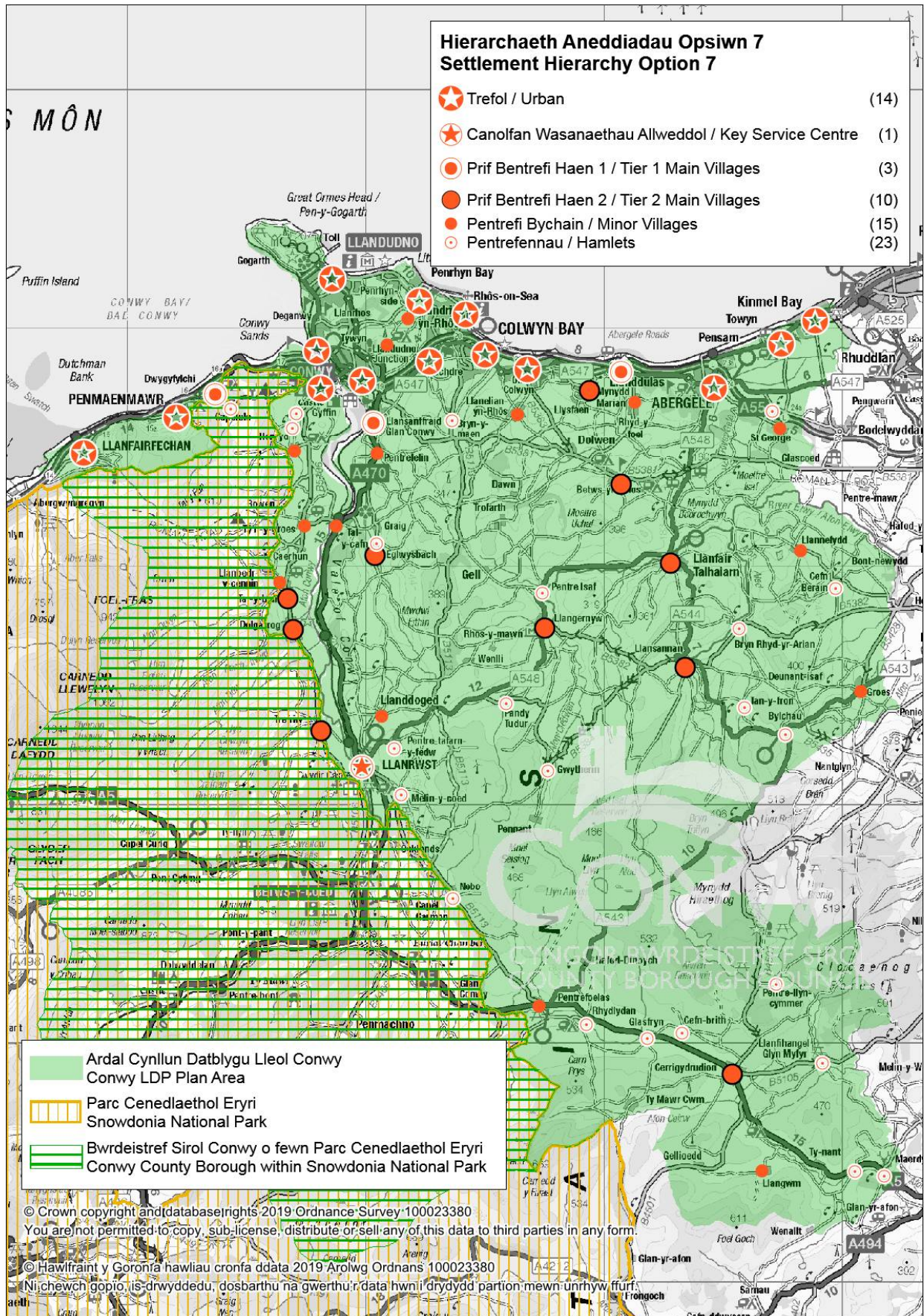
It is essentially a combination of Options 2 & 3. This uses the adopted LDP settlement hierarchy as a starting point, but re-classifying Llanrwst in recognition of its status as the Key Service Centre within the rural area. Llysfaen is downgraded to a Tier 2 Main Village, in recognition of the facilities available within the village, its poorer sustainability and accessibility to key transport links in comparison with the remaining three Tier 1 villages. Rowen is removed from the settlement hierarchy as the entire village is located within Snowdonia National Park, with the exception of the school.

Preferred Option 7: Combination of Options 2 & 3	
Urban	
Abergele/Pensarn, Colwyn Bay (inclusive of Rhos-on-Sea and Old Colwyn), Conwy, Deganwy/Llanrhos, Llandudno, Llandudno Junction, Llanfairfechan, Mochdre, Penmaenmawr and Penrhyn Bay/ Penrhynside and Towyn/Kinmel Bay.	
Key Service Centre	
Llanrwst	
Main Villages (Tier 1)	
Llanddulas, Dwygyfylchi*, Glan Conwy	
Main Villages (Tier 2)	
Betws-yn-Rhos, Cerrigydrudion, Dolgarrog*, Eglwysbach, Llanfair Talhaiarn, Llangernyw, Llansannan, Llysfaen, Tal-y-Bont*/Castell and Trefriw*	
Minor Villages	
Bryn Pydew, Glanwydden, Groes, Henryd, Llanbedr-y-Cennin*, Llanddoged, Llanellian, Llangwm, Llanefydd, Pentrefelin, Pentrefoelas, Rhyd-y-Foel, St George, Tal-y-Cafn and Tyn-y-Groes.	
Hamlets	
Bodtegwel, Bryn-y-Maen, Brymbo, Bryn Rhyd-y-Arian, Bylchau, Capelulo*, Cefn Berain, Cefn Brith, Dinmael, Glasfryn, Groesffordd, Gwytherin, Hendre, Llanfihangel GM, Maerdy, Melin y Coed, Nebo*, Pandy Tudur, Pentre-llyn-cymmer, Pentre Isa, Pentre Tafarn-y-Fedw, Rhydlydan, Tan-y-Fron.	

** Falls partly within the Snowdonia National Park*

Option 7 Assessment Summary:

This option brings forward the adopted LDP approach but provides the opportunity to appraise and update the settlement hierarchy. Llanrwst is defined in line with the WSP as it is considered unique within the county being a key service centre serving several outlying villages, both within and outside of the Plan Area. Settlements within the hierarchy remain the same other than Llysfaen being reclassified as a Tier 2 Main Village and Rowen being removed.



8 A review of shared settlements on the border of Conwy Borough and Snowdonia National Park.

- 8.1 The Replacement LDP (RLDP) addresses the roles and functions of settlements shared between Conwy County Borough Council (CCBC) and Snowdonia National Park Authority (SNPA). This Background Paper informs the RLDP of any planning implications or needs deriving from the shared settlements and evaluates, in general terms, how each village can be expected to develop in light of settlement hierarchy policies and other constraints each side of the authorities' border.

9. The existing policy context (shared settlements)

- 9.1 Villages which extend into each LPA's area include: Dolgarrog, Dwygyfylchi/Capelulo, Tal-y-Bont and Trefriw. Trefriw is identified as a Secondary Settlement in the Eryri LDP, while the others are identified as Smaller Settlements in the Eryri LDP.
- 9.2 Nebo and Llanbedr-y-Cennin also lie on both sides of the border and are classed as a 'minor settlement' in the Conwy LDP and 'smaller settlement' in the Eryri LDP.

Snowdonia

- 9.4 The Eryri LDP applies to the National Park. Whilst this Plan does not relate to the area of the Conwy RLDP, it affects the above communities shared with Conwy CBC. It adopts a four-tier approach which consists of 2 Local Service Centres, (Dolgellau and Bala), 5 Service Settlements, 38 Secondary Settlements and 29 Smaller Settlements. Trefriw is identified as a Secondary Settlement in the Eryri LDP, while Dolgarrog, Dwygyfylchi and Tal-y-Bont are identified as Smaller Settlements.

Issues	Shared settlements											
	Dolagrog		Dwygyfylchi		Trefriw		Nebo		Tal-y-Bont		Capelulo	
	CCBC	SNP	CCBC	SNP	CCBC	SNP	CCBC	SNP	CCBC	SNP	CCBC	SNP
Classification in CCB	Main village	Secondary Settlement	Main village	Secondary Settlement	Main village	Secondary Settlement	Minor Settlement	Smaller settlement	Main village	Secondary Settlement	Not recognized as being separate to Dwygyfylchi.	Smaller settlement
Settlement Boundary?	✓ LDP	✓ ELP	✓ LDP	✓ ELP	✓ LDP	✓ ELP	X	X	✓ LDP	X	X	X
Relevant Policies	DP2,HOU/2, HOU/6 (LDP)	T1 (ELP)	DP2, HOU2, HOU/6 (LDP)	T1 (ELP)	DP2, HOU/2, HOU/6 (LDP)	T1 (ELP)	DP2, HOU/2 HOU/6 (LDP)	T1 (ELP)	DP2, HOU/2, HOU/6 (LDP)	T1 (ELP)	DP2,HOU/2, HOU/6 (LDP)	T6 (ELP)
Policy restrictions	Suitable development allowed within s/b	Suitable development allowed within s/b	Suitable development allowed within s/b	Suitable development allowed within s/b	Suitable development allowed within s/b	Suitable development allowed within s/b	Exceptional cases for single dwellings.	Suitable development allowed within s/b	Suitable development allowed within s/b	Suitable development allowed within s/b	Only suitable dwellings for agric/forest ry workers supported	Up to 2 new dwellings within the plan period
Other restrictions	Topographical restrictions to the west (SNP) and C2 Flood zone to east (CCB). Majority of existing housing in SNP. Current uncertainty of large employment site to east (CCB). Very few options for future residential growth unless extension to north or south of settlement.		Topographical and access issues. Majority of likely expansion would be within Conwy and adjacent to Dwygyfylchi settlement and not towards Capelulo.		Majority of existing housing in SNP. Topographical restrictions to the west (SNP) and C2 Flood zone to east (CCB). Majority of housing in SNP. Few options for future residential growth unless extension to west, north or south of settlement.		Majority of settlement in CCB. Logical areas for future expansion each side of the boundary. No sites require identifying.		Majority of existing settlement in CCB and in C2 Flood zone.		C2 Floodzone through centre of settlement. Majority of existing settlement in SNP.	
Recommendation	Some small sites to east of B5106 and west of C2 FZ. Almost at capacity.		S/B to be extended for potential LDP allocations only in Conwy LPA area.		Future housing requirement will need to be found elsewhere in the short term. Capacity has been reached. No gain in extending settlement boundary. Exception sites ought to be identified outside Conwy LPA area.		No real restrictions other than landscape impact. No settlement boundary		Possible exception sites may come forward in Conwy LPA area due to C2 FZ restriction and minor opportunity in SNP.		Need to remove S/B to be consistent. Capeulo should be classed as a hamlet. Dwygyfylchi S/B to remain.	

11. Hierarchy

- 11.1 It has been identified that the classification of settlement varies slightly between the two authorities, however, the impact this will have on the related policy and rate of growth of each settlement is non-conflicting.

12. Why the need for a review?

- 12.1 There is a need to review the settlement hierarchy for the following reasons:
- to ensure that the RLDP has regard to Spatial Plan studies;
 - to ensure that the RLDP is consistent, as far as practical, with LDPs produced by neighbouring authorities; and
 - The need for the RLDP to be more responsive to affordable housing for local needs, particularly in the smaller settlements.

13 Cross boundary policy comparisons

Main Villages – Conwy

- 13.1 Main Villages include at least 100 dwellings, a primary school, a regular bus service (bearing in mind the different circumstances of some rural communities) and in most cases, a shop, post office and public house and a community centre or other meeting place. These include Betws-yn-Rhos, Cerrigydrudion, **Dolgarrog**, **Dwygyfylchi/Capelulo**, Eglwysbach, Glan Conwy, Llanddulas, Llanfair Talhaearn, Llangernyw, Llansannan, Llysfaen, **Trefriw**, **Tal-y-Bont** and **Castell**.
- 13.2 As with the Urban Areas, housing is currently provided through a combination of commitments, allocated and windfall sites. In the case of Main Villages, sites that are capable of accommodating more than ten dwellings are usually allocated. A proportion of the dwellings on each allocated site is normally provided for AHLN, in accordance with emerging policies on affordable housing and national guidance. Currently, where there is evidence of a particular need within a community, a site may be reserved for 100% AHLN subject to viability assessment.
- 13.5 Main Villages also accommodate retail, commercial and leisure development permitted at a scale proportional to the function of the settlement.

13.6 *Comparison to SNP's approach.*

'Local Service Centres and Service Towns in SNP typically have a population of over 500, with a primary school, doctor's surgery, post office and local food shop. They also have a range of community facilities and good public transport service.'

14. Minor Villages

14.1 Minor Villages in Conwy have typically between 50 and 100 dwellings, and one or more community facility. Whilst the RLDP may not allocate land for development in Minor Villages (subject to the chosen growth option), it is still likely to allow AHLN within, or at the edge of, the settlements. This flexibility should encourage the submission of more applications for AHLN in the Minor Villages.

14.2 Minor villages can also accommodate retail, commercial and leisure development permitted at a scale proportional to the function of the settlement.

14.3 *Comparison to SNP's approach.*

The equivalent of Conwy's Minor Villages are classed as smaller settlements by SNPA, (Dolgarrog, Dwygyfylchi, Tal-y-Bont, Llanbedr-y-Cenin and Trefriw). These have a population of above 50 and have one or more key local facility and additional community facilities. Affordable housing for local needs are only being allowed in the 'Smaller Villages', this is a similar approach taken to 'Minor Villages' in the Conwy LDP.

15. Hamlets

15.1 Hamlets form the smallest category of settlement. They form an easily identifiable cluster of dwellings, typically between 20 and 50. In many cases, they also have one or more community facilities. However, public transport services are generally poor or non-existent and the scale of development must be strictly controlled. Regardless of the chosen growth option it is unlikely that allocations or settlement boundaries will be designated in Hamlets. However, small scale residential development with a priority for AHLN within, or at the edge of, the settlement may be allowed, as well as other small-scale development on previously developed land or which sustains the viability of the hamlet.

15.2 Comparison to SNP's approach

In SNP, 'hamlets' (Capelulo and Nebo) have a population of below 70, they do not have any key local facilities with very few community facilities. There will be no settlement boundary in hamlets. Single affordable housing units for local need will be allowed (2/3 across 15 year Plan period). This is a similar approach to that in the Conwy LDP.

16. Issues

- 16.1 There is a need for consistency. Although the hierarchies differ slightly between authorities there are similar existing policy approaches; however a number of issues have been identified which include:

Trefriw

- 16.2 There are serious topographical and flood risk issues which restrict the extent that the settlement can develop, especially in terms of housing. The main issues are flood risk, topographical and county boundary restrictions. Constraint mapping illustrates that capacity has been reached within Conwy LPA area and that future housing will have to be found elsewhere in Conwy CB or inside SNP.

Dwygyfylchi and Capelulo

- 16.3 The settlement boundary around Dwygyfylchi shall remain as this is classed as a main village. Any further extension of the settlement boundary will be a result of the RLDP process.

Exception Sites

- 16.4 As is similar to the situation in Trefriw, the settlements of Tal-y-Bont and Dolgarrog are restricted by the C2 flood zone and topographical features. If the settlements are to be supported in future growth then there is likely to be a need for Conwy LPA to identify exception sites as there is minimal scope within SNP.

17. Recommendations

17.1 Action points include:

- The need to acknowledge that capacity has been reached in Trefriw. This is due to flood risk, topographical, and county boundary restrictions. Future community housing need will have to be found elsewhere in Conwy CB or SNP.
- The need for close collaboration between authorities to aid in the process of the RLDP and ensure consistency in approach to growth, spatial distribution and collaborative goals such as Active Travel routes and Green infrastructure.

Appendix 1

Table 10.1a: Population, Facilities and Services found in each Settlement.

Further information is available on the CCBC website at: <http://www.conwy.gov.uk/en/Council/Statistics-and-research/Population/Population-profile-for-Conwy-County-Borough.aspx>

Settlement	Population 2017 (ONS)	Component	Range of shops and services	Doctor's surgery		Access to secondary education	A range of employment opportunities	Good non-car access to town centre	Number of criteria met
Abergele / Pensarn	10,750	(Abergele community council area)	✓	✓		✓	✓	✓	5
Bay of Colwyn	25,350	(Colwyn Bay, Old Colwyn and Rhos on Sea community council areas)	✓	✓		✓	✓	✓	5
Conwy	5,050	(electoral division)	✓	✓		✓	✓	✓	5
Deganwy / Llanrhos	4,800	(electoral division)	✓	✓		X	✓	✓	4
Llandudno (inc. Craig y Don / Craigside)	15,850	(Craig y Don, Gogarth, Mostyn and Tudno electoral divisions)	✓	✓		✓	✓	✓	5
Llandudno Junction	7,700	(Marl and Pensarn electoral divisions)	✓	X		X	✓	✓	4
Llanfairfechan	3,800	(Community council area)	✓	✓		X	✓	✓	4
Llanrwst	3,300	(Community council area)	✓	✓		✓	✓	✓	5
Mochdre	2,000	(Community council area)	✓	X		X	✓	✓	3
Penmaenmawr	2,700	(Pant-y-Afon/Penmaenan electoral division)	✓	X		X	✓	✓	3

Penrhyn Bay / Penrhynside	4,800	(electoral division)	✓	X		✓	✓	✓	4
Towyn / Kinnel Bay	8,450	(Community council area)	✓	X		X	✓	✓	3
Glan Conwy	2,250	(Community council area)	X	✓		X	X	✓	1
Llanddulas	1,650	(Community council area inc Rhyd y Foel)	X	X		X	X	X	1
Dwygyfylchi	1,350	(Capelulo electoral division)	X	X		X	X	✓	1
Betws-yn-Rhos	1,050	(Community council area)	X	X		X	X	X	0
Caerhun CC	1,300	(Community council area)	X	X		X	X	X	0
Cerrigydrudion	750	(Community council area)	X	X		X	X	X	0
Dolgarrog*	450	(Community council area inc. SNP portion)	X	X		X	X	X	0
Eglwysbach	900	(Community council area)	X	X		X	X	X	0
Llanfair Talhaearn	1,050	(Community council area)	X	✓		X	X	X	1
Llangernyw	1,050	(Community council area)	X	X		X	X	X	0
Llansannan	1,400	(Community council area)	X	X		X	X	X	0
Llysfaen	2,800	(Community council area)	X	X		X	X	✓	1
Trefriw*	800	(Community council area inc. SNP portion)							
Tal-y-Bont / Castell		(in Caerhun)	X	X		X	X	X	0
Bryn Pydew		(in Penrhyn)	X	X		X	X	X	0
Glanwydden		(In Penrhyn)	X	X		X	X	X	0
Groes		In Llansannan	X	X		X	X	X	0
Henryd	750	(Community council area)	X	X		X	X	X	0

Llanbedr-y-Cennin		In Caerhun	X	X		X	X	X	0
Llanddoged	600	(Community council area)	X	X		X	X	X	0
Llanelian		In Betws yn Rhos CC	X	X		X	X	X	0
Llangwm	500	(Community council area)	X	X		X	X	X	0
Llanefydd	600	(Community council area)	X	X		X	X	X	0
Pentrefelin		In Glan Conwy	X	X		X	X	X	0
Pentrefoelas	350	(Community council area)	X	X		X	X	X	0
Rhyd-y-Foel		In Llanddulas	X	X		X	X	X	0
St George		In Abergele CC	X	X		X	X	X	0
Tal-y-Cafn		In Eglwysbach	X	X		X	X	X	0
Tyn-y-Groes		In Caerhun	X	X		X	X	X	0
Bodtegwel		In Abergele CC	X	X		X	X	X	0
Bryn Rhyd-y-Arian		In Llansannan	X	X		X	X	X	0
Bryn-y-Maen		In Colwyn Bay (Rhiw electoral division)	X	X		X	X	X	0
Brymbo		In Eglwysbach	X	X		X	X	X	0
Bylchau		In Llansannan	X	X		X	X	X	0
Cefn Berain		In Llanefydd	X	X		X	X	X	0
Capelulo*		In Dwygyfylchi	X	X		X	X	X	0
Cefn Brith		In Cerrigydrudion CC	X	X		X	X	X	0
Dinmael		In Llangwm CC	X	X		X	X	X	0
Glasfryn		In Cerrigydrudion CC	X	X		X	X	X	0
Groesffordd		In Henryd CC	X	X		X	X	X	0
Gwytherin		In Llangernyw CC	X	X		X	X	X	0
Hendre		In Llanddulas CC	X	X		X	X	X	0
Llanfihangel GM	200	(Community council area)	X	X		X	X	X	0
Maerdy		In Llangwm CC	X	X		X	X	X	0
Melin y Coed		Not shown	X	X		X	X	X	0
Nebo*		Not shown	X	X		X	X	X	0

Pandy Tudur		In Llangernyw CC	X	X		X	X	X	0
Pentre Isa			X	X		X	X	X	0
Pentre-llyn-cymmer		In Cerrigydrudion CC	X	X		X	X	X	0
Pentre Tafarn-y-Fedw		In Llanrwst CC	X	X		X	X	X	0
Rhydlydan			X	X		X	X	X	0
Tan-y-Fron		In Llansannan CC	X	X		X	X	X	0
Total Planning Authority area population	114,300								
Parts of Conwy CB within SNP	2,550								
Total Conwy County Borough Council Population	116,850								

Appendix 2.1 Welsh language skills by community council area, 2011

Source: 2011 Census table KS207WA, ONS

	All people aged 3 and over	No skills in Welsh	Understands spoken Welsh only*	Can speak Welsh	Can speak, read & write Welsh	Other skill combination
Wales	2,955,841	2,167,987	157,792	562,016	430,717	199,345
Conwy County Borough	111,724	67,716	10,655	30,600	23,063	10,290
Abergele	10,279	7,276	766	2,014	1,492	745
Betws-y-Coed	542	214	69	252	199	60
Betws yn Rhos	1,020	447	83	473	391	99
Bro Garmon	635	202	49	372	332	52
Bro Machno	596	197	50	340	292	57
Caerhun	1,263	548	124	563	459	132
Capel Curig	198	59	22	113	98	19
Cerrigydrudion	711	123	32	549	508	48
Colwyn Bay	10,605	7,510	911	1,897	1,350	834
Conwy	14,274	8,212	1,732	3,901	2,810	1,520
Dolgarrog	427	142	70	200	132	83
Dolwyddelan	459	167	43	238	215	34
Eglwysbach	914	388	68	448	361	97
Henryd	704	330	96	261	198	80
Llanddaged and Maenan	595	171	44	371	317	63
Llanddulas & Rhyd-y-Foel	1,504	1,010	146	308	212	136
Llandudno	20,111	13,506	1,992	4,079	2,933	1,680
Llanfairfechan	3,523	1,350	448	1,646	1,175	550
Llanfairtalhaearn	1,044	455	102	465	359	128
Llanfihangel Glyn Myfyr	184	44	9	128	120	11
Llangernyw	1,043	303	58	672	585	97
Llangwm	462	153	20	284	249	40
Llanefydd	571	189	30	348	308	44
Llanrwst	3,187	772	397	1,943	1,528	490
Llansanffraid Glan Conwy	2,139	1,067	252	765	567	253
Llansannan	1,299	364	92	831	749	94
Llysfaen	2,621	1,734	253	552	383	251
Mochdre	1,847	1,206	177	416	293	171
Old Colwyn	7,844	5,062	819	1,719	1,263	700
Penmaenmawr	4,210	2,069	586	1,425	1,018	537
Pentrefoelas	345	86	18	241	211	30
Rhos-on-Sea	7,422	5,290	596	1,366	965	571
Towyn and Kinmel Bay	8,194	6,720	411	927	594	469
Trefriw	761	316	84	342	261	100
Ysbyty Ifan	191	34	6	151	136	15

Appendix 2.2 Change in proportion of Welsh speakers 2001-2011, by community council

Source: 2001 and 2011 Censuses, ONS

	2001		2011		Change 2001-2011	
	Number	%	Number	%	Number	%
Wales	582,368	20.8%	562,016	19.0%	-20,352	-1.7%
Conwy County Borough	31,042	29.2%	30,600	27.4%	-442	-1.8%
Abergele	2,008	20.6%	2,014	19.6%	6	-1.0%
Betws-y-Coed	298	57.4%	252	46.5%	-46	-10.9%
Betws yn Rhos	447	48.5%	473	46.4%	26	-2.1%
Bro Garmon	419	66.5%	372	58.6%	-47	-7.9%
Bro Machno	369	61.1%	340	57.0%	-29	-4.1%
Caerhun	556	47.6%	563	44.6%	7	-3.0%
Capel Curig	115	52.8%	113	57.1%	-2	4.3%
Cerrigydrudion	515	76.4%	549	77.2%	34	0.8%
Colwyn Bay	1,836	19.4%	1,897	17.9%	61	-1.5%
Conwy	4,103	29.8%	3,901	27.3%	-202	-2.5%
Dolgarrog	200	49.9%	200	46.8%	0	-3.1%
Dolwyddelan	232	55.4%	238	51.9%	6	-3.5%
Eglwysbach	439	48.9%	448	49.0%	9	0.1%
Henryd	261	39.0%	261	37.1%	0	-1.9%
Llanddoged and Maenan	347	62.3%	371	62.4%	24	0.1%
Llanddulas & Rhyd-y-Foel	352	23.1%	308	20.5%	-44	-2.6%
Llandudno	4,205	21.5%	4,079	20.3%	-126	-1.2%
Llanfairfechan	1,828	50.2%	1,646	46.7%	-182	-3.5%
Llanfairtalhaearn	421	43.9%	465	44.5%	44	0.6%
Llanfihangel Glyn Myfyr	133	69.6%	128	69.6%	-5	0.0%
Llangernyw	639	66.5%	672	64.4%	33	-2.1%
Llangwm	356	71.2%	284	61.5%	-72	-9.7%
Llanefydd	327	61.2%	348	60.9%	21	-0.3%
Llanrwst	1,876	64.3%	1,943	61.0%	67	-3.3%
Llansanffraid Glan Conwy	790	35.5%	765	35.8%	-25	0.3%
Llansannan	834	67.3%	831	64.0%	-3	-3.3%
Llysfaen	591	23.5%	552	21.1%	-39	-2.4%
Mochdre	434	24.2%	416	22.5%	-18	-1.7%
Old Colwyn	1,775	24.0%	1,719	21.9%	-56	-2.1%
Penmaenmawr	1,402	37.5%	1,425	33.8%	23	-3.7%
Pentrefoelas	256	77.3%	241	69.9%	-15	-7.4%
Rhos-on-Sea	1,236	17.8%	1,366	18.4%	130	0.6%
Towyn and Kinmel Bay	814	10.7%	927	11.3%	113	0.6%
Trefriw	448	50.1%	342	44.9%	-106	-5.2%
Ysbyty Ifan	180	83.3%	151	79.1%	-29	-4.2%