

Replacement Local Development Plan 2018-2033

Key Stakeholder Consultation Paper

August 2018

Paper 2: Strategic Growth and Spatial Distribution Options

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1 Introduction

- 1.1 Conwy County Borough Council (CCBC) is in the process of preparing a Replacement Local Development Plan (RLDP) for the County Borough. The LDP is the Council's land use plan that will establish where and how much new development will take place in the County Borough over the period 2018 – 2033. It will also identify which areas need to be protected from development and will replace the existing Local Development Plan (LDP 2007-2022) once adopted.
- 1.2 The RLDP will be prepared in line with the Council's adopted Delivery Agreement (DA, April 2018), which sets out the timetable and approach to community consultation. The key starting point in undertaking the review is the currently adopted LDP (2007 – 2022), Annual Monitoring Reports and the Review Report. This Issues and Options Pre-Deposit Participation consultation is the first stage in preparing the RLDP and includes the following documents for consultation:
1. Consultation Paper 1: Priority Issues, Vision & Objectives
 2. **Consultation Paper 2: Strategic Growth and Spatial Distribution Options (this Paper)**
 3. Suite of Topic Papers:
 - Housing
 - Economy, Skills & Employment
 - Retail and town centres
 - Tourism
 - Community Facilities
 - Natural Environment
 - Historic Environment
 - Transport
 - Renewable Energy
 - Minerals & Waste
 - Wellbeing, Health & Equalities
 - Recreational Spaces
 4. Sustainability Appraisal / Strategic Environmental Assessment (SA / SEA) Scoping Report.
 5. Background Evidence Base Papers (Refer to Appendix 1 for full list). All background evidence base papers are grouped and summarised in the relevant topic papers above.
- 1.3 At this stage of the RLDP process, the consultation is focussed on participation and discussions with the key stakeholders identified in the RLDP Delivery Agreement. There is no statutory requirement for the Council to carry out public consultation at this stage. This will take place at the next stage of the process when we consult on the RLDP Preferred Strategy. However, early discussions with key stakeholders is critical for building consensus. This Paper should also be read alongside Consultation Paper 1 and related Topic Papers and Background Papers identified above. Not all the Background Papers are completed at this early stage in the RLDP preparation. As Background Papers are completed the Topic Papers will be updated in terms of the impact and potential policy approaches in the RLDP.

- 1.4 This Consultation Paper 2 document sets out options for the level of housing and employment development which the plan will need to address. It also presents options in relation to where this future development will take place (spatial distribution) and how it can help tackle key issues identified through the Sustainability Appraisal / Strategic Environmental Assessment (SA / SEA) Scoping Report. We are also seeking your views on the settlement hierarchy.

2 How to Make Comments

- 2.1 The consultation period for this Issues and Options Pre-Deposit Participation stage runs for six weeks between the 17 December 2018 and 25 January 2019 as identified in the Conwy RLDP Delivery Agreement. You can send your comments to us by completing the accompanying electronic consultation questionnaire. Alternatively if you require a paper copy of the questionnaire please contact the Strategic Planning Policy Service.

Strategic Planning Policy Service

By phone: 01492 575461; or

E-Mail: cdll-ldp@conwy.gov.uk

Website: <http://www.conwy.gov.uk/rldp>

3 The Conwy RLDP Growth Strategy

Spatial Growth and Distribution Options (including settlement hierarchy)

In creating sustainable places in Conwy the first step is to consider the level of development required (e.g. housing & employment) and where development should be located within Conwy. The RLDP will provide the context for this by identifying the growth level and areas for new development, including a settlement hierarchy.

The Conwy RLDP Growth Strategy should be consistent with Welsh Governments Wellbeing of Future Generations Act goals, Key Planning Principles and National Sustainable Placemaking Outcomes (Refer to Appendix 2), including minimising the need to travel and increasing accessibility by modes other than the private car. A broad balance between housing and employment opportunities in both urban and rural areas should be promoted to minimise the need for long distance commuting. Planning authorities should also adopt policies to locate major generators of travel demand, such as housing, employment, retailing, leisure and recreation, and community facilities (including libraries, schools, doctor's surgeries and hospitals), within existing urban areas or in other locations which are, or can be, easily reached by walking or cycling, or well served by public transport. Wherever possible, developments should be located at higher densities near major public transport nodes or interchanges where the transport infrastructure has the capacity to accommodate increased usage and this is compatible with maintaining health, amenity and well-being of people.

This part of the document presents the Growth Strategy options for the Conwy RLDP, which includes the Settlement Hierarchy, Spatial Growth Level (the amount of housing and employment) and Spatial Distribution (where growth will be located). The Growth Strategy options seek to address the issues identified in Consultation Paper 1 'Priority Issues, Vision and Objectives' and related Topic and Background Papers.

An important feature of the LDP system is the emphasis on identifying realistic options that reflect the evidence and then testing them using the integrated Local Development Plan (LDP) and Sustainability Appraisal Strategic objectives. Options should be: **genuine, reasonable, reflect the evidence and the plan issues/objectives, meet the evidenced needs of the area, deliverable within the plan period, conform to national policy, complement regional or neighbourhood plans/strategies, flexible and sustainable**¹. For a plan revision, the LPA will need to consider the appropriateness of options previously considered as part of the currently adopted LDP (2007 – 2022).

There are three main elements to this part of the document;

1. **Settlement Hierarchy:** The identification of a settlement hierarchy is important as this acts as a framework to develop the RLDP spatial strategy.
2. **Growth Options:** concentrates on future growth levels for both housing and employment over the plan period (2018 – 2033).
3. **Spatial Distribution Options:** identifies potential locations where the growth could be accommodated.

Topic-based policies are likely to emerge from consideration of these options at a later stage in the RLDP preparation.

¹ Para 6.2.1.2 LDP Manual (2015) <http://gov.wales/docs/desh/publications/151007local-development-plan-manual-edition-2-en.pdf>

Settlement Hierarchy

Each of the settlements identified in the currently adopted LDP (2007 – 2022) have been assessed in terms of their services and facilities alongside their size, population and character and whether they are readily identified as settlements (**refer to Background Paper 3 – Hierarchy of Settlements and Settlement Boundaries**). The identification of a settlement hierarchy is important as this acts as a framework to develop the RLDP. Consideration of whether the settlement can accommodate growth and the need for infrastructure have also been considered.

The purpose of the Settlement Hierarchy Assessment is to undertake a robust assessment of the sustainability of settlements and to provide the evidence base with which to test whether the current LDP settlement hierarchy is still fit for purpose and to devise and test a range of other approaches.

We've looked carefully at the characteristics and roles of the towns, villages and hamlets in the county. We have considered their existing services and facilities, transport links, population and physical character. Additionally, we have considered key constraints in some settlements in addition to national, regional and local legislation. This has helped us to understand which towns and villages might offer the most suitable places for new homes and jobs. We've grouped and classified the settlements in the county based on our assessment to create a number of settlement hierarchy options for RLDP.

Hierarchy of Settlement Options

Background Paper 3 – Hierarchy of Settlements and Settlement Boundaries has established a good evidence base for each of the settlements and the hierarchy options and provides the framework with which to look at options for categorising settlements in the RLDP. **As with all proposals in this document no decisions have been made on the chosen hierarchy.** This key stakeholder participation will assist the preferred options, in addition to the evidence and candidate sites.

A Summary of the Settlement Hierarchy Options and a brief assessment of each option is covered below:

Option 1: Continue with the current LDP Hierarchy of Settlements unchanged. The growth level and spatial distribution chosen would use the existing LDP Hierarchy of Settlements to accommodate growth.

Option 2: Same approach as Option 1 but amend the settlement hierarchy to move / reclassify selected settlements based on their sustainability. This option basically brings the adopted LDP up to date following a new appraisal of the settlements against certain sustainability criteria set out in BP/3. 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 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 have good accessibility criteria to urban areas and as such could accommodate greater growth.

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 5: A hybrid which reflects Option 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.

4 Option Assessment and Settlement Hierarchy

Option 1:

Adopted LDP (2007 – 2022) Settlement Hierarchy

The Conwy LDP (2007 – 2022) adopted a five tier settlement hierarchy (**table below**) based on a sustainability assessment of each settlement. The adopted LDP also identifies two strategic areas in which the settlements fall ‘**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.

* Falls partly within the Snowdonia National Park

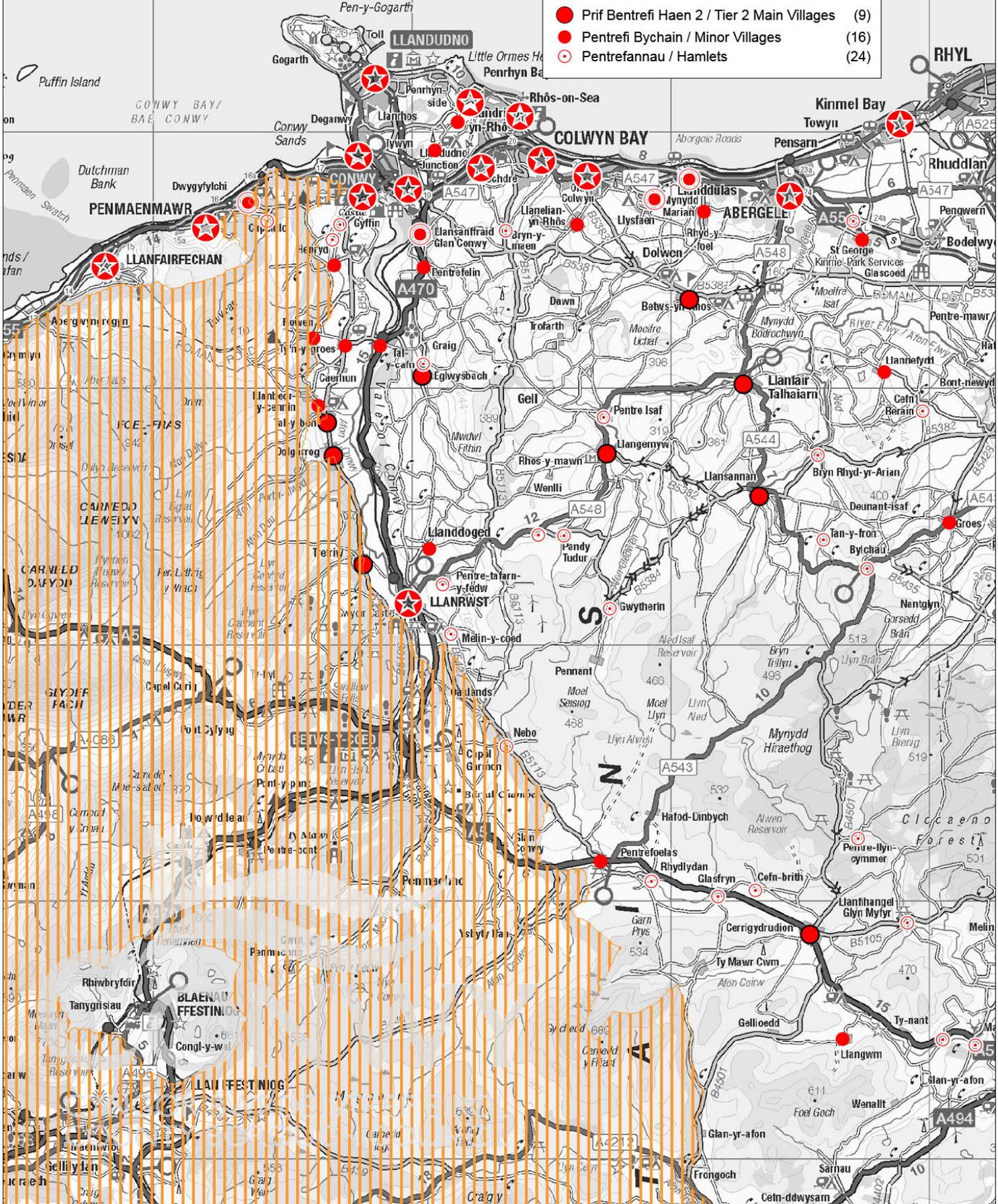
Option 1 Assessment Summary:

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 satellite 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 Bentrefi Haen 1 / Tier 1 Main Villages (4)
-  Prif Bentrefi Haen 2 / Tier 2 Main Villages (9)
-  Pentrefi Bychain / Minor Villages (16)
-  Pentrefannau / Hamlets (24)



Option 2:

Same approach as Option 1 but amend the settlement hierarchy to move / reclassify selected settlements based on their sustainability. This option basically brings the adopted LDP up to date following a new appraisal of the settlements against certain sustainability criteria set out in BP03. 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.

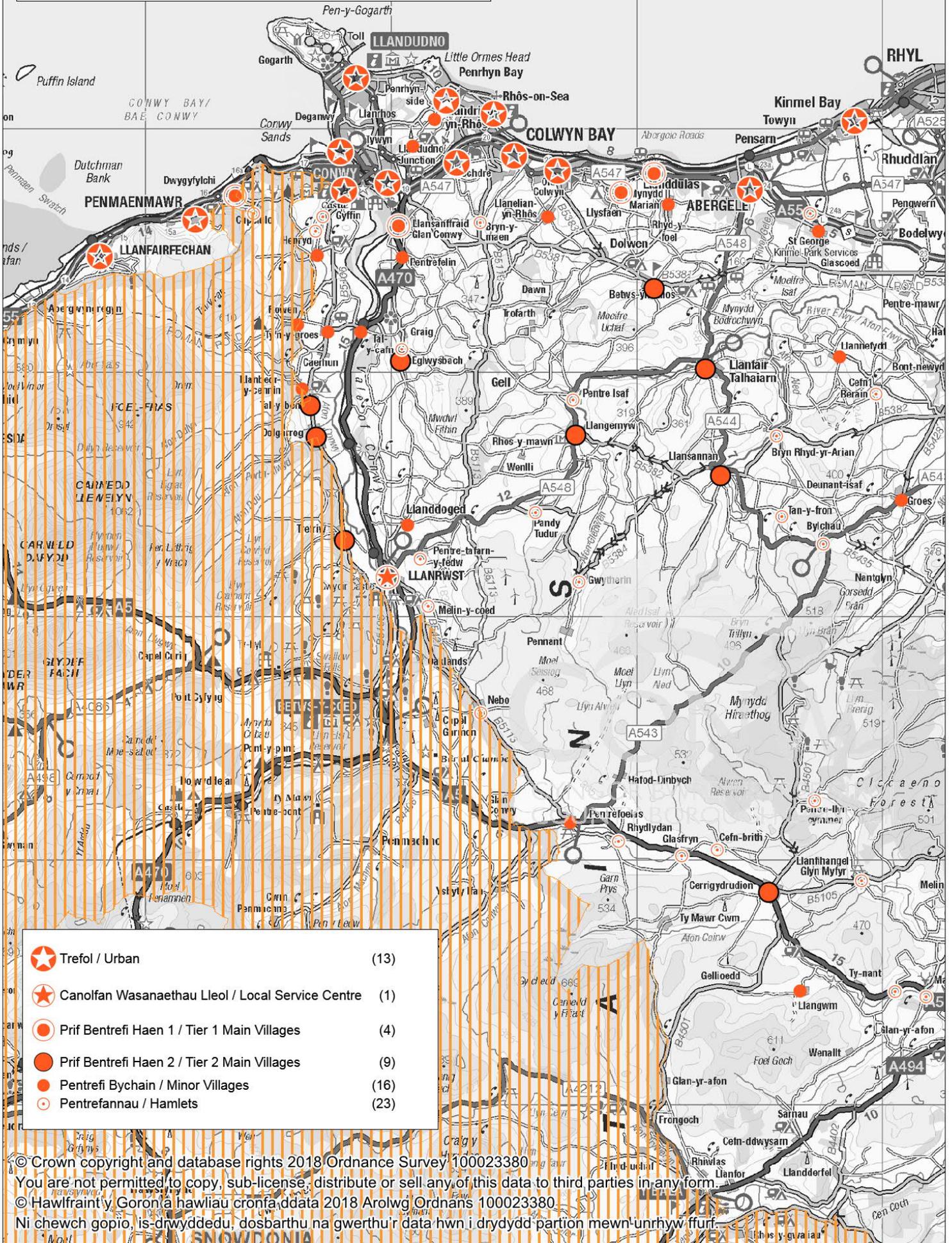
Option 2: Same approach as option 1 but amend the settlement hierarchy to move / reclassify selected settlements based on an up-to-date sustainability assessment
Urban
Abergele/Pensarn, Colwyn Bay (inclusive of Rhos-on-Sea and Old Colwyn), Conwy, Deganwy/Llanrhos, Llandudno, Llandudno Junction, Llanfairfechan, Mochdre, Penmaenmawr and Penrhyn Bay/ Penrhynside and Towyn/Kinmel Bay.
Rural
Local Service Centre
Llanrwst
Main Villages (Tier 1)
Llanddulas, Dwygyfylchi*, 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 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



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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, Llysaen, Tal-y-Bont*/Castell and Trefriw*
Minor Villages
Bryn Pydew, Glanwydden, Groes, Henryd, Llanbedr-y-Cennin*, Llanddoged, Llanelian, Llangwm, Llannefydd, 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.

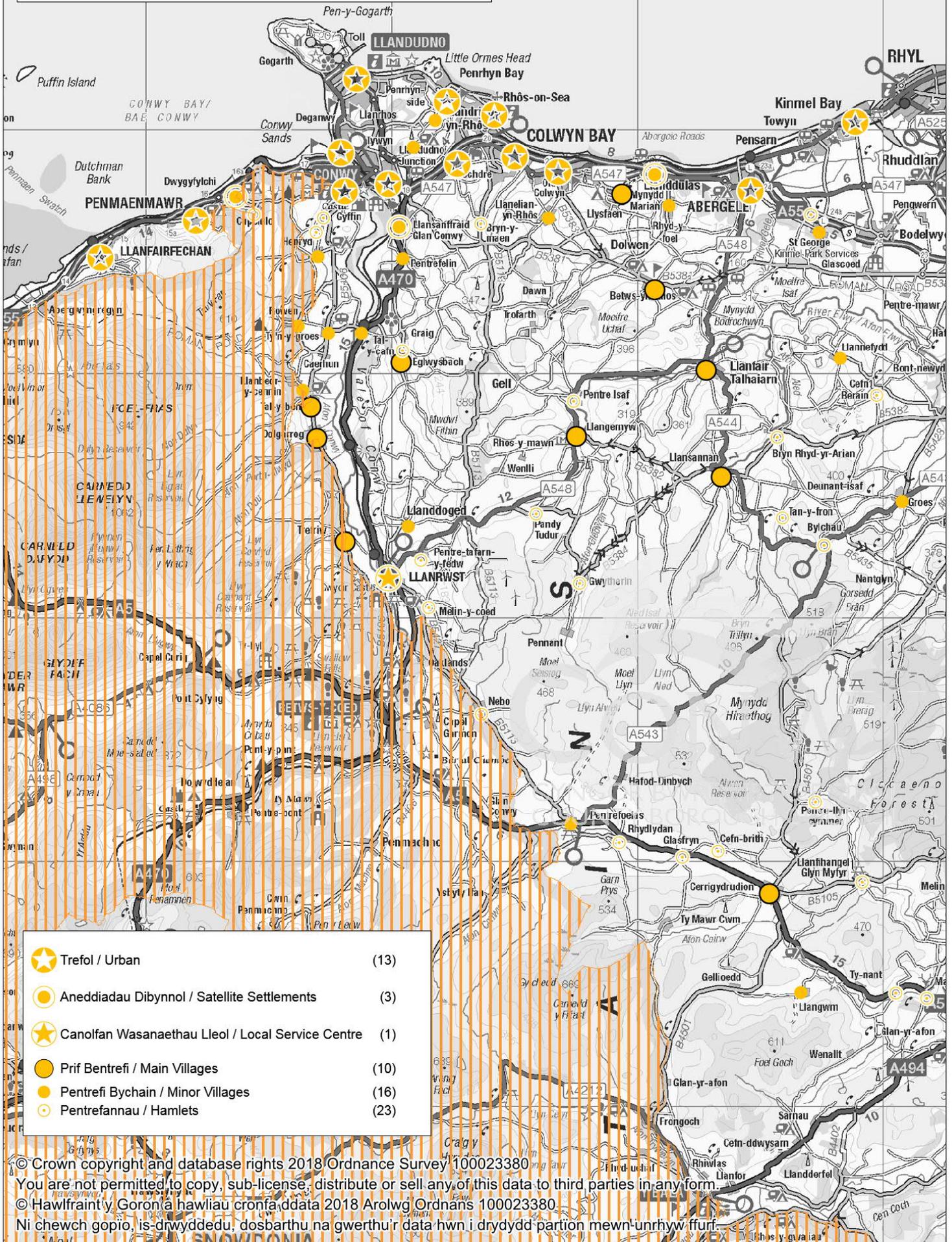
* Falls partly within the Snowdonia National Park

Option 3 Assessment Summary:

This option modifies the adopted LDP approach by re-classifying some of the Tier 1 Main Villages as Urban Satellite Settlements, due to their close geographical and functional links with 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. 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



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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, 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 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.

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, 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

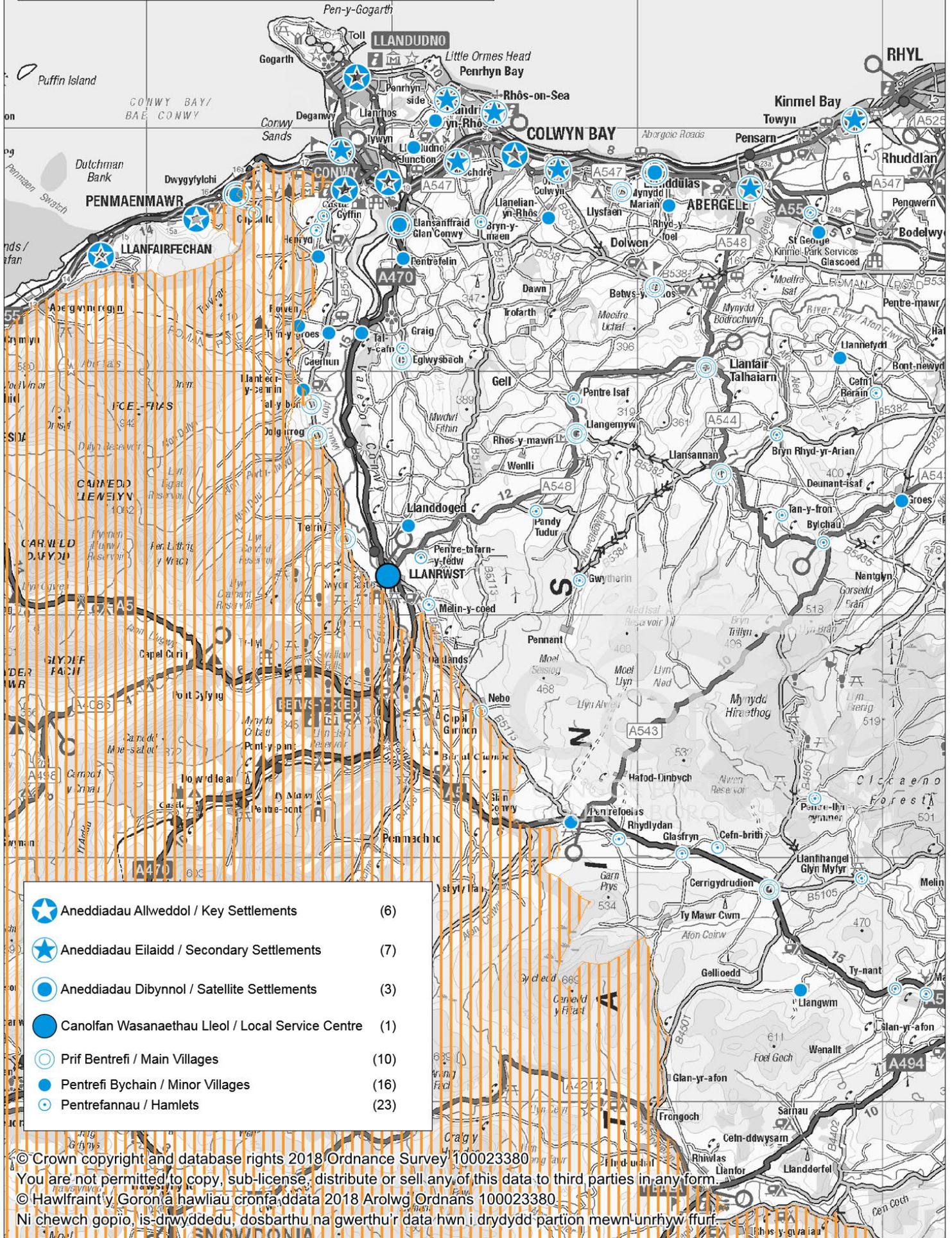
* Falls partly within the Snowdonia National Park

Option 5 Assessment Summary:

This option takes 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



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Question 1: *Which Settlement Hierarchy do you consider to be the best option? (Refer to Background Paper 3 'Hierarchy of Settlements' for greater assessment of the Options)*

Question 2: *Are there any other settlement hierarchy options you would like to put forward?*

5 Growth Options (Levels of Growth 2018 – 2033)

This section presents six options for growth over the RLDP period (2018 – 2033). For each option a figure is given for both the number of new homes and the anticipated number of new jobs over the RLDP period of 15 years (Refer to Table 1). This section should be read alongside the **BP01 – Growth Level Options Report** and **BP18 – Conwy Employment Land Review**, which includes an assessment of the impact from Regional Economic Drivers identified in the North Wales Growth Deal and Conwy Economic Strategy.

Current Planning Policy Wales (PPW Edition 9) states at Para 9.2.2 that...*the latest Welsh Government local authority level Household Projections for Wales, alongside the latest Local Housing Market Assessment, will form part of the plan's evidence base together with other key issues such as what the plan is seeking to achieve, links between homes and jobs, the need for affordable housing, Welsh language considerations, the provisions of corporate strategies and the deliverability of the plan. Household projections provide estimates of the future numbers of households and are based on population projections and assumptions about household composition and characteristics.*

Draft PPW (Edition 10) states at Para 3.24 that.....*the latest Welsh Government local authority level Household Projections for Wales, alongside the latest Local Housing Market Assessment (LHMA) and the Well-being plan will form part of the evidence base for the plan. These should be considered together with other key issues such as what the plan is seeking to achieve, links between homes and jobs, the need for affordable housing, Welsh language considerations and the deliverability of the plan. Taking into account the wider economic, social, cultural and environmental factors is a vital part of identifying the housing requirement to create sustainable places and cohesive communities.*

In addition, Carl Sargent (Former Minister for Natural Resources) has clarified in his letter of 10 April 2014² that Local Planning Authorities must provide for a level of housing that is based upon all sources of evidence rather than just Welsh Government (WG) household projections. The Council is therefore required to determine this figure based on the emerging evidence base and a variety of relevant issues and considerations. For example, the growth options need to consider how they can contribute sustainably to delivering the jobs requirement and the affordable housing needs identified in the LHMA. In addition, the growth options need to be considered against past delivery and the overall capacity of the construction industry to deliver growth. Such detail will inform the preferred growth option to be consulted on at a later stage in July 2019.

No single growth option is considered preferable at this stage. The figures presented provide an indication of the scale of growth the LDP will potentially need to address, in accordance with demographic statistics and evidence base. It should be noted however that data sets are continually being updated and the emerging plan strategy will need to be flexible enough to allow the LPA to respond to changing demographic circumstances should new household projections and/or economic information become available over the course of the plan preparation.

Table 1 shows the options for the level of housing and employment development that the Plan will need to provide for.

The growth scenarios outlined are based on established data sources and reasoned assumptions on possible future trends. Altogether we have looked at sixteen different growth

² <http://wales.gov.uk/docs/desh/publications/140410use-of-2011-household-projections-en.pdf>

scenarios – nine based on population change, five based on housing change, and two based on economic/employment change. More information about these projections and the criteria they were judged against are set out in BP01.

After this first round of evidence gathering and analysis, the following scenarios were initially selected for consideration for inclusion in the key stakeholder consultation. A brief assessment of each option is provided below along with a summary of the shortlisted options (Table 1 & 2). Chart 1 below illustrates the growth scenarios alongside other comparative data such as the Council’s housing delivery completions from 2017/18, the highest completion rate set in 2007/08 and current LDP annual housing requirements figure.

Table 1: Summary of Shortlisted Growth Options

Growth Option	Level of Housing & Employment Growth	Evidence Base Used
Option 1 – Population led growth scenario (2017-based 15 year migration trend – Welsh Government methodology	Employment – -600 (-4.0 ha) Housing – 1,800 (120 p/a)	2017-based 15 year migration trend – Welsh Government methodology*
Option 2: Population led growth scenario (2017-based 10 year migration trend – propensity methodology	Employment +750 (+5.2 ha) Housing – 4,050 (270 p/a)	2017-based 15 year migration trend – Welsh Government methodology*
Option 3: Population led growth scenario (2017-based 15 year migration trend – propensity methodology)	Employment +1,450 (+10.2 ha) Housing – 4,950 (330 p/a)	2017-based 15 year migration trend – Welsh Government methodology*
Option 4 – Employment led projection – Conwy Employment Land Review ‘Policy On’ projection of 1,850 additional jobs	Employment +1850 (12.6 to 14.3 ha) Housing – 5,250 (350 p/a)	Conwy Employment Land Review (ELR 2018) North Wales Growth Deal
Option 5 – Employment led projection – Conwy Employment Land Review Conwy Economic Strategy projection of 3,500 additional jobs	Employment +3500 (18.8 to 24.5 ha) Housing – 7,150 (480 p/a)	Conwy Economic Growth strategy North Wales Growth Deal
Option 6 – Housing led projection – LHMA affordable housing requirement (based on 20% affordable housing contribution	Employment – Not Applicable (Refer to summary below) Housing – 17,300 (1,150 p/a)	Conwy Local Housing Market Assessment Affordable Housing Viability Assessment

* Consideration has also been given to the Conwy Employment Land Review (ELR) 2018 – 2033), Conwy Economic Drivers Review (2018 – 2033) and Conwy Local Housing Market Assessment.

Option 1 – Population led growth scenario (2017-based 15 year migration trend – Welsh Government methodology)

This option is based on an update of the official 2014-based projections, using exactly the same methodology but data updated for the most recent year of population that is available (2017) where appropriate, and extending the trend period to 15 years, to more closely match the length of the RLDP period (2018 – 2033). The migration trend is based on data for the 15 years between 2002/2003 and mid 2016/2017.

This scenario is included as it allows comparison with the officially produced projections which are suggested as a key part of the evidence that should be taken into account when formulating future growth strategies for the RLDP³.

In this scenario, though population growth and dwelling requirements broadly match the trends seen in 2011- and 2014-based Welsh Government projections and other population evidence, the impact of the large baby-boomer generation moving out of the working age population is seen in the economic impacts section of table 2 below, which undermine aspirations for jobs growth and economic aspirations in the County Borough.

Option 2 – Population led growth scenario (2017-based 10 year migration trend – propensity methodology)

This scenario uses the same assumptions about fertility, mortality and household formation as the option 1 population led growth scenario (and thus has many similarities with the official Welsh Government methodology for producing population led projections). However, instead of using fixed migration totals for population growth in future years, it works on a propensity model which calculates a likelihood of migration by age/sex based on the overall population profile of the area and, in the case of UK in-migration, the country as a whole.

It uses a 10 year migration trend based on data for the 10 years between 2007/2008 and mid 2016/2017. A 10 year migration trend was used for the official Welsh Government 2014-based projections.

This scenario produces a higher level of overall population growth than option 1, which leads to a higher dwelling requirement (about 4,050 new dwellings over the plan period or an average of about 270 each year), and allows for economic growth of about 5.2 ha of employment land for 750 new jobs over the Plan period (additional employment land may be needed for replacement or expansion of existing sites).

Option 3 – Population led growth scenario (2017-based 15 year migration trend – propensity methodology)

This scenario has the same methodology as option 2, but uses a 15 year migration trend based on data for the 15 years between 2002/2003 and mid 2016/2017.

This scenario gives higher levels of population and housing growth than option 2 (about 4,950 new dwellings over the plan period or an average of about 330 each year), but is still within the range of recent housing completions figures. It also sees growth in the working age population that helps match aspirations for economic growth for the region⁴, suggesting a need for employment land of about 10.2 ha for 1,450 new jobs over the Plan period (additional employment land may be needed for replacement or expansion of existing sites). Along with

³ Planning Policy Wales Edition 9 - January 2016, chapter 9 Housing; Planning Policy Wales Edition 10 consultation copy - February 2018, paras 3.21-3.27 'Housing requirement'

⁴ North Wales Economic Ambition Board's jobs growth bid, for example.

other policy approaches to improve the delivery of affordable housing (**refer to Topic Paper 1 Housing**), this option also contributes approximately 1000 new affordable housing units over the RLDP based on a crude across the board 20% contributions from housing schemes. Topic Paper 1 is also exploring other ways to improve the delivery of affordable housing via various land use and policy mechanisms, the results of which will inform the RLDP Preferred Strategy at a later stage. Further viability work is currently underway via BP10 – Affordable Housing Viability Study, which will also inform future policy.

Option 4 – Employment led projection (Conwy Employment Land Review ‘Policy On’) 1,850 additional jobs

This ‘policy on’ growth option of 1,850 jobs is proposed in the Conwy Employment Land Review (ELR) and is based on an assessment of the regional economic drivers identified in the North Wales Growth Deal. The methodology for this growth scenario is different from the traditional projections methodology used in options 1, 2 and 3. Population, household and dwelling impacts are calculated by using a backward iteration methodology which adjusts components of population change (mainly migration levels amongst the working age population and their dependents) to match jobs growth to population growth levels.

This scenario sees similar levels of overall growth to those seen in option 2. It gives dwelling growth within the range of recent completions figures (about 5,250 new dwellings over the Plan period or an average of about 350 each year). Jobs growth of 1,850 helps match aspirations for economic growth for the region, suggesting a need for around 12.6 – 14.3 ha of employment land for new jobs over the Plan period (additional employment land may be needed for replacement or expansion of existing sites).

Option 5 – Employment led projection (Conwy Economic Strategy) – 3,500 additional jobs

This option is based on an aspirational jobs growth of 3,500 as set out in the Conwy Economic Growth Strategy, which is informed by the North Wales Growth Deal. It uses the same methodology as for option 4 but with a level of jobs growth that is about twice the figure seen in that option.

This scenario sees levels of overall growth that are higher than options 1 – 4. It gives dwelling growth which is significantly higher than the levels of housing completions that have been achieved in recent years (about 7,150 new dwellings over the Plan period or an average of about 480 each year). Jobs growth of 3,500 suggests a need for around 18.8 to 24.5 ha of employment land for new jobs over the Plan period (additional employment land may be needed for replacement or expansion of existing sites).

Option 6 – Housing led projection – LHMA affordable housing requirement

This option uses the affordable housing needs calculation from the Local Housing Market Assessment as its starting point. The version presented in this paper uses the joint-housing register (SARTH) from April 2018 as the main component of the calculation.

The annual need figure from this calculation was calculated as around 190 households a year (slightly lower than in the 2017 Local Housing Market Assessment). This calculates to a total requirement over the RLDP period of 2850 affordable units. If a level of 20% deliverability is set on total housing development in order to achieve this level of affordable housing, then around 960 dwellings would need to be built each year to meet this level of need. Once a contingency is added to this figure the total annual requirement is around 1,150, which is more than three times the highest level of new housing completions in Conwy County Borough in

the last ten years. After seeing the high dwelling impact for this projection (and others based on the same methodology), it was decided to present the figures as evidence in the key stakeholders consultation background papers, but not to pursue this option as a potential growth scenario as dwelling figures of this magnitude would be a significant challenge to deliverability and sustainability goals.

The affordable housing needs calculation of 2850 (190 a year) looks at current and potential future affordable housing need, and calculates an annual estimate of how many households will require help to access affordable housing in addition to households who are already being helped.

It is important to note that the 'bottom line' affordable housing need figure isn't simply about the requirement to build new homes – it's about households in need. As well as providing new affordable housing, there are a variety of other ways of helping these households which don't require new building – for example through placement within existing social housing stock; the provision of supported purchase schemes such as that provided through the First Steps register; the conversion or adaptation of existing stock to better meet tenants' needs (from stock within both the social sector and the private sector) and through financial support to rent within the private sector (housing benefit). Though some households identified as being in need of help to access affordable housing will be currently without a home, most will have accommodation, albeit in inadequate housing. This does not negate the need to provide a significantly greater number of affordable housing options (particularly as housing costs continue to rise and those with lower incomes are squeezed out of market), but suggests that methods other than building new housing for social and intermediate tenure need to be employed to meet this need. This may include seeking to influence the type of housing that is built to make it more suitable to those who could potentially be housed in market housing if adequate and appropriate housing was available (for example, encouraging builders to provide more smaller dwellings or to apply 'homes for life' standards). Further assessment of the new build need will be undertaken in BP/11 'Affordable Housing Needs Calculation'

Chart 1: Dwelling requirement – annual average for selected growth scenarios for Conwy CBC replacement LDP 2018 to 2033, with comparative data

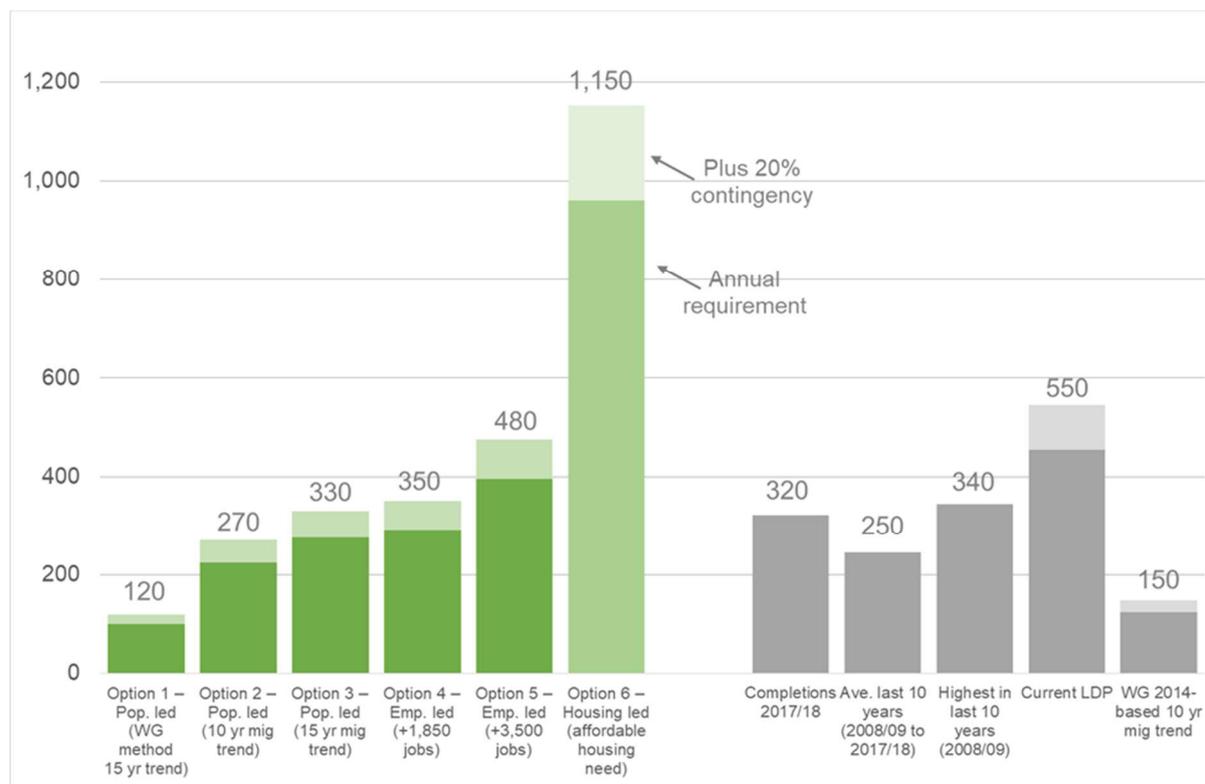


Table 2 Summary of change for selected growth scenarios for Conwy CBC replacement LDP 2018 to 2033

	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
Household growth	1,350	3,100	3,750	4,000	5,400	-
Dwelling impacts – change 2018-2033						
Households to dwellings	1,500	3,400	4,100	4,400	5,950	14,400
Plus contingency	300	680	820	880	1,190	2,880
Total	1,800	4,050	4,950	5,250	7,150	17,300
Annual figure	120	270	330	350	480	1,150
Housing land requirements – change 2018-2033						
Existing supply	2,650	2,650	2,650	2,650	2,650	2,650
New allocations required	-900	1,400	2,300	2,600	2,600	14,650
Economic impacts – change 2018-2033						
Jobs growth	-600	750	1,450	1,850	3,500	-
Land (ha)	-4.0	5.2	10.2	12.6-14.3	18.8-24.5	-

Option 1: Population led growth scenario (2017-based 15 year migration trend – Welsh Government methodology)

- Option 2: Population led growth scenario (2017-based 10 year migration trend – propensity methodology)
- Option 3: Population led growth scenario (2017-based 15 year migration trend – propensity methodology)
- Option 4: Employment led projection – 1,850 additional jobs
- Option 5: Employment led projection – 3,500 additional jobs
- Option 6: Housing led projection – LHMA affordable housing requirement

As numbers are only a projection of future requirements and are not an exact count, the results are rounded to the nearest 50 for publication, except for projected annual dwelling requirements, which are rounded to the nearest 10.

Figures are for the whole of Conwy County Borough, including that part of the area which is within the jurisdiction of the Snowdonia National Park Local Planning Authority⁵.

- Question 3:** *Do you agree with the figures and rationale for Growth Option 1?*
- Question 4:** *Do you agree with the figures and rationale for Growth Option 2?*
- Question 5:** *Do you agree with the figures and rationale for Growth Option 3?*
- Question 6:** *Do you agree with the figures and rationale for Growth Option 4?*
- Question 7:** *Do you agree with the figures and rationale for Growth Option 5?*
- Question 8:** *Do you agree with the figures and rationale for Growth Option 6?*
- Question 9:** *What is your preferred growth option as detailed in the options above?*
- Question 10:** *Are there any other options we should include?*

6 The Spatial Distribution Options for Growth

Alongside deciding on the actual level of growth needed over the Plan period, the RLDP must also put forward a clear Spatial Strategy identifying where this growth should be located within the County Borough. It is therefore necessary to translate the projected level of growth into broad geographical locations. The Council has identified six broad Spatial Distribution Options for new development in the County Borough. Each option is underpinned by the aim of maximising appropriate and deliverable brownfield land. However providing for all of Conwy’s development requirements over the Plan period will also require new land for development outside of existing settlement limits to be released. Conwy is also constrained when considering the flood risk areas, topography and natural and historic assets. BP02 – Spatial Distribution Options informs this section of this Paper.

It is important to note that the Spatial Distribution Options for Growth put forward are not intended to define precise boundaries, sites or land use allocations at this stage. Such detail will form part of the Preferred Strategy stage later in the process as per the timetable in the Conwy Delivery Agreement.

It is critical that new development areas must be served or are capable of being served, by appropriate infrastructure. This includes for example appropriate transport routes and services, education provision, community facilities, utilities and drainage infrastructure. The likelihood of delivering new infrastructure in association with development will depend on a number of factors, not least of which will be likely opportunities for funding the delivery of development. The consideration of funding opportunities for new infrastructure and the

⁵ The average dwelling completion figure in the part of Conwy CB which falls within SNPA has been 6 a year between 2008/09 and 2017/18

economic and market conditions of the area must be integral to the assessment process and will influence the Preferred Strategy. Therefore, it is important that there is an emphasis on identifying realistic options that reflect the evidence. Not all the evidence is available at present, but as it is prepared it will inform the final Preferred Strategy in summer of 2019.

As identified in Welsh Government guidance, the key objective is to identify a set of realistic spatial options. In this context it would be inappropriate and potentially confusing to Plan users to consult on too great a variety of spatial options. Instead an initial assessment of a 'longlist' of potential options was undertaken (refer to Appendix 3), which has resulted in a 'shortlist' of 5 options put forward below for further assessment.

Although comments are primarily sought on the small list of spatial options this does not preclude comments being made on any of the other spatial options in the 'longlist' or indeed, any other spatial options being suggested.

Table 3: Spatial Distribution Options – Shortlisted Options

Spatial Distribution Options	Shortlisted
Option 1: Repeating the adopted LDP (Sustainable Distribution)	YES (Option 1)
Option 2: Distributing Growth to all the urban centres along the A55 Corridor	YES (Option 2)
Option 3: Focused urban growth in line with the Wales Spatial Plan.	YES (Option 3)
Option 4: Focused urban growth in line with the Wales Spatial Plan and within Satellite Settlements	YES (Option 4)
Option 5: Regeneration Led	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)
Option 6: Hubs and Corridors	YES (Option 5)
Option 7: Dispersal	NO
Option 8: No strategy	NO
Option 9: New Settlement/Major Extension to Existing Settlement	YES (Option 6)

The more realistic options are further assessed in more detail as well as identifying which settlements fall within a particular option. A summary of the key pros and cons of each option is also provided, along with a spatial illustration of the option in map form. Key considerations covered in the pros and cons include the following criteria, which is also provided in greater detail in BP02 – Spatial Distribution Options’:

- Consideration of the **Welsh Governments Five Key Planning Principles**.
- **National Sustainable Placemaking Outcomes** reflecting a Sustainable Place (See Appendix 2) – will it result in sustainable places in Conwy
- Consideration of the **Well-being of Future Generations Act five ‘Ways of Working’**

- **Legislation & Wider Strategies** – consideration of the contribution to legislation and wider strategies, such as Well-being of Future Generations Act, the North Wales Growth Deal, Conwy Economic Strategy, etc.
- **Evidence Base** – such as the Employment Land Review, Property Market Assessment, Local Housing Market Assessment
- **Promoting Healthy Lifestyles, including Active Travel** – will the option develop and maintain places that foster healthy, active lifestyles across all age and socio-economic groups
- **Welsh Language & Placemaking** – will the option seek to ensure a broad distribution and phasing of development that takes into account the ability of the area or community to accommodate development without adversely impacting use of the Welsh language
- **Infrastructure Capacity** – ensuring infrastructure capacity either exists or can be provided
- **Constraints** – having regard to key physical or environmental constraints
- **Commitments** – having regard to the location of and likely delivery of existing commitments (those with planning permission)
- **Candidate Sites** – Acknowledging the availability and distribution of Candidate Sites (this will be further assessed in progressing the Preferred Strategy).
- **Accessibility** – ensuring convenient accessibility to key services, facilities and employment as well as transport nodes and corridors
- **Services and Facilities** – ensuring that services and facilities are available or can be made available through the RLDP
- **Local housing market conditions** – ensuring that the strategy has regard to key characteristics of local housing market areas in the Local Housing Market Assessment
- **PPW Conformity** – ensuring conformity with the principles in PPW Edition 9 and having regard to draft PPW Edition 10.
- **Flexibility** – ensuring an option is sufficiently flexible to withstand unforeseen circumstances or changes in market demand
- **RLDP Vision & Objectives** – will the option deliver the proposed vision and objectives of the RLDP (further work around this will be undertaken at later stages to inform the Preferred Strategy)
- **Brownfield Land & De-risking** – will the option promote brownfield land and take a de-risking approach to unlocking the development potential of sites.

Option 1: Repeating the adopted LDP	
Description: Continuing the adopted LDP which allows for a proportional distribution of development based on sustainability principles across three tiers of the currently adopted hierarchy of settlements (Urban Areas and Tier 1 & 2 Settlements. In the rural settlements outside of the Urban and Tier 1 & 2 Settlements, a more refined policy approach would be continued to ensure protection of the local character and delivery of local development housing.	
Spatial Distribution / Settlements Affected	
Urban Settlements: 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 Settlements: Llanddulas, Dwygyfylchi*, Llysfaen, Glan Conwy, Betws-yn-Rhos, Cerrigydrudion, Dolgarrog*, Eglwysbach, Llanfair Talhaiarn, Llangernyw, Llansannan, Tal-y-Bont*/Castell and Trefriw*	
Related Settlement Hierarchy Option(s): The Growth distribution option should 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.	
Key legislation – Consideration of the Welsh Governments PPW, Five Key Planning Principles and National Sustainable Placemaking Outcomes reflecting a Sustainable Place	The current LDP and supporting hierarchy of settlements is based on sustainability principles, including population and needs for affordable housing. The strategy tends to comply with the key legislation. However, development to the east of the County Borough and within the settlements has been constrained over the LDP period to date, mainly due to newly arising constraints, changing community’s needs and market conditions. The Key Planning Principle ‘right development in right place’ is therefore questioned, which would require a reassessment of some urban and rural locations in terms of delivering growth and creating sustainable places in the future.
Wider Strategies – consideration of the North Wales Growth Deal, Conwy Economic Strategy, etc.	BP18 – Conwy Employment Land Review (2018 – 2033) takes into account the potential impact from the Regional Economic Drivers in concluding land requirements. The property market assessment also considers key locations along the A55 Corridor as the preferred location for new employment growth. As above though, the location of some employment land allocations distributed across the hierarchy are constrained in some rural areas and to the east of the County. Coupled with the fact that national guidance seeks to locate housing and employment in close proximity to assist sustainability, the current LDP strategy may not be best placed to deliver wider strategies such as the Growth Deal and Conwy Economic Strategy.
Evidence Base – such as the Employment Land Review, Property Market Assessment, Local Housing Market Assessment	As the current LDP is based on sustainability and community’s needs it is placed to deliver specific land requirements for each settlement based on the evidence. However, land is constrained in rural areas and to the east, and as such a more flexibility policy approach may be more deliverable in these

	locations with the alternative being to focus development allocations in the more market driven locations with capacity and infrastructure to deliver growth. This would be subject to understanding the constraints evidence base further, such as BP35 – Flood Risk and Development Opportunities in the East of the County Borough.
Promoting Healthy Lifestyles, including Active Travel – will the option develop and maintain places that foster healthy, active lifestyles across all age and socio-economic groups	The majority of the LDP growth (85%) is distributed within the urban areas with 15% distributed throughout the rural settlements. Growth proposed within the urban areas will encourage healthy and active lifestyles with good access to alternative modes of transport, open spaces, etc. However, there is a need through the RLDP to assess development locations based on the new Active Travel Plans to ensure that better linkages and routes are encouraged and delivered. Some of the rural locations do lack in employment and leisure opportunities, which in turn could encourage unsustainable car usage in accessing the more sustainable locations.
Welsh Language & Placemaking – will the option seek to ensure a broad distribution and phasing of development that takes into account the ability of the area or community to accommodate development without adversely impacting use of the Welsh language	The current growth distribution may impact on Abergele and some rural communities to accommodate growth without adversely impacting on the Welsh Language. Further work will be undertaken to assess the impact on the Welsh language and potential mitigation.
Infrastructure Capacity – ensuring infrastructure capacity either exists or can be provided	By distributing development based on an informed approach to the sustainability of each settlement and the settlement hierarchy then the option should have regard to the availability and capacity of infrastructure. However, the proportional distribution gives the impression that all or most settlements will need to grow or have an allocation, and this could result in spreading growth too thinly and having a less focussed approach on sustainability. The current growth distribution is unlikely to be viable or achievable in some urban and rural locations due to infrastructure constraints and no means to overcome. Whilst greater work is underway to assess this, development to the East of the County Borough for example promotes 20% growth over the LDP period. Currently, due to traffic capacity and flood risk issues this may not be developable over the new RLDP period without significant financial contributions, which in turn will impact further on the viability of schemes.
Constraints – having regard to key physical or environmental constraints	By spreading growth based on a proportional distribution, the impression is given that each settlement will experience growth or an allocation. This could result in a less focussed approach where constraints may not be fully taken into account, or in some consequences compromised. It may be a more sustainable approach to focus growth and ensure constraints and infrastructure can be

	overcome. Conwy is significantly constrained in most areas. Along the A55 coastal belt there are topography issues to the south and flood risk constraints to the north, leaving a belt of development opportunities along the A55. The East of the County Borough is currently at risk of flooding, which would need further investigation to determine the potential for growth distribution in the RLDP.
Commitments – having regard to the location of and likely delivery of existing commitments (those with planning permission)	The option should enable the existing commitments to be taken into account in terms of a robust assessment of their likely future delivery. Commitments will be considered over the RLDP preparation period in terms of supply and market conditions. There are potential areas at risk under the current LDP growth strategy, including Abergele and Llandudno Junction, which have delivered large developments and as such may lack further opportunity to accommodate growth without major infrastructure coming forward. This will be considered further through the candidate sites assessment.
Candidate Sites – Acknowledging the availability and distribution of Candidate Sites (this will be further assessed in progressing the Preferred Strategy).	The option should have sufficient flexibility to be able to have regard to the locations of candidate sites and whether they have passed the ‘technical’ assessment. However, the most sustainable settlements and sites may be overlooked in the quest to spread growth across each tier in the settlement hierarchy. At this stage in the RLDP preparation candidate sites are still being progressed and appraised and will inform the final growth option and Preferred Strategy.
Accessibility – ensuring convenient accessibility to key services, facilities and employment as well as transport nodes and corridors	This option is based on the chosen settlement categorization and has regard to the settlement audits and is therefore based on sustainability principles, which will include accessibility. If the amount of growth is generally being based on the settlement hierarchy, then it is generally those higher order settlements which have the greatest provision of services and facilities and also public transport. The majority of the LDP growth (85%) is distributed within the urban areas, where accessibility to key facilities and services is considered high. However, access to education and health will need further investigation under this option to determine the appropriate growth distribution going forward.
Local housing market conditions – ensuring that the strategy has regard to key characteristics of local housing market areas in the Local Housing Market Assessment	By distributing growth proportionally across the settlement hierarchy this option may not be able to have full regard to the strength of the local housing market in terms of implications for the type of allocation and planning obligations which could be viably delivered.
Flexibility – ensuring an option is sufficiently flexible to withstand unforeseen circumstances or changes in market demand	The option has sufficient flexibility to allow for unforeseen circumstances such as an Inspector identifying the need for further allocations at examination. The Council will consider de-allocation policies, de-risking and ranking of alternative development sites to assist delivery.
Conformity with the emerging RLDP – will the option deliver the proposed vision and objectives of the RLDP (further work	Some of the key evidence emerging may suggest that a more holistic and focused approach to employment and housing growth is promoted where there is sufficient capacity, infrastructure and favouring market conditions. However, rather than focusing on the most sustainable settlements and

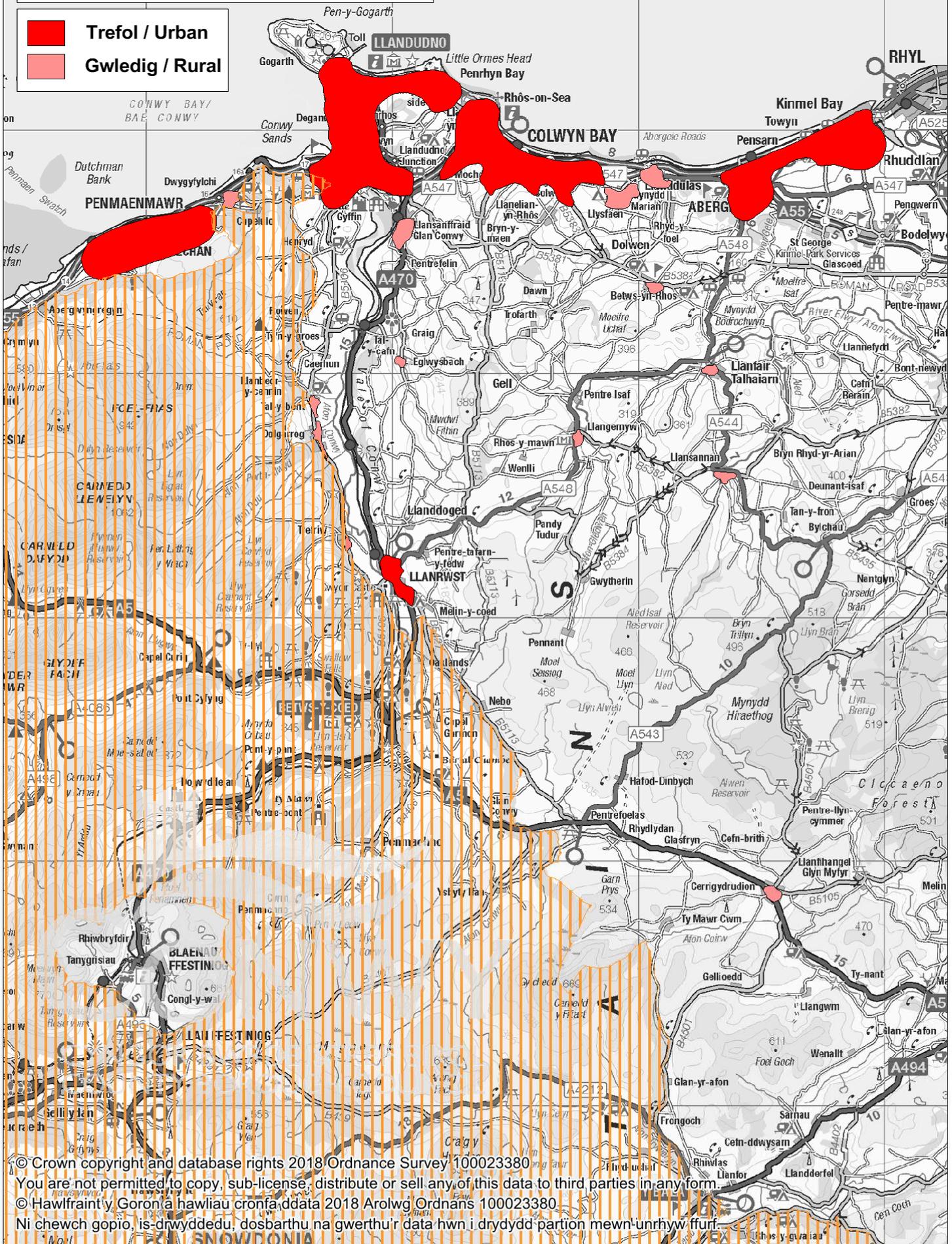
around this will be undertaken at later stages to inform the Preferred Strategy)	sites to deliver the growth ambitions this current LDP option seeks to spread growth thinly by a planning by numbers approach, which could impact on overcoming constraints and providing the necessary infrastructure.
Brownfield Land & De-risking – will the option promote brownfield land and take a de-risking approach to unlocking the development potential of sites.	The option has the necessary mechanism in place to promote brownfield land. However, de-risking may be minimised in some areas due to high infrastructure costs and constraints.

Option 1: Summary

This option has been in place since the adoption of the current LDP in 2013 and is based on a 5 tier settlement hierarchy informed by a sustainability assessment. However, this spatial option requires some sort of numerical means by which to apportion growth to the different tiers in the settlement hierarchy. This suggests that growth will be spread thinly, where sites are chosen based on some form of numerical control rather than by focussing on which are the more sustainable settlements and sites to deliver growth. The option may also impact negatively on delivering the required infrastructure and assisting de-risking of the Plan due to economies of scale.

Dosbarthiad Gofodol Opsiw'n 1 Spatial Distribution Option 1

- Trefol / Urban
- Gwledig / Rural



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Ni cheuwch gopio, is-drwyddedu, dosbarthu na gwerthu'r data hwn i drydydd partion mewn unrhyw ffurf.

Option 2: Distributing Growth to all the urban centres along the A55 Corridor	
Description: Directing all development to all urban centres along the A55 Corridor with the capacity and infrastructure to accommodate development. Under this option there would no rural allocations for development. Alternatively, 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.	
Spatial Distribution / Settlements Affected	
Abergele/Pensarn, Colwyn Bay (inclusive of Rhos-on-Sea and Old Colwyn), Conwy, Deganwy/Llanrhos, Llandudno, Llandudno Junction, Llanfairfechan, Mochdre, Penmaenmawr and Towyn/Kinmel Bay.	
Related Settlement Hierarchy Options: 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.	
Key legislation – Consideration of the Welsh Governments PPW, Five Key Planning Principles and National Sustainable Placemaking Outcomes reflecting a Sustainable Place	The option tends to comply with the key legislation as long as the flexible rural policy is appropriate to create sustainable places. As with Option 1 above, development to the east of the County Borough is constrained, mainly due to existing constraints, newly arising constraints, changing community’s needs and market conditions. The Key Planning Principle ‘right development in right place’ is therefore questioned, which would require a reassessment of some urban locations in terms of delivering growth and creating sustainable places in the future.
Wider Strategies – consideration of the North Wales Growth Deal, Conwy Economic Strategy, etc.	BP18 – Conwy Employment Land Review (2018 – 2033) takes into account the potential impact from the Regional Economic Drivers in concluding land requirements. The property market assessment also considers key locations along the A55 Corridor as the preferred location for new employment growth. The option would therefore meet with wider strategies, subject to settlement capacity and overall deliverability. As above though, the location of some employment land allocations distributed across the hierarchy are constrained. Coupled with the fact that national guidance seeks to locate housing and employment in close proximity to assist sustainability, this approach may not be best placed to deliver wider strategies such as the Growth Deal and Conwy Economic Strategy in areas such as the East of the County Borough.
Evidence Base – such as the Employment Land Review, Property Market Assessment, Local Housing Market Assessment	This option focuses growth on the urban areas only within the settlement hierarchy, which tend to be the most sustainable locations to accommodate growth and meet such evidence as the Employment Land Review. However, there are sustainable settlements lower down in the settlement hierarchy which are sustainable locations yet would be denied growth in this option. Additionally, constraints in some urban locations may be constrained, which in turn would put greater pressure on the remaining urban areas to deliver growth.

<p>Promoting Healthy Lifestyles, including Active Travel – will the option develop and maintain places that foster healthy, active lifestyles across all age and socio-economic groups</p>	<p>Growth focused within the urban areas will encourage healthy and active lifestyles with good access to alternative modes of transport, open spaces, etc. However, there is a need through the RLDP to assess development locations based on the new Active Travel Plans to ensure that better linkages and routes are encouraged and delivered. Some of the rural locations do lack in employment and leisure opportunities, which in turn could encourage unsustainable car usage in accessing the more sustainable locations.</p> <p>However, in focussing only on higher order settlements it fails to have regard to the fact that there will be some settlements in the lower tiers of the settlement hierarchy which are accessible and will have capacity to accommodate some growth. As above this could be managed by a refined rural policy approach to ensure that a more flexible approach is taken to bringing about and delivering growth to encourage healthy and active lifestyles.</p>
<p>Welsh Language & Placemaking – will the option seek to ensure a broad distribution and phasing of development that takes into account the ability of the area or community to accommodate development without adversely impacting use of the Welsh language</p>	<p>The current growth distribution may impact on Abergele to accommodate growth without adversely impacting on the Welsh Language. This option may also have an impact on other urban areas due to concentrating development in the remaining settlements with available capacity. Further work will be undertaken to assess the impact on the Welsh language and potential mitigation.</p>
<p>Infrastructure Capacity – ensuring infrastructure capacity either exists or can be provided</p>	<p>By focusing growth within urban areas only, this option provides less opportunity and flexibility to have regard to the availability and capacity of infrastructure. Some settlements would be under pressure to deliver development, but may have significant infrastructure capacity issues and constraints e.g. East of the County Borough due to traffic capacity and flood risk issues may not be developable over the new RLDP period without significant financial contributions, which in turn will impact further on the viability of schemes.</p>
<p>Constraints – having regard to key physical or environmental constraints</p>	<p>By focussing growth on the A55 corridor urban areas there may be difficulties in having regard to key physical or environmental constraints. Flexibility may be compromised as a result of certain constraints in some settlements which cannot be overcome and may place undue pressure on other settlements. Relatively unconstrained and sustainable settlements outside the higher order tiers of the hierarchy would be prevented from contributing some growth. It may be a more sustainable approach to focus growth and ensure constraints and infrastructure can be overcome. Conwy is significantly constrained</p>

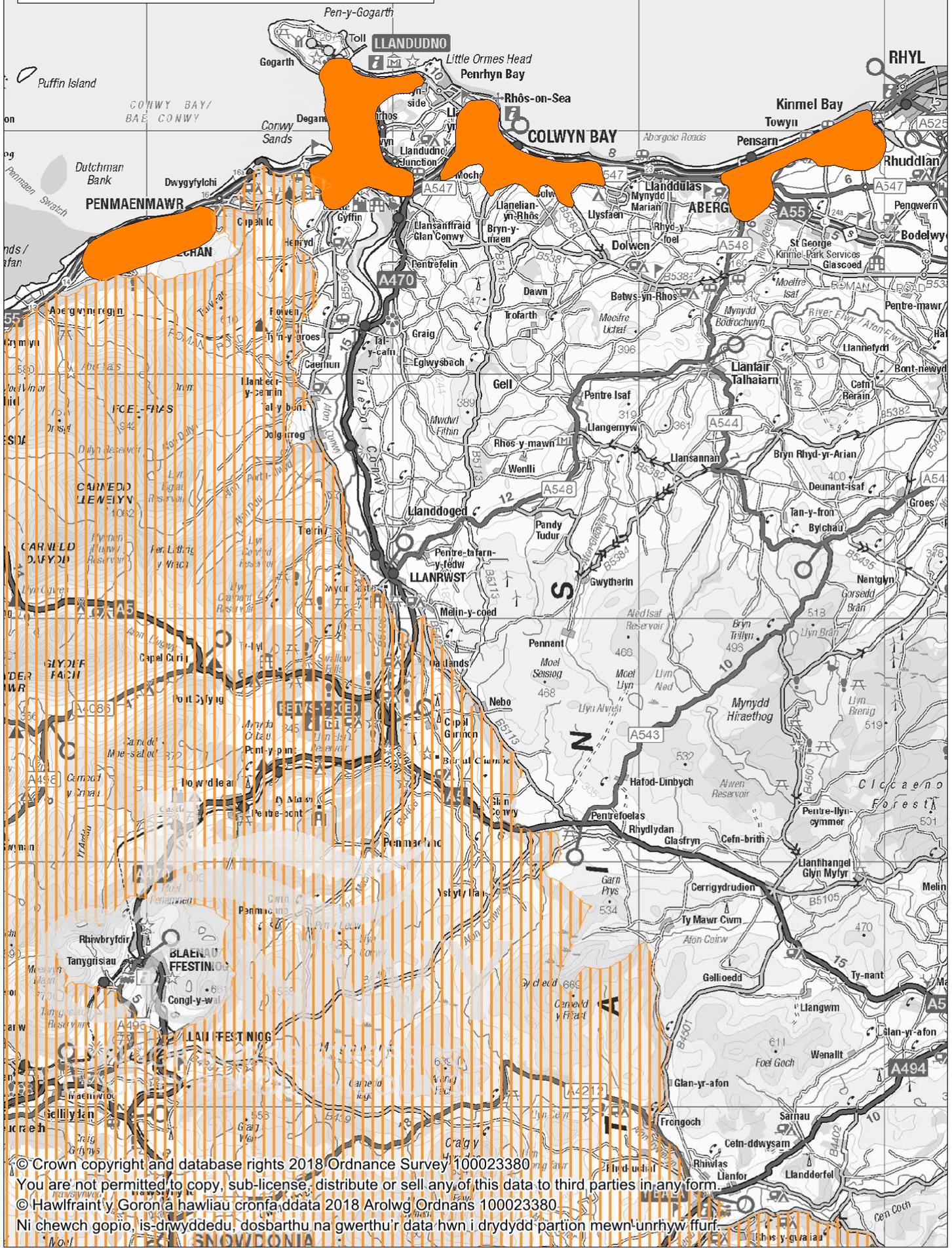
	in most areas. Along the A55 coastal belt there are topography issues to the south and flood risk constraints to the north, leaving a belt of development opportunities along the A55. The East of the County Borough is currently at risk of flooding, which would need further investigation to determine the potential for growth distribution in the RLDP.
Commitments – having regard to the location of and likely delivery of existing commitments (those with planning permission)	Although a significant proportion of recent completions and commitments are in the urban areas along the A55 Corridor, some fall outside the higher settlement tiers. This option, by focussing on a number of settlements, ignores the potential role that the sustainable Tier 1&2 settlements can play in contributing to sustainable development.
Candidate Sites – Acknowledging the availability and distribution of Candidate Sites (this will be further assessed in progressing the Preferred Strategy).	The option should have sufficient flexibility to be able to have regard to the locations of candidate sites and whether they have passed the development appraisal at the frontloading stage. However, the most sustainable settlements and sites may be overlooked in the quest to spread growth across the urban areas only, which in turn may also have a negative effect on the sustainability of some Tier 1&2 settlements. At this stage in the RLDP preparation candidate sites are still being progressed and appraised and will inform the final growth option and Preferred Strategy.
Accessibility – ensuring convenient accessibility to key services, facilities and employment as well as transport nodes and corridors	This option is based on the chosen settlement categorization and has regard to the settlement audits and is therefore based on sustainability principles, which includes accessibility. If the amount of growth is generally being based within urban areas, then it is generally those higher order settlements which have the greatest provision of services and facilities and also public transport. However, access to education and health will need further investigation to understand current capacity issues and the impact on growth and overall viability issues. A lack of development in some urban areas is likely to place pressure on the deliverable urban areas and as such the facilities and services that are required.
Local housing market conditions – ensuring that the strategy has regard to key characteristics of local housing market areas in the Local Housing Market Assessment	By distributing growth proportionally across the urban settlements this option may not be able to have full regard to the strength of the local housing market in terms of implications for the type of allocation and planning obligations which could be viably delivered. The Affordable Housing Viability Study (BP10) will further inform the growth distribution in the Preferred Strategy
Flexibility – ensuring an option is sufficiently flexible to withstand unforeseen circumstances or changes in market demand	By only looking at the urban settlements along the A55 Corridor this option may not have the flexibility to withstanding changes e.g. an Inspector seeking additional growth/sites. The Council will consider de-allocation policies, de-risking and ranking of alternative development sites to assist delivery if this option is progressed, but sites may be short in supply without consideration of the Tier 1 settlements for example.
Conformity with the emerging RLDP – will the option deliver the proposed vision	Focusing growth within the urban settlements sits well in terms of meeting evidence and legislation, as these settlements will have employment provision and will generally be close to main employment

<p>and objectives of the RLDP (further work around this will be undertaken at later stages to inform the Preferred Strategy)</p>	<p>centres. However, the option places considerable weight on the urban need and not the need to have regard to the needs of the rural areas and the rural economy. However, as above this could be addressed via more flexible rural policy. Some of the key evidence emerging may suggest that a more holistic and focused approach to employment and housing growth is promoted where there is sufficient capacity, infrastructure and favouring market conditions. .</p>
<p>Brownfield Land & De-risking – will the option promote brownfield land and take a de-risking approach to unlocking the development potential of sites.</p>	<p>The option has the necessary mechanism in place to promote brownfield land. However, de-risking may be minimised in some areas due to high infrastructure costs and constraints.</p>

Option 2: Summary

This option will ensure that development is focused in the most sustainable locations by focusing growth in the urban areas only within the settlement hierarchy. This option may prove difficult to deliver when consideration of the major constraints to the East of the County Borough are considered (e.g. flooding, highways). This option will ensure that development is focused in the most sustainable locations by focusing growth in the urban areas only within the settlement hierarchy, but there are other sustainable urban and rural settlements which would be denied growth under this option.

Dosbarthiad Gofodol Opsiwn 2 Spatial Distribution Option 2



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Option 3: Focused urban growth in line with the Wales Spatial Plan.	
Description: Development would be focused by directing all development based on a rigid definition of the growth areas embodied in the Wales Spatial Plan Primary Key Settlements and Key Settlements, with the capacity and infrastructure to accommodate development. In the remaining urban and rural settlements a more refined policy approach would be developed to assist regeneration in urban areas and ensure that a more flexible approach is taken to bringing about and delivering local needs housing in rural areas.	
Spatial Distribution / Settlements Affected	
This option is based on delineating a boundary in map form which is based on the growth areas in the Wales Spatial Plan. It would encompass the following settlements:	
Colwyn Bay (including Rhos-on-Sea and Old Colwyn), Conwy, Llandudno (including Deganwy and Llanrhos), Llandudno Junction, Llanfairfechan & Penmaenmawr and Llanrwst	
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. The majority of the Conwy Plan Area is within the North East Wales Strategy Area of the Wales Spatial Plan (2008). 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.	
Key legislation – Consideration of the Welsh Governments PPW, Five Key Planning Principles and National Sustainable Placemaking Outcomes reflecting a Sustainable Place	At face value a strategy option which seeks to focus growth to within a defined growth area would appear to be sustainable, especially when having regard to accessibility to key facilities, services and transport networks. However, it may impact on the County outside of the growth area from having the opportunity to deliver sustainable development to meet the needs of those settlements, without a refined policy approach for the remaining urban and rural settlements.
Wider Strategies – consideration of the North Wales Growth Deal, Conwy Economic Strategy, etc.	BP18 – Conwy Employment Land Review (2018 – 2033) takes into account the potential impact from the Regional Economic Drivers in concluding land requirements. The commercial market analysis also considers key locations along the A55 Corridor as the preferred location for new employment growth. The option would therefore meet with wider strategies, and would concentrate development away from constrained areas in the East. This option would also maximise the potential of the growth ‘hub’ along the coast, in accordance with the Wales Spatial Plan.

<p>Evidence Base – such as the Employment Land Review, Property Market Assessment, Local Housing Market Assessment</p>	<p>This option focuses growth on the WSP urban areas, which tend to be the most sustainable locations to accommodate growth and meet such evidence. However, there are sustainable settlements lower down in the settlement hierarchy which are sustainable locations yet would be denied growth in this option. Additionally, constraints in some urban locations may be constrained, which in turn would put greater pressure on the remaining urban areas to deliver growth.</p>
<p>Promoting Healthy Lifestyles, including Active Travel – will the option develop and maintain places that foster healthy, active lifestyles across all age and socio-economic groups</p>	<p>Growth focused within the WSP areas will encourage healthy and active lifestyles with good access to alternative modes of transport, open spaces, etc. In focussing only on higher order settlements in the WSP it fails to have regard to the fact that there will be some settlements in the lower tiers of the settlement hierarchy which are accessible and will have capacity to accommodate some growth and potential to improve overall health and activity.</p>
<p>Welsh Language & Placemaking – will the option seek to ensure a broad distribution and phasing of development that takes into account the ability of the area or community to accommodate development without adversely impacting use of the Welsh language</p>	<p>The growth distribution option may impact on the Key Settlements such as Penmaenmawr and Llanfairfechan in terms of them being able to accommodate growth without adversely impacting on the Welsh Language. Further work will be undertaken to assess the impact on the Welsh language and potential mitigation.</p>
<p>Infrastructure Capacity - ensuring infrastructure capacity either exists or can be provided</p>	<p>By focusing growth on only part of the County, this geographically focused approach may put undue pressure on infrastructure especially in those smaller key settlements. Adversely, concentrating growth will possibly assist infrastructure costs and overall deliverability.</p>
<p>Constraints – having regard to key physical or environmental constraints</p>	<p>By focusing growth on only part of the County, this option may put undue pressure on a wide range of physical and environmental constraints in and around certain settlements. Relatively unconstrained and sustainable settlements outside the higher order tiers of the WSP would be prevented from contributing some growth. It may be a more sustainable approach to focus growth wider than WSP and ensure constraints and infrastructure can be overcome.</p>
<p>Commitments – having regard to the location of and likely delivery of existing commitments (those with planning permission)</p>	<p>A good proportion of commitments fall within the higher order settlements, most of which fall within the WSP area, although some of these remain undeveloped. Also, some of the existing commitments fall outside the defined growth zone approach, such as Abergele. By focussing only on the growth area the role of other sustainable settlements outside it are overlooked. This option ignores the potential role that the sustainable rural settlements can play in contributing to sustainable development.</p>

<p>Candidate Sites – Acknowledging the availability and distribution of Candidate Sites (this will be further assessed in progressing the Preferred Strategy.</p>	<p>A number of strategic candidate sites will fall within the defined growth zone. Candidate sites in other urban sustainable settlements would be prevented from being considered under this option, although such sites fall within the more constrained areas to the East of the County Borough.</p> <p>The option does not have sufficient flexibility to be able to have regard to the locations of candidate sites and whether they have passed the development appraisal at the frontloading stage. However, the most sustainable settlements and sites may be overlooked in the quest to spread growth across the urban areas only, which in turn may also have a negative on the sustainability of some rural settlements. At this stage in the RLDP preparation candidate sites are still being progressed and appraised and will inform the final growth option and Preferred Strategy.</p>
<p>Accessibility – ensuring convenient accessibility to key services, facilities and employment as well as transport nodes and corridors</p>	<p>This option is based on the WSP, which is highly accessible with the existence of strategic highways and rail, in addition to alternative sustainable modes.</p>
<p>Local housing market conditions – ensuring that the strategy has regard to key characteristics of local housing market areas in the Local Housing Market Assessment</p>	<p>The defined growth area will contain a variety of local housing market areas ranging from very strong such as Llandudno to slightly weaker areas. However, WSP growth zone does exclude the very weak market areas to the East of the County Borough. The Affordable Housing Viability Study (BP10) will further inform the growth distribution in the Preferred Strategy</p>
<p>Flexibility – ensuring an option is sufficiently flexible to withstand unforeseen circumstances or changes in market demand</p>	<p>By focussing all growth within a defined geographical area, there may be less flexibility to accommodate change (such as an Inspector identifying the need for additional allocations) as many otherwise sustainable settlements would fall outside the growth area. The National Development Framework is currently in production which will also be factored in terms of flexibility.</p>
<p>Conformity with the emerging RLDP – will the option deliver the proposed vision and objectives of the RLDP (further work around this will be undertaken at later stages to inform the Preferred Strategy)</p>	<p>The concept of focusing on a growth area at face value appears to be well related to national policy in terms of a joined up approach to employment and housing growth. By focussing all growth on such a narrow geographical area, the approach deprives the opportunity for other sustainable settlements from seeking to grow and provide for their own needs. However, adversely the remaining urban areas outside of the WSP are highly constrained. Further work is underway to the East of the County to understand flood risk and determine development opportunities. This work will further inform the preferred strategy at a later date in the RLDP stage.</p>
<p>Brownfield Land & De-risking – will the option promote brownfield land and take a</p>	<p>The option has the necessary mechanism in place to promote brownfield land and potential to assist de-risking.</p>

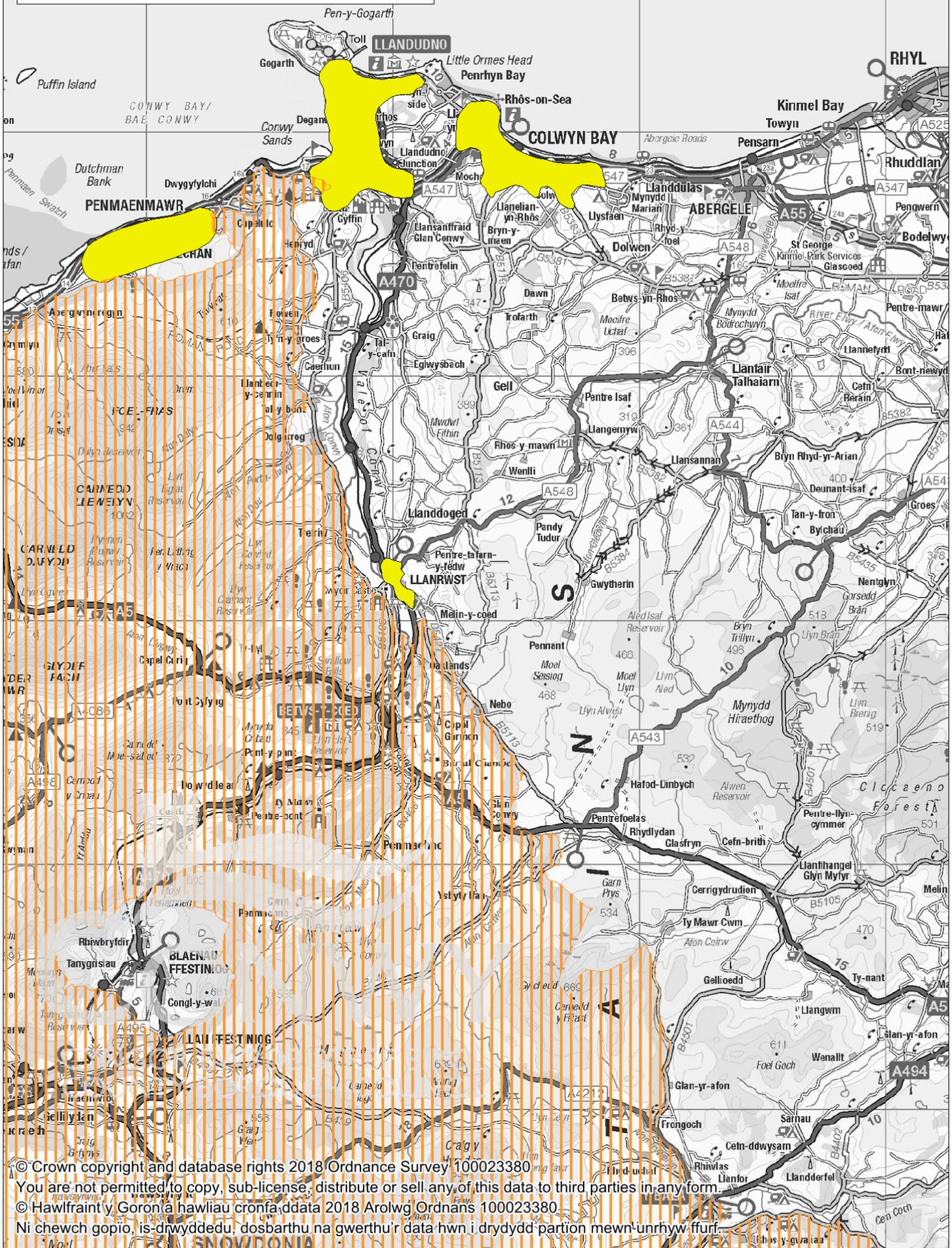
de-risking approach to unlocking the development potential of sites.	
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Option 3: Summary

This option appears to tie in strongly with the employment growth aspirations set out in the Employment Land Review (ELR) and the Property Market Assessment, by focussing development within a defined growth area along the key transport route. Whilst it reflects the Wales Spatial Plan growth areas, it does not recognise the existence of additional sustainable locations to accommodate potential growth and could place untold pressure on infrastructure if tightly focused.

Dosbarthiad Gofodol Opsiw'n 3

Spatial Distribution Option 3



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Option 4: Focused urban growth in line with the Wales Spatial Plan and Satellite Settlements

Description: Directing development in line with the Wales Spatial Plan Primary Key Settlements and Satellite Settlements, with the capacity and infrastructure to accommodate development. 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.

Spatial Distribution / Settlements Affected

This option is based on delineating a boundary in map form which is based on the growth areas in the Wales Spatial Plan and settlement hierarchy options set out in Options 4 & 5.

Colwyn Bay (including Rhos-on-Sea and Old Colwyn), Conwy, Llandudno (including Deganwy and Llanrhos), Llandudno Junction, Llanfairfechan & Penmaenmawr, Dwygyfylchi, Glan Conwy and Llanddulas

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 settlement hierarchy options. For example, the urban areas and satellite settlements may change dependent on the chosen growth. The majority of the Conwy Plan Area is within the North East Wales Strategy Area of the Wales Spatial Plan (2008). 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.

Key legislation – Consideration of the Welsh Governments PPW, Five Key Planning Principles and National Sustainable Placemaking Outcomes reflecting a Sustainable Place

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 Tier 2 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 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 Property Market Assessment. Development and regeneration of settlements to the East of the County Borough would also require a defined policy approach to ensure it contributes to sustainable places. By focussing on this wider growth distribution option, it ensures the role of other sustainable settlements are not overlooked. This option does not ignore the potential role that the sustainable satellite settlements can play in contributing to sustainable development.

<p>Wider Strategies – consideration of the North Wales Growth Deal, Conwy Economic Strategy, etc.</p>	<p>Again this is similar to Option 3, but it provides a wider growth area to ensure deliverability of the evidence and growth level options. The option would therefore meet with wider strategies, and would concentrate development away from constrained areas in the East. This option would also maximise the potential of the growth ‘hub’ along the coast, in accordance with the Wales Spatial Plan.</p>
<p>Evidence Base – such as the Employment Land Review, Property Market Assessment, Local Housing Market Assessment</p>	<p>This growth distribution option meets the current evidence base in terms of sustainable locations to accommodate community’s development needs. Settlements lower down the hierarchy potentially do not have the necessary infrastructure and market conditions to assist growth.</p>
<p>Promoting Healthy Lifestyles, including Active Travel – will the option develop and maintain places that foster healthy, active lifestyles across all age and socio-economic groups</p>	<p>Growth focused within the sustainable locations identified in the WSP and Satellite Settlements will provide further opportunity to encourage active and healthy lifestyles. For example, wider growth will potentially assist in progressing the Conwy Active Travel Plan over a wider scale</p>
<p>Welsh Language & Placemaking – will the option seek to ensure a broad distribution and phasing of development that takes into account the ability of the area or community to accommodate development without adversely impacting use of the Welsh language</p>	<p>The growth distribution option may impact on the Key Settlements such as Penmaenmawr, Llanfairfechan and Satellite Settlements by potentially diluting the Welsh Language. However, new development opportunity will also encourage local Welsh speakers to remain in the area and access suitable homes and jobs, which may currently not be available. Further work will be undertaken to assess the impact on the Welsh language and potential mitigation.</p>
<p>Infrastructure Capacity – ensuring infrastructure capacity either exists or can be provided</p>	<p>By focusing growth wider within the WSP and Satellite settlements, it will likely have less impact on the capacity of infrastructure than a more focused growth distribution approach would have. A full Infrastructure Assessment is underway to inform the RLDP and will in turn inform the preferred strategy approach.</p>
<p>Constraints – having regard to key physical or environmental constraints</p>	<p>By focusing growth wider into sustainable Satellite Settlements, it is likely to put less pressure on a wide range of physical and environmental constraints in and around certain settlements. Relatively unconstrained and sustainable settlements outside of the higher order tiers of the WSP are being considered under this option and as such ensures the RLDP is better placed to overcome constraints and infrastructure issues.</p>

<p>Commitments – having regard to the location of and likely delivery of existing commitments (those with planning permission)</p>	<p>A good proportion of commitments fall within the higher order settlements identified in the LDP but less so in the satellite settlements, although some of these remain undeveloped. Also, some of the existing commitments fall outside the defined growth zone approach, such as Abergele.</p>
<p>Candidate Sites – Acknowledging the availability and distribution of Candidate Sites (this will be further assessed in progressing the Preferred Strategy).</p>	<p>The option ensures that other candidate sites can be considered, other than those that fall within the WSP growth area (i.e. Option 3). A number of strategic candidate sites submitted to date do fall within the defined growth distribution area. Again candidate sites in other urban sustainable settlements would be prevented from being considered under this option, although such sites fall within the more constrained areas to the East of the County Borough.</p> <p>At this stage in the RLDP preparation candidate sites are still being progressed and appraised and will inform the final growth option and Preferred Strategy.</p>
<p>Accessibility – ensuring convenient accessibility to key services, facilities and employment as well as transport nodes and corridors</p>	<p>This option is based on the WSP and recognised tier 1 sustainable settlements, which are highly accessible with the existence of strategic highways and rail, in addition to alternative sustainable modes.</p>
<p>Local housing market conditions – ensuring that the strategy has regard to key characteristics of local housing market areas in the Local Housing Market Assessment</p>	<p>The defined growth area will contain a variety of local housing market areas ranging from very strong such as Llandudno to slightly weaker areas. However, WSP growth zone and satellite settlements do exclude the very weak market areas to the East of the County Borough. The Affordable Housing Viability Study (BP10) will further inform the growth distribution in the Preferred Strategy. The option does not propose distribution of growth to lower tier settlements, due to the fact that market conditions are more strained in delivering housing and employment.</p>
<p>Flexibility – ensuring an option is sufficiently flexible to withstand unforeseen circumstances or changes in market demand</p>	<p>By distributing growth wider than the WSP areas, it provides for greater flexibility to deliver the RLDP. It provides for greater flexibility to accommodate change (such as an Inspector identifying the need for additional allocations). The Council are further investigating the potential for development to the East of the County, which will provide greater flexibility if deemed deliverable. The National Development Framework is currently in production which will also be factored in terms of flexibility.</p>
<p>Conformity with the emerging RLDP – will the option deliver the proposed vision and objectives of the RLDP (further work around this will be undertaken at later stages to inform the Preferred Strategy)</p>	<p>The concept of distributing growth across a wider focused area is well related to national policy in terms of a joined up approach to employment and housing growth. By focussing all growth on wider approach ensures that other settlements have opportunities to grow sustainably. However, adversely the remaining urban areas outside of the WSP and satellite settlements are highly constrained. Further work is underway to the East of the County to understand flood risk and determine</p>

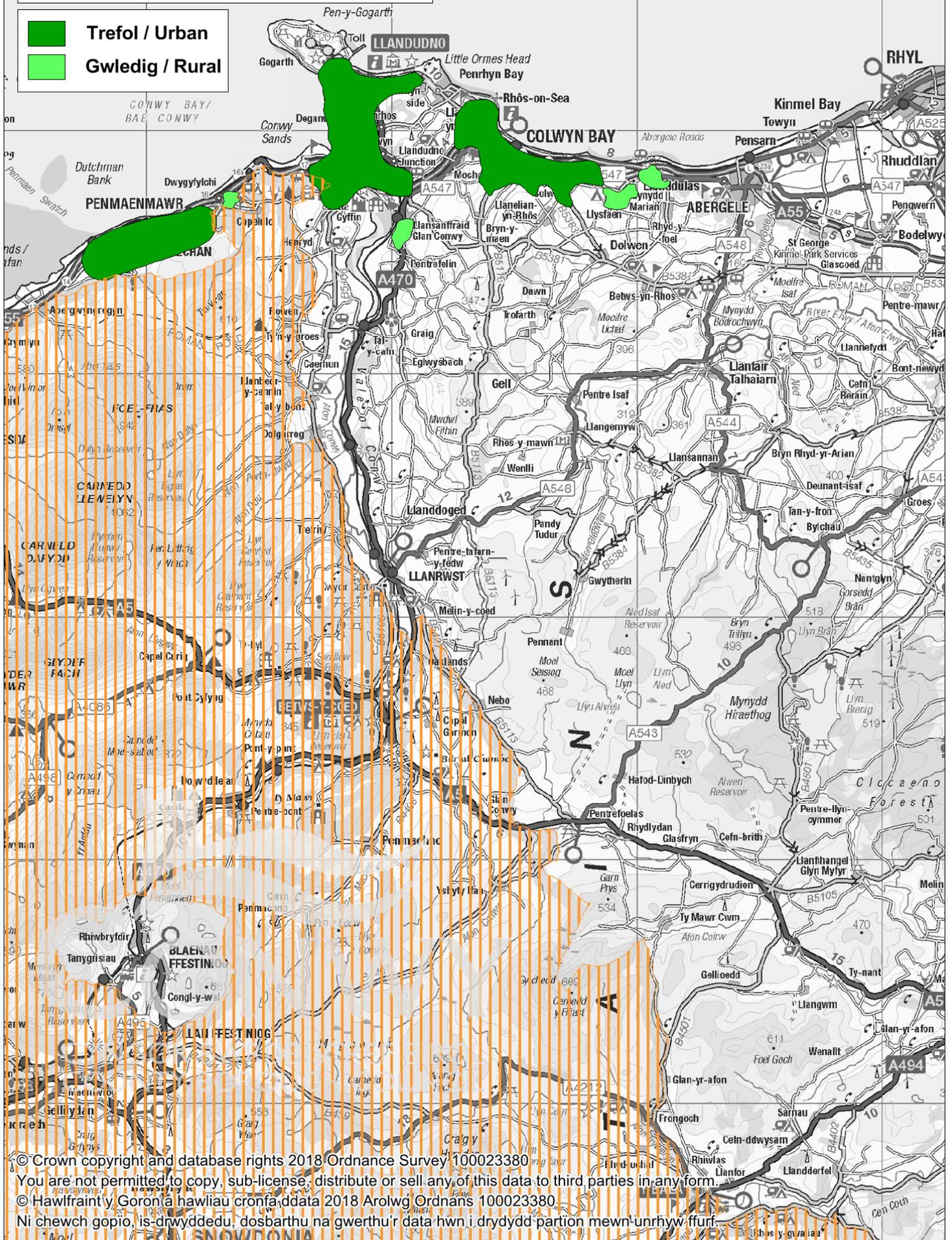
	development opportunities. This work will further inform the preferred strategy at a later date in the RLDP stage.
Brownfield Land & De-risking – will the option promote brownfield land and take a de-risking approach to unlocking the development potential of sites.	The option has the necessary mechanism in place to promote brownfield land and potential to assist de-risking.

Option 4: Summary

This growth distribution option distributes an element of growth to the sustainable Satellite Settlements in addition to the WSP growth areas. This option does not distribute as far as Option 1 (current LDP) into the Tier 2 Settlements, which do experience sustainability constraints and difficult market conditions. It is therefore considered to be in-line with national guidance and legislation in Wales 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. 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. Additionally, there is a need to further understand the development constraints to the East of the County Borough and ensure that an appropriate regeneration strategy is defined in policy.

Dosbarthiad Gofodol Opsiwn 4 Spatial Distribution Option 4

- Trefol / Urban
- Gwledig / Rural



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Option 5: Hubs and Corridors	
Description: Development would be distributed based on a strict interpretation of key road and rail transport hubs and routes	
Spatial Distribution / Settlements Affected	
Abergele/Pensarn, Colwyn Bay (including Old Colwyn), Conwy, Deganwy, Llandudno, Llandudno Junction, Llanfairfechan, Llanrwst, Mochdre, Penmaenmawr, and Towyn/Kinmel Bay Llanddulas, Dwygyfylchi* and Glan Conwy	
Related Settlement Hierarchy Options: Suited to all of the Settlement Hierarchy options. If this growth distribution option is chosen it will likely reflect one of these settlement hierarchy options.	
Key legislation – Consideration of the Welsh Governments PPW, Five Key Planning Principles and National Sustainable Placemaking Outcomes reflecting a Sustainable Place	<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, A470, A5 and 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>Focusing growth on transport hubs and corridors would have mixed results. On the one hand settlements along the two railway lines would represent sustainable locations for growth provided that the railway services offered could provide a step change in service provision. Growth which was located in reasonable walking distance of bus routes and nodes e.g. town centres, would represent sustainable development, but this would be achieved through other growth options detailed above.</p>
Wider Strategies – consideration of the North Wales Growth Deal, Conwy Economic Strategy, etc.	The option provides a wider growth area than some options which in turn would ensure deliverability of the evidence and growth level options.
Evidence Base – such as the Employment Land Review, Property Market Assessment, Local Housing Market Assessment	This growth distribution option meets the current evidence base in terms of sustainable locations to accommodate community’s development needs. Settlements lower down the hierarchy potentially do not have the necessary transport infrastructure and therefore may be impacted negatively.
Promoting Healthy Lifestyles, including Active Travel – will the option develop and maintain places that foster healthy, active lifestyles across all age and socio-economic groups	Growth focused within the sustainable locations identified along good transport routes should provide further opportunity to encourage active and healthy lifestyles. However, further development along the A470 and A5 could potentially encourage greater car usage unless mixed-use employment/housing is encouraged in the RLDP.

<p>Welsh Language & Placemaking – will the option seek to ensure a broad distribution and phasing of development that takes into account the ability of the area or community to accommodate development without adversely impacting use of the Welsh language</p>	<p>New development opportunity along the A470/A5/Conwy Valley Line will encourage local Welsh speakers to remain in the area and access suitable homes and jobs, although land availability is constrained in these areas. Further work will be undertaken to assess the impact on the Welsh language and potential mitigation</p>
<p>Infrastructure Capacity – ensuring infrastructure capacity either exists or can be provided</p>	<p>Considerable development pressure would be placed on those settlements along transport corridors and at strategic hubs. Such an approach would place undue pressure on existing infrastructure and there may be settlements which simply do not have the level of land, services and facilities to support growth. Conversely, there will be interchanges along the A55 which will be set within open countryside where there is no existing infrastructure on which to base new development. However, this approach could also be taken under the other 4 options above.</p>
<p>Constraints – having regard to key physical or environmental constraints</p>	<p>The North Wales Coast railway and A55 runs through areas of the County which experience a number of constraints including flood risk, contaminated brownfield sites, green barrier and proximity to international nature conservation designations. The key constraint is flooding to the East of the County Borough. However, additional evidence is underway to assess the potential for development through innovative design solutions, which will inform the final strategy approach in the RLDP. The location of development along the A55 would result in unsustainable car based development in open countryside locations.</p>
<p>Commitments – having regard to the location of and likely delivery of existing commitments (those with planning permission)</p>	<p>Some of the existing commitments fall within the settlements alongside most key transport routes. However, other commitments fall outside the hubs and corridors approach. This questions how valid such a focused approach is when it has little regard to the wider picture over the whole County.</p>
<p>Candidate Sites - Acknowledging the availability and distribution of Candidate Sites (this will be further assessed in progressing the Preferred Strategy.</p>	<p>Most but not all of the candidate sites will fall within the hubs and corridors zone. Candidate sites in other sustainable settlements would be prevented from being considered. At this stage in the RLDP preparation candidate sites are still being progressed and appraised and will inform the final growth option and Preferred Strategy.</p>
<p>Accessibility – ensuring convenient accessibility to key services, facilities and employment as well as transport nodes and corridors</p>	<p>Accessibility would obviously be good under this option. However, some routes are likely to increase car usage.</p>

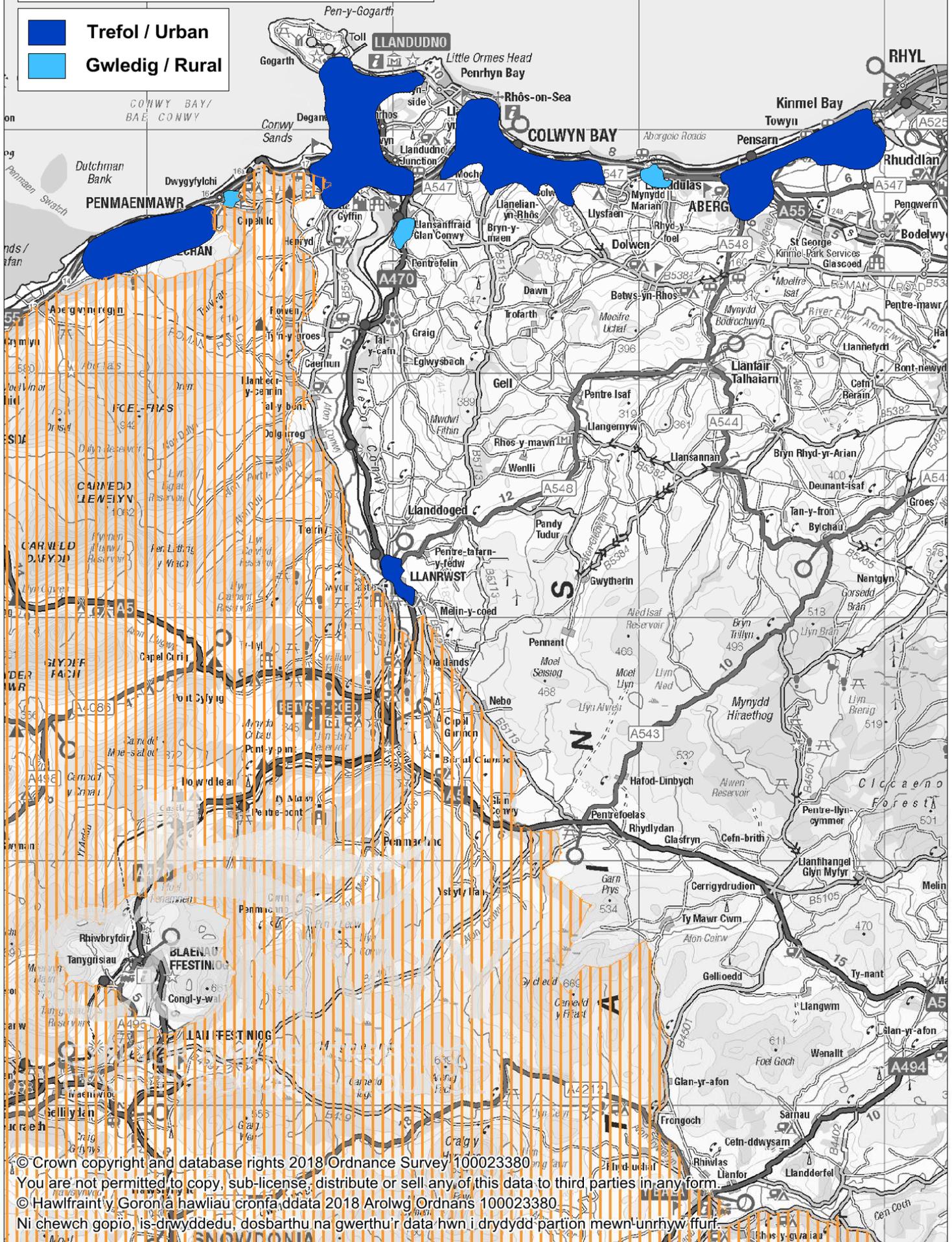
<p>Local housing market conditions – ensuring that the strategy has regard to key characteristics of local housing market areas in the Local Housing Market Assessment</p>	<p>The settlements which are not only alongside the railway lines, but also having stations will feature a mix of housing market areas. By contrast, locating all development at locations along the strategic highways, particularly in open countryside locations along the A55 would be in strong market areas and attractive to the market. However, the exception is lands towards the East of the County Borough along the A55/rail corridor.</p>
<p>Flexibility – ensuring an option is sufficiently flexible to withstand unforeseen circumstances or changes in market demand</p>	<p>The option is not considered to have a sufficient level of flexibility to withstand unforeseen circumstances such as an Inspector at examination identifying the need for further allocations. Ignoring large chunks of the County as well as key settlements would not give the necessary flexibility to identify additional sites.</p>
<p>Conformity with the emerging RLDP – will the option deliver the proposed vision and objectives of the RLDP (further work around this will be undertaken at later stages to inform the Preferred Strategy)</p>	<p>Directing growth based on proximity to transport corridors and nodes, to a large extent picks on the relationship between housing and employment development given that it is in this part of the County that significant employment is found and is promoted as per the Commercial Market Analysis (BP19). However, the option is not an option for planning sustainably for rural areas and settlements and locating growth along major roads could bring about unsustainable patterns of development.</p>
<p>Brownfield Land & De-risking – will the option promote brownfield land and take a de-risking approach to unlocking the development potential of sites.</p>	<p>The option has limited mechanisms in place to promote brownfield land, although the use of further greenfield lands along the key transport routes could potentially assist de-risking.</p>

Option 5: Summary

In some respects, elements of this option are similar to the growth area approach in the WSP in that they focus on key urban settlements along key transport routes. However, the option is not a County wide option in that it ignores large parts of the County, especially rural areas, yet perversely could allow for unsustainable growth in rural settlements or possibly at junctions along the route of key strategic roads. It is also questioned in terms of the role that the railway network could play in terms of accommodating the needs of the County for development and its ability to provide for their movement requirements. Rather than being a robust basis to justify a spatial strategy in its own right, it is perhaps more suitable as a higher level context to inform the chosen spatial strategy.

Dosbarthiad Gofodol Opsiwn 5 Spatial Distribution Option 5

- Trefol / Urban
- Gwledig / Rural



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Option 6: New Settlement/Major Extension	
Description: Development would be distributed via a New Settlement or via a Major Extension (mixed-use housing and employment)	
Spatial Distribution / Settlements Affected	
New Settlement or Major Extension	
Related Settlement Hierarchy Options: Suited to all of the Settlement Hierarchy options. If this growth distribution option is chosen it will likely reflect one of these settlement hierarchy options.	
Key legislation – Consideration of the Welsh Governments PPW, Five Key Planning Principles and National Sustainable Placemaking Outcomes reflecting a Sustainable Place	<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. 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’.</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>Para 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 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 there could be an opportunity to deliver a major extension to an existing urban settlement or join settlements where the necessary infrastructure is available. The option also allows for potential growth in higher market areas.</p>

Wider Strategies – consideration of the North Wales Growth Deal, Conwy Economic Strategy, etc.	The option would ensure growth is proposed in areas of high accessibility to deliver economic growth.
Evidence Base – such as the Employment Land Review, Property Market Assessment, Local Housing Market Assessment	This growth distribution option meets the current evidence base in terms of sustainable locations to accommodate the community’s development needs. Settlements lower down the hierarchy may be ignored and therefore may be impacted negatively.
Promoting Healthy Lifestyles, including Active Travel – will the option develop and maintain places that foster healthy, active lifestyles across all age and socio-economic groups	Growth focused within one location along good transport routes should provide further opportunity to encourage active and healthy lifestyles.
Welsh Language & Placemaking – will the option seek to ensure a broad distribution and phasing of development that takes into account the ability of the area or community to accommodate development without adversely impacting use of the Welsh language	New development opportunity in one location could encourage local Welsh speakers to leave other settlements where growth would not be proposed. Further work will be undertaken to assess the impact on the Welsh language and potential mitigation.
Infrastructure Capacity – ensuring infrastructure capacity either exists or can be provided	Considerable development pressure would be placed on the chosen area and as such new infrastructure would be required, which in turn could impact on planning obligations such as affordable housing.
Constraints – having regard to key physical or environmental constraints	Options for a new settlement are only likely to be delivered via the take-up of existing green wedges, which in turn could impact on natural and historic landscapes.
Commitments – having regard to the location, and likely delivery, of existing commitments (those with planning permission)	Some of the existing commitments may fall in the proposed area.

<p>Candidate Sites - Acknowledging the availability and distribution of Candidate Sites (this will be further assessed in progressing the Preferred Strategy).</p>	<p>At this stage in the RLDP preparation candidate sites are still being progressed and appraised and will inform the final growth option and Preferred Strategy.</p>
<p>Accessibility – ensuring convenient accessibility to key services, facilities and employment as well as transport nodes and corridors</p>	<p>Accessibility would obviously be good under this option dependent on the appropriate extension. A new settlement would also need to factor in good rail/road accessibility. However, some routes are likely to increase car usage.</p>
<p>Local housing market conditions – ensuring that the strategy has regard to key characteristics of local housing market areas in the Local Housing Market Assessment</p>	<p>Potential to locate the option within higher market areas which in turn would increase planning obligations such as affordable housing.</p>
<p>Flexibility – ensuring an option is sufficiently flexible to withstand unforeseen circumstances or changes in market demand</p>	<p>The option is not considered to have a sufficient level of flexibility to withstand unforeseen circumstances such as an Inspector at examination identifying the need for further allocations. Ignoring large chunks of the County as well as key settlements would not give the necessary flexibility to identify additional sites.</p>
<p>Conformity with the emerging RLDP – will the option deliver the proposed vision and objectives of the RLDP (further work around this will be undertaken at later stages to inform the Preferred Strategy)</p>	<p>Directing growth to a new settlement/major extension would ignore other key regeneration areas and settlements.</p>
<p>Brownfield Land & De-risking – will the option promote brownfield land and take a de-risking approach to unlocking the development potential of sites.</p>	<p>The option has limited mechanisms in place to promote brownfield land, although the use of further greenfield lands to assist a new settlement/major extension could potentially assist de-risking.</p>

Option 6: Summary

In some respects, elements of this option could focus specifically on the WSP and in higher market value areas, which in turn would increase viability. However, the option is not a County wide option in that it ignores large parts of the County. The option would also increase traffic usage in one area significantly. The option would need further consideration following the call for sites and options for focused growth to a new settlement or major extension.

No map provided.

New Settlement/Major settlement extensions will be considered following the call for sites.

The final LDP approach may be a combination of more than one option, so we need to know your views on each one. Please explain which option, or parts of option, you feel are the best choice and the reasons for this view. Please say whether you think the options are realistic and achievable and which one is your preferred option and why. This will help us shape the Preferred Strategy.

Question 11: *What is your preferred spatial growth option as detailed in the options above?*

Question 12: *Are there any other options we should include?*

Appendix 1: RLDP Background Papers

The list of Background Papers detailed below may be added to over the preparation period of the RLDP. The relevant Background Papers are summarised in the Topic Papers detailed in the introduction. The current list below also provides a progress report.

Background Paper		Purpose	Progress
BP1	Growth Level Options report (Housing & Employment)	This briefing paper looks at the latest national population and household projections, setting out a number of growth options. It compares them with past projections, looks at the implications of the projections for RLDP and provides a critique of the uses of projections. To be updated to conclude a Preferred Growth Level.	Complete. Available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)
BP2	Spatial Distribution Options Report	This paper sets out the general spatial distribution of development over the Plan period. This paper details the spatial options considered. To be updated to conclude a Preferred Growth Level.	Complete. Available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)
BP3	Hierarchy of Settlements and Shared Settlements.	The BP sets out the current settlement hierarchy options for the RLDP based on an assessment of every settlement character and sustainability. The Settlement Hierarchy is essential in setting the spatial distribution of growth. . To be updated once the preferred settlement strategy is known.	Complete. Available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)
BP4	Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)	The full SA report is a public document and its purpose is to show how the sustainability considerations are integrated into preparing the LDP. The SA report is also intended to allow readers of the plan an idea of how effective the LDP might be in delivering more sustainable development, and where there might be adverse impacts Where potential negative effects are identified the SA then makes recommendations for how the LDP can be modified, or controls put on development, to avoid or mitigate against these. This is part of a process where successive stages of the emerging LDP are appraised and findings fed into the next stage of plan preparation.	Stage 1 Scoping Complete. Available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018) Stage 2 SA/SEA of Issues and Option Complete Available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)
BP5	The Habitat Regulations Appraisal	There are six European Sites within the Plan Area and a further five just outside the area on which the LDP could potentially have impacts. These sites are either Special Areas of Conservation (SACs) (for the importance of their habitats) or Special Protection Areas (SPAs) (for the importance of their bird species). Essentially, an appraisal will be needed to assess all stages of the RLDP and whether it is likely to have a significant effect on a European Site and, if so, an Appropriate Assessment (AA) will need to be undertaken. The LDP cannot be adopted unless it can be ascertained, by means of the AA, that the plan will not adversely affect the integrity of the site(s).	In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)
BP6	Site Deliverability Assessment	This report details the process undertaken for assessing sites submitted for potential inclusion in the RLDP, known as 'candidate sites'. Sites have been submitted for a number of land uses and have been subject to a detailed site assessment process, the purpose of which is to identify the most suitable sites for inclusion in the LDP to meet the identified site needs for residential, employment and mixed uses.	Not started: Will be started following the consultation and assessment of candidate sites.
BP7	Housing Land Supply	This Background Paper looks at the possible and realistic sources of housing land supply over the RLDP 2018 – 2033 period. It should be read in conjunction with the other related background papers, including the Joint Housing Land Availability Study (JHLAS)	In progress. In progress. Initial draft available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)

BP8	Conwy Annual Joint Housing Land Availability Study (2018)	This is the annual Joint Housing Land Availability Study Report and provides crucial trend data relating to housing delivery and take-up. The JHLAS is a good source of data to understand the capacity of the housebuilding industry and inform growth levels.	Complete. Available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)
BP9	Local Housing Market Assessment. (LHMA)	This report considers evidence about housing need and demand in Conwy and will inform the preparation of local strategies including planning and housing policies. It should be read in conjunction with the other related background papers, including the Joint Housing Land Availability Study (JHLAS) BP5, the Affordable Housing Needs Calculation BP31 And the Affordable Housing Viability Study BP7	Complete. Available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)
BP10	Affordable Housing Viability Study	The Study will advise on the most ambitious yet achievable and viable target(s) and threshold(s) for affordable housing which fully reflect the availability of a range of finance towards affordable housing and reflects priority infrastructure needs. The study will also assess the potential options for increasing affordable housing levels via various options, which will inform later policy.	In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)
BP11	Affordable Housing Needs Calculation	<p>When the Council publishes its LDP, it must explain how the relevant policy has been formulated based on the evidence available to the Council at the time. This background paper provides evidence and justification for the policy approach in the LDP relating to the affordable housing target. This paper will be important in assessing all potential mechanism to improve affordable housing delivery, including investigating land values to assist RSLs. The affordable housing needs calculation looks at current and potential future affordable housing need, and calculates an annual estimate of how many households will require help to access affordable housing in addition to households who are already being helped.</p> <p>It is important to note that the 'bottom line' affordable housing need figure isn't simply about the requirement to build new homes – it's about households in need. As well as providing new affordable housing, there are a variety of other ways of helping these households which don't require new building – for example through placement within existing social housing stock; the provision of supported purchase schemes such as that provided through the First Steps register; the conversion or adaptation of existing stock to better meet tenants' (from stock within both the social sector and the private sector) and through financial support to rent within the private sector (housing benefit). Though some households identified as being in need of help to access affordable housing will be currently without a home, most will have accommodation, albeit in inadequate housing. This does not negate the need to provide a significantly greater number of affordable housing options (particularly as housing costs continue to rise and those with lower incomes are squeezed out of market), but suggests that methods other than building new housing for social and intermediate tenure need to be employed to meet this need. This BP will be crucial in understanding this.</p>	In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)
BP12	Houses of Multiple Occupation (HMOs)	In light of changes to the Use Classes Order related to HMOs and the need to accommodate single household accommodation, the current policy will be reviewed in light of the outcomes of this paper.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP13	Phasing Plan	Its purpose is to provide further evidence and justification for the phasing of housing and employment sites between 2018 and 2033.	Not started: Will be started following the consultation and assessment of candidate sites.

BP14	Capacity of the Housebuilding Industry	It is essential that the Council has an understanding of the capacity of the house building industry. This will allow a sound and appropriate level of housing supply to be delivered enabling the Council to tackle the issues associated with the projected population change during that period. To help gain this understanding, the Council will liaise with developers and landowners to understand capacity issues.	In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)
BP15	Gypsy and Traveller Accommodation Needs Assessment (GTANA)	Sets out that the Conwy has a current need to deliver 1 transit to accommodate 7 pitches.	Complete. Available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)
BP16	Brexit and the Rural Economy	The BP specifically investigates the potential impact of Brexit on the rural economy and farm diversification and implications on policy in the RLDP	Complete: Available for the Pre-Participation Issues & Options Consultation with key Stakeholders (Oct 2018)
BP17	Employment Land Supply	The Employment Land Supply Report is a study of all employment sites over 0.1 hectares that are considered suitable for office, industrial or warehouse development. This is a continuous exercise and is updated on an annual basis. The study monitors the take up, allocation and distribution of employment land and enables the Council to begin to determine the extent to which the employment requirements set out in the LDP can realistically be met through existing provision.	In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)
BP18	Employment Land Review (including Regional Economic Drivers)	Assesses a number of employment forecasts to determine the level of employment land required over the RLDP period. The BP also concludes the type of business-class development required. The BP has also considered the implications of the North Wales Growth Deal and Conwy Economic Strategy in terms of employment need and land requirement.	Complete. Available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)
BP19	Commercial Market Analysis	The BP considers the best locations for employment having consulted with existing employees with the County Borough. The work will assist the employment land locations and inform the growth strategy.	Complete. Available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)
BP20	Skills Needs Assessment	This BP takes on-board the outcome set in the Conwy Economic Strategy to understand the needs for higher education faculties and the potential for a new higher education campus. The conclusions of the BP will inform the need for land/policy.	In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)
BP21	Primary Holiday Accommodation Zones (HAZs)	This paper analyses the existing policies and provision for holiday accommodation in the tourism centre of Llandudno. The provision of holiday accommodation in the HAZs is reviewed in line with the established policies for holiday accommodation zones, and the survey results will inform any proposed changes to these zones in the RLDP.	In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)
BP22	Tourism Growth Strategy	Will assess the demand for tourism facilities (including adventure tourism) and accommodation throughout the County Borough. The BP will inform potential policy and land-use designations and allocations.	In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)
BP23	Llandudno Tourism Vision	Will set out the future direction for Llandudno in partnership with the sector. The Vision may result in the need to identify supporting policy and land-use allocations.	In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)

BP24	Retail Capacity Study	The study considers key retailing statistics and spending with County Borough and identifies opportunities and constraints affecting each settlement. It then provides an assessment of how best to accommodate future requirements for retail floor-space. The Retail Study also identifies a number of recommended actions for the Council to undertake concerning planning policy	Complete. Available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018), but land options will not be considered until the preferred Strategy in summer 2019.
BP25	Retail Centre Health Checks	This BP assesses the overall health of the town centres against various criteria, including vacancy levels, accessibility, etc. It will inform the retail policies and regeneration strategies for the RLDP	Complete. Available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)
BP26	Retail Hierarchy	The current LDP has a Retail Hierarchy based on sustainability criteria. The hierarchy is used in policy to ensure that major retailing is directed towards the most sustainable towns.	In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)
BP27	Primary & Secondary Retail Areas	This paper has two main purposes; to explain the rationale behind the formulation of the retail hierarchy, and to review and rationalise the existing shopping zones within the adopted local plans, proposing amendments and new boundaries where appropriate.	In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)
BP28	Open Space Assessment	This paper analyses and reviews the existing provision of open space in Conwy and will include proposed new sites in the LDP. The BP will also inform potential growth strategies due to the importance of creating healthy and active lifestyles.	In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)
BP29	Green Wedge Assessment	This report reviews the role of designated Green Barriers and Green Wedges within current development plans covering Conwy County Borough. It also sets out to identify any proposed amendments to existing Green Barriers/Wedges as a result of previous commitments or proposed housing allocations. Finally it seeks to identify any new areas in need of designation due to risk of coalescence or other landscape reason.	In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)
BP30	Allotment Site Demand and Supply Report	The purpose of this background paper is to outline the current level of allotment provision, identify those areas where there is the greatest demand for allotments and assess any potential new allotment sites	Subject to call for sites. In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)
BP31	Burial Grounds Site Demand and Supply Report	The purpose of this background paper is to outline the current level of allotment provision, identify those areas where there is the greatest demand for allotments and assess any potential new allotment sites	Subject to call for sites. In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)
BP32	Special Landscape Areas	This Background Paper (BP) provides a brief overview of processes involved in identifying the landscape character areas within the Plan Area and the reasoning and justification for the criteria set out in Policy NTE/5 of the revised deposit Plan. Special Landscape Areas were included in the Colwyn Borough Local Plan, Gwynedd Structure Plan and Unitary Development Plan with the intention of adding further weight to the protection of the undeveloped rural areas. In all of these	In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)

		plans the Character Areas covered all of the plan area outside of the defined settlement boundaries. In the future it is proposed that LANDMAP is used as a basis for landscape impact assessments	
BP33	Renewable Energy Assessment	To provide a robust Renewable Energy evidence base which will inform the RLDP production and form the baseline for future monitoring of Renewable Energy.	Complete. Although the BP will inform and be available for the Preferred Strategy consultation (Summer 2019)
BP34	Conwy Strategic Flood Consequences Assessment. (SFCA)	Flooding is a natural occurrence which is often hard to predict. It can pose a direct risk to human life and cause extensive damage to both property and infrastructure. The threat posed by climate change is likely to increase the risk of coastal and fluvial flooding due to a predicted rise in the sea-level and a more intense rainfall. Therefore the risk of flooding is a material consideration which influences both development control decisions and LDP site allocations. The aim of the SFRA is to inform the application of the sequential test to candidate development sites within the LDP. This will enable the Local Planning Authority to adopt the precautionary principle promoted in National planning guidance to direct development away from high flood risk areas.	Not started: Will be started following the consultation and assessment of candidate sites.
BP35	Flood Risk and Development Opportunities to the East of the County Borough.	Main purpose of this study is to assess the potential for development in the flood risk by promoting innovative design solutions. The paper will inform the preferred growth strategy. But ultimately will assess the potential for accommodating development in this area due to high levels of current flood risk.	In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)
BP36	Waste Management	There are many drivers for change in terms of how we manage our waste. European Directives and National Guidance, and also regional-level working is bringing about a step-change in the management of waste. The purpose of this background paper is to set the context and provide a summary of these drivers and local issues which will influence land-use policy, and form part of the evidence base to support Waste policies in the LDP. An assessment of land for suitability for waste management facilities is also included, recommending two sites in the County Borough.	In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)
BP37	Minerals	Construction projects can sterilise aggregate resources permanently, rendering them unavailable for future generations. Planning policies protect potentially valuable aggregate resources from development proposals which might sterilise them in the long-term. This background paper explains how the LDP ensures that aggregate reserves are safeguarded for future generations.	Complete. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP38	Heritage Designations	This Background Paper (BP) provides a brief overview of the statutory heritage designations that need to be factored in reviewing the LDP.	In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)
BP39	Buildings and Structures of Local Importance (BSLI)	The BP will inform the reasoning and justification for the BSLI policy which seeks to retain/retain non-listed buildings of historic/architectural interest	In progress. The BP is in progress will be available for the Preferred Strategy consultation (Summer 2019)
BP40	Active Travel Plan	Assesses the alternative mode routes (cycling, walking, etc) throughout the County Borough and identifies key gaps in the overall system.. The BP will inform the potential improvement areas, policy and the spatial distribution.	Complete. Although the BP will inform and be available for the Preferred Strategy consultation (Summer 2019)
BP41	Conwy Strategic Transport Strategy	Will set out the strategic transport interventions for the County Borough.	In progress. The BP is in progress will be available for the Preferred

			Strategy consultation (Summer 2019)
BP42	Welsh Language Impact Assessment	This background paper provides evidence and justification for the policy approach in the LDP relating to the Welsh language. It will inform the preferred growth strategy in line with TAN20	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP43	Collaborative Working with neighbouring Authorities.	This background paper details the collaboration undertaken with neighbouring Councils and local planning authorities in preparing the LDP. This includes cross boundary issues such as the economy, affordable housing and transport	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP44	Population Increase, Housing & Health/Primary Care Impact	The BP will assess the current capacity issues and understand the impacts from projected growth on Primary Care. The BP will determine whether land/obligations are required to assist growth levels.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP45	Population Increase, Housing & Education Impact	The BP will assess the current capacity issues and understand the impacts from projected growth on education. The BP will determine whether land/obligations are required to assist growth levels.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP46	Place Plans	This paper sets out the forwards approach and status of Place Plans in Conwy. Place Plans will set out the more detailed thematic or site specific guidance to supplement the policies and proposals presented in an LDP, Town and Community Councils will engage with local communities, business and the LPA to deliver Place Plans locally. Place Plans will be Supplementary Planning Guidance (SPG) to the adopted Local Development Plan and must be in conformity with it. A Place Plan where produced in accordance with the guidance will be a material consideration when deciding planning applications.	Complete. Available for the Pre-participation Issues & Options

Appendix 2: Welsh Government's Well-being of Future Generations Goals

Goal	Description of the goal
A prosperous Wales	An innovative, productive and low carbon society which recognises the limits of the global environment and therefore uses resources efficiently and proportionately (including acting on climate change); and which develops a skilled and well-educated population in an economy which generates wealth and provides employment opportunities, allowing people to take advantage of the wealth generated through securing decent work.
A resilient Wales	A nation which maintains and enhances a biodiverse natural environment with healthy functioning ecosystems that support social, economic and ecological resilience and the capacity to adapt to change (for example climate change).
A healthier Wales	A society in which people's physical and mental well-being is maximised and in which choices and behaviours that benefit future health are understood.
A more equal Wales	A society that enables people to fulfil their potential no matter what their background or circumstances (including their socio economic background and circumstances).
A Wales of cohesive communities	Attractive, viable, safe and well-connected communities.
A Wales of vibrant culture and thriving Welsh language	A society that promotes and protects culture, heritage and the Welsh language, and which encourages people to participate in the arts, and sports and recreation.
A globally responsible Wales	A nation which, when doing anything to improve the economic, social, environmental and cultural well-being of Wales, takes account of whether doing such a thing may make a positive contribution to global well-being.

Welsh Government's Key Planning Principles

5 Key Planning Principles

1. To facilitate the right development in the right place

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

2. Making best use of Resources

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

3. Facilitating Accessible and Healthy Environments

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

4. Creating & Sustaining Communities

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

5. Maximising environmental protection and limiting environmental impact

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

Welsh Government's National Sustainable Placemaking Outcomes



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Appendix 3: Longlist of Spatial Distribution Options

Growth Distribution Options - Longlist Assessment			
Growth Distribution Option	Description	Initial Assessment	Take Forward
<p>Option 1: Repeating the adopted LDP</p> <p>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.</p>	<p>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>	<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 Placemaking 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>	<p>YES</p>
<p>Option 2: Distributing Growth to all the urban centres along the A55 Corridor</p> <p>Related Settlement Hierarchy Options: 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</p>	<p>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 no rural allocations for development.</p> <p>In the rural settlements a more refined policy approach would be</p>	<p>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.</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</p>	<p>YES</p>

these settlement hierarchy options.	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.	accommodated in urban settlements to the East of the County e.g. Pensarn, Towyn & Kinmel Bay and Traffic Management Solution in Abergele	
<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>Related Settlement Hierarchy Options: More suited to Settlement Hierarchy Options 4 & 5. If this growth distribution option is chosen it</p>	<p>Directing development in line with the Wales Spatial Plan Primary Key Settlements and Key Settlements, plus Satellite Settlements, with the capacity and infrastructure to accommodate development.</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 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>	YES

<p>will likely reflect one of these options</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>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 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>Development would be distributed based on a strict interpretation of</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</p>	<p>YES</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>key road and rail transport hubs and routes</p>	<p>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>Option 7: Dispersal</p> <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</p>	<p>Distributing development evenly to all settlements irrespective of their position in the settlement hierarchy or sustainability</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 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>	<p>NO</p>
<p>Option 8: No strategy</p> <p>Related Settlement Hierarchy Options: Not applicable.</p>	<p>Development would take place in locations as and when development proposals arise.</p>	<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>	<p>NO</p>
<p>Option 9: New Settlement</p> <p>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</p>	<p>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</p>	<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>YES</p>

<p>hierarchy chosen from these options.</p>	<p>settlement into a new settlement.</p>	<p>Para 2.61 <i>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>Para 2.62 <i>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 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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