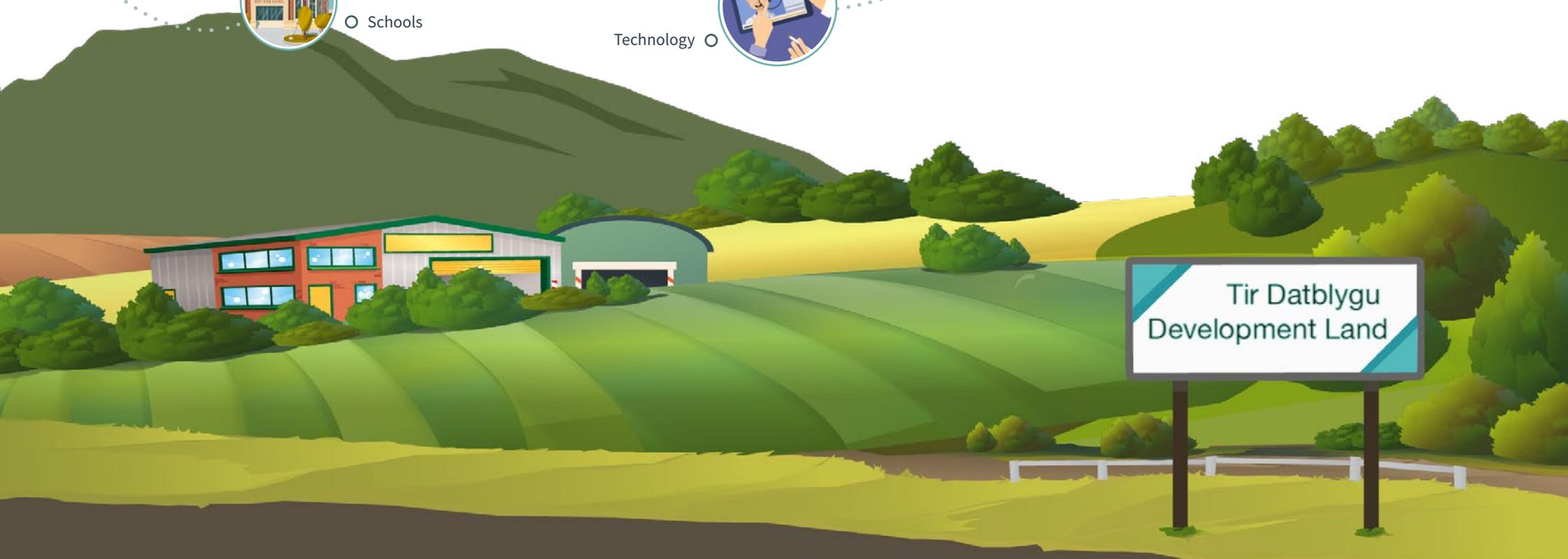
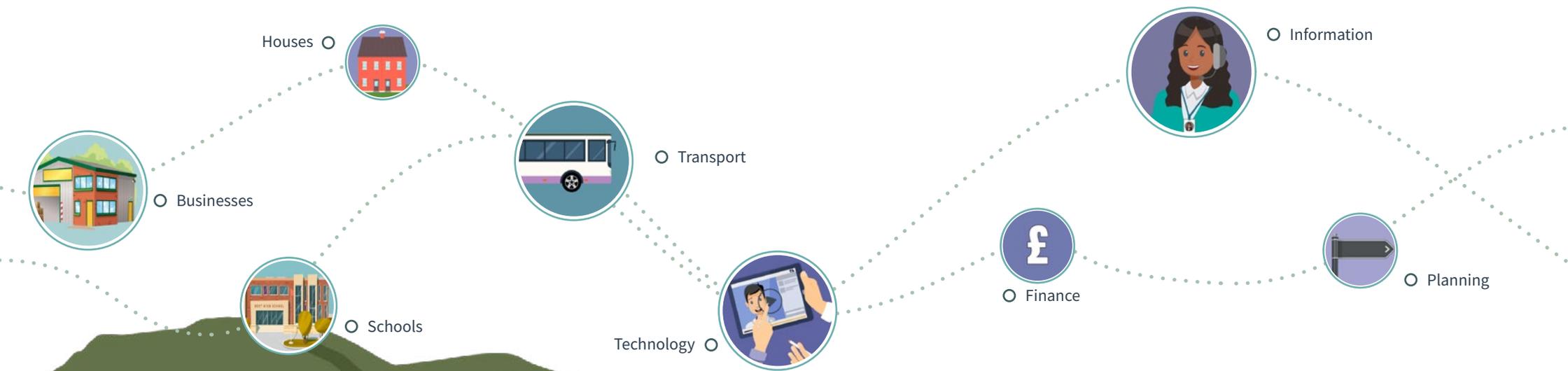


# Conwy Replacement Local Development Plan

Summary version



Tir Datblygu  
Development Land

# Introduction

Conwy is growing and developing:

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

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

Planning is important – there's a lot to think about:

- conserving and improving what we have
- understanding transport links, and movement of people and goods
- the development of land for new homes and jobs
- making the best use of our resources, facilities and services
- getting the right investment and development partners
- providing local schools, health services, and leisure opportunities for people
- protecting our natural resources, cultural heritage and the environment.

Our Local Development Plan has been in place for the last 5 years, but now we need to think about replacing it.

The new plan will help us follow new laws, include communities in planning and make it easier to work with businesses, and neighbouring counties.



**The new plan will cover the next 15 years.**

This will be the development plan for Conwy (excluding the area of Snowdonia National Park).

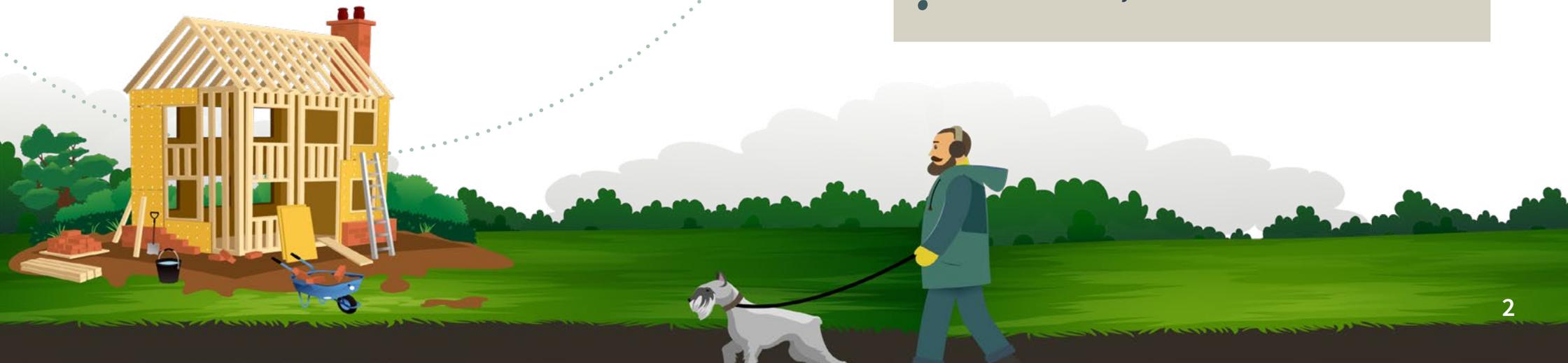
## Vision

A vision helps set out our planning goals and the steps to reach it. Our LDP vision was:

**‘By 2022, the communities of Conwy will be more sustainable, offer a higher quality of life and be supported by a more balanced age structure.’**

We've taken strong steps towards that. But society has changed, and our vision needs to change too.

**? What should Conwy look like in 2033?**



# Delivery Agreement – our timetable

Writing the new plan is a process. We have a timetable for what we want to do and when.

## We have already finished:

### Stage 1

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

### Stage 2

We set up the Delivery Agreement and timetable.

### Stage 3

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

### We're now at Stage 4

We want to know what you think about our plan so far. There are maps for how land could be used and evidence to show why.

### Stage 5

Write the preferred strategy and ask people what they think about it and its growth levels.

### Stage 6

Write the final plan and check with the public before submitting it to the Welsh Government.

### Stage 7

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

### Stage 8

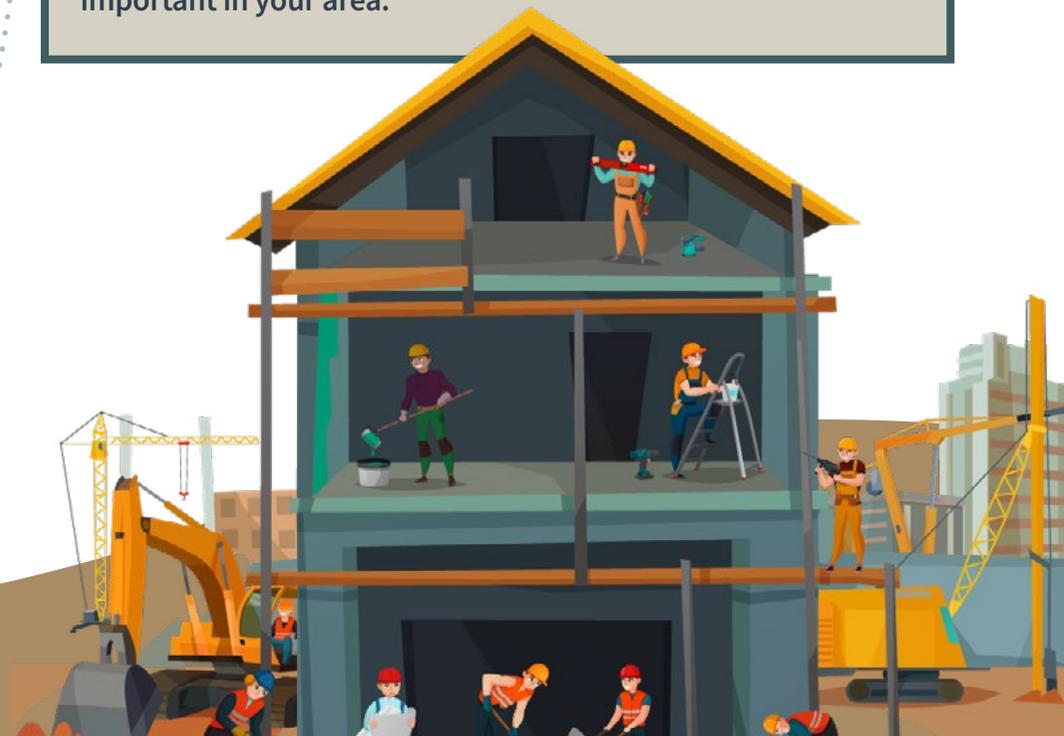
Conwy County Borough Council adopt the plan based on the Inspectors report.

## Stage 4 – Getting it right

We need to make the right decisions. So, we need to know what you think:

- Should development focus along the coast or throughout the county?
- Which towns and villages are the best places for new homes?
- How do we protect our environment so it can be enjoyed by future generations?
- How do we make best use of development land?
- How do we use statistics to predict growth over the next 15 years?
- How many new homes do we actually need?
- How many jobs will be needed?
- Do we build new business sites or expand the existing ones?

**We want you to be involved because you know what's important in your area.**



# Development options for Conwy

There are many different ways Conwy can grow in the future. But, plans need to:

- fit with the Welsh Government's plans and policies for Wales
- fit with all other Conwy Council plans and policies to improve people's lives
- help us face challenges and meet people's needs.

## Looking at areas that could grow

There are lots of towns and villages across Conwy. Some can handle more growth than others.

Before we look at developing an area, it's important to consider how sustainable it is. We look at:

- the resources it has
- the services it offers
- transport links
- its population and if there's room for growth
- the natural and physical character
- how well it would manage change.

**This was a big part of the last LDP.** It set out that towns and urban areas were most able to cope with growth and development. It also said there should be a limit on the number of new houses built around smaller villages.

These five levels categorise town and village areas by their facilities and access to services. They show the most, and least sustainable places for growth.

1

**Urban Areas** and larger towns with a minimum population of 3,000. This is mostly coastal towns along the A55.

2

**Main Villages** with at least 100 homes, a primary school, a regular bus service and services like a shop, post office or community centre. These are centres for other villages.

3

**Large Village** with at least 100 homes and regular bus service to main villages.

4

**Minor Villages** with 50-100 homes and one or more community facilities.

5

**Hamlets** with 20-50 homes but with no public transport which makes growth difficult.



This plan is an opportunity to look at these levels again. It might be that some places have developed new networks and are more sustainable than we first thought. We could:

**1** Keep these five levels and follow them again.

**2** Keep these five levels but look at other areas too. Some areas might be more sustainable than 5 years ago and have more growth opportunities.

**3** Keep these five levels, look at other areas and check transport links. Good links to a town could mean new areas could be included for growth.

**4** We start again and look at other plans including the Wales Spatial Plan (WSP).



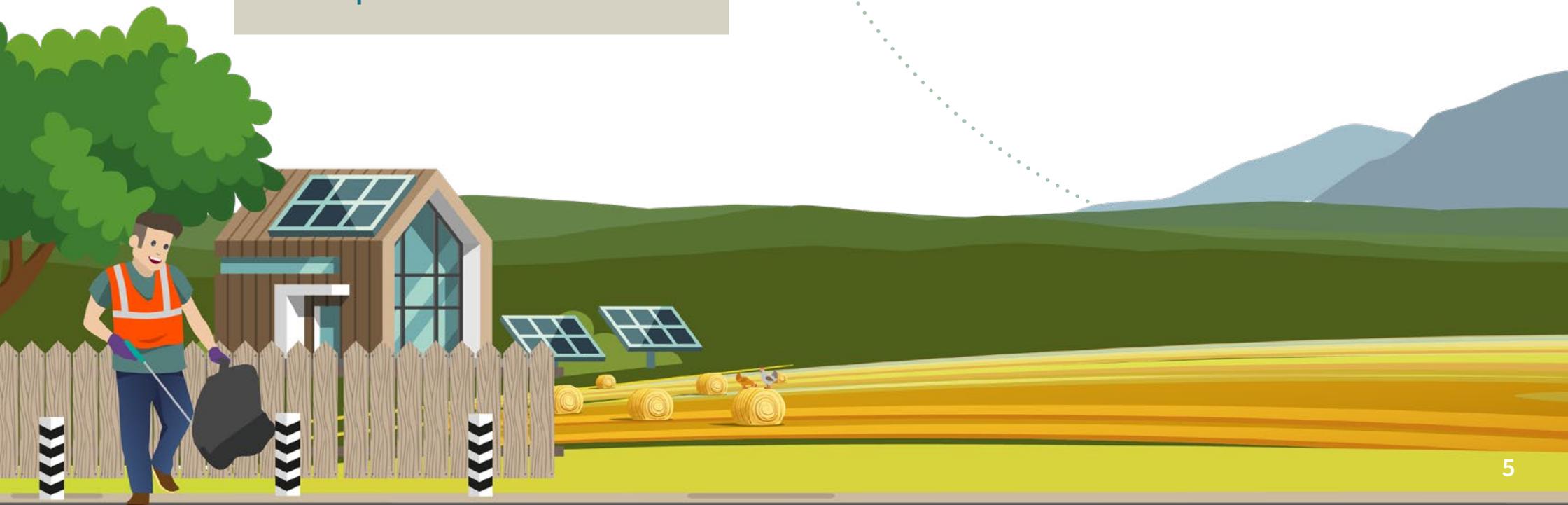
**5** Revise these five levels with the WSP and look at other smaller rural areas to see if they have links to towns.

➤ What should we include in our new plan?

The Welsh Government's **Wales Spatial Plan (WSP)** looked at areas across Wales to decide where growth would benefit people the most.

In Conwy it pointed out areas for growth as:

- Llandudno, Llandudno Junction, Colwyn Bay and Conwy forming the main urban hubs.
- Llanrwst as the centre service point for rural areas.



# Looking at how much to grow

Before we decide how many homes to build we need to look at the evidence and future forecasts. These focus on:

- **migration and population forecasts** of people moving into the area
- **employment forecasts** led by business and economic growth in the area
- **housing forecasts** based on our affordable housing requirements
- the **Welsh Government forecasts**.

Together, these suggest we need between 1,800 and 17,300 new homes and up to 3500 new jobs by 2033.

There are 6 options to choose from:

Looking at population led growth			Looking at employment led growth		Looking at housing led growth
<b>Option 1</b>	<b>Option 2</b>	<b>Option 3</b>	<b>Option 4</b>	<b>Option 5</b>	<b>Option 6</b>
<b>1,800 homes</b> by 2033 (120 a Year).	<b>4,050 homes</b> by 2033. (270 a Year). Approximately 810 new affordable homes.	<b>4,950 homes</b> by 2033 (330 a Year). Approximately 1000 new affordable homes.	<b>1,850 new jobs</b> by 2033 (120 a Year).	<b>3,500 new jobs</b> by 2033 (233 a Year)	<b>17,300 homes</b> by 2033 (1,150 a Year). Approximately 3460 new affordable homes.
This doesn't deliver jobs or affordable housing.	This could result in <b>750 new jobs</b> .	This could result in <b>1,450 new jobs</b> .	This could need <b>5,250 homes</b> , approximately 1,050 new affordable homes.	This could need <b>7,150 homes</b> , approximately 1,450 new affordable homes.	This could result in <b>jobs growth</b> .

➤ **What should we include in our new plan?**



# Looking at where to grow

New homes and businesses take space and like other counties, Conwy has limited development space. It's important we make the best use of what we have. We need to look at our space options. We could choose to:

## 1. Keep following the LDP and build around large urban towns and larger villages.

This would mean growth would be spread out.

This wouldn't focus on the most sustainable areas for future growth.



## 2. Focus new development in towns in Conwy along the A55.

These would have the best range of facilities, services and infrastructure.

These would have a possibility for future growth. But there may be issues with flooding and highway development.

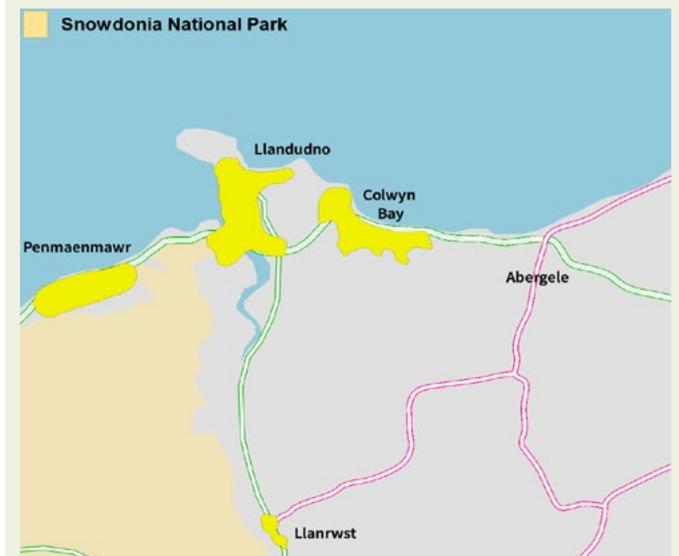
Other areas would miss out on development and growth.



## 3. Use the Wales Spatial Plan as a focus for growth.

This links to employment opportunities and economic growth goals. It would mean we'd build housing around these areas for growth.

But, this doesn't recognise other opportunities. It could mean we focus our plans too tightly.



#### 4 Focus growth using the Wales Spatial Plan but include Satellite Settlements.

**Satellite Settlements** are smaller towns near but separate from larger town areas.

This option includes the main areas from the WSP. It adds in villages with the most infrastructure, services, facilities and potential land available.



#### 5. Focus growth around key road and rail routes.

This is similar to the Wales Spatial Plan – focussing on key towns along key transport routes. But it would consider all of the county.

This could bring too much growth to rural villages that can't sustain it. The railway network could struggle as need increases in some areas.



#### 6 Focus growth in a new area and build a new town.

Develop a new town close to an established area where there are services, good transport links and infrastructure already in place.

This would take a lot of development land and increase traffic. We need to think carefully about where a new town could be so we haven't shown this on a map yet.

What should we include in our new plan?



# Thanks for reading this

We want the right plan for our county.

Following this consultation, we'll start work on the new plan.

We will be asking for your views again.

Please send your views to:

 [cdll-ldp@conwy.gov.uk](mailto:cdll-ldp@conwy.gov.uk)

 **Strategic Planning Policy**  
**PO Box 1**  
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Find out more: [www.conwy.gov.uk/rldp](http://www.conwy.gov.uk/rldp)

