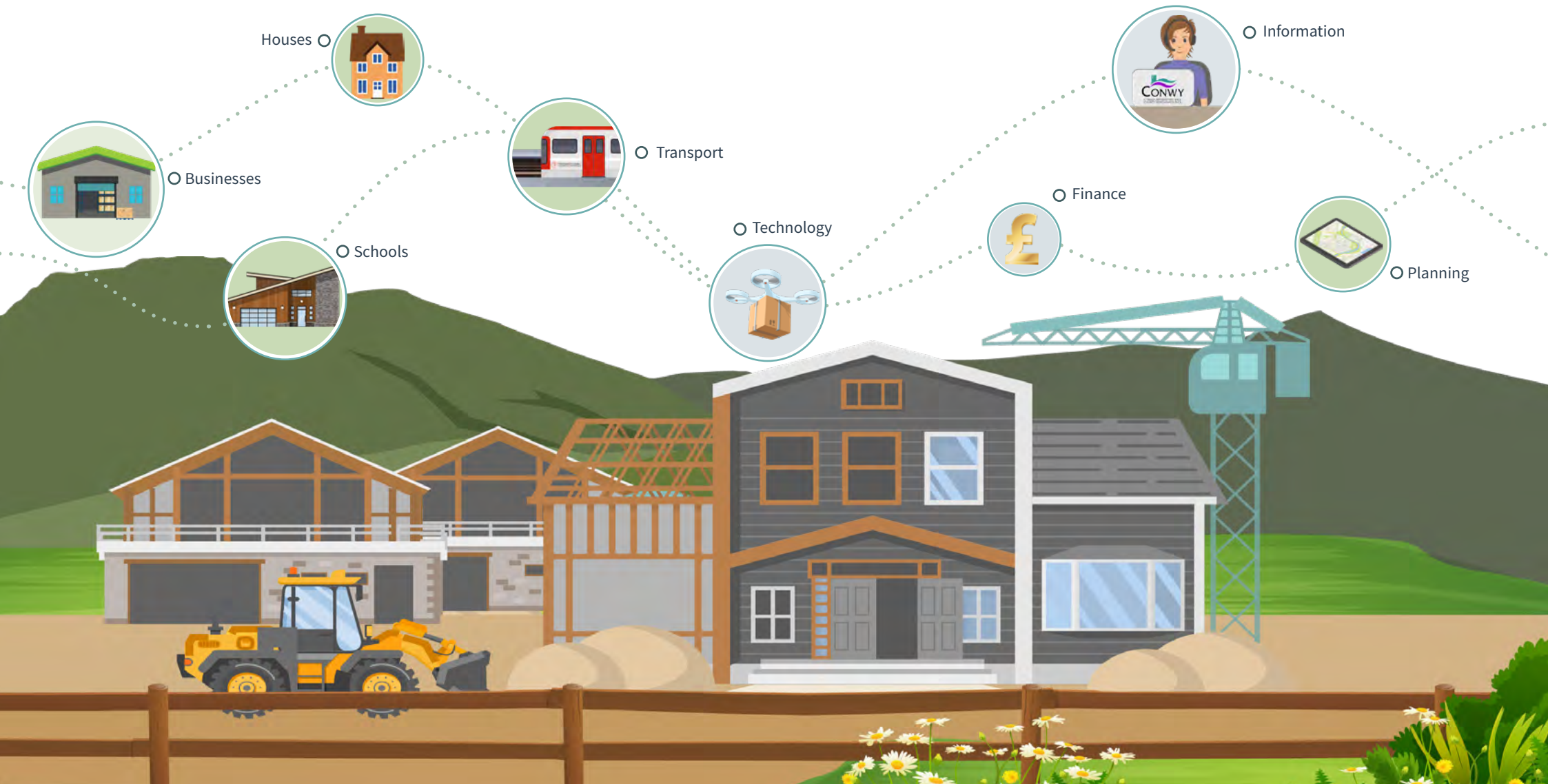


Replacement Local Development Plan

Summary of the preferred strategy – stage 5.



Introduction

Conwy is growing and developing:

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

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

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

We have listened to people across Conwy and written this preferred strategy for consultation.



Timetable

Stage 1

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

Stage 2

We set up the Delivery Agreement and timetable.

Stage 3

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

Stage 4

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

Stage 5

We've written this **preferred strategy**.

We want to know what you think of our plans and its growth levels.



Does this strategy:

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

Stage 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 inspector's report.



Vision

By 2033, we will see:

A Conwy with more opportunities to live, work and visit.		A Conwy that offers a good quality of life for everyone.		A Conwy where the Welsh language is thriving.		A Conwy where older people are active and healthy.	
	A Conwy where young people have better opportunities.		A Conwy with well-designed housing based on local needs.		A Conwy where placemaking has created healthy, vibrant places.		A Conwy engaged in the North Wales Growth Deal.
A Conwy with employment hubs, built around transport links.		A Conwy with prosperous towns and villages.		A Conwy with a strong, viable rural economy.		A Conwy where travel and investment in infrastructure are sustainable.	
	A Conwy that tackles the causes and effects of climate change.		A Conwy that protects and enjoys our cultural heritage.		A Conwy where nature supports our wellbeing and wildlife.		A Conwy with an all year-round tourism economy.



About the plan

To help us create this plan we:

- held events around Conwy
- listened to communities, businesses and developers
- discussed the challenges
- asked for suggestions
- looked at the options
- have written 47 background papers and 12 topic papers of evidence
- considered feedback and responses

This plan supports and encourages placemaking as an important part of the journey.

Placemaking is about involving everyone in planning to make the best use of places.

Because when you live in a place you know:

- what people need
- what's worked in the past
- and what hasn't



Objectives

Sustainable Placemaking in Conwy

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

Objective 1

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

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

This can be done through placemaking and regeneration.

Healthy and Social Places in Conwy

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

Objective 2

To promote employment and housing growth:

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

Objective 3

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

Objective 4

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

Objective 5

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

Objective 6

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



Prosperous Places in Conwy

This plan helps bring employment and economic development.

Objective 7

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

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

Objective 8

To encourage sustainable tourism

Objective 9

To support rural communities so they are sustainable and vibrant.

Objective 10

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

Objective 11

To contribute to the start up of the circular economy by:

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

Natural and Cultural Places in Conwy

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

Objective 12

To protect and enhance our natural and cultural heritage assets.

Objective 13

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

Objective 14

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

Objective 15

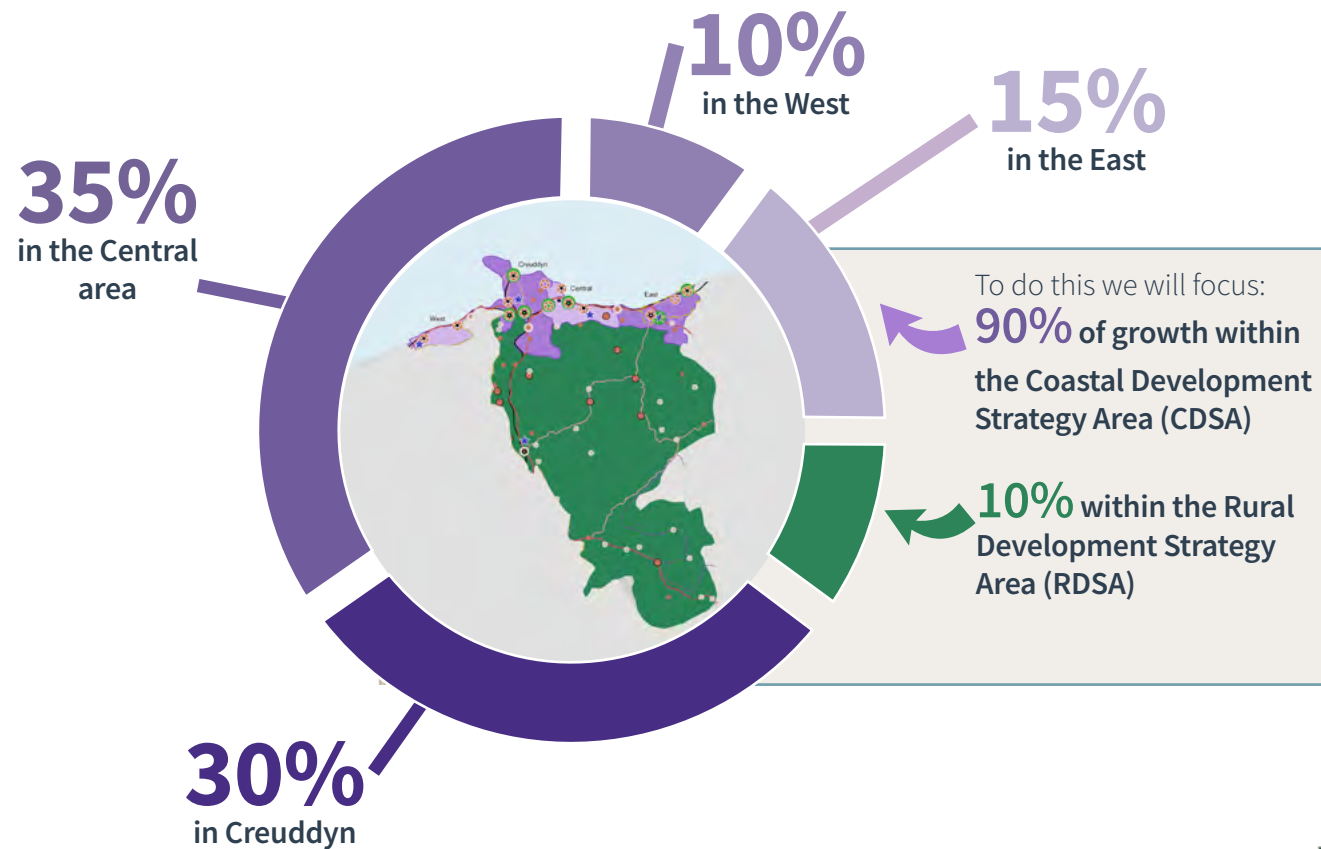
To reduce air and noise pollution.



Developing in the right places

This plan isn't just about housing, it considers:

- economic growth – employment and business growth
- provision of services – education, schools, health services
- provisions of infrastructure – road, public transport, cycle and walking routes
- protection of green spaces, heritage and culture – woodlands, parks and rural communities

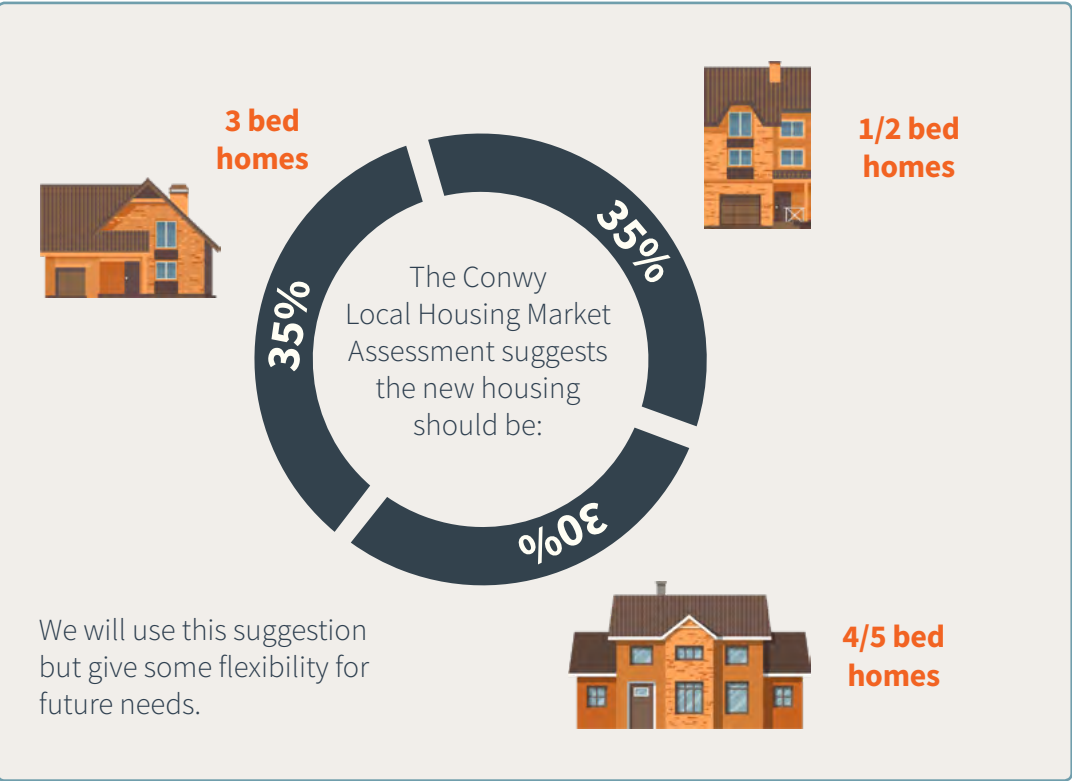


New Growth

Housing growth

This plan will add **4,300** new homes including **1,800** affordable homes. This is **290 homes** each year to 2033.

These homes will support rural and urban needs.

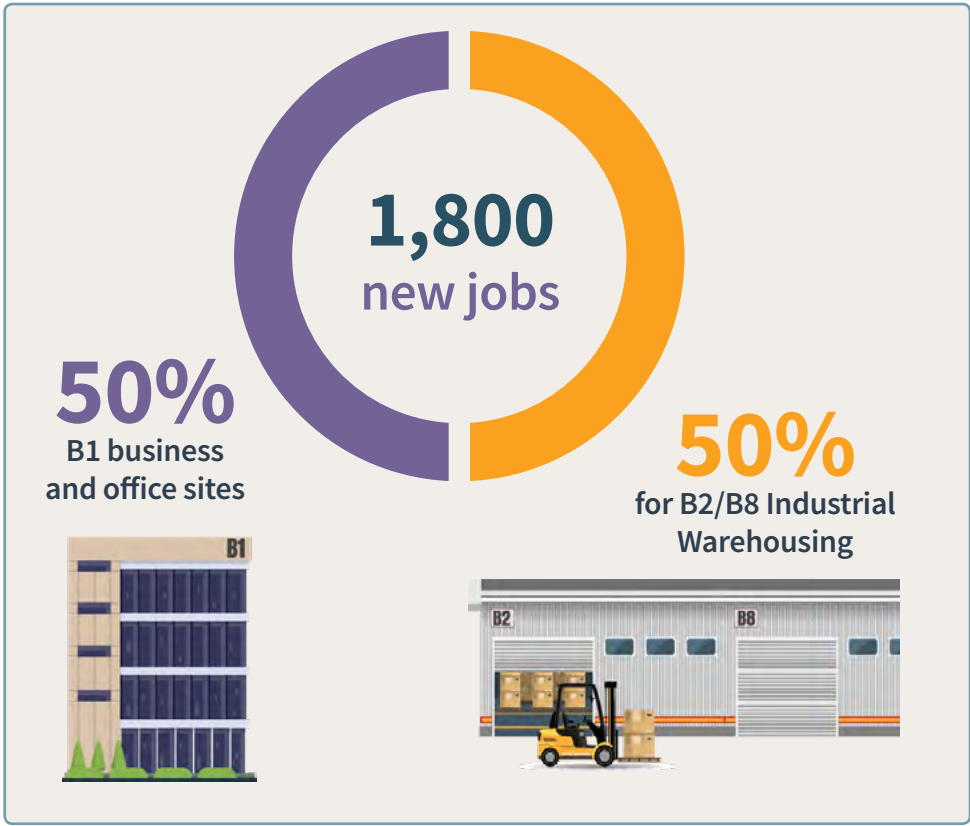


Jobs growth

This plan aims to add **1,800** new jobs.

It will need **12 – 14 hectares of land** – that’s based on the growth and job creation goals in the North Wales Growth Deal.

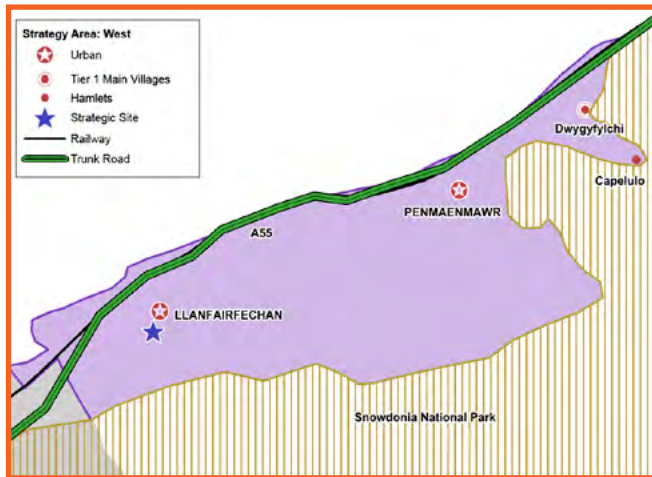
The new plan includes using land to accommodate



The housing growth and jobs growth will happen over the next 15 years. The first stage for each of the five strategic areas are set out below.

Coastal Development Strategy Area (CDSA)

West



10% of this plan's housing growth will be in this area.



0% of this plan's land for job growth will be in this area.

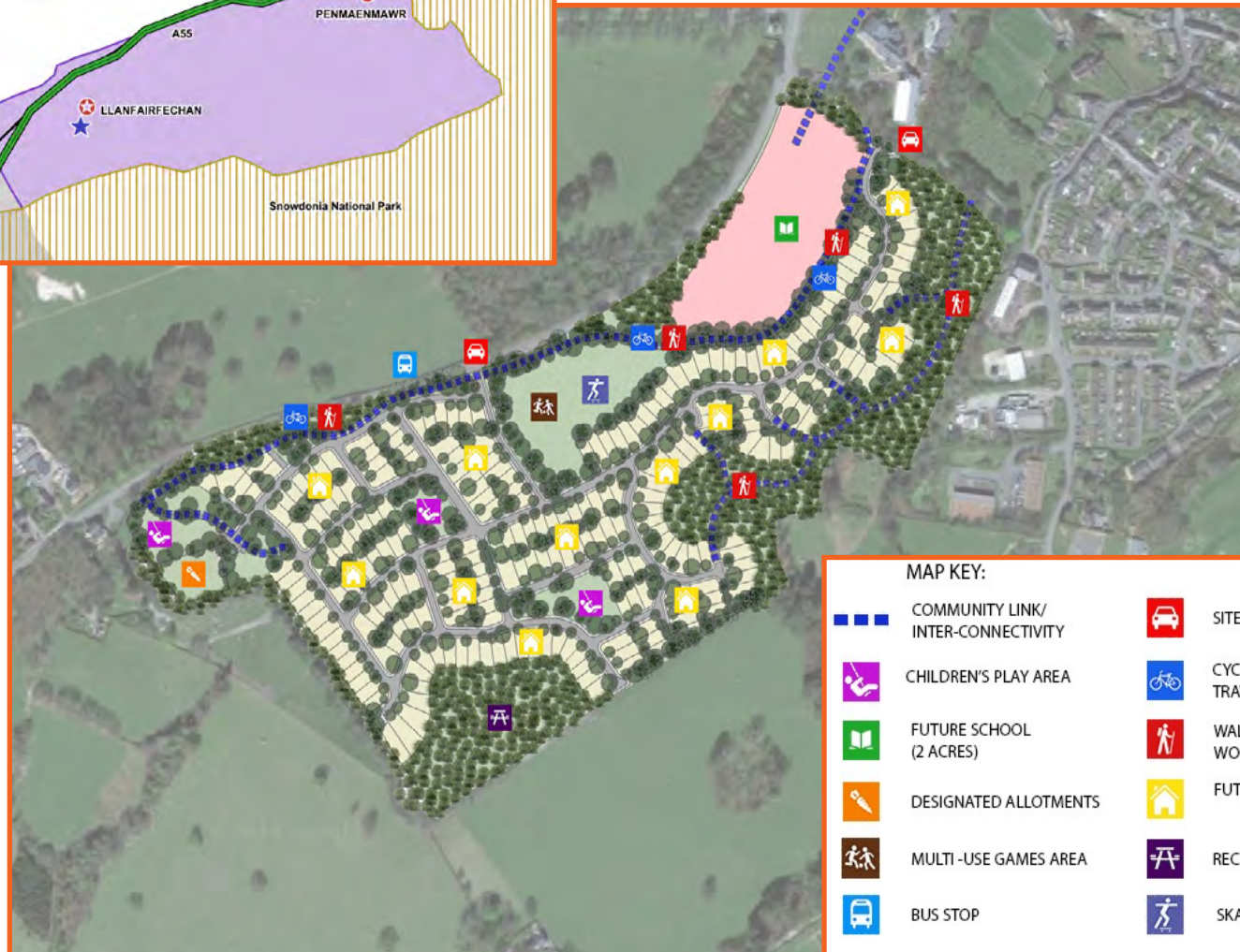
The plan focuses growth in **Llanfairfechan**:

- around **400** new homes (including affordable housing)
- a new primary school
- new recreational spaces
- allotments
- improvements to pedestrian routes, to reduce traffic in residential areas
- improvement for active travel, cycling and public transport links

This site will be phased in from 2021–2029

Although there are good transport links and facilities in **Penmaenmawr**, the shape and features of the land available there means housing growth will happen in **Llanfairfechan**.

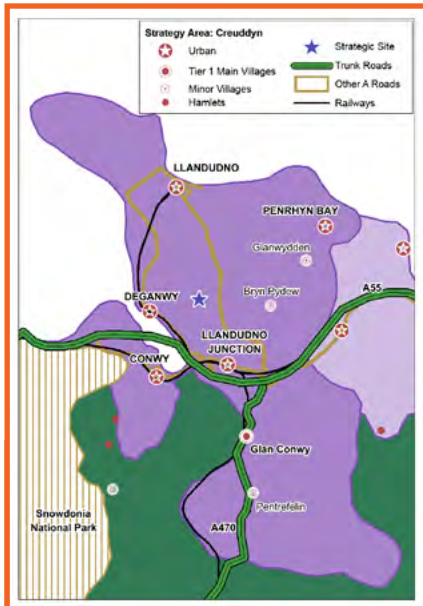
Dwygyfylchi and **Capelulo** have good transport links but the level of growth will reflect their size, facilities and services.



MAP KEY:

	COMMUNITY LINK/ INTER-CONNECTIVITY		SITE ENTRANCE
	CHILDREN'S PLAY AREA		CYCLE ROUTE/ ACTIVE TRAVEL WALES
	FUTURE SCHOOL (2 ACRES)		WALKING ROUTE/ WOODLAND PARK WAY
	DESIGNATED ALLOTMENTS		FUTURE HOUSING
	MULTI-USE GAMES AREA		RECREATION AREA
	BUS STOP		SKATE PARK

Creuddyn



30% of this plan's housing growth will be in this area.



30% of this plan's land for job growth will be in this area.

The plan focuses growth in **Llanrhos**:

- around **250** new homes (including affordable housing)
- 1 hectare of B1 (land for offices) to promote employment clusters
- a new primary school,
- allotments and recreation spaces
- improved public transport and active travel links

This site will be phased in from 2024–2031.

Llandudno Town Centre will be protected and improved. Due to changes in the way people shop, there won't be any more growth of retail areas.

Llandudno Junction is an economic hub. It will be supported by regeneration and improvements to the area.

Conwy will have limited housing and employment growth due to its environmental and historic status. There will be a balanced approach to make sure we meet community needs and grow tourism.

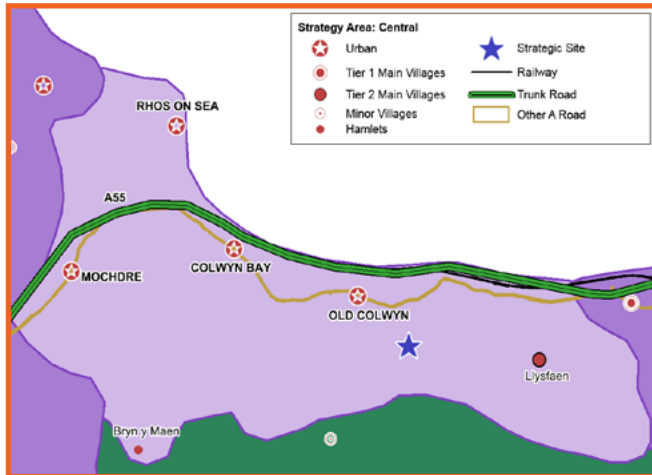
Glan Conwy will have limited growth due to the land available and environmental issues.



MAP KEY:

	COMMUNITY LINK/ INTER-CONNECTIVITY		SITE ENTRANCE
	CHILDREN'S PLAY AREA		CYCLE ROUTE/ ACTIVE TRAVEL WALES
	FUTURE SCHOOL (2.2 ACRES)		WALKING ROUTE/ WOODLAND PARK WAY
	DESIGNATED ALLOTMENTS		FUTURE HOUSING
	MULTI -USE GAMES AREA		RECREATION AREA
	EXISTING AND MAINTAINED VIEW OF DEGANWY CASTEL		DESIGNATED COMMERCIAL LAND
	BUS STOP		SKATE PARK

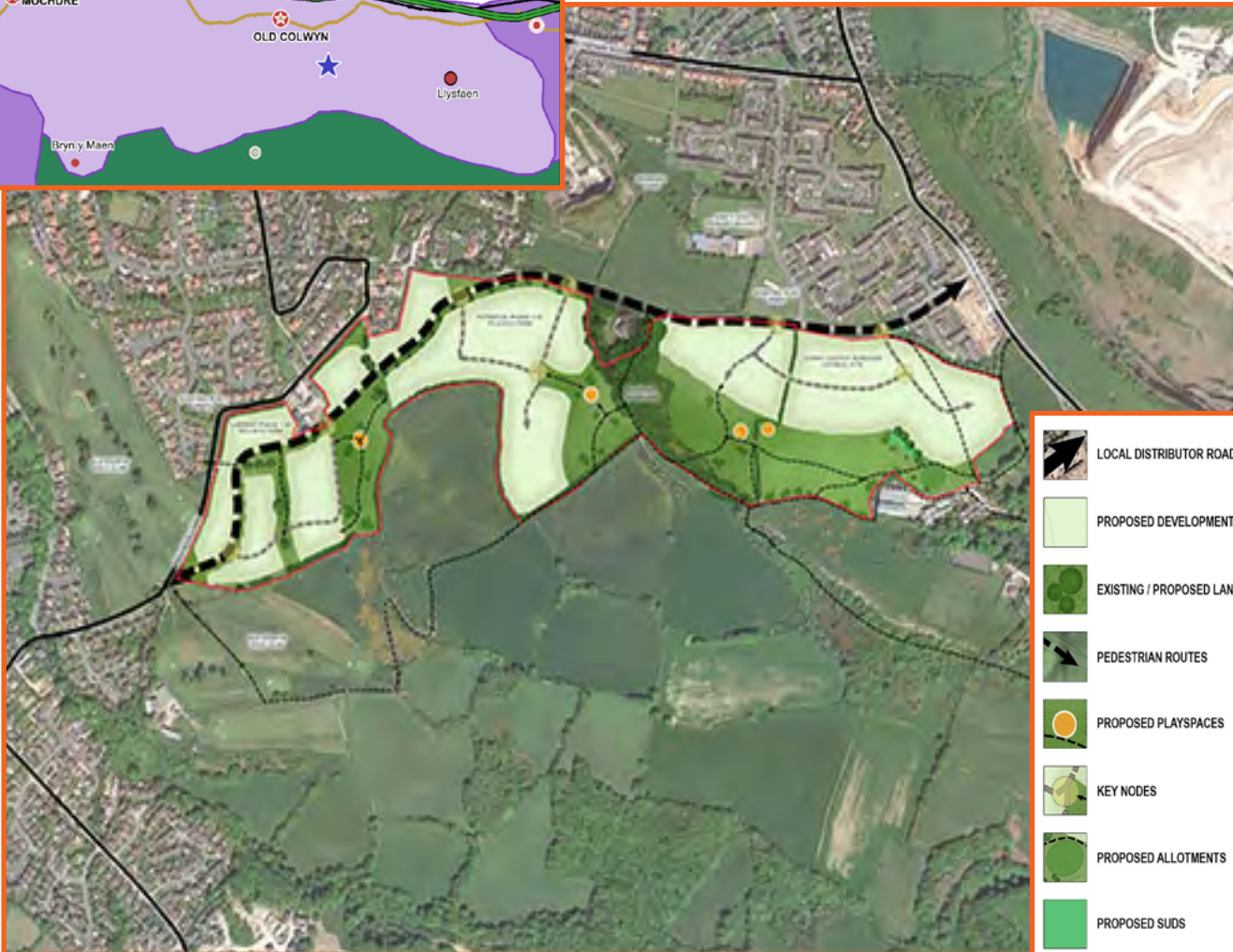
Central



35% of this plan's housing growth will be in this area.



10% of this plan's land for job growth will be in this area.



The plan focuses growth in **Old Colwyn**:

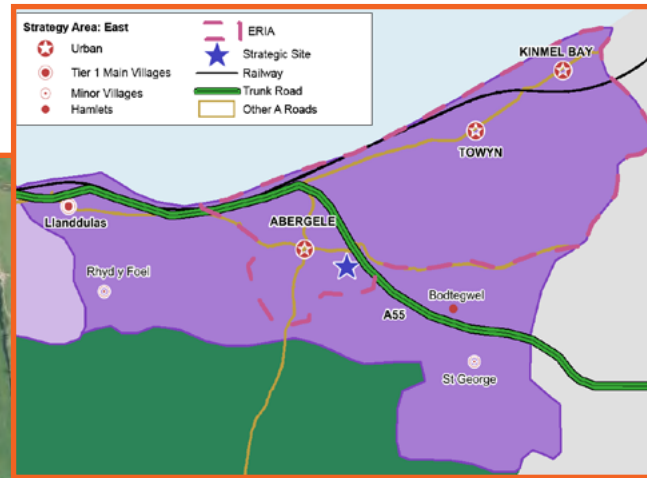
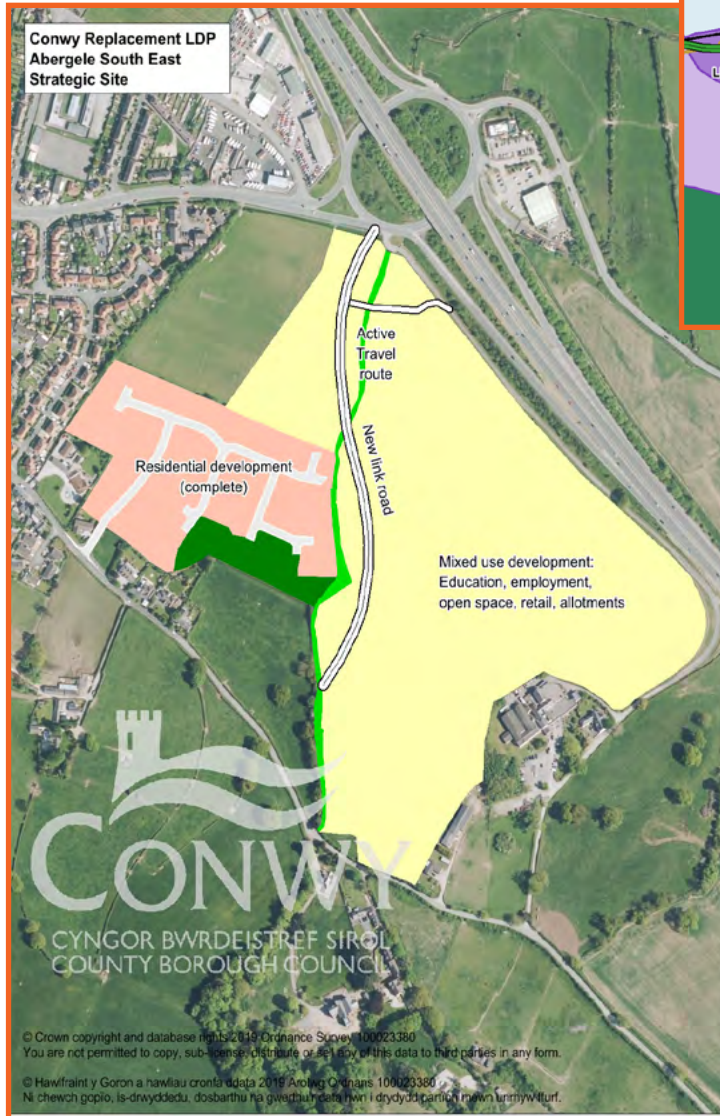
- around **450** new homes (including affordable housing)
- new recreational spaces

This will happen in stages and be supported by:

- improvements to the highway
- improved public transport service and active travel linkages.
- improvements to the nearby primary and secondary schools
- a new doctor's surgery

This site will be phased in from 2024–2033.

Colwyn Bay supports the surrounding area. It will continue to get investment and improvements to the town centre and beach area.



The plan focuses growth in **Abergele South East**:

- land used for mixed-use employment
- recreation space
- a new school
- retail shops

This site will be phased in from 2021–2027.

Abergele and **Pensarn** town centres will be improved.

Pensarn, Towyn and **Kinmel Bay** are flood risk areas so no new housing is planned there.

Llanddulas housing growth will reflect local needs.



15% of this plan's housing growth will be in this area.



50% of this plan's land for job growth will be in this area.

Rural Development Strategy Area (RDSA)



10% of this plan's housing growth will be in this area.



10% of this plan's land for job growth will be in this area.



The focus in this area is on local growth and diversification.

The plan focuses growth in **Llanrwst**:

- around **200** new homes (including affordable housing)
- new recreational spaces
- allotments
- use empty employment land at the Ty Gwyn Industrial Site

This site will be phased in from 2021–2026.

Along the edge of the Llanrwst boundary we will consider developments to support employment and for up to 20 affordable homes.

Local growth and diversification will be promoted in the remaining rural settlements.


Next steps

The full plan is available here: conwy.gov.uk/rldp

If you want to get involved, there will be drop-in events in your area.

Go to: conwy.gov.uk/spps/consultations to have your say or explore the data.

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