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Survey

Foreword

I am proud to introduce the Conwy Council Replacement Local Development Plan (RLDP) - Preferred Strategy 2018-2033.

The message is clear in this Plan. Together, we want to contribute positively to sustainable development by improving the economic, social, environmental and cultural well-being of Conwy by 2033. The RLDP Preferred Strategy sets out the development framework to determine planning applications, manage the use and development of land and ultimately seeks to create sustainable places within Conwy.

The Plan embraces sustainable development and the concept of placemaking and embeds the spirit of the Well-being of Future Generations Act in order to take positive steps to creating sustainable places, social inclusion and improved Well-being for all in Conwy. It puts in place a new Vision, Objectives, Spatial Strategy and Strategic Polices to meet future growth, promote prosperity, health and protect our wonderful historic and natural assets.

Over the last year I have been involved in a range of engagements with communities, councillors and stakeholders. At these events we have discussed the important topics and challenges facing Conwy now and in the future, and I have listened to a variety of views on how we can tackle these issues. Conwy faces some difficult challenges, but I'm confident that the Preferred Strategy sets the framework going forward to tackle these issues and promote sustainable places in Conwy.

Cllr Charlie McCoubrey - Portfolio Holder for Housing and Regulatory

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Executive Summary

Conwy are now preparing a Replacement Local Development Plan (RLDP) to cover the period 2018 - 2033. Together, we want to contribute positively to sustainable development by improving the economic, social, environmental and cultural well-being of Conwy by 2033 and ultimately **'Creating Greater Opportunities to Live, Work and Visit'**

This will be achieved by preparing a focussed, succinct and relevant Replacement Local Development Plan (RLDP) which embraces the sustainable development principles and the concept of placemaking. By taking such action it will ensure that the RLDP embeds the spirit of the Well-being of Future Generations Act and seeks to take positive steps to creating sustainable places, social inclusion and improved Well-being for all in Conwy.

The Preferred Strategy is the first statutory stage in preparing the RLDP. It sets out the broad approach that the RLDP intends to take in order to ensure that development in Conwy is sustainable. The Preferred Strategy (PS) is supported by four supporting sections designed to contribute individually to placemaking and sustainable development in Conwy:

Placemaking in Conwy

Informed by the Key Planning Principles and the National Sustainable Placemaking Outcomes in Wales, the concept of placemaking will be a key element of the Conwy Preferred Strategy in delivering the goals of Well-being of Future Generations Act and in driving Conwy's planmaking and development management decisions to create sustainable places. Placemaking in Conwy will ensure that a holistic approach to the planning and design of development and spaces results in positive outcomes in urban and rural areas. It will draw on Conwy's potential to create high quality development and public spaces that promote people's prosperity, health, happiness, and well-being.

Sustainable Placemaking

The preferred Strategy is formulated having had consideration of the strategic placemaking issues impacting on Conwy. This section of the PS focuses on those strategic polices that will have the greatest impact on the type of development which is ultimately delivered and its contribution to sustainable development and the environmental, social, cultural and economic well-being of Conwy. This section promotes integrated polices that should not be considered in isolation during the development process. This includes considering the design of a development and its impacts upon everyday lives as well as thinking holistically about where people might live and work and which areas should be protected. This section provides the strategic and locally distinctive placemaking vision for delivering sustainable placemaking, which is supported by strategic polices on Sustainable Placemaking Principles, Levels of Housing Growth, Levels of Jobs Growth, Growth Distribution and Hierarchy of Settlements, Placemaking and Good Design, Promoting Healthier Places, The Welsh Language, Sustainable Management of Natural Resources, Placemaking in Rural Areas, Place Plans, Strategic Sites, Infrastructure and New Development and Managing Settlement Form.

Prosperous Places in Conwy

The Preferred Strategy promotes a prosperous economy in Conwy by providing well-connected employment and economic development in sustainable and accessible locations. These places will be designed and located to promote healthy lifestyles and tackle climate change by making them accessible by walking and cycling, linked by public

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transport and by using renewable and low carbon energy sources. This section sets the strategic direction for **Economic Development**, **Tourism, The Rural Economy**, **Transportation Infrastructure**, **Telecommunications, Energy and Minerals & Waste**.

Healthy & Social Places in Conwy

Social Places in Conwy will be contributed to by providing wellconnected cohesive communities for all sectors of society. This will be achieved by allowing everyone to have a good quality of life by living in strong and safe communities, promoting inclusive developments and by improving access to key services and recreation facilities. The Preferred Strategy approach will support people to adopt healthy lifestyles, secure socially inclusive development and more cohesive communities. This section sets the strategic direction for **Transport**, **Housing**, **Retail & Commercial Centres**, **Community Facilities and Recreational Spaces**.

Natural and Cultural Places in Conwy

Natural and Cultural Places in Conwy are those which value the quality of Conwy's landscapes and historic environment, future proof economic assets both in response to the challenges presented by climate change and in promoting low carbon solutions, protecting landscapes and habitats, enabling opportunities for connecting with the natural environment and encouraging healthier lifestyles with the benefit of improving physical and mental well-being, elements of which are encouraged in the Conwy & Denbighshire Well-being Plan. This section sets the strategic direction for Landscape, Coastal Areas, Historic Environment, Culturally Led Regeneration, Green Infrastructure, Biodiversity, Water, Air, Soundscape & Light and Flooding.

Together these four strategic subject areas develop the approach in contributing positively to prosperity for all in Conwy. This will be realised

initially via a proposed **Vision**, **Objectives and Growth Strategy** within this Preferred Strategy.

Vison and Objectives

The Preferred Strategy sets out for consultation the issues identified as being critical for Conwy up until 2033. In response to these it proposes a **Vision** of the type of place we would like Conwy to be in 2033 and the **Objectives** to make this happen.

Spatial Strategy

The Council must consider and assess a number of realistic options for the spatial distribution of development across the Plan Area. Having considered these options, the Preferred Strategy identifies the level of new **growth** that is needed by 2033 and the **spatial distribution** of the growth through the identification of key sustainable places, strategic sites and vital infrastructure requirements.

New Growth 2018 - 2033

The new growth proposed in this Conwy Preferred Strategy is the result of evidencing and balancing a number of key factors. It is the outcome of understanding how the population and households will change up to 2033, together with planning for the new employment, housing and related infrastructure that is required as a result of local and regional economic drivers and affordable housing need. It also reflects the capacity of the development industry and other strategic objectives that the RLDP needs to tackle. In balancing these key growth factors the Conwy Preferred Strategy proposes to accommodate up to **1,800 new jobs and 4,300 homes** by 2033. It also sets out an ambitious plan to deliver the needs of **1,800 affordable homes** over the Plan Period **comprising approximately 1000 new affordable homes from new build and a further 800 from policy mechanisms and Council initiatives**

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Spatial Distribution of Growth

An essential component in creating sustainable places in Conwy is where development is to be located. This Preferred Strategy provides the basis for locating growth and identifies key development strategy areas and strategic sites for new development, supported by the required community and utility infrastructure up to 2033. Having identified and understood the needs of existing urban and rural areas and their key attributes, the Preferred Strategy proposes to focus growth within the two strategic areas, the **Coastal Development Strategy Area (CDSA)** and the **Rural Development Strategy Area (RDSA)**.

Coastal Development Strategy Area (CDSA)

Conwy's population primarily falls within the urban coastal corridor along the strategic transport routes of the A55 dual carriageway and railway line. These urban locations offer the best opportunity to locate growth, meet community's needs, promote active travel, healthier communities, combat climate change and ultimately conform to the Key Planning Principles and the National Sustainable Placemaking Outcomes in Wales However, these areas also experience community and infrastructure capacity issues (e.g. schools, doctor's surgeries and utilities supply), which are planned for in this Preferred Strategy to ensure sustainable communities are created.

Some urban areas, such as Abergele, Pensarn, Towyn and Kinmel Bay also suffer from major constraints, such as flood risk and highways infrastructure, which impacts on their ability to accommodate growth and regenerate. This Preferred Strategy promotes an Eastern Regeneration and Investment Area (ERIA) as part of the Preferred Strategy to avoid further decline in these vulnerable areas and ensure that the plan contributes to the creation of resilient communities. Having considered these key urban issues, the majority of growth is focused in the more sustainable accessible urban towns within the Central, Creuddyn and Western areas of the CDSA.

Rural Development Strategy Area (RDSA).

Conwy's countryside is a dynamic and multi-purpose resource. In line with sustainable development and the national planning principles and in contributing towards placemaking outcomes, it must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. The need to conserve these attributes will be balanced against the economic, social and recreational needs of local communities and visitors.

For most rural areas in the Conwy RDSA the opportunities for reducing car use and increasing walking, cycling and use of public transport are more limited than in CDSA. The Preferred Strategy therefore focuses limited growth to those rural settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. As such the majority of rural growth is focused in the Key Service Centre of Llanrwst, which is a settlement that supports the wider rural communities in terms of employment, retailing and education. To ensure that the wider rural communities have the opportunities to sustain themselves, a more flexible approach to development is promoted where it safeguards community identity and meets local needs.

Strategic Sites

7

Prior to this Preferred Strategy, the Council undertook a 'call for candidate sites' exercise, enabling all parties to submit potential sites for inclusion in the RLDP. The Council must prepare a Candidate Site Register and publish this alongside this Preferred Strategy consultation. The candidate site register is a living document which can be updated until RLDP Deposit planned for early 2020.

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This Preferred Strategy identifies those Strategic Sites key to delivering the overall strategy, including supporting viability assessments and concept drawings. A Strategic Site is classed as being 6 hectares (60,000 sqm) or more, which could include a specific use or a mix of uses. Strategic Sites will be supported by a placemaking vision and schematic frameworks, design principles and infrastructure requirements.

In reflecting their contribution to the future growth requirements for Conwy and as key components of the North Wales Growth Deal, five Strategic Sites have been identified as making an important contribution to the overall provision for growth during the Plan period.



2.1 Introduction

Conwy adopted its Local Development Plan (LDP) in 2013 which is due to expire in 2021. There is therefore a need to develop a Replacement LDP (RLDP) which will provide a framework for development in Conwy (excluding Snowdonia National Park) for the period from 2018 up until 2033. The current LDP will remain in force until the RLDP is adopted, anticipated to be in 2021.

2.2 Evidence suggests that Conwy will grow in population over the next 15 years. Together with the need to increase affordable housing and contribute to the economic aspirations of the North Wales Growth Deal, we need to work collectively and plan for new homes, jobs, community facilities and infrastructure to support this growth. It is important that growth is properly planned to ensure that it benefits communities and delivers sustainable development. Areas of Conwy are also in need of improvement and regeneration to promote resilience, whilst other areas require safeguarding to encourage healthy lifestyles and sustainable tourism. The RLDP will embrace the sustainable principles and concept of placemaking to deliver this growth in a sustainable manner and meet our wellbeing duties under the Well-Being of Future Generations Act 2015.

2.3 The Preferred Strategy

The Preferred Strategy is the result of early engagement with key stakeholders, identification of the key issues, and through applying a frontloading approach to plan preparation. It sets out the Council's Vision, Strategic Objectives, Spatial Strategy and Strategic Policies to guide the chosen level of future development and growth in Conwy up to 2033. The Preferred Strategy also includes Strategic Sites, supported by an Infrastructure Plan, Viability Assessments and Concept Drawings. It is more than just a land use plan; its scope is wider, focusing on placemaking and the creation of sustainable communities, and demonstrating links to related issues such as health, education, climate change, green infrastructure, active travel and wellbeing.

2.4 The Preferred Strategy provides the strategic context for the preparation of more detailed policies, proposals and land use allocations that will subsequently be included in the Deposit LDP, which will be prepared in early 2020.

2.5 Supporting Documents

The preferred strategy is supported by more detailed background documents, which inform the approach and overall goal of promoting sustainable communities. These include:

• Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)

The Preferred Strategy has been subject to a **Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)** to assess whether the LDP will have any significant impacts upon the environment (positive or negative) and ascertain whether it will help to deliver sustainable development. It has also been subject to a **Habitats Regulations Assessment (HRA)** and an **Equalities Impact Assessment (EIA)**.

Background Evidence Base Documents

Other Background Evidence Base Documents and Topic Papers also provide supporting information and a rationale for the Preferred Strategy. These focus in more detail on some of the Key Issues that are of particular significance for the RLDP. In total there are 12 Topic Papers, which bring together evidence related to 47 Background Documents. These are available on the **Council's website** and, importantly, should be read alongside the Preferred Strategy.

Two further documents have been published alongside the Preferred Strategy – these are a **Review Report** and the **Candidate Sites Register**.

Review Report

The Review Report is a document which sets out which areas of the current LDP need to change.

• Candidate Site Register

The Candidate Sites Register shows all of the sites submitted to the Authority as part of its call for Candidate Sites in 2018. Other than the strategic sites proposed as part of this Preferred Strategy, these are sites submitted by members of the public suggesting land for development, or for protection from development. No decision has been made currently on the sites that will be included in the RLDP at the Deposit Stage.

The Candidate Sites Register indicates those sites which currently conform to the Preferred Strategy. There is the opportunity for the public to comment on these sites as part of this public consultation.

2.6 **Previous Key Stakeholder and Community Engagement**

The RLDP must be based on and underpinned by early, effective and meaningful community engagement in order to understand and consider a wide range of views, with the aim of building a broad consensus on the spatial strategy, policies and proposals. The Council published two key LDP documents, supporting Topic Papers and related Background Documents for public consultation between November 2018 and January 2019 as follows:

- Consultation Paper 1: RLDP Structure, Priority Issues, Vision & Objectives. This Paper proposed a new structure for the RLDP to take account of Planning Policy Wales (Edition 10) and the Well-being of Future Generations Act. It goes on to highlight the priority issues impacting on Conwy and suggests a Vision and Objectives to tackle them.
- Consultation Paper 2: Strategic Growth and Spatial Distribution Strategy. This Paper outlines the strategic growth level options (how many houses we will need and the number of jobs the LDP will provide for), the settlement hierarchy (how the settlements are assessed in terms of facilities and services, size and population) and the spatial distribution (where we put the agreed level of housing and jobs.)
- 2.7 The representations received during the consultation were assessed and many of the comments influenced the preparation of the Preferred Strategy. A summary of the representations received during the consultation is published separately.

Sustainable Placemaking in Conwy

Sustainable Placemaking, Levels of Housing Growth, Levels of Jobs Growth, Growth Distribution & Hierarchy of Settlements, Placemaking & Good Design, Promoting Healthier Places, The Welsh Language, Sustainable Management of Natural Resources, Placemaking in Rural Areas, Place Plans, Strategic Sites, Infrastructure & New Development and Managing Settlement Form.

Prosperous Places in Conwy

Economic Development, Tourism, The Rural Economy, Transportation Infrastructure, Telecommunications, Energy and Minerals & Waste.

Sustainable Places in Conwy

Healthy & Social Places in Conwy

Sustainable Transport & Accessibility, Housing, Retail & Commercial Centres, Community Facilities and Recreational Spaces.

Natural and Cultural Places in Conwy

Landscape, Coastal Areas, Historic Environment, Culturally Led Regeneration, Green Infrastructure, Biodiversity, Water, Air, Soundscape & Light and Flooding.

2.8 RLDP Structure

The initial Key Stakeholder and Community Engagement proposed a new RLDP Structure (refer to **Figure 1**) to ensure it embraces the key themes in Planning Policy Wales (PPW Edition 10) and the wellbeing goals set out in the Well-Being of Future Generations Act 2015. All elements of the Preferred Strategy and RLDP will be structured around the following four themes. These themes draw together the linkages between planning policies to make it clear how individual components contribute to placemaking in Conwy.

2.9 Working towards Sustainable Places and Improved Wellbeing in Conwy

The Well-being of Future Generations (Wales) Act 2015 (WFG Act) places a duty on public bodies that they must carry out **sustainable development** in preparing Local Development Plans. The WFG Act puts in place **seven well-being goals** which the Conwy RLDP must work towards. The Conwy RLDP will embrace the sustainable principle and concept of placemaking to ensure that it works towards the Sustainable Places and Improved Well-being in Conwy.

- 2.10 To ensure the RLDP works towards these goals, there are key drivers that must be followed, which will enable the goals in the WFG Act to be realised:
 - The WFG Act also establishes the 'Five Ways of Working' which public bodies need to demonstrate they have carried out in undertaking their sustainable development duty and in preparing the RLDP.
 - The Welsh Government (WG) identifies key planning drivers in the form 'Five Key Planning Principles' which should be the starting point in preparing the RLDP. These principles support the culture change needed to embrace placemaking and ensure that planning facilitates the right development in the right place.
 - The National Sustainable Placemaking Outcomes should be used to inform the preparation of development plans and the assessment of development proposals. The outcomes provide a framework which contains those factors which are considered to be the ideal outcome of development plans and individual developments. These outcomes also form the starting point for the RLDP.

Figure 2



Appendix 2 further demonstrates how the national sustainable placemaking outcomes relate to the 7 Well-being goals, the themes of PPW, Conwy and Denbighshire Well-being Plan and the proposed themes in this RLDP Preferred Strategy.

2.11 Section 1: Context and Key Issues

The RLDP must be based on a robust understanding of the role and function of an area including the functional linkages to areas beyond administrative boundaries. This section has been informed on a sound understanding of the national and regional context, and the key issues facing Conwy, which inform the RLDP Vision and Objectives presented in Section 2, the Spatial Strategy in Section 3 and the Strategic Themes in Section 4. In preparing the RLDP we have sought to review and update our understanding of the relevant issues further through frontloading and evidence base gathering involving key stakeholders and communities.

2.12 The RLDP must strike the right balance between protecting those elements that make Conwy special, whilst at the same time helping to facilitate new opportunities for growth and regeneration to contribute to the creation of sustainable places and improved well-being.



Population and Spatial Form

- Conwy covers an area of 1130km2 area of North Wales, extending approximately 30 kilometres from east to west. Conwy is positioned at the heart of North Wales. It enjoys strong links to wider economies both to the east and across into England, but also west to Anglesey and Ireland as well mid and South Wales.
- The size of the resident population in Conwy County Borough at 30 June 2017 was estimated to be 116,850 people. In the 15 years since 2002 the population of Conwy County Borough has increased by 6,250, which is 5.6% – an average of about 0.4% per year, though rates of change have not been evenly spread across the period. In the same period the population of Wales increased by 6.9% and the population of the UK grew by 11.2%^[1]
- The population of Conwy County Borough does not replace itself naturally as there are more deaths than births in the area every year. With deaths over a ten year period at an average of 1,500 each year and births at just 1,150 the population of Conwy County Borough would decrease by around 350 persons per year if there were no net inmigration into the area^[2].
- The number of children in the population has been declining steadily over the past decade or so, reflecting both the
 decline in number of babies born in the late 1990s / early 2000s, and a return to this lower birth rates trend in the
 past 5 years or so. Conwy County Borough's 16.2% of the population aged under 16 compares to 17.9% in Wales as
 a whole and 18.9% across the UK.
- The age structure of the County Borough is significantly older than that for Wales or the UK as a whole. Convy County Borough's 27.2% of the population aged 65 and over compares to 20.6% in Wales as a whole and only 18.2% across the UK. The median age of the population in 2017 was 49.1 years (Wales = 42.5; UK = 40.1). The median age has increased from 45.5 to 49.1 years over the last decade.
- The majority of the population (85%) falls within main urban centres located along the coastal corridor, which is supported by the strategic A55 Dual Carriage Way and rail link. These include from west to east – Llanfairfechan, Penmaenmawr, Conwy, Llandudno Junction, Llandudno, Mochdre, Colwyn Bay, Rhos-on-Sea, Old Colwyn, Abergele, Pensarn, Towyn and Kinmel Bay. Llanrwst due to its geographic location, some 13 miles south from the coastal urban corridor, typically acts as a key service centre for the rural hinterland.
- The Northern coastal towns of Conwy, Colwyn Bay and Llandudno act as hubs for services, employment, housing
 and retail developments for the surrounding communities. These towns, in particular, have an existing status as the
 major service centres.
- Conwy is largely a rural authority, characterised by its diverse towns and villages reflecting the size and diversity of
 the County. These vary in size and role with many often making notable contributions to the needs and requirements
 of their community and the surrounding area. A number of settlements and villages are self-sufficient in terms of
 facilities and services, often fulfilling a wider service role. However, other smaller settlements lack services and
 facilities. The needs of residents in these latter areas are typically met by main centres and in some instances the
 other serviced smaller settlements.

Housing

- Conwy has a housing land supply, assessed against the current housing requirement of the Conwy LDP, of 3.1 years. Previous years' assessed supply ranges from 4.1 years in 2012-13, 4.8 years in 2013-14, 4.0 years in 2014-15 and 3.7 years in 2015-16. This shows that land supply has continuously fallen from the year 2013-14.
- Average housing prices within CCBC increased by 3.1% from July 2016 (£149,243) to July 2017 (£153,862), which is £3,016 above the average property price of £150,846 for Wales (July 2017).
- Approximately 713 affordable dwellings have been provided to date over the existing LDP period (2007-08 to 2016-17) Additionally, a further 50 affordable dwellings are planned for delivery in 2017-18

Flood Risk

Significant areas along the Conwy River watercourses within the County Borough are identified as being at risk of
flooding. Rivers are a major source of flooding in Conwy, and land and sea (tidal) along the northern coastline.
Settlements to the east of the County Borough are heavily constrained as a result of the risk of flooding.

Waste Management

Waste disposal, recycling and treatment occurs at the Conwy Council Recycling Centre. In 2016-2017, of the total 62,560 tonnes of municipal waste generated, 39,149 tonnes were re-used, recycled or composted, and 5,438 tonnes were incinerated with 62.6% of waste reused/recycled/composted. This left only 17,813 tonnes which was sent to landfill. The UK recycling rate for Waste from Households in 2016 was 45.2% compared with a Welsh average of 57.3%.

Air Quality

The latest available data indicates that air quality standards within the CCBC area are not at risk of exceeding European Union derived Air Quality Objectives and no detailed assessments or management plans are required at Council level for any pollutants.

Economy and Regeneration

- Conwy has an extremely strong employment representation in Accommodation and Food Services, Retail, Education, Health, Residential Care and Social Work. The Accommodation & Food Service, Retail and Education sectors also employ very high levels of workers in absolute terms. This is hardly a surprising finding the spectacular rural and coastal scenery of the County ensures that tourism (and tourism-related sectors such as hospitality) is a mainstay of the local economy. Agriculture, forestry & fishing sector is also an important component, whilst professional & other private services are underrepresented compared to Wales and the UK. Conwy differs from the rest of North Wales as it has a lower proportion of manufacturing businesses, and a higher proportion of accommodation, food services & recreation businesses^[3].
- Conversely, there are very low rates (and in some cases, almost complete absence) of employment in the more industrial sectors. Of particular note, only around 400 people are employed in traditional manufacturing sectors, or 0.88% of the total workforce. This compares with over 148,000 people employed in manufacturing across Wales in 2018 (10% of the total workforce).
- The economically active population in Conwy has increased by 2.2% between 2004-05 and 2017-18. This is a similar level of increase to that experienced across North Wales (2.3%), but is lower than either Wales (7.0%) or the UK (10.0%). Most of those who are economically active in Conwy are also employed; the current employment rate is 73.7%. This is lower than the rest of North Wales (75.1%), Wales (72.7%) and the UK (74.8%).
- Levels of part-time working are high in Conwy CB 35% of employees work part-time compared to 31% in Great Britain.
- Conwy has around 4,400 businesses, and as is common across Wales and the UK in general, the vast majority of
 these are classified as Small and Medium Enterprises [SMEs] with up to 249 employees. Whilst the profile of
 businesses is similar across all areas, Conwy has proportionately more small-sized businesses with 10 49
 employees. The majority of business is located on bespoke industrial estates, located in close proximity to the A55
 and A470 junctions in areas such as Llandudno Junction, Mochdre and Llandudno^[4]
- The County has been successful in attracting significant investment, and places regeneration and improvement as an important priority, especially in Colwyn Bay, Abergele, Pensarn, Towyn and Kinmel Bay.
- Conwy is a tourism hotspot, attracting 9.50 million visitors. The Tourism value to the local economy is estimated to be worth £887.62million, supporting over 12,319 jobs.
- More people travel out of Conwy for work than travel in to the County Borough a net out-flow of about 5,000 commuters. Most of these outward commuters travel to the neighbouring Welsh authority areas (to Denbighshire in particular), though an estimated 2,800 people travel to England for work

Educational Attainment

- In 2017, 5.9% of the working age population (16 to 64 yrs) in the CCBC area held no qualifications, which is lower
 than the percentage of the population with no qualifications across Wales (8.7%). The level of attainment achieved
 by the working age population with qualifications is higher in Conwy than across Wales: 56.3% in Conwy are
 qualified to level NVQ3 or above compared with 54.6% across Wales and 37.1% are qualified to level NVQ4 or
 above compared with 35.1% at the national level.
- 39.4% of the working age population had degree level qualifications or higher in 2017. We have fewer people with
 no/very low levels of qualification, and more people qualified at degree level or above compared to the Welsh
 averages.

Waterbodies

- The CCBC area is within the Western Wales River Basin District. This hosts 25 groundwater bodies, 60% of which
 were classified with good overall status in 2015 (both quantitative and chemically). Across Western Wales, historic
 mining activity poses a continued threat to water quality vulnerable to pollution nitrate contamination.
- There are 63 waterbodies and 9 lakes across the Conwy and Clwyd catchment. Of these, 16 rivers and 8 of the lakes are artificial or heavily modified.

Community Infrastructure and Access to Services

- There are currently 53 primary schools and 7 secondary schools within the CCBC area. Each school utilises varying
 degrees of English and Welsh spoken languages.
- Conwy operates 10 libraries (Abergele, Conwy, Llanfairfechan, Penrhyn Bay, Cerrigydrudion, Kinmel Bay, Llannwst, Colwyn Bay, Llandudno and Penmaenmawr). There are also four leisure centres in Conwy (Abergele, Colwyn, Llandudno and Llanrwst).
- The Town Centre of Llandudno is positioned at the top of the retail and commercial hierarchy of the County Borough
 and is defined as a Sub-Regional Centre.

Energy and Climate Change

- Average temperatures over land in Wales have warmed in recent decades with the 2005 2014 decade 0.9oC warmer than the 1961-1990 average. However, there are no significant recorded changes in number of days of air frost in Wales since 1960 (Met Office, State of UK Climate 2014). Average annual rainfall over Wales has not changed significantly since 1910.
- 2015 statistics from InfoBase Cymru show that total greenhouse gas (GHG) emissions from within CCBC (4.9) show CO2 levels per resident (tonnes) below the Welsh average (8.0) in 2016. Although positive, reductions in the level of GHG emissions need to continually be made.
- CCBC provided 2.7% of low carbon energy generation for Wales in 2015. However, this can be improved through further generation of future renewable capacity.
- CCBC had 1,272 Solar PV projects underway in 2016 generating 4,523MWhe of electricity. Additionally, in the same year, 256 Solar Thermal projects generated 587MWhth of heat. CCBC also had 36 onshore wind projects21 underway in 2016 which generated 46,093MWhe of electricity. Conversely, CCBC had 0 offshore wind projects along its northern coastline.
- CCBC Has an aspirational aim to deliver a Tidal lagoon Project along the northern coastline, which could being
 significant flood risk and resilience benefits, regeneration, tourism and economic benefits

Biodiversity, Fauna and Flora

- The CCBC area hosts a wide range of important habitat types, reflecting its varied geographical and environmental
 conditions from coastal to inland areas. These habitats support varied flora and fauna, including many protected,
 rare or declining species. Conwy accommodates 3 Special Landscape Areas (SPAs), 8 Special Areas of
 Conservation (SAC) and a single Ramsar Site, accommodates 43 Sites of Special Scientific Interest (SSSI), 6
 National Nature Reserves
 (NNR), 40 Biodiversity Areas on land owned or managed by the Council and 11 Local
 Nature Reserves
- The Conwy area is within the Western Wales River Basin District. This hosts 25 groundwater bodies, 60% of which
 were classified with good overall status in 2015 (both quantitative and chemically). There are 63 waterbodies and 9
 lakes across the Conwy and Clwyd catchment. Of these, 16 rivers and 8 of the lakes are artificial or heavily modified.

Inequality, Social Exclusion and Deprivation

- Some parts of the CCBC area, especially in the Northern Coastal urban communities, are among the most deprived areas of Wales, with low levels of economic activity and access to facilities and services, particularly for children, young people and elderly populations.
- The following areas in Conwy rank within the top 10% most deprived in Wales specifically in relation to access to services: Uwchaled; Llansannan; Uwch Conwy; Llangernyw; Eglwysbach; Betws yn Rhos; Caerhun; Trefriw; Betws-y-Coed.
- The percentage of households that are workless in Conwy is 1.4% above that for Great Britain. 13.7% of those in Conwy are claiming government benefits; 0.7% below that for Wales and 2.7% above that for Great Britain. This is reflected through the Gress disposable household income across Conwy at £16,004, lower than the UK average of £17,965.

Cultural Heritage

The plan area includes sites designated at the international level to protect and enhance important nature
conservation value, as well as striking landscapes and distinctive historic towns and villages. Historic assets play an
important role for lourism, investment and communities. Cornwy Castle is designated as a World Heritage Site.
UNESCO considers Conwy Castle to be "one of the finest examples of late 13th century and early 14th century
military architecture in Europe. The CCBC area hosts 162 Scheduled Monuments, 1735 Listed Buildings of which 29
are listed at Grade I, 1610 at Grade 2 and 96 at Grade 2*, and 24 Conservation Areas.

Welsh Language

- CCBC's Welsh Language Strategy commits the Council to treating Welsh and English on an equal basis when carrying out public business. CCBC is additionally dedicated to helping raise the profile of the Welsh language and culture to residents and employees.
- The 2011 Census identified that 27.4% of the resident population within the CCBC area (30,600 persons) stated that they spoke Welsh. These Census returns indicate a higher percentage of younger residents speaking Welsh, with this declining with age.

Transport and Connections

- Conwy is well located on the strategic highway network with the A55 Dual Carriageway forming part of the Trans-European Network. This east-west link is further emphasised by the North Wales railway line providing strategic links into the wider rail network. These strategic links provide connections to the Holyhead Irish Ferry Port and wider links into England and South Wales
- The County is also served by a number of A-roads as well as numerous B-classified roads each representing
 important components of the highway network. Our principal highway network includes the A470 trunk road
 providing connections to the A55 and rural settlements. The A470 and A5 trunk roads connect to Mid and South
 Wales. The A470 and Conwy Valley Railway provides connections to the Key Service Centre of Llanrwst.
- The area is generally well served by public transport through the bus and rail network, albeit with the level and
 frequency of service subject to variation dependent upon location and destination. Whilst the coastal corridor is
 supported by active travel networks, improvements are required. Corwy has multiple town railway stations (Abergele
 & Pensam, Colywn Bay, Llandudno Junction, Corwy, Penmaenmawr and Llanfairfechan) on the North Wales
 mainline route with connections to many other major destinations. Additionally, the Conwy Valley line runs from
 Llandudno station, connecting many rural villages; Deganwy, Glan Corwy, Tal-y-Cafn, Dolgarrog, North Llannwst
 and Llannwst,
- Liverpool John Lennon Airport and Manchester Airport are located within a 75-minute journey of Conwy, and Anglesey Airport (with flights to Cardiff International Airport) is located 40 minutes away. This allows access to both National and International destinations for passengers and freight.
- Active travel routes within the CCBC area are described as being poor and lacking investment. As of 2013, the
 Active Travel (Wales) Act requires integrated network map (INM) active travel routes to be delivered. Currently,
 CCBC has created proposals for each town (Abergele, Colwyn Bay, Conwy, Deganwy, Llandudno,
 Junction, Llanfairfechan, Llanrwst, Llansanffraid Glan Conwy, Llysfeen Llandulas, Old Conwy, Penmaenmawr,
 Penrhyn Bay, Rhos on Sea and Towyn/Kinmel Bay) which are currently under public consultation.

Landscape Fabric, Character and Capacity

- Outside of the main settlements, which are generally found along the north Irish Sea coast, the CCBC area
 comprises a mixture of remote and wild uplands and moorlands to wide river floodplains, pastoral lowlands,
 coastlines and steep sided valleys. A dominant feature of the landscape is the valleys and associated uplands which
 form part of the former North West Wales Coalfield. Further south the landscape opens out into a broad valley
 dominated surface with the lowlands of Snowdon in the south west.
- Registered historic landscapes across Conwy include: Pen Isaf Dyffryn Conwy (Lower Conwy Valley), Creuddyn a Chonwy (Creuddyn & Conwy), Gogledd Arllechwedd (North Arllechwedd), Pen Isaf Dyffryn Elwy (Lower Elwy Valley) and Mynydd Hiraethog (Denbigh Moors).

Physical & Mental Health and Wellbeing

- Overall, Conwy's residents are performing slightly better than average in Wales for health indicators such as obesity, mental illness and alcohol consumption. However, consistency of physical exercise and alcohol specific hospital admissions are considerably worse than the rest of Wales.
- Some parts of the CCBC area, especially in the Northern Coastal urban communities, are among the most deprived
 areas of Wales, with low levels of economic activity and access to facilities and services, particularly for children,
 young people and elderly populations.
- Compared to other authorities, residents of CCBC are statistically more likely to have healthy lifestyle choices than the Wales average.
- Around 9.8% of CCBC's population is being treated for a mental illness (Wales average 12.1%).
- Around 54% of adults in CCBC are obese (Wales 58%). 25.2% of 4-5-year-old children in CCBC were found to be
 obese or overweight (around 283 children).
- There are three major A&E hospitals within the Betsi Cadwaladr University Health Board area serving Conwy. However only one Minor Injuries Unit, Llandudno General Hospital, is present in Conwy and provides acute health services to the local population. Within the CCBC area there are 20 GP Surgeries and 16 Dentist Practices.

Strategic Context

2.14 National Context

Whilst the LDP plays a key role in shaping decision making and the location and nature of developments within Conwy, it is prepared and operated within the national framework set through legislation and by Planning Policy Wales and accompanying Technical Advice Notes (TANs). These are covered in more detail in the supporting Topic Papers.

The Well-Being of Future Generations Act 2015 places a well-being duty on public bodies which requires them to carry out sustainable development. It puts in place seven well-being goals to support the ways in which we can achieve sustainable development.

The Environment Act 2016 puts in place the legislation to plan and manage Wales' natural resources. It includes an enhanced biodiversity duty which requires Public Authorities to maintain and enhance biodiversity and to promote the resilience of ecosystems.

Planning Policy Wales (Edition 10) (PPW) is the Welsh Government's land use planning policy for Wales and should be taken into account when preparing development plans. Technical Advice Notes (TANs) and Minerals Technical Advice Notes supplement this with technical guidance. Procedural guidance is also set out in Welsh Government Circulars.

The Welsh National Marine Plan, when published, will guide decisions on the sustainable use of our seas.

2.15 Regional Context

North Wales Growth Deal

The North Wales Growth Deal (The Growth Deal) has been prepared in partnership by the North Wales Economic Ambitions Board and covers the geographies of the 6 North Wales Local Authorities. Conwy sits centrally within the North Wales Growth Deal and will work collaborative with all partners to combine resources in strategic transport planning, economic development, employment and skills and strategic land use planning. The region is committed to working together collaboratively for common purpose to facilitate and accelerate economic growth.

The North Wales Growth Deal is expected to generate almost 5,500 new jobs and bring £671m investment to the region over the next 15 years.

A total of 16 projects are planned including in low carbon and nuclear energy; university research; better transport links growing digital businesses; increasing skills and opportunities to keep more young people in the area. Overall, the growth deal is aimed at improving what the region has to offer in a number of areas, including land and property, energy, skills, transport and adventure tourism as well as digital connectivity and technology.

Through the production of Conwy Employment Land Review (2018) and Market Analysis Assessment, the RLDP has considered the potential impact of the Growth Deal on the Growth Strategy, including jobs numbers, land allocations and infrastructure, which are reflected in BP1: 'Growth Level Options Report' and this Preferred Strategy.

2.16 Local Priority Issues and Aims for Conwy

The Local Issues identified below are presented to reflect the new RLDP Structure. The local issues are further explored setting out what implications they may have on the RLDP. They also consider national and regional issues which could have

Table 1: Priority Issues and Aims for Conwy

Sustainable Placemaking in Conwy				
Priority Issues	Implications for the RLDP			
 Creating Sustainable Places: As per the Key Planning Principles and Sustainable Placemaking Outcomes there is a need to ensure that the Conwy RLDP facilitates sustainable places, social inclusion and wellbeing for all. 	The RLDP will need to embrace the sustainable principles and concept of placemaking to deliver growth and development in a sustainable manner. Future growth levels and development should take place in sustainable and accessible locations, seeks to promote good design and healthier places, protect Welsh language and is supported by the necessary social, environmental, cultural and economic infrastructure to create great places.			
	It is essential for the RLDP to plan for adequate and efficient infrastructure, including services such as education and health facilities along with transport, water supply, sewers, sustainable waste management, electricity and gas and telecommunications which are crucial for economic, social and environmental sustainability.			

local implications for the RLDP. Further statistical data and sources for each of the local issues are detailed in the Topic Papers, Background Papers and the previous Key Stakeholder Participation Issues & Options Consultation Papers. The priority issues identified inform the Vision and Objectives covered in the next sections.

Healthy Places, Equality and Wellbeing:

• There is a need to address specific health and wellbeing issues as identified in the Conwy and Denbighshire Wellbeing Plan, including physical and mental health, social wellbeing and community safety. Overall, CCBC residents are performing slightly better than average in Wales for health indicators such as obesity, mental illness and alcohol consumption. However, consistency of physical exercise and alcohol specific hospital admissions are considerably worse than the rest of Wales.

• Some parts of the CCBC area, especially in the Northern Coastal urban communities, are among the most deprived areas of Wales, with low levels of economic activity and access to facilities and services, particularly for children, young people and elderly populations. Conversely, the rural south of CCBC has some of the least deprived communities in Wales. There is a need to protect and improve access to healthcare services and facilities, reduce health inequalities and improve the physical and mental health and wellbeing of communities in Conwy. The RLDP will need to ensure that it facilitates and encourages active travel, physical recreation, green infrastructure and increase the accessibility and quality of open space provision.

There is a need to reduce poverty and inequality, tackle social exclusion and promote community cohesion, including through enhancing access to community facilities. There is a need to ensure that the communities are in close proximity to existing community facilities, public services and key amenities.



 Good Design, the Built Environment and Placemaking: There is a need enhance design quality to create great places for people in Conwy, which is important given the mix of settlement types and predominantly rural character of the CCBC area. 	To achieve sustainable development in the RLDP, design must go beyond aesthetics and include the social, economic, environmental, cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area. The RLDP needs to promote high quality architecture and design which strengthens local distinctiveness and fosters a sense of place. Design and placemaking issues will be of relevance to some RLDP components (e.g. design related policies and site	 Population and Creating Sustainable Places: Retaining young people within our area is a major issue, as the population estimates for Conwy County Borough show a big gap in the age structure between the ages of around 18 to 40. This is the age group which is most likely to be economically and socially mobile, seeking work, education and other social opportunities outside the area. Conwy has an aging population. The age structure of the County Borough is significantly older than that for Wales with 27.2% of the 	The RLDP will need to ensure that it promotes a balanced age structure and provides the necessary housing, employment and infrastructure to encourage economic, social, environmental and cultural well-being for all. Retention of the younger population is a critical matter for the plan in addition to encouraging the younger population to return to the area. The RLDP will need to plan for changes in population but also ensure that the appropriate level of public and social services is planned for to support an ageing population.
Welsh Language: • CCBC's Welsh Language Strategy commits the Council to treating Welsh and English on an equal basis when carrying out public business. CCBC is additionally dedicated to helping raise the profile of the Welsh language and culture to residents and employees. There is a need to safeguard and support the increased use of the Welsh language amongst the resident population of the CCBC area.	allocations). The RLDP should recognise the value of language and include policy provisions to support growth in the use of the Welsh language. The scale and location of housing development, employment and community facilities can all impact on the Welsh language.	 population aged 65 and over, which places pressure on public and social services. By the mid-2030s (prior to the end of the Plan Period), Conwy will see a decrease in the older age groups (particularly aged 75+). Sustainable Management of Natural Resources: The Natural Resources Policy and Area Statements are a key piece of evidence which must be taken into account in development plan preparation. 	 The RLDP will need to set out how: it contributes to improving the resilience of ecosystems and ecological networks; halts and reverses the loss of biodiversity; maintains and enhances green infrastructure based on

Placemaking in Rural Areas: • Being a predominantly rural area, Conwy's countryside is a dynamic and multi-purpose resource. It must	 seeking multiple ecosystem benefits and solutions; ensures resilient locational choices for infrastructure and built development, taking into account water supplies, water quality and reducing, wherever possible, air and noise pollution and environmental risks, such as those posed by flood risk, coastal change, land contamination and instability; takes actions to move towards a more circular economy in Wales; and facilitates the move towards decarbonisation of the economy. The RLDP needs to conserve these attributes balanced against the economic, social and recreational needs of local communities and visitors. In rural 	Some settlements along the coastal corridor are also highly constrained, mainly resulting from topography to the south, flood risk to the north and highways capacity, which impacts of the ability of those communities to facilitate growth, regenerate and create sustainable places. Uhere consident to suitate green the ed In those high control to suitate green the ed Sustain Sustain Consident Sustain Sustai Sustain Sustain Sus	arted by the necessary social, onmental, cultural and omic infrastructure. In oping the spatial strategy for LDP, there is a need to see the use of suitable and nable previously developed and/or underutilised sites for es of development within ng settlements as a priority. e no PDL is available, deration should then be given table and sustainable field sites within or on age of settlements. se areas that experience constraints (e.g. flood risk), LDP will need to ensure that ributes to resilient cunities through improvement egeneration programmes.
be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and	areas most new development should be located in settlements which have relatively good accessibility by non-car modes when compared to the rural area	Conwy currently has a number of development devel	sprawl and inappropriate opment through review of the Wedges
agricultural value and for its landscape and natural resources.	as a whole. The RLDP will need to consider these issues in progressing the Vision, Objectives and Growth Strategy.	Key strategic sites should be identified in the Preferred Strategy the No.	ecting their contribution to ture growth requirements for y and as key components of orth Wales Growth Deal Five
Previously Developed Land (PDL),	The RLDP needs to ensure that		gic Sites have been
Constrained Land and Creating	future growth levels and		ied as making an important
Sustainable Places:	development takes place in		oution to the overall provision
There is a lock of DDL and the	sustainable and accessible	for gro	owth during the Plan Period
There is a lack of PDL capacity to	locations, seeks to promote good		
accommodate growth over the Plan	design and healthier places,		
Period, which places pressure on	protects Welsh language and is		

 Place Plans: Place Plans are discretionary, non- statutory. They may be prepared at the initiation of the local community and are a powerful tool to promote collaborative action to improve well being and placemaking. Place Plans should support the delivery of LDP policies and are adopted as supplementary planning guidance. 	 policy approach for Place Plans to assist communities. g 	 The current Regional Transport Plan identifies priority projects for the Conwy Area. The Core Road Network connects the CCBC area to adjacent County Boroughs and to regional transport consortium areas. The following roads constitute the Core Roads Network in the CCBC area: A55 (Northern Coastal route) and A470 (Central route).The two main core roads connect local areas of population and major settlements, 	 Demand Management – the application of strategies and policies to reduce travel demand, specifically that of single-occupancy private vehicles.
	I Places in Conwy	adjoining with B-road networks and	
Transport and Accessibility:	The RLDP will need to influence the location, scale, density, mix of	all classified unnumbered routes	
 The planning system should enable people to access jobs and services through shorter, more efficient and sustainable journeys, by walking, cycling and public transport. Access to sustainable transport is key to supporting healthy well connected communities. 	e uses and design of new development to ensure it improves choice in transport and secures accessibility in a way which	 within the CCBC area. Housing, Affordable Housing and Gypsy and Traveller Needs: The population of Conwy is expected to increase by approximately 5.6% of which migration is the biggest driver of this change. 	These key issues result in the need for additional housing and associated infrastructure to be provided over RLDP period. There are also implications on the type, mix and size of housing required to take account of smalle households and adapted living for
 Active travel routes within the CCBC area are described as being poor and lacking investment. Being a predominantly rural area, some communities struggle to avoid car usage as opposed to sustainable modes of travel. 	 Enable More Sustainable Travel Choices – measures to 	 By 2033 households will be smaller and there will be more households then present, both of which will result in the need for additional housing. Conwy's population is ageing. 	the elderly. The RLDP needs to encourage a more balanced age structure and address out-migration of the younger population through housing, employment, education, community facilities and services.
 Some communities, especially along the coastal corridor experience highways capacity issues. 	 Network Management – measures to make best use of the available capacity, supported by targeted new infrastructure; and 	 Conwy experiences a serious issue of the younger population out- migrating. 	The need for affordable housing needs to be considered against other means of delivering other than requirement to build new housing (e.g. empty homes,

 Conwy currently has an approximate need of 120 affordable housing units a year or 1800 up to 2033 Conwy currently has a less than five year housing land supply at 3.1 years. Historically, the annual build rate is around 250 units. There will be a continued need for Gypsy and Travellers. The current Gypsy and Traveller Needs Assessment concludes a need for a Transit Site consisting of 7 Pitches. 	rivate rental market). Viability is a ey consideration of the RLDP in etermining the level of affordable ousing sought from housing evelopments. he RLDP needs to ensure that it uts in place mechanisms to nsure it retains a five year ousing land supply by ontloading evidence, increasing ontingency sites and deallocating indeliverable lands. he RLDP will need to ensure that accommodates the current need or a 7 Pitch Transit Site within the lan Area and puts in place elevant polices to deliver any uture need.	 The following need for convenience retailing has been identified: Conwy East: 35,000 sq ft Conwy Central: 20,000 sq ft Conwy West: No requirement Conwy West: No requirement Conwy North: 5,000 sq ft Conwy South: 15,000 sq ft The following need for comparison retailing has been identified: Llandudno: No requirement Colwyn Bay: 25,000 sq ft Community Facilities: Community facilities contribute to a sense of place which is important to the health, well-being and amenity 	The RLDP should identify adequate provision for community infrastructure to meet existing and projected future population need.
 The Joint Retail Study (Conwy & str Denbighshire) concludes a need for new major convenience and comparison retail between Colwyn Bay and the remaining east of the County Borough. Conwy's Town Centre Health Checks conclude that some towns within the County Borough experience good health and low vacancy levels, whilst others have experienced decline over recent years due to current focus on A1 retail policy and certain town centre shop closures (e.g. high street banks). 	he RLDP should establish a clear crategy for retail development, upported by policies, to achieve brant, attractive and viable retail nd commercial centres. hrough the RLDP there is a need o ensure that these retail needs, ressures and opportunities are upported by appropriate retail crategies. In some situations it hay be necessary to take pro- ctive steps to identify retail and commercial centre locations for xpansion. In others it may be eccessary to identify measures to pinvigorate centres or to manage change in the relative importance f a centre as other centres' roles xpand.	 of local communities and their existence is often a key element in creating viable and sustainable communities. They can include schools, cultural facilities, health services, libraries, allotments and places of worship. Access to services within rural areas is a particular problem with the 9 LSOAs ranked within the 10% most deprived for access to services nationally. Some schools are at capacity or may reach capacity depending on new homes and population increase in the future. 	

There is need for new allotments and burial grounds over the RLDP			Prosperous Pla	
and burial grounds over the RLDP period. Recreational Spaces: • Recreational spaces are vital for our bootth, well being and emenity and	The RLDP will need to encourage physical and mental wellbeing through the provision and protection of high quality,	•	conomic Development:	The RLDP will need to support long-term economic prosperity, diversification and regeneration, k taking advantage of Conwy's strategic position within the wider
health, well-being and amenity and can contribute to an areas green infrastructure. They provide a place for play, sport, healthy physical activity and a place to relax, often in the presence of nature, and contribute to our quality of life.	accessible green spaces and recreation space networks.		number of economically active people of working age, is forecast to increase by 2033. On this basis between 12.46 and 13.33 hectares of business land (gross) could be required over the RLDP period.	regional growth deal and by promoting a holistic and co-locate employment and housing growth strategy. The RLDP should direct economi development and investment to th
• Networks of high quality, accessible green spaces and recreation space provision will also promote nature conservation, biodiversity and provide enjoyable opportunities for residents and visitors to participate			There is a need to ensure local employment sites are safeguarded and allocations come forward to support employment in communities.	most efficient and most sustainable locations. The RLDP should support the provision of sufficient land to mee the needs of the employment market at both a strategic and loc level. Existing and allocated
in a wide range of physical activities in order to promote physical and mental well-being.		•	There is a net outflow of 4,784 residents who commute out from Conwy to work in other areas. Conwy has a lower job density ratio of 0.72 compared to the Welsh	employment sites should be protected via the RLDP. The RLDP should seek to:
 The Conwy Recreational Space Assessment also identifies areas of shortfall within some areas of the County Borough. 			average of 0.74 and neighbouring authorities (0.78 in Denbighshire and 0.85 in Gwynedd). Rebalancing the land uses of the County to ensure that more (and	 co-ordinate development wit all forms of infrastructure provision such as transport and utilities
• There is a need to identify, manage, expand and enhance the County Borough's Green Infrastructure network, including areas of public open space and recognise its			better quality) jobs are provided could help to reverse this trend and 'claw-back' out commuters, reducing net out-commuting rates.	 align jobs and services with housing and sustainable transport infrastructure, to reduce the need for travel, and dependency on travel
importance in delivering local environmental, socio economic and health benefits, which are identified as key issues in the Conwy and Denbighshire Wellbeing Plan.		•	Conwy is part of the North Wales Growth Deal which will create job opportunities, which will also have implications on employment,	 by car; deliver physical regeneration and employment opportunities to disadvantaged communities

 requirements. Strategic employment sites should be identified at a regional scale by agreement amongst local authorities on which sites best serve the area as a whole. The ELR states that the employment land allocations should be split 50% B1 Business and 50% for B2/B8 Industrial and Warehousing. The Conwy Property Market Assessment indicates that new employment land should be located along the key A55 trans-European route. The Conwy Economic Strategy also promotes the use of urban town centres as key areas for employment growth. There is a need to support the development of business networks and clusters particularly in relation to innovative and technology based enterprise. 	 and clusters where appropriate. associated transport, environmental and telecommunications infrastructure links are needed to support these networks and clusters and, where improvements are necessary, these should be included in the development plan The RLDP should also look favourably on any renewable and low carbon energy generation proposals designed to serve clusters, such as district heating systems and high efficiency energy recovery from waste, or the provision of an integrated network of waste recycling or collection. The RLDP should encourage 	 Tourism is increasingly important to our economy and is supported by the Conwy Destination Management Plan (2019 – 2029) Tourism plays a very important part in Conwy's economy and should be supported by the RLDP in a sustainable way. Tourism in Conwy has historically been supported by excellent natural and historic assets, as well as being strategically located to the coast and to Snowdonia National Park. More recently there has been growth in sustainable all-year round outdoor and adventure tourism business. Conwy has seen a demand in different types of tourism accommodation away from the traditional. Tourism development in rural areas will need to be sympathetic in nature and scale to the local environment. Conwy has high levels of traditional caravan accommodation sites, a high level falling within the flood risk
 Tourism can be a catalyst for regeneration, improvement of the built environment and environmental protection. 	tourism where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the	area to the east of the County Borough.

Conwy's Rural Economy:			of existing businesses located in
	The RLDP should promote and		the open countryside should be
• A strong rural economy is essential	support sustainable and vibrant		supported in the RLDP provided
to support sustainable and vibrant	rural communities by establishing		there are no unacceptable
rural communities. The	new enterprise, expanding existing		impacts.
establishment of new enterprise and	business and by adopting a	Transportation Infrastructure:	The RLDP should support
the expansion of existing business	constructive approach to		necessary transport infrastructur
is crucial to the growth and stability	agriculture and changing farming	The provision of sustainable	improvements, where it can be
of rural areas, supported by the	practices.	transport infrastructure is essential	demonstrated that it increases th
required housing and necessary		in order to build prosperity, tackle	use of sustainable transport and
community infrastructure.	The RLDP will need to adopt a	climate change, reduce airborne	reduces reliance on the private of
	constructive approach towards	pollution and to improve the social,	for daily journeys.
Conwy's rural settlements	agricultural	economic, environmental and	
accommodate approximately 15%	development proposals, especially	cultural well-being of Conwy.	The RLDP should locate growth
of the County Borough's population.	those which are designed to meet	<u> </u>	areas that have the necessary o
The majority of the settlements fall	the needs of changing farming	There is a need to facilitate the	planned infrastructure to create
some distance from the higher order	practices or are necessary to	delivery, decarbonisation and	sustainable places and reduce t
urban centres, and as such	achieve compliance with new	improvement of transport	need for car usage. The RLDP
economic development and the	environmental, hygiene or welfare	infrastructure in a way which	should also identify where
necessary infrastructure will need to	legislation. In addition the RLDP	reduces the need to travel,	additional public transport and
be considered in the RLDP.	should adopt a positive approach	particularly by private vehicles, and	interchanges are required and
	to the conversion of rural buildings	facilitates and increases the use	should be protected to support
Brexit will have impacts on our rural	for business re-use.	of active and sustainable transport	new development.
communities who may need to			
diversify further	Additionally, the RLDP will need to	 Active travel routes within the 	The RLDP should include all
, ,	adopt a positive approach to	CCBC area are described as being	proposals for new roads and ma
	diversification projects in rural	poor and lacking investment.	improvements to the primary roa
	areas. Diversification can		network over the plan period, ar
	strengthen the rural economy and	The Regional Transport Plan	set out the broad policy on
	bring additional employment and	identifies priority transportation	priorities for minor improvement
	prosperity to communities.	projects for Conwy	
	The RLDP should allocate new	Conwy has multiple town railway	
	rural sites for economic	stations on the North Wales	
	development in development plans	mainline route with connections to	
	where appropriate.	many other major destinations.	
		Additionally, the Conwy Valley line	
	Whilst the protection of the open	runs from Llandudno station,	
	countryside should be maintained	connecting many rural villages. The	
	wherever possible, the expansion	connecting many rural villages. The	

 bus service along the coastal corridor is generally very well served, although some areas may require additional services to accommodate growth. The rural area has a good service feeding Llanrwst, but is limited thereafter in supporting the wider rural settlements. A number of sustainable transport interchanges are planned within the area. The area currently has a number of large railway siding areas Telecommunications: Affordable, secure electronic communications infrastructure is essential to people and businesses. Areas of Conwy experience shortfalls in mobile telecommunication and areas do not have access to fixed-line broadband. 	The RLDP should help support telecommunications infrastructure in appropriate locations. It should set out policies for telecommunications development, including criteria-based policies to guide development to suitable locations. The RLDP should seek to support proposals for new broadband infrastructure or improvements to existing networks or apparatus. Policy should also ensure that broadband infrastructure is an essential requirement in new development proposals. The RLDP should look to put in		surface water is therefore likely to increase throughout CCBC in the future. CCBC is also expected to become increasingly vulnerable to tidal flooding as sea levels rise. CCBC provided 2.7% of low carbon energy generation for Wales in 2015. However, this can be improved through further generation of future renewable capacity. The Conwy Renewable Energy Review also sets out strategic proposals for wind and solar that the RLDP will need to factor. The Conwy Economic Strategy promotes increased renewable energy schemes and an aspiration to bring forward a Tidal Lagoon along the North Wales coast, which would see improved flood resilience, tourism and leisure generation and regeneration in addition to renewable energy generation. In the long term we can expect a continued trend away from fossil fuel generation towards more sustainable sources of energy.	 reduce our reliance on energy generated from fossil fuels; actively manage the transition to a low carbon economy; and mitigate the causes of climate change in accordance with the energy hierarchy for planning. The RLDP should secure an appropriate mix of energy provision, which maximises benefits to Conwy's economy and communities whilst minimising potential environmental and social impacts. It should fully recognise the benefits of renewable and low carbon energy as part of the overall commitment to tackle climate change and increase energy security. It should support renewable, low energy sustainable energy use and grid access within developments. The RLDP should consider the renewable energy resource in Conwy in formulating a renewable energy target, informed by an appropriate evidence base. The RLDP policies should ensure sustainable building design principles are integral to the design of new development. Additionally,
 Climate change research predicts an increase in the severity and 	 Place relevant policy to: reduce the amount of energy 			the RLDP should assess strategic sites through an economic viability assessment to identify
frequency of rainfall events. Flooding from rivers, sewers and	we use in Conwy;			opportunities to require higher sustainable building standards.

 Minerals: The provision for aggregates within individual local authorities is guided by the Regional Technical Statement (RTS) for aggregates, which is a requirement of paragraph 50 of Minerals Technical Advice Note 1. This technical statement is currently under review and is due to be published early in 2020. The revised RTS will make recommendations for any apportionments necessary to ensure an adequate supply of crushed rock and sand & gravel 	The RLDP should, where relevant, provide policies to clarify where in the Strategic Search Areas large scale wind energy developments are likely to be permitted. The timing of the publication of the RTS does not dovetail with the LDP review timetable, however at this stage there remains a significant landbank of permitted crushed rock reserves in Conwy which is predicted to last the full LDP review period plus the required 10 years landbank, and it is therefore considered unlikely that there would be any significant requirement to make additional provision.	 show that local authority collected waste arising in the County have generally declined since 2008 and recycling rates have generally increased. The requirement to produce Regional Waste Plans has been removed, although there is still a requirement to carry out monitoring to ensure that sufficient disposal and recovery capacity exists within a region. The main conclusion to date has been that there is no additional need for disposal capacity within the region and that any further requirement for residual waste treatment capacity should be carefully considered to ensure that the facility would not result in overprovision.
aggregates, including the nationally recommended minimum provision of 7 years sand & gravel and 10 years for crushed rock.	Also an absence of commercially viable and unconstrained sand & gravel resources means that any provision potentially required of Conwy for sand & gravel is more likely to be met by an apportionment on Gwynedd. Future LDP reviews will need to be mindful of the outcome of the RTS (once published.)	 Natural and Cultural Places in Conwy Landscapes: The landscapes of Conwy are rich and varied. Conwy designates 6 Special Landscape Areas at the local level. Snowdonia National Park. Designated as a National Park in 1951, Snowdonia National Park is the largest and the first to be designated in Wales. It includes an
A number of regional monitoring reports have been published which	Although national policy and guidance has changed with	area of 213,200 hectares. The Snowdonia National Park covers

 parts of Gwynedd and parts of the CCBC area, including shared settlements. Coastal Areas: The Conwy coastline houses 85% of the population and all higher order urban areas fall along the A55 coastal corridor. The area has a high level of development pressure and areas such as Pensarn, Towyn and Kinmel Bay are in need of regeneration, where adversely flood risk is a key challenge. A Development Potential Study is underway for these areas to determine whether growth can be 	The RLDP will need to clearly establish what the coast means for Conwy and develop, or apply, specific policies, which reflect the characteristics of the coastline. In doing so the RLDP should acknowledge the interrelationships between the physical, biological and landuse characteristics of their coastal areas and the impacts of climate change.	 Grade I, 1610 at Grade 2 and 96 at Grade 2*, and 24 Conservation Areas. The RLDP must support the protection and enhancement of all nationally designated heritage assets, including their setting. Culturally Led Regeneration: National Planning Policy recognises the importance of retaining the unique and special characteristics that give a place a sense of identity and distinct feel. There are currently a number of initiatives and regeneration projects ongoing and planned for the near future across the county borough that will have a positive impact on enhancing and retaining the cultural assets of Conwy. 	The RLDP will need to offer support for such initiatives where they are relevant to land use planning and compatible with other objectives /policies in the plan.
accommodated.		Green Infrastructure:The Environment (Wales) Act 2016,	The RLDP should protect and enhance green infrastructure assets and networks.
 Historic assets play an important role for tourism, investment and communities and need protecting and enhancing through the RLDP. Conwy Castle is designated as a World Heritage Site. UNESCO considers Conwy Castle to be "one of the finest examples of late 13th century and early 14th century military architecture in Europe". The CCBC area hosts 162 Scheduled Monuments, 1735 Listed Buildings of which 29 are listed at 	The identified heritage assets benefit from statutory protection which must be taken account of within policies, proposals and guidance within the RLDP. The RLDP must conserve and enhance Conwy's high quality cultural heritage assets. Their contribution to the CCBC area and especially Conwy town (a world heritage town) should be preserved, protected and promoted to encourage tourism within the area.	 provides a strong driver for the delivery of multi-functional green infrastructure. A Conwy Green Infrastructure Assessment is underway to inform the RLDP production and develop a robust approach to enhancing biodiversity, increasing ecological resilience and improving wellbeing outcomes, and will identify key strategic opportunities where the restoration, maintenance creation or connection of green features and functions would deliver the most significant benefits in Conwy. 	assets and networks. The RLDP must implement its Section 6 Duty in terms diversity, Extent, Condition, Connectivity and Adaptability to Change.

 Biodiversity: Information contained in Natural Resources Wales Area Statements and species records from Local Environmental Record Centres should be taken into account. To date NRW have not produced the Area Statements for North West Wales. Conwy accommodates 3 Special Protection Areas (SPAs), 8 Special Area of Conservation (SAC) and a single Ramsar Site. Conwy accommodates 43 Sites of Special Scientific Interest (SSSI) and 6 National Nature Reserves (NNR). Any RLDP must support the management of all nationally designated sites in pursuit of their defined conservation objectives. 	The RLDP will need to ensure that it follows a step-wise approach to protecting and enhancing biodiversity and building resilient ecological networks by ensuring that any adverse environmental effects are minimised and mitigated.	 The latest available data indicates that air quality standards within the CCBC area are not at risk of exceeding European Union derived Air Quality Objectives and no detailed assessments or management plans are required at Council level for any pollutants. Light There is a need to balance the provision of lighting to enhance safety and security to help in the prevention of crime and to allow activities like sport and recreation to take place with the need to protect the natural and historic environment including wildlife; retain dark skies where appropriate; prevent glare and respect the amenity of neighbouring land uses, and reduce the carbon emissions associated 	The RLDP should also identify areas, such as areas of cultural of historic importance, to be given special consideration in terms of soundscape where this may be necessary to safeguard the vibrancy of places or provide tranquil, restorative environments within busy built-up areas. It will be invaluable for the RLDP identify synergies between the mapping of green infrastructure and the moderating effect the protection, or provision, of green infrastructure may have in terms of maintaining good air quality and appropriate soundscapes, including the role of tranquil green spaces.
 Conwy has designated over 40 Biodiversity Areas on land owned or managed by the Council and 11 Local Nature Reserves. 		with lighting.	<u> </u>
Water, Air, Soundscape and Light: Air and Soundscape:	The RLDP should ensure that it contains policies to prevent impact and maximise its contribution to achieving a healthier Wales by		
 Clean air and an appropriate soundscape contribute to a positive experience of place as well as being necessary for public health, amenity and well-being. 	aiming to reduce average population exposure to air and noise pollution alongside action to tackle high pollution hotspots. In doing so, the agent of change principle will be a relevant consideration.		

2.17 Section 2: Vision and Objectives

LDP Vision

The RLDP needs to be underpinned by a concise, long-term vision, objectives and strategy. In order to achieve this, a clear Vision has been developed that is built on consensus following key stakeholder and community engagement. The RLDP vision was formed having regard to the key goals and messages set

out in the Wellbeing of Future Generations Act 2015, the Conwy & Denbighshire Wellbeing Plan (2017), Conwy's Corporate Plan and elements of the Wales Spatial Plan (WSP) and evidence base. It was then refined further through the ongoing SA/SEA process. Importantly, it reflects the issues and outlines strategically how the Plan Area is planned to develop, change or be conserved up to 2033.

By 2033, Conwy will offer greater opportunities to live, work and visit. A good quality of life will be offered to all, supporting the diversity of Conwy's people and places. The importance of the Welsh language in many communities is recognised and will be enhanced. Older people of Conwy will be encouraged to lead active, healthy and fulfilling lives into old age. Improved education, employment and social opportunities will be made available to encourage young people to stay and return to Conwy and support growth. An increased range of well-designed accommodation will be provided across Conwy, based on the local need for affordable and open market housing.

A renewed focus on placemaking and regeneration led initiatives will ensure that high quality and well-designed development supports the creation of healthier and more vibrant places and reflects Conwy's position within the regional North Wales Growth Deal.

The economic strength of Conwy's employment hubs, built around the strategic transport links throughout the county will be enhanced. Conwy will have a prosperous network of towns and villages, and a viable rural economy which protects and enhances the natural environment. Further inward investment, infrastructure, and active travel provision will be encouraged to support sustainable development where compatible with the need to mitigate against the causes and effects of climate change. Conwy's rich natural and cultural heritage will be protected and promoted; recognising their importance to the wellbeing of people and wildlife, and to the tourism economy.

2.18 Achieving the Vision

The compatibility of the Vision and Objectives have been considered against the Well Being of Future Generations goals, the Conwy and Denbighshire Well-Being Plan and other key documents such as the North Wales Growth Deal. This vision for Conwy will be achieved by working collaboratively with all stakeholders involved in planning following the 5 ways of working (collaboration, prevention, integration, long term and involvement) and striving to deliver sustainable places. Placemaking and regeneration efforts will therefore be focused on delivering place-based solutions to social, economic, environmental and cultural challenges facing the area. The vision will therefore be implemented through addressing the objectives set out in the next section, and in turn through implementing associated policies and proposals.

2.19 LDP Objectives

Welsh Government policy suggests that LDPs should indicate clearly the plan's main objectives, along with the broad direction of change. As a starting point the current adopted LDP's strategic objectives were utilised as a starting point for the identification of strategic objectives for the RLDP.

2.20 The RLDP strategic objectives are sufficiently aspirational and ambitious but are also deliverable within a spatial planning context. They respond and deliver upon the Plan's key issues and provide a platform for delivering its vision. As with the draft vision, this was further refined following an informal public consultation in late 2018 and through the ongoing SA/SEA process. Again, the objectives are grouped around the new proposed structure of the LDP which reflects the Wellbeing of Future Generations goals, 5 Key Planning Principles, Sustainable Outcomes and Planning Policy Wales.

Table 2: Strategic Objectives

Sustainable Placemaking in Conwy

Priority Issue	Objective			
 Creating Sustainable 	Strategic Objective 1 (SO1):			
Places and Placemaking	Contribute to the creation of			
 Healthy Places, Equality and Wellbeing 	sustainable places, social inclusion and improved wellbeing overall in Conwy through the delivery of inclusive placemaking and			
 Good Design, the Built 	regeneration that ensures future			
Environment and	growth levels and development			
Placemaking	takes place in sustainable and			
-	accessible locations, seeks to			
 Welsh Language 	promote good design and healthier			
	places, protects Welsh language			
 Sustainable Management 	and is supported by the necessary			
of Natural Resources	social, environmental, cultural and			
	economic infrastructure to create			
• Placemaking in Rural Areas	great places.			
-				
Managing Settlement Form	Related Objectives: All			
	Objectives			
 Previously Developed Land (PDL), Constrained Land and Creating Sustainable Places 				
Place Plans				

	Healthy and Soc	ial Place in Conwy			access to a sustainable mix of community facilities. Related Objectives: SO1, 2, 3, 4,
•	Housing, Affordable	Strategic Objective 2 (SO2):			5, 6, 7, 9, 13 & 14
	Housing and Gypsy and Travellers	Promote a holistic and co-located employment and housing growth strategy by delivering new homes, including affordable homes and gypsy and traveller accommodation needs in sustainable and accessible locations, and ensuring that the	Recreational S	paces	Strategic Objective 5 (SO5): Encourage physical and mental wellbeing through the provision and protection of high quality, accessible green spaces and recreation space networks. Related Objectives: SO1, 2, 4, 6,
		right range of housing types, sizes			8, 12, 13, 14 & 15.
•	Retailing and Commercial Centres	and tenure are brought forward alongside the necessary community infrastructure. Related Objectives: SO1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14 & 15 Strategic Objective 3 (SO3): Achieve vibrant, attractive and viable town and commercial centres in Conwy by redefining	• Transport and	Accessibility	Strategic Objective 6 (SO6): Deliver sustainable development and seek to tackle the causes of climate change by extending the choice of sustainable transport to enable Conwy's communities to access jobs and key services through the promotion of shorter and more active and efficient walking, cycling and public
		their role and by encouraging a diversity of activities and uses. Related Objectives: SO1, 2, 6, 7, 8, 9, 13 & 14.			transport use and by influencing the location, scale, density, mix of uses and design of new development.
•	Community Facilities	Strategic Objective 4 (SO4): Contribute to a sense of place and overall health, wellbeing and amenity of local communities by ensuring that the existing and future population groups have			Related Objectives: All objectives

	Prosperous	Places in Conwy		protect historic and natural environments.
•	Economic Development	Strategic Objective 7 (SO7):		Related Objectives: SO1, 2, 3, 4, 5, 6, 7, 9, 12, 13 &15.
	Transportation Infrastructure	Support long-term economic prosperity, diversification and regeneration, by taking advantage of Conwy's strategic position within	Conwy's Rural Economy	Strategic Objective 9 (S09): Promote and support sustainable and vibrant rural communities by establishing new enterprise,
•	Telecommunications	the wider regional context and by promoting a holistic employment and housing growth strategy, which will facilitate new jobs growth of the right type in		expanding existing business and by adopting a constructive approach to agriculture and changing farming practices.
		sustainable and accessible locations, support business networks and clusters, increase skills in high value employment and provide the necessary new infrastructure, which overall will enable new businesses to locate in Conwy and existing business to grow.	Energy and Climate Change	Related Objectives: All objectivesStrategic Objective 10 (S010):Secure an appropriate mix of energy provision, including the promotion of a Tidal Lagoon, which maximises benefits to Conwy's economy and communities whilst minimising potential environmental and social impacts.
		Related Objectives: SO1, 2, 3, 6, 7, 8, 9, 10, 11, 12 & 13		Related Objectives: SO1, 2, 3, 6, 7, 8, 9, 11 & 13
•	Tourism	Strategic Objective 8 (S08): Encourage and support the provision of sustainable tourism where it contributes to economic prosperity and development, conservation, rural diversification, regeneration and social inclusion, while recognising the needs of visitors, businesses, local communities and the need to	Minerals and Waste	Strategic Objective 11 (SO11): Contribute to the implementation of the circular economy, manage waste with minimal environmental impacts and ensure the sustainable use of natural resources, including for energy generation and providing an adequate supply of minerals and materials for construction.

	Related Objectives: SO1, 2, 6, 7, 9, 10 & 15.			
Natural and Cultural Places in Conwy				
Landscapes	Strategic Objective 12 (SO12):			
Historic Environment	Conserve and enhance Conwy's high quality natural and cultural heritage assets.			
	Related Objectives: All objectives			
Coastal Areas	Strategic Objective 13 (SO13): Support growth, regeneration and development opportunities in Coastal Areas, whilst at the same time being aware and responsive to the challenges resulting from natural pressures.			
	Related Objectives: All objectives			
Green InfrastructureBiodiversity	Strategic Objective 14 (SO14): Protect and enhance biodiversity and build resilient ecological networks.			
	Related Objectives: SO1, 2, 3, 4, 5, 7, 8, 9, 12, 13 & 15.			
 Water, Air, Soundscape and Light 	Strategic Objective 15 (SO15): Reduce exposure to air and noise pollution, balance the provision of development and lighting to enhance safety and security, and protect and enhance the water environment and water resources,			

including surface and groundwater quantity and quality.

2.21 Section 3: The New Strategy for Conwy

This new Strategy sets out how it will deliver the Vision, Strategic Objectives and address the key issues impacting on Conwy. The next section of the Preferred Strategic sets out the Strategic Polices that will be applied to support and progress the delivery of the new Strategy. 2.22 The new Strategy is the result of extensive consensus building and previous stakeholder engagement. The Strategy must consider key evidence base and set out how much employment and housing growth is required up to 2033, where this growth should be located and is supported by a hierarchy of settlements.

****Reader Note**** The new Strategy presented in this section is the result of extensive consensus building and previous stakeholder engagement. As part of the Strategic Options consultation in late 2018, the Council worked with key stakeholders on the issues and options informing this new Strategy, including growth options, spatial distribution options and hierarchy of settlements.

This consultation is also supported by evidence base in the form of 47 Background Papers (BPs) and 12 subject based Topic Papers (TPs), which have informed previous consultation and also inform the new Strategy approach (refer to Appendix 5 for a full list of key consultation papers).

All previous consultation papers and new evidence are available as part of this Preferred Strategy Consultation <u>www.conwy.gov.uk/rldp</u>. It is not intention of this section to reiterate the main discussion points in these issues and options papers and evidence base documents. Readers are encouraged to read these key documents alongside this Preferred Strategy.

2.23 The New Strategy

The new Strategy promotes sustainable places up to 2033. In planning for sustainable places in Conwy, this Preferred Strategy seeks to reflect and embrace the principles of Sustainable Development, the concept of placemaking and embed the duties set through the Well-being of Future Generations Act 2015. The new Strategy includes the following:

- **Growth Level** How much housing and jobs are planned up to 2033
- **Spatial Distribution Strategy** Sets out where the new Growth Level will be located in a sustainable manner
- Sustainable Placemaking Principles Details the key Sustainable Development and Placemaking Principles that should be followed to achieve the objective of sustainable places in Conwy.

- Key Strategy Components Details the key Strategy Components that should be followed to ensure that the new Strategy is compliant and being achieved.
- 2.24 The Strategy encourages growth based on a clear understanding of the population and household changes over the Plan Period and the need to promote a more balanced age structure, reduce out-commuting, provide for local requirements associated with the North Wales Growth Deal and increase affordable housing across the Plan Area.
- 2.25 Distribution of the growth reflects a number of key factors including sustainability of settlements and their population, accessibility, infrastructure capacity, and the need to combat climate change, protect the Welsh Language and create healthier communities for all. The Strategy is also influenced by the high level constraints and land availability issues associated to the East of the County Borough. At the same time, the proposed new Strategy demonstrates deliverability by considering what has been delivered in the past and how it will be delivered up to 2033.
- 2.26 The Strategy accepts that in order to create sustainable places it must plan for a more balanced age structure. This has its challenges as the younger population is declining and the older population is increasing at the detriment to creating sustainable places in Conwy. It must strike a balance by providing the right level of housing and employment growth and the necessary community infrastructure to encourage the younger population

to remain and return to the area, but also for the older population to live healthy and active lives.

2.27 The new Strategy is consistent with Wellbeing Goals, Key Planning Principles and National Sustainable Placemaking Outcomes¹ including minimising the need to travel and increasing accessibility by modes other than the private car. A broad balance and flexibility between housing and employment opportunities in both urban and rural areas is promoted to minimise the need for long distance commuting. The Strategy adopts an approach 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 are well served by public transport. Wherever possible, the Strategy seeks to locate development at higher densities near major public transport nodes or interchanges where the transport infrastructure has the capacity to accommodate increased usage and is compatible with maintaining health, amenity and well-being of people.

2.28 **Deliverable and Sustainable Growth**

BP11 'Affordable Housing Needs Calculation'.

The RLDP will make provision for the following level of growth over the Plan Period from 2018-2033. The growth proposed is marginally higher than Welsh Government's projection scenarios. However, the growth proposed reflects population and house changes², employment forecasts locally and regionally³ and affordable housing needs⁴, resulting in a need

⁴ Refer to BP9 'Local Housing Market Assessment', BP10 'Affordable Housing Viability Study' and

¹ Refer to Consultation Paper 2

² Refer to BP1' Growth Options Paper'

³ Refer to BP18' Employment Land Review (including implications from the North Wales Growth Deal)

Overarching Strategic Approach
for the following growth levels. The methodology for this growth scenario is different from the traditional projections methodology used to assess alternative options². The 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.

4,300 new Homes and 1,800 new Jobs

2.29 Homes Growth and Type

A holistic level of housing and employment growth is promoted. The RLDP will provide the opportunity to deliver 4,300 homes over the Plan Period. This is the equivalent of 290 homes per year from 2018 to 2033.

2.30 The new Strategy ensures that sufficient opportunity exists to maximise affordable provision to support both rural and urban housing needs, whilst providing a strong basis for the provision of a deliverable market housing. It provides the opportunities to balance the demographics of the County through the retention of, and migration of younger adults into the County, reduce outcommuting and address some of the issues relating to an aging population.

2.31 The new Strategy will plan for the right type and mix of housing to take account of smaller households and adapted living for the elderly. The Conwy Local Housing Market Assessment suggests that the 35% of housing supply should accommodate 1 & 2 bed properties, 35% 3 bed properties and 30% for 4 & 5 bed properties. This mix will be applied with an element of flexibility to take account of local and changing characteristics of settlements.

2.32 Homes and Flexibility

The baseline housing requirement for Conwy is 4,300, which also reflects the potential supply that may be provided within Snowdonia National Park over the Plan period of 100 homes. A 20% flexibility (850) is added equating to a supply of 5,150 new homes.

2.33 Affordable Housing

An ambitious but deliverable target to deliver 1,800 (120 a year) affordable homes is planned for up to 2033 comprising approximately 1000 new affordable homes from new build and a further 800 from policy mechanisms and Council initiatives. This target is the result of undertaking an assessment of community's affordable housing needs and production of an Affordable Housing Viability Assessment⁵. Delivery of the target will be the result of a combination of mechanisms, including land allocations, policies and Council initiatives. The Conwy Local Housing Markey Assessment suggests that onsite delivery of affordable housing should accommodate 50%

⁵ BP10 'Affordable Housing Viability Study'

Social and 50% Low Cost Home Ownership. This mix will be applied with an element of flexibility to take account of local and changing characteristics of settlements.

2.34 Jobs Growth and Types

In creating sustainable places, contributing to a more balanced age structure and reduce unsustainable out-commuting levels, growth of 1800 jobs is planned for up to 2033 suggesting a need for around 12 – 14 hectares of employment land for new jobs over the Plan Period. This reflects the growth and job creation objectives likely to be provided in Conwy through the North Wales Growth Deal. The new Strategy will plan for land to accommodate 50% of the 1,800 jobs to meet needs for B1 Business and 50% for B2/B8 Industrial Warehousing.

2.35 Spatial Distribution Strategy

To ensure the Vision and Objectives of the Plan are delivered, the Spatial Distribution Strategy guides the location of growth and the provision of services and infrastructure towards the most accessible and sustainable places identified in the **Settlement Hierarchy**. Having identified and understood the needs and sustainability of existing urban and rural areas identified within the Settlement Hierarchy, the Preferred Strategy proposes to focus 90% of growth within the **Coastal Development Strategy Area (CDSA)** and 10% within the **Rural Development Strategy Area (RDSA)**. This is broadly in line with the current population split in Conwy and has the advantages of delivering needs and opportunities to both urban and rural communities.

2.36 Coastal Development Strategy Area (CDSA)

The Coastal Development Strategy Area (CDSA) offers the best opportunity to locate growth, meet community's needs, promote active travel, healthier communities, combat climate change and ultimately conform to the Sustainable Placemaking Principles and Key Strategy Components. It comprises of four strategic areas across the coastal corridor, which includes the main urban settlements, the Tier 1 Main Villages and a number of other smaller settlements within the Settlement Hierarchy (see Table 3). Whilst the Tier 1 Villages will not accommodate the same level of growth as the urban settlements, they have been included due to their accessibility and relationship with the urban areas and strategic transport routes. As such the CDSA directs 90% of the new development mainly to within or adjacent to the urban settlements located within the four Strategic Areas to the West, Creuddyn, Central and to a lesser level within the East (See Map 1: RLDP Key Diagram). These locations are accessible to key services, are closely linked to existing employment areas, are supported by excellent road, rail and public transport network and form the predominant areas in need of market and affordable housing.



2.37 There will be a need to have a balanced and adjusted approach to distribution of the growth within the four strategic areas to ensure the high level flood risk constraints associated with the East are fully factored. As such the growth that cannot⁶ be accommodated within the East will be proportionately distributed across the remaining strategic areas as being the most sustainable of locations. To accommodate growth the settlement boundaries and green wedges will be reviewed and amended. Development outside of settlement boundaries in the urban settlements and Tier 1 Villages of the CDSA will not be permitted, except in exceptional circumstances to support changes in employment demand and to assist Registered Social Landlords (RSLs) to bring forward higher levels of affordable housing up to a maximum of 20 units.

2.38 Coastal Development Strategy Area: West

This strategic area lies at the western extremity of the RLDP Plan Area, physically separated from the Creuddyn area by the Penmaenbach headland and is bounded to the south by the Snowdonia National Park. Llanfairfechan and Penmaenmawr are the two urban settlements within this strategy area and are generally self-contained with a good level of facilities and services (refer to Map 2). To reflect the population levels, services and facilities, good accessibility and the impacts related to the adjusted growth distribution from the East, 10% of housing growth (market and affordable) will be located within the Western Strategic Area, including completions, permissions, windfall and new allocations. As a result of topography and land availability in Penmaenmawr, the majority of new homes will be located within Llanfairfechan, which has excellent accessibility to the strategic rail and road network and the wider higher order urban settlements. Based on the conclusions of the Commercial Market Analysis Report⁷ no new employment allocations will be located within the Western Strategic Area. Llanfairfechan experiences primary school capacity issues currently and a new Band B school is planned between 2019 and 2024. To ensure growth and new housing is deliverable a new mixed use strategic site is proposed in Llanfairfechan consisting of 400 new homes, affordable housing, new primary school and recreational space. Improvements to the pedestrianisation from the wider residential areas and active travel routes will need to be improved to support the sustainability of the strategic site and area.

2.39 The Tier 1 Village of Dwygyfylchi is located within the West Strategic Area, as is the hamlet of Capelulo. They lie to the east of the urban settlements of Llanfairfechan and Penmaenmawr and have good access to the urban settlements via the strategic transport network and public transport. The level of growth within these settlements will accord with the settlement hierarchy and reflect the current range of facilities and services and those planned over the Plan Period.

⁶ Refer to BP35 'Flood Risk and Development Opportunities'

⁷ Refer to BP19 'Commercial Market Analysis Report'

Map 2: Strategy Area: West



2.40 Coastal Development Strategy Area: Creuddyn

⁸ Refer to BP24 'Conwy Retail Study'

Llandudno, Llandudno Junction and Conwy are the main urban settlements within this area, performing an important cultural, social and economic role to the Plan Area. They are located strategically with excellent links to the road, rail and public transport network. Over the Plan Period it is projected that approximately 30% of the housing growth (market and affordable) will be located within the Creuddyn Strategic Area consisting of completions, permissions, windfall and new allocations. To ensure the needs of the Conwy Commercial Market Analysis Report conclusions are delivered, the area will also accommodate approximately 30% of employment land

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Whilst a key area for growth, land availability is constrained due to physical, historical and environmental issues. Therefore, a mixed-use strategic site is proposed at Llanrhos between the urban settlements of Llandudno Junction and Llandudno consisting of 250 new homes (including affordable housing), 1 hectare of B1 (office) to promote cluster employment uses, new primary school, allotments and recreational space. The area is also recognised as an area in need of improved public transport, active travel and green infrastructure, which will be progressed via a comprehensive Development Brief. The strategic site is phased from 2024 onwards to ensure it links with the 'Band C' School Modernisation Programme. The strategic site is supported by excellent accessibility to the A470 and A55 and alternative modes into the higher order urban settlements.

consisting of completions, permissions and new allocations.

- 2.41 The Town Centre of Llandudno will not accommodate any further major convenience or comparison retail up to 2022⁸, but will be protected and, where possible, enhanced to ensure a balanced and mix of uses that sustain the activity throughout the day and evening. The services tourism and accommodation offer within Llandudno will be protected, enhanced and further diversified towards all year round tourism. Llandudno will recognise the changes in shopping habits, in particular, the comparison offer.
- 2.42 Llandudno Junction acts a key economic hub at the heart of North Wales with excellent road, rail and public transport linkages. The employment offer will be safeguarded and enhanced through improvement programmes.

Map 3: Strategy Area: Creuddyn



- 2.43 Conwy will see limited housing and employment growth mainly due to its environmental and historical quality. Within Conwy Town Centre a balanced approach will be implemented to ensure the needs of the community are met but at the same time the historic and environmental assets are protected and enhanced to contribute positively to tourism.
- 2.44 Other settlements within the Creuddyn Area will also support some level of growth, commensurate with their level within the settlement hierarchy (Table 3). The Tier 1 Village of Glan Conwy is located to the south of the Creuddyn Strategic Area along the A470. It sits to the south of the urban settlements of Llandudno Junction and has good access to the urban settlements via the strategic transport network and public transport. The level of growth within Glan Conwy will reflect the current range of facilities and services and those planned over the Plan Period.

2.45 Coastal Development Strategy Area: Central

Over the Plan Period it is projected that approximately 35% of the housing growth (market and affordable) will be located within the Central Strategic Area consisting of completions, permissions, windfall and new allocations. To ensure the needs of the Conwy Commercial Market Analysis Report conclusions are delivered, the area will also accommodate approximately 10% of employment land consisting of completions, permissions and new allocations.

2.46 Colwyn Bay serves the residential, retail and economic needs of the surrounding catchment and continues to undergo significant investment and improvement to the town centre and beach frontage. It is situated along the strategic rail and road network and served well via public and alternative modes of

transport. To continue investment the area will be further regenerated over the Plan Period, but enhanced through the allocation of a strategic site to the south of Old Colwyn consisting of 450 new homes and recreational spaces. The strategic site will be phased from 2024 onwards and be supported by highway improvements, improved public transport service and active travel linkages. Improvements to the nearby primary and secondary schools may also require redevelopment to accommodate growth during the Band C School Modernisation Programme from 2024 onwards as a result of housing growth. The site will also accommodate a new top-up doctor's surgery. New convenience and comparison retailing will also be promoted in Colwyn Bay to meet the needs of the Conwy Retail Study.

2.47 The Tier 2 Village of Llysfaen is also located within the CDSA due to its relationship to Old Colwyn, whilst the Hamlet of Bryn y Maen is closely related to upper Colwyn Bay, however the sustainability of these settlements is limited by the strategic linkages to the main roads and the public transport network. The policy approach to these settlements over the Plan Period will be informed by their position in the settlement hierarchy, with the level of growth reflecting local needs and the current range of facilities and services that they offer.

Map 4: Strategy Area: Central



2.48 Coastal Development Strategy Area: East

The East Strategic Area consists of the urban settlements of Abergele, Pensarn, Towyn and Kinmel Bay and the Tier 1 Village of Llanddulas as the main residential and economic centres. The area serves essential service needs of the surrounding catchments.

2.49 Abergele has undergone high levels of housing and employment growth over previous years, which in turn has placed significant strain on the traffic capacity of the town centre. Development in Abergele will be limited over the Plan Period other than to bring forward the Abergele South East strategic site for mixed-use employment, retail-and new school. Focus will be placed on regeneration within the Abergele and

Pensarn area supported by new town centre interventions to increase capacity of the town centre traffic. The North Wales Regional Transport Plan also identifies Abergele as a strategic area for town centre traffic capacity improvements and work is progressing in line with the WelTag approach. There will be no new housing allocations within Abergele and Pensarn area over the Plan Period.

- 2.50 The area within the East Strategic Area also includes the urban settlements of Pensarn, Towyn and Kinmel Bay. These areas are highly constrained from defenced flood risk resulting in limited opportunity to accommodate housing and employment growth over the Plan Period. However, the area experiences deprivation and opportunities to deliver community's needs is limited. The area is subject to flood defence improvements, although this is only to hold the line as opposed to assisting growth opportunities. These constraints and lack of development opportunity is recognised within the new Strategy through the promotion of a new **Eastern Regeneration and Investment Area (ERIA).**
- 2.51 As such, over the Plan Period it is projected that approximately 15% of the housing growth (market and affordable) will be located within the East Strategic Area consisting of completions, permissions and windfall only. No new housing allocations will be allocated in these areas, with the exception of local growth within the lesser constrained Tier 1 Village of Llanddulas. The need for growth that cannot be accommodated in the East will be portioned throughout the remaining sustainable urban settlements within the CDSA. To ensure the needs of the Conwy Commercial Market Analysis Report conclusions are delivered, the area will however accommodate approximately 50% of employment land

consisting of completions, permissions and new allocations. This is the result of high level strategic accessibility, recognition within the North Wales Growth Deal and highways capacity for these uses.

2.52 The Tier 1 Village of Llanddulas is located along the strategic road and public transport network with Abergele falling to the east and Colwyn Bay to the west. The level of growth within Llanddulas will reflect the current range of facilities and services and those planned over the Plan Period.



Map 5: Strategy Area: East

2.53 Rural Development Strategy Area (RDSA).

For most rural areas in the Conwy RDSA the opportunities for reducing car use and increasing walking, cycling and use of public transport are more limited than in CDSA. Therefore settlements falling within the RDSA will focus on local growth and diversification dependent on their sustainability and position within the Hierarchy of Settlements. Llanrwst is defined as the Key Service Centre serving much of the rural hinterland of Conwy and is where employment and housing development will be focussed in the RDSA.

- 2.54 A strong rural economy will be promoted to support sustainable and vibrant rural communities. The establishment of new enterprise and the expansion of existing business is crucial to the growth and stability of rural areas, supported by the required housing and necessary community infrastructure.
- 2.55 The new Strategy focuses 10% of housing growth to the rural settlements which have relatively good accessibility by non-car modes when compared to the rural area as a whole. To encourage non-car usage and serve the wider rural area 10% of employment will also be located within the RDSA.
- 2.56 The majority of rural growth is focused in Llanrwst, which is a settlement that supports the wider rural communities in terms of employment, retailing and community services and facilities.

Llanrwst is the largest and most sustainable of the settlements falling within the RDSA, located some 13 miles from the urban settlements of Llandudno Junction and Conwy. It is served primarily by the A470 trunk road, with the A548 and B5106 also providing local road links, whilst the Conwy Valley Rail Line connects to the coastal strategic rail network. To encourage development in sustainable locations a Llanrwst strategic site is proposed consisting of 200 new homes (market and affordable) and recreational spaces along the A470. Vacant employment land at the Ty Gwyn Industrial Site will also be safeguarded for future development. Convenience retailing will also be promoted in Llanrwst to meet the needs identified.

- 2.57 The Llanrwst settlement boundary and green wedges will be reviewed. Development outside, but on the edge of, the Llanrwst settlement boundary will be permitted, in exceptional circumstances to support changes in employment demand and deliver higher levels of affordable housing up to 20 dwellings and where there are no unacceptable impacts.
- 2.58 Most of the Tier 2 Main Villages, Minor Villages and Hamlets are also located within the RDSA (Table 3) with levels of employment and housing growth in these communities related to their needs for economic and residential development, based on the settlement hierarchy.

Map 6: Rural Development Strategy Area



Table 3: Settlement Hierarchy

Coastal Development Strategy Area					
Sub-Area	West	Creuddyn	Creuddyn Central		
Urban	Llanfairfechan, Penmaenmawr	Conwy, Llandudno Junction, Deganwy/Llanrhos, Llandudno, Penrhyn Bay/Penrhynside	Rhos on Sea, Mochdre, Colwyn Bay, Old Colwyn	Abergele/ Pensarn, Towyn, Kinmel Bay	
Tier 1 Main Villages	Dwygyfylchi*	Glan Conwy		Llanddulas	
Tier 2 Main Villages			Llysfaen		
Minor Villages		Bryn Pydew, Glanwydden, Pentrefelin		Rhyd y Foel, St George	
Hamlets	Capelulo*		Bryn y Maen	Bodtegwel	
		Rural Development Strategy	Area		
Key Service Centre					
Tier 2 Main Villages	Betws yn Rhos, Cerrigydrudion, Dolgarrog*, Eglwysbach, Llanfair TH, Llangernyw, Llansannan, Trefriw*, Tal y Bont*/Castell				
Minor Villages	Groes, Henryd, Llanbedr y Cennin*, Llanddoged, Llanelian, Llangwm, Llannefydd, Pentrefoelas, Tal y Cafn, Tyn y Groes				
Hamlets	Bryn Rhyd-yr-Arian, Brymbo, Bylchau, Cefn Berain, Cefn Brith, Dinmael, Glasfryn, Groesffordd, Gwytherin, Hendre, Llanfihangel GM, Maerdy, Melin y Coed, Nebo*, Pandy Tudur, Pentre Isa, Pentre Llyn Cymmer, Pentre Tafarn y Fedw, Rhydlydan, Tan y Fron				

* Settlement falls partly within Snowdonia National Park

2.59 Settlement Hierarchy

Urban Settlements & Key Service Centre

The urban settlements within the CDSA and Llanrwst in the RDSA are, and will remain, the main focus for residential and economic development over the Plan Period. These are the largest settlements with a population of at least 3,000, and it is these settlements which have the greatest transport links, facilities and services to meet the needs of their residents.

2.60 Existing and proposed economic developments in these settlements which support local jobs will be supported, subject to all relevant issues. Strategic Sites are identified in Llanfairfechan, Llanrhos, Old Colwyn, Abergele and Llanrwst which will meet the need for a range of employment, residential, allotments, education and open space provision. In order to provide opportunities for increased delivery of affordable housing for local need, small developments of up to 20 dwellings will be permitted on suitable sites outside, but adjoining, Urban Settlements and the Key Service Centre, subject to a minimum provision of 50% affordable housing.

2.61 Tier 1 Main Villages

The RLDP identifies three Tier 1 Main Villages, which are smaller and with fewer local services and facilities than the urban settlements, so the level of growth supported over the Plan Period will be proportionately lower. The Tier 1 Villages are nevertheless located in highly sustainable locations with good access to strategic transport links and the urban settlements, therefore some development sites will be allocated in these locations. Affordable housing levels on allocated and windfall sites within the settlement boundaries of Tier 1 Main Villages will be defined by the affordable housing policy, based on the viability assessment. In order to provide opportunities for increased delivery of affordable housing, small developments of up to 20 dwellings will be permitted on suitable sites outside, but adjoining, Tier 1 Main Villages, subject to a minimum provision of 50% affordable housing.

2.62 Tier 2 Main Villages

It is vital that the Tier 2 Main Villages are able to sustain themselves in order to create sustainable places. These settlements primarily serve their local population and as such local growth and diversification will be promoted to retain community identity, protect the Welsh Language and encourage a more balanced age structure.

- 2.63 Land will not be allocated for new development in the Tier 2 Villages. Alternatively, a flexible approach will be promoted within the settlement boundaries. New enterprises and business expansions will be supported in the Tier 2 Villages. A constructive approach towards agricultural development proposals will also be adopted, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. A positive approach to the conversion of rural buildings for business re-use, in addition to taking a positive approach to diversification projects in rural areas will be adopted.
- 2.64 In recognising past housing delivery in these rural settlements greater flexibility will be applied. Both market and affordable housing may be permitted within the settlement boundaries on windfall and allocated sites. The viability of housing schemes will determine the appropriate level of market and affordable

housing. Such schemes will generally be smaller than the higher order settlements and be restricted to 15 units and below to protect the natural and historical environment. Affordable housing exception sites and employment opportunities may be permitted outside, but on the edge of, settlement boundaries at a scale appropriate to the function of the settlement and where there are no unacceptable impacts.

2.65 Minor Villages

Minor Villages experience the same issues as other rural communities but are more self-contained than the Tier 2 Main Villages. The priority for the Minor Villages is to improve vibrancy, protect community identity and create a more balanced age structure. These settlements serve their local population well but have lesser community services and facilities than the higher order rural settlements, and as such should be protected and promoted.

- 2.66 There are no settlement boundaries for Minor Villages and no allocations are made for market housing or employment. Alternatively, an appropriate level of development will be supported to meet local growth and diversification. The establishment of new enterprise and the expansion of existing business will be permitted supported by the required housing and necessary community infrastructure appropriate to the character of the settlement. Development will be to a lesser level than that permitted in the higher order rural settlements.
- 2.67 A constructive approach towards agricultural development proposals will be adopted, especially those which are designed to meet the needs of changing farming practices. The conversion of rural buildings for business re-use, in addition to

taking a positive approach to diversification projects in Minor Villages will be adopted.

2.68 Greater flexibility will be applied to housing development to meet needs over the Plan Period. Both market and affordable housing may be permitted within the confinements of the settlements on windfall sites, where it represents infill or rounding off. The viability of housing schemes will determine the appropriate level of market and affordable housing. Such schemes will generally be smaller than the higher order rural settlements and be restricted to 10 units and below to protect the natural and historical environment. Affordable housing exception sites and employment opportunities may be permitted on sites adjoining settlements at a scale appropriate to the function of the settlement and where there are no unacceptable impacts.

2.69 Hamlets

Hamlets are the smallest tier of settlements identified in the Conwy RLDP and generally consist of very small clusters of approximately 20-50 houses. Local facilities and public transport links are generally poor, making these less sustainable locations for new employment or residential development. Nevertheless, recognising that small rural communities can still have a need for new housing, limited residential development on sites for a maximum of 5 dwellings will be permitted, driven by the local need for affordable housing.

2.70 No settlement boundaries are identified in Hamlets, but on suitable sites within the settlement, which constitute infill or rounding off, an element of market housing will be permitted to support AH delivery. Settlement extensions, on sites adjoining

the existing hamlet will only be permitted in exceptional circumstances to provide 100% affordable housing, subject to compliance with other policies.

2.71 Open Countryside

The open countryside, outside any recognised settlements, is a dynamic and multi-purpose resource and it must be conserved and, where possible, enhanced for the sake of its ecological, geological, physiographic, historical, archaeological, cultural and agricultural value and for its landscape and natural resources. Green Wedges and Special Landscape Areas will be defined to protect those areas that make an exceptional contribution to the landscape assets. The need to conserve these attributes will be balanced against the economic, social and recreational needs of local communities and visitors. Whilst the protection of the open countryside should be maintained wherever possible, the expansion of existing businesses located in the open countryside may be supported provided there are no unacceptable impacts.

2.72 Key Diagram

The Key Diagram (Map 1) illustrates the RLDP Strategy at a Plan Area wide scale.

2.73 Sustainable Placemaking, Well-being and Climate Change

Sustainable Places is the priority goal of the Conwy RLDP. In planning for sustainable places in Conwy, the new Strategy embraces sustainable development principles and the concept of placemaking. All development decisions within Conwy, should seek to contribute towards the making of sustainable places and improved well-being. The Plan should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. By taking such action it will ensure that the RLDP embeds the spirit of the Wellbeing of Future Generations Act and seeks to take positive steps to creating sustainable places and enhance the economic, social, environmental and cultural well-being of communities. It will also be key in tackling the causes and effects of climate change.

2.74 The RLDP will promote Sustainable Placemaking by:

Maximising Environmental Protection and Limiting Environmental Impact

- Protecting and enhancing biodiversity, ecosystems, townscapes, soundscapes and landscapes.
- Promoting Green Infrastructure.
- Reducing Environmental Risks.
- Managing water resources naturally by promoting sustainable water management (including ensuring a sustainable supply of water resources and water quality, promoting sustainable drainage modes and addressing flooding issues). This includes reducing the vulnerability of communities by ensuring that development is not located in flood risk areas.
- Promoting Clean Air and Reducing Pollution.
- Promoting Resilience to Climate Change.
- Creating Special and Distinctive Environments.

Facilitating Accessible and Healthy Environments

- Promoting physical and mental health and wellbeing.
- Securing accessible and high quality green space.

- Promoting accessible active travel and public transport and non-car dependency by distributing and locating development in accordance with the settlement framework with a view to reducing unwarranted reliance of the private motor car. It will promote sustainable and 'green' travel alternatives building on advances in technology and promote accessibility to alternative means of travel.
- Providing Accessibility for all.
- Providing safe and inclusive communities for all.
- Providing access for all to key services and facilities.

Making Best Use of Resources

- Making best use of natural resources.
- Promoting sustainable waste management.
- Prioritising the use of previously developed land and existing buildings.
- Unlocking potential, regenerating and attracting investment to create resilient communities.
- Promoting good high quality design and sustainable developments.

Growing Our Economy in a Sustainable Manner

- Fostering economic activity which embraces smart and innovative technology and communication.

- Minimising energy demand and consumption by facilitating the delivery of carbon neutral buildings and homes, including the promotion of the efficient use of resources including directing development to previously developed land wherever possible.
- Promoting vibrant and dynamic economic environments which are adaptive to change.

Creating and Sustaining Communities

- Enabling the Welsh language to thrive.
- Securing appropriate development densities.
- Ensuring that homes and jobs are available to meet society's needs.
- Promoting a mix of uses where appropriate.
- Offering cultural experiences.
- Securing and protecting community based facilities and services.

2.75 Key Strategy Components

The new Strategy is formed having been considered against a number of Key Strategy Components, which are based on the Background Papers, Topic Papers, the Issues and the proposed Objectives. The strategy has been influenced by a number of the key strategy components to ensure that it is right for Conwy:

Key Strategy Component	Does the new Strategy consider this component?
Has regard to National, Regional and Local Strategies, Plans, Policies and Evidence.	✓
Has regard to the Wellbeing of Future Generations Act, 5 Key Planning Principles and Sustainable Outcomes.	~
Seeks to create Sustainable Places and embraces sustainable placemaking.	~
Promotes healthy places, equality and wellbeing in Conwy.	~
Promotes a more balanced age-structure and seeks to reduce out-commuting by supplying and protecting the right level of homes, jobs and community facilities to support the retention and return of the younger and economically active population.	1
It would promote a holistic strategy and allow for new homes and employment to be provided in line with the Hierarchy of Settlements to reflect the sustainability, accessibility and functional attributes of settlements, their services and facilities as well as their ability to accommodate growth.	✓
Recognises the high level flood risk and highways constraints to the East of the County Borough and the need to progress investment and regeneration to promote resilient communities.	~
It supports and provides for the necessary utility and community infrastructure to support growth.	~
Seeks to provide 4,300 (plus 20% contingency) new homes and 1,800 affordable houses supported by the required utility and community infrastructure.	~
Seeks to increase the number of smaller market housing units, opportunities for adapted living and a 50% split in supply of social and low cost home ownership properties where appropriate.	~
Is deliverable and reflects past build rates and capacity of the development industry.	~

Promotes greater flexibility in the rural areas to reflect the difficulty in delivering housing schemes and ultimately provides for a framework that protects community identity and supports local growth.	\checkmark
Provides for 1,800 new jobs to contribute to economic growth and jobs creation which reflects the Conwy Employment Land Review, regional North Wales Growth Deal and infrastructure supply, whilst at the same time providing flexibility for changes in economic demand over the Plan Period.	✓
Reflects the Conwy Employment Market Analysis with regards to the appropriate location for new employment growth.	~
Recognises the limited availability of brownfield lands, but at the same time prioritises brownfield opportunities where suitable and deliverable, prior to greenfield.	1
Promotes an appropriate level of development in rural settlements to meet local growth and diversification.	✓
In rural areas it conserves attributes balanced against the economic, social and recreational needs of local communities and visitors.	V
Adopts a constructive approach towards agricultural development proposals, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. A positive approach to the conversion of rural buildings for business re-use, in addition to taking a positive approach to diversification projects in rural areas will be adopted.	✓
Contributes to the delivery of physical and social regeneration opportunities and provides for a diverse and cohesive range of settlements and communities.	~
Recognises the value of language and includes policies to support growth in the use of the Welsh language.	✓
Enhances design quality to create great places for people in Conwy.	✓
Protects from urban sprawl and inappropriate development through review of the Green Wedges and use of settlement boundaries.	✓
Identifies key strategic sites within the Preferred Strategy.	✓

will encourage alternative sustainable modes of transport to increase walking, cycling and public transport, reduce lependency on the car for daily travel and contribute to the reduction in climate chance.	✓
ocates growth in areas that have the necessary or planned infrastructure to create sustainable places and reduce the need for car usage. The RLDP should also identify where additional public transport and interchanges are required and hould be protected to support new development.	✓
leets the needs for Gypsies and Travellers now and provides the necessary mechanisms to deliver future need.	✓
Reduces the impact of development on the coastline and countryside and seeks to conserve and enhance Conwy's high juality natural and cultural heritage assets.	~
Seeks to achieve vibrant, attractive and viable town and commercial centres in Conwy by redefining their role and by encouraging a diversity of activities and uses.	✓
t is supported by the required utility and community infrastructure.	✓
Encourages tourism where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities.	~
Supports the continued success of existing tourist growth in Conwy, by encouraging appropriate tourism-related levelopment, which is sympathetic in nature and scale to the local environment.	~
Ensures sustainable tourism is promoted which seeks to accommodate all-year round tourism as opposed to seasonal.	✓
Supports telecommunications infrastructure in appropriate locations and sets out policies for telecommunications levelopment, including criteria-based policies to guide development to suitable locations.	✓
Seeks to support proposals for new broadband infrastructure or improvements to existing networks or apparatus.	\checkmark
Recognises the benefits of renewable and low carbon energy as part of the overall commitment to tackle climate change and increase energy security.	1

Supports renewable, low energy sustainable energy use and grid access within developments.	1
Considers and plans for the protection and allocation of minerals needs over the Plan Period.	1
Promotes sustainable waste management.	1
Protects and enhances the natural, historic and built conservation qualities of Conwy and its high value landscapes.	✓
Establishes what the coast means for Conwy and develops specific policies, which reflect the characteristics of the coastline. In doing so it acknowledges the interrelationships between the physical, biological and landuse characteristics of their coastal areas and the impacts of climate change.	✓
Protects and enhances green infrastructure assets and networks.	✓

2.76 The Strategic Policies for Conwy

The following four strategic sections set out the strategic policies which form the framework for implementing and delivering the RLDP. The format and structure reflects the core elements of sustainable development, placemaking and the wellbeing goals:

Strategic Section 1: Sustainable Placemaking in Conwy

Strategic Section 2: Healthy and Social Places in Conwy

Strategic Section 3: Prosperous Places in Conwy

Strategic Section 4: Natural and Cultural Places in Conwy

2.77 Each of the four strategic sections include key subject areas (e.g. housing, economy, tourism, etc.) and their strategic polices. A further section is included in each subject area setting out the 'approach to delivering the objectives of the

RLDP', which is intended to provide a statement of how the polices in the Deposit Plan are likely to progress. This structure allows the Strategic Policies to cross reference to the strategic objectives set out in this document. The supporting evidence, Background Papers and Topic Papers further consider how the approach conforms and contributes to the Well-being of Future Generations Goals, the 5 Key Planning Principles and the National Sustainable Placemaking Outcomes.

2.78 It is recognised that there will be some overlap between the strategic policy sections and the strategic policies and as such they should be read in conjunction with one another. Each strategic policy is accompanied by an explanatory text and an approach to the Deposit RLDP.

Sustainable Placemaking in Conwy

3.1 Introduction

3.1.1 The RLDP is formulated having had consideration of the strategic placemaking issues impacting on Conwy. This section of the PS focuses on those strategic polices that will have the greatest impact on the type of development which is ultimately delivered and its contribution to sustainable development and the environmental, social, cultural and economic well-being of Conwy. This section promotes integrated polices that should not be considered in isolation during the development process. This includes considering the design of a development and its impacts upon everyday lives as well as thinking holistically about where people might live and work and which areas should be protected. This section provides the strategic and locally distinctive placemaking vision for delivering sustainable placemaking, which is supported by strategic polices on Sustainable Placemaking, Growth Levels, Hierarchy of Settlements, Placemaking and Good Design, Promoting Healthier Places, The Welsh Language, Sustainable Management of Natural Resources, Placemaking in Rural Areas, Place Plans, Strategic Sites, Infrastructure and New Development and Managing Settlement Form.

All Strategic Polices within this Sustainable Placemaking Section relates to Strategic Objective 1 (SO1). The objective is therefore not repeated throughout the section.

3.2 Sustainable Placemaking

3.2.1 **Strategic Objective 1 (SO1):** Contribute to the creation of sustainable places, social inclusion and improved wellbeing overall in Conwy through the delivery of inclusive placemaking and regeneration that ensures future growth levels and development takes place in sustainable and accessible locations, seeks to promote good design and healthier places, protects Welsh language and is supported by the necessary social, environmental, cultural and economic infrastructure to create great places.

Strategic Policy 1: Sustainable Placemaking Principles

Strategic Policy 1 (SP/1): Sustainable Placemaking Principles

All proposals must embrace the concept of sustainable placemaking principles and ensure development supports the delivery of sustainable development and the environmental, social, cultural and economic well-being of Conwy. Where appropriate, development proposals will only be permitted where consistent with the sustainable placemaking principles:

- 1. Maximises Environmental Protection and Limits Environmental Impact:
 - a) Protects and enhances biodiversity, ecosystems, townscapes, soundscapes and landscapes;
 - b) Promotes green infrastructure;
 - c) Reduces environmental risks;
 - d) Manages water resources naturally;
 - e) Promotes clean air and reduces pollution;
 - f) Promotes resilience to climate change; and,
 - g) Creates special and distinctive environments.
- 2. Facilitates Accessible and Healthy Environments:
 - a) Promotes physical and mental health and wellbeing;
 - b) Secures accessible and high quality green space;
 - c) Promotes non-car dependency;

- d) Provides accessibility for all;
- e) Provides safe and inclusive communities for all; and
- f) Provides access to key services and facilities for all.
- 3. Makes Best Use of Resources:
 - a) Makes best use of natural resources;
 - b) Promotes sustainable waste management;
 - c) Prioritises the use of previously developed land and existing buildings;
 - d) Unlocks potential, regenerating and attracting investment to create resilient communities; and
 - e) Promotes good high quality design and sustainable developments.
- 4. Grows Our Economy in a Sustainable Manner:
 - a) Fosters economic activity which embraces smart and innovative technology and communication;
 - b) Reduces climate change and promotes efficiency and renewable energy; and
 - c) Promotes vibrant and dynamic economic environments which are adaptive to change.
- 5. Creating and Sustaining Communities:
 - a) Enables the Welsh language to thrive;
 - b) Secures appropriate development densities;
 - c) Ensures that homes and jobs are available to meet society's needs;
 - d) Promotes a mix of uses where appropriate;
 - e) Offers cultural experiences; and
 - f) Secures and protects community based facilities and services.

- 3.2.2 Sustainable Development means the process of improving the economic, social, environmental and cultural well-being of Conwy by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals. The most appropriate way to implement these requirements through the planning system is to adopt a placemaking approach.
- 3.2.3 Sustainable placemaking is an inclusive process, involving all of those with a professional or personal interest in the built and natural environment, which focuses on delivering developments which contribute to the creation and enhancement of sustainable places in Conwy. Placemaking in development decisions happens at all levels and involves considerations at a global scale, including climate change, down to the very local level, such as considering the amenity impact on neighbouring properties and people.
- 3.2.4 The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well-being, creating prosperity for all. Policy SP/1 sets out the main ways in which development proposals will be expected to demonstrate that they are supporting the delivery of economic, social,

environmental and cultural well-being and therefore contributing towards sustainable development in Conwy.

- 3.2.5 Acting in accordance with the sustainable placemaking principles means that proposals must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. As such, everyone engaged with or operating within the planning system in Conwy must embrace the concept of sustainable placemaking in order to achieve the creation of sustainable places and improve the well-being of communities in Conwy.
- 3.2.6 Not every development proposal will be able to demonstrate they can meet all of these outcomes. However, this does not mean that they should not be considered in the development management process to see if a proposal can be improved or enhanced to promote wider well-being. It is for developers to identify these opportunities and act upon them. Links to more specific Strategic Policies and approaches which will be used to assess whether the criteria of SP/1 are achieved are set out within the policy text relating to all Strategic Sections of the RLDP. A Supplementary Planning Guidance (SPG) will be prepared to set out guidance for developers in ensuring schemes are sustainable and conform to Policy SP/1.

3.3 Levels of Housing Growth

3.3.1 Strategic Objective 1 (SO1):

Strategic Policy 2: Levels of Housing Growth

Strategic Policy 2 (SP/2): Levels of Housing Growth

Housing requirement provision is made for approximately 4,300 dwellings in the Plan Period (plus 20% contingency). Provision is made within the Plan having considered completions, commitments, windfall and new allocations over the Plan Period.

- 3.3.2 The LDP housing requirement figure is influenced by a demographic scenario which includes migration assumptions based on jobs growth locally and as a result of the needs associated with the North Wales Growth Deal. This scenario results in a slightly higher annual requirement for dwellings than the Welsh Government's projections, but reflects the priority issues and background evidence base, in particular a need to contribute to a more balanced age structure, reduced outcommuting levels and protection and enhancement of community identity. The dwelling requirement includes an acceptance of churn in the housing market which includes an allowance for vacant homes, second homes and holiday accommodation.
- 3.3.3 The scale of housing land requirement of 4,300 (290 a year) is based on an anticipated growth in population of approximately 5.8% between 2018 and 2033⁹. The level takes into consideration the likely supply of housing that may come forward within the Snowdonia National Park part of the County

Borough (100 over the Plan Period) and capacity of the house building industry. The total housing supply of 5,150 homes includes an allowance for 20% (850 dwellings) contingency in order to allow for choice, flexibility and renewal of the existing housing stock and for non-take up of sites. The ability to deliver the housing requirement is demonstrated through a housing trajectory within the housing section.

3.3.4 New homes will be developed on land allocated for housing, mixed-uses and supported by the relevant community and utility infrastructure. Sites are located in line with the Settlement Hierarchy and relates to the population split, sustainability, accessibility and the needs of communities. The scale and distribution of housing also addresses the constraints recognised to the east of Plan Area. Overall, a broad balance between housing, community facilities, services and employment opportunities in both urban and rural areas is promoted to minimise the need for long distance commuting.

⁹ Refer to BP/3 'Growth Options Paper'

- 3.3.5 5 Key Strategic Sites consisting 1,300 new homes and infrastructure are proposed within the higher order settlements. The Strategic Sites are potentially major generators of travel demand and, as such, are proposed within existing urban areas and areas which are, or can be, easily reached by walking or cycling, and are well served by public transport. The sites are proposed having understood the infrastructure capacity and requirements, viability and are supported by concept drawings. It is clear that a number of the Strategic Sites need to be phased appropriately in order to meet the Band 'B' and 'C' School Modernisation Programme over the Plan Period.
- 3.3.6 Supported by the relevant polices within the Plan, welldesigned, energy efficient, good quality market and affordable housing that will contribute to the creation of sustainable places is promoted. The Plan promotes sites for the full range of housing types to address the identified needs of communities, including the needs of older people and people with disabilities. In this respect, sustainable residential mixed tenure

communities with 'barrier free' housing, for example built to Lifetime Homes standards to enable people to live independently and safely in their own homes for longer, is promoted subject to viability.

- 3.3.7 The Plan also provides for a range of sustainable and deliverable sites to allow all sectors and types of house-builder, including nationals, regionals, registered social landlords (RSLs), Small and Medium-sized Enterprises (SMEs) and the custom and self-build sector, the opportunity to contribute to delivering the proposed housing requirement. For example the Housing Strategy proposes policies to assist Registered Social Landlords to bring forward lands outside of settlement boundaries where it assists higher levels of affordable housing delivery.
- 3.3.8 The Level of Housing growth will be delivered in line with polices contained within the Healthy and Social Places Strategic Section.

3.4 Levels of Jobs Growth

3.4.1 Strategic Objective 1 (SO1)

Strategic Policy 3: Levels of Employment Growth

Strategic Policy 3 (SP/3): Levels of Employment Growth

Employment requirement provision is made for approximately 1,800 new jobs in the Plan Period (inclusive of contingency) to encourage a more balanced age structure, reduction in out-commuting, safeguard community identity and contribute positively to the North Wales Growth Deal. Provision is made within the Plan having considered completions, commitments and new allocations over the Plan Period.

- Conwy's has an aging population and the younger population is 3.4.2 declining at the detriment to creating sustainable places and safeguarding community identity. It is crucial that the RLDP seeks to contribute to a more balanced age structure, seeks to retain and encourage the younger population to return to the area and that out-commuting levels are reduced. Together with protecting and enhancing the social, environmental and cultural assets it provides for a strategy that will contribute to sustainable places in Conwy. Having considered the impacts of the North Wales Growth Deal over the Plan Period and economic forecasts the RLDP needs to develop an additional 1,800 jobs between the period 2018-2033, which equates to between approximately 12 – 14 hectares of land. As per the Employment Land Review the jobs requirement is split evenly between B1 Office and B1c/B2/B8 Industrial and Warehousing.
- 3.4.3 The jobs and land requirement is distributed in line with the Commercial Market Analysis Assessment, which predominantly supports growth in close proximally to the coastal A55 and rail corridor. Of the 5 Key Strategic Sites proposed, 2 are located within the higher order urban settlements consisting of approximately 6 hectares of employment land collectively and the necessary infrastructure. The site proposed to the east of the Plan Area supports the project proposals detailed in the North Wales Growth Deal. The sites are proposed having understood the infrastructure capacity and requirements, viability and are supported by concept drawings.
- 3.4.4 The Level of jobs growth will be delivered in line with polices contained within the Prosperous Places in Conwy Strategic Section.

- 3.5 Growth Distribution and Hierarchy of Settlements
- 3.5.1 Strategic Objective 1 (SO1)

Strategic Policy 4: Growth Distribution and Hierarchy of Settlements

Strategic Policy 4 (SP/4): Growth Distribution and Hierarchy of Settlements

Over the Plan Period, development will be located in accordance with the strategic approach as set out by the growth distribution strategy, and the hierarchy of settlements. Most development will take place within the Coastal Development Strategy Area, which includes most of the built-up parts of the authority and is separated into four sub-areas. The Rural Development Strategy Area makes up the majority of the land area of the Plan Area but includes a relatively small proportion of the population.

Employment growth should generally be focussed in the Key Desirable Employment Locations as shown on the key diagram, although provision of sites for employment purposes will be based on the needs of the business, using a sequential approach to site search when a new site is required as set out in Strategic Policy 27: Economic Development. To enable a proportion of economic growth in the rural area a more flexible approach will be taken with regards to the expansion of rural businesses, enabling them to grow without the need to relocate where it is appropriate and sustainable to do so.

Housing growth is to be distributed to each strategy area as shown below.

Strategy Area Coastal Development Strategy Area					Rural Development
Sub-area	West	Creuddyn	Central	East	Strategy Area
Proportion of total growth	10%	30%	35%	15%	10%

New development proposed within a settlement should be appropriate relative to the size, function, location and character of the existing settlement. The type and scale of development considered suitable within a settlement is based on its position within the Settlement Hierarchy as defined below:

Urban

Abergele/Pensarn, Colwyn Bay (inclusive of Rhos-on-Sea and Old Colwyn), Conwy, Deganwy/Llanrhos, Llandudno, Llandudno Junction, Llanfairfechan, Mochdre, Penmaenmawr and Penrhyn Bay/ Penrhynside and Towyn/Kinmel Bay.

Key service Centre

Llanrwst

Tier 1 Main Villages

Llanddulas, Dwygyfylchi*, Glan Conwy

Tier 2 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, Llannefydd, Pentrefelin, Pentrefoelas, Rhyd-y-Foel, St George, Tal-y-Cafn and Tyn-y-Groes.

Hamlets

Bodtegwel, Bryn-y-Maen, Brymbo, Bryn Rhyd-y-Arian, Bylchau, Capelulo*, Cefn Berain, Cefn Brith, Dinmael, Glasfryn, Groesffordd, Gwytherin, Hendre, Llanfihangel GM, Maerdy, Melin y Coed, Nebo*, Pandy Tudur, Pentre-Ilyn-cymmer, Pentre Isa, Pentre Tafarn-y-Fedw, Rhydlydan, Tan-y-Fron.

* Settlements partly within Snowdonia National Park

Urban settlements and the Key Service Centre of Llanrwst will be fundamental in delivering the housing, employment and other infrastructure, facilities and services needed over the plan period. Strategic sites have been identified in Llanfairfechan, Llanrhos, Old Colwyn, Abergele and Llanrwst to support the provision of these land use requirements. Further sites will be allocated in the Deposit plan as required in the urban settlements, the Key Service Centre and also within Tier 1 Main Villages.

The approach to housing delivery is set out in detail within the housing section. All residential developments above the minimum threshold size in urban settlements, the Key Service Centre and Tier 1 Main Villages to provide a minimum level of affordable housing, according to the split policy to be informed by the affordable housing viability study. To provide flexibility for increased opportunities for delivering higher levels of affordable housing, small-scale developments including a minimum of 50% affordable housing will be supported on suitable sites outside but adjoining the settlement boundaries.

Within the smaller settlements – Tier 2 Main Villages, Minor Villages and Hamlets – housing sites will not be allocated but small scale developments proportionate to the size and level of facilities of the settlement will be supported on suitable sites where they comprise infill or rounding off. Such sites must be driven by local demand for housing and provide a minimum of 50% affordable housing for local need.

As an exception to this policy, sites to deliver 100% affordable housing will be supported outside the confines of the smaller settlements, subject to all other local and national policy matters and where there is evidenced local need.

In the open countryside away from defined settlements, any development will be strictly controlled and only permitted in exceptional circumstances. In the case of housing, to meet evidenced need for a Rural Enterprise Dwelling or to provide One Planet development, in line with national guidance.

- 3.5.2 The growth distribution and settlement hierarchy detailed here have been defined taking account of the Strategic Placemaking section of PPW, including sustainability and accessibility considerations, local facilities and site availability, as set out in Background Papers BP2: Spatial distribution Options Report and BP3: Hierarchy of Settlements and Settlement Boundaries.
- 3.5.3 This approach focusses growth predominantly in the urban coastal settlements, also in the Key Service Centre where there is greater access to local services, employment and sustainable transport links. Appropriate development will be supported on suitable sites in all settlements across the authority however, subject to need and other relevant policy considerations. This approach is set out in more detail in the housing and employment sections of the Preferred Strategy.

3.6 Placemaking and Good Design

3.6.1 Strategic Objective 1 (SO1)

Strategic Policy 5: Placemaking and Good Design

Strategic Policy 5 (SP/5): Placemaking and Good Design

- 1. To contribute to Sustainable Placemaking and address the 5 key aspects of Good Design, development proposals should, where appropriate:
 - a) Meet Strategic Policy 1: Sustainable Placemaking Principles;
 - b) Address 'Access and Inclusivity' for all by making provision to meet the needs of people with sensory, memory, learning and mobility impairments, older people and people with young children;
 - c) Address 'Environmental Sustainability' by seeking to maximise energy efficiency and the efficient use of other resources (including land), maximise sustainable movement, minimise the use of non-renewable resources, encourage decarbonisation and prevent the generation of waste and pollution;
 - d) Address 'Character' through consideration of the layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings. A clear rationale behind the design decisions made, based on site and context analysis, a strong vision, performance requirements and design principles, should be sought throughout the development process and expressed, when appropriate, in a design and access statement;
 - e) Address 'Community Safety' through the design process by preventing and reducing crime and disorder; and
 - f) Address 'Movement' by designing in non-car dependency and maximising opportunities for people to make sustainable and healthy travel choices.
- 2. Site and context analysis should be used to determine the appropriateness of a development proposal in responding to its surroundings.



- 3.6.2 Achieving good design and creating an effective sense of place requires an understanding of the relationship between all elements of the natural and built environment. Design is a fundamental component in creating sustainable development, which is itself at the forefront of the Well-being of Future Generations Act 2015.
- 3.6.3 Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of a building but the relationship between all elements of the natural and built environment and between people and places. To achieve sustainable placemaking in Conwy, design must go beyond aesthetics and include the social, economic, environmental and cultural aspects of the development, including how space is used, how buildings and the public realm support this use, as well as its construction, operation, management, and its relationship with the surroundings area.
- 3.6.4 Design is an inclusive process, which can raise public aspirations, reinforce civic pride and create a sense of place and help shape its future. Conwy will seek that development meets the objectives of good design. These objectives are categorised into five key aspects in PPW, 10 (see Figure:1): This policy is intended to ensure that development proposals can achieve positive economic, social, environmental and cultural outcomes, and can minimise adverse ones. It will, along with the more detailed policies to be developed in the Deposit RLDP, form the basis of all planning decisions, and indicators will be developed as part of the Plan's monitoring framework to show the effectiveness of the policies.

Figure 3: Aspects of Good Design



3.7 Promoting Healthier Places

3.7.1 Strategic Objective 1 (SO1)

Strategic Policy 6: Promoting Healthier Places in Conwy

Strategic Policy 6 (SP/6) Promoting Healthier Places in Conwy

To promote healthier places in Conwy, reduce health inequalities and contribute to the Conwy & Denbighshire Wellbeing Plan, development proposals are required to:

- a) Enable opportunities for outdoor activity and recreation in line with Strategic Policy 18: Recreational Spaces
- b) Reduce exposure of populations to air and noise pollution in line with Strategic Policy 25: Water, Air, Soundscape and Light;
- c) Promote active travel options in line with Strategic Policy 14: Sustainable Transport and Accessibility; and
- d) Seek environmental and physical improvements, particularly in the built environment in line with Strategic Policy 5: Placemaking and Good Design
- 3.7.2 The built and natural environment is a key determinant of health and well-being in Conwy. The RLDP will play an important role in shaping the social, economic, environmental and cultural factors which determine health and which promote or impact on well-being in line with the Healthier Wales goal. The way places work and operate can have an impact on the choices people make in their everyday lives, including their travel and recreational choices and how easy it may be to socialise with others.
- 3.7.3 Disadvantaged and deprived communities tend to be disproportionately affected by health problems. There are links between the built and natural environment and health throughout a person's lifetime and an understanding of the

wider determinants of health is a key component of the RLDP. SP/6 identifies the strategic proactive and preventative measures to reduce health inequalities, which are progressed further through the relevant sections of the RLDP.

3.7.4 Conwy has a role to play in the prevention of physical and mental illnesses caused as identified in the Conwy & Denbighshire Wellbeing Plan, or exacerbated by pollution, disconnection of people from social activities (which contributes to loneliness) as well as the promotion of travel patterns which facilitate active lifestyles. Development proposals must consider the impacts of new development on existing communities and maximise health protection and well-being and safeguard amenity. This will include considering the provision of, and

access to, community and health assets, such as community halls, libraries, doctor's surgeries and hospitals. Health impacts should be minimised in all instances, and particularly where new development could have an adverse impact on health, amenity and well-being. In such circumstances, where health or amenity impacts cannot be overcome satisfactorily, development should be refused where appropriate.

3.7.5 The RLDP should develop and maintain places that support healthy, active lifestyles across all age and socio-economic groups, recognising that investment in walking and cycling infrastructure can be an effective preventative measure which reduces financial pressures on public services in the longer term. The way a development is laid out and arranged can influence people's behaviours and decisions and can provide effective mitigation against air and noise pollution. Effective planning can provide calming, tranquil surroundings as well as stimulating and sensory environments, both of these make an important contribution to successful places in Conwy.

3.7.6 Green infrastructure can be an effective means of enhancing health and well-being, through linking dwellings, workplaces and community facilities and providing high quality, accessible green spaces. In all development and in public spaces especially, there should be sensitive management of light, and exposure to airborne pollution should be kept as low as reasonably practicable. The compatibility of land uses will be a key factor in addressing air guality and creating appropriate soundscapes which are conducive to, and reflective of, particular social and cultural activities and experiences, particularly in busy central areas within the CDSA. Equally, the provision of quiet, tranquil areas which provide peaceful sanctuaries in otherwise noisy environments can help to reduce general levels of pollution and promote both mental and physical well-being in Conwy.

3.8 The Welsh Language

3.8.1 Strategic Objective 1 (SO1)

Strategic Policy 7: Welsh Language

Strategic Policy 7 (SP/7): Welsh Language

Use of the Welsh language in Conwy will be supported and encouraged through the RLDP, by supporting the provision of local employment and residential development commensurate with the needs of local communities.

A Welsh language impact assessment will be undertaken and will highlight what mitigation, if any, will be required to offset potential harm to use of the Welsh language that may be caused by development proposals. Language sensitive areas will be defined, and a criteriabased policy included in the Deposit Plan to identify unanticipated developments that will require an impact assessment at application stage.

- 3.8.2 The Welsh Language is a key part of the social and cultural fabric of Conwy, with over 27% of the population able to speak Welsh¹⁰. The 2011 census found significant variation in the use of the Welsh language across Conwy, from over 70% of the population in Uwchaled ward in the rural south-east of the county, to less than 12% in the eastern coastal areas of Pensarn, Towyn & Kinmel Bay.
- 3.8.3 The Welsh language is a material consideration in determining planning applications, however TAN20 makes it clear that the impact of development on the Welsh language is a matter which should be assessed at development plan stage; only in exceptional circumstances should individual planning applications require submission of an impact assessment.

- 3.8.4 A high level impact assessment is therefore being undertaken to consider the strategic approach set out in the Preferred Strategy, and how the RLDP can be used to support use of the Welsh language. This may be both through encouraging development of the right type and location to strengthen Welshspeaking communities, and to require some developments to mitigate against potential harm caused by development.
- 3.8.5 Given the uncertainties around the economy associated with Britain exiting the EU, it is critical for the Plan to provide sufficient flexibility to respond to changing circumstances. This flexibility will in part be created by criteria based policies which will enable applications on sites outside allocations to be considered.

http://www.conwy.gov.uk/en/Council/Statistics-andresearch/Welsh/Assets/documents/The-Welsh-language-in-Conwy-County-Borough-ad-hoc-research-bulletin-August-2013.pdf

¹⁰ 27.4% of the population aged 3 and over. Source: The Welsh language in Conwy County Borough Research bulletin: Available from

- 3.9 Sustainable Management of Natural Resources
- 3.9.1 Strategic Objective 1 (SO1)

Strategic Policy 8: Sustainable Management of Natural Resources

Strategic Policy 8 (SP/8): Sustainable Management of Natural Resources

To maintain and enhance the resilience of ecosystems and the benefits they provide to sustainable placemaking, the Council will put in place a framework to ensure that the Sustainable Management of Natural Resources (SMNR) principles, Natural Resources Policy, 'State of Natural Resources Report' and 'Area Statements' are positively contributed to.

- 3.9.2 The Environment (Wales) Act 2016 introduces the Sustainable Management of Natural Resources (SNMR) and sets out a framework to achieve this as part of decision-making. The objective of the SMNR is to maintain and enhance the resilience of ecosystems and the benefits they provide. The translation of SMNR into the planning system is an integral part of the essential components of sustainable places in Conwy and through encouraging approaches based on identifying and securing outcomes which deliver multiple ecosystem benefits.
- 3.9.3 The Welsh Government must publish and implement a statutory Natural Resources Policy setting out its priorities in relation to the SMNR while Natural Resources Wales (NRW) is required to produce a 'State of Natural Resources Report' and prepare 'Area Statements' to inform place-based action. The Natural

Resources Policy and Area Statements are a key piece of evidence which must be taken into account in development plan preparation. To date the Area Statement related to Conwy has not been published.

3.9.4 The planning system is wide in its social, economic environmental and cultural scope and takes an all embracing approach to sustainable development where decisions on short and long term needs and cost and benefits come together. It secures outcomes where multiple benefits (more than one ecosystem benefit) can be provided as part of plan making strategies or individual development proposals. The Strategic Policy will be delivered further through policies detailed in the Cultural and Natural Places Section.

3.10 Placemaking in Rural Areas

3.10.1 Strategic Objective 1 (SO1)

Strategic Policy 9: Placemaking in Rural Areas

Strategic Policy 9 (SP/9): Placemaking in Rural Areas

In line with the Settlement Hierarchy, development proposals in rural settlements will be supported where they foster adaptability and resilience of Conwy's rural communities and strike a sustainable balance between meeting the economic, social and recreational needs of local communities and visitors with the need to conserve and, where possible, enhance the natural and cultural environment.

- 3.10.2 A strong rural economy will be promoted to support sustainable and vibrant rural communities in Conwy. Fostering adaptability and resilience will be a key aim for rural settlements in face of the considerable challenge of maintaining the identity and vibrancy of communities.
- 3.10.3 The establishment of new enterprise and the expansion of existing business is crucial to the growth and stability of rural areas, supported by the required housing and necessary community infrastructure. This needs to be balanced against the need to conserve and, where possible, enhance the natural and cultural environment.
- 3.10.4 For most rural areas within the Conwy RDSA the opportunities for reducing car use and increasing walking, cycling and use of public transport are more limited than in CDSA. Therefore settlements falling within the RDSA will focus on local growth

and diversification dependent on their sustainability and position within the Hierarchy of Settlements. A constructive approach towards agricultural development proposals will also be adopted, especially those which are designed to meet the needs of changing farming practices or are necessary to achieve compliance with new environmental, hygiene or welfare legislation. A positive approach to the conversion of rural buildings for business re-use, in addition to taking a positive approach to diversification projects in rural areas will be adopted.

3.10.5 The approach will ensure that the countryside is resilient to the impacts of climate change and plays a role in reducing the causes of climate change through the protection of carbon sinks and as a sustainable energy source.
3.11 Place Plans

3.11.1 Strategic Objective 1 (SO1)

Strategic Policy 10: Place Plans

Strategic Policy 10 (SP/10): Place Plans

To promote collaborative action, improve well-being and placemaking, Place Plans will be supported where they deliver RLDP Polices, are prepared at the initiation of the local community and are adopted as supplementary planning guidance.

- 3.11.2 Place Plans are non-statutory documents. They may be prepared at the initiation of the local community and are a powerful tool to promote collaborative action to improve wellbeing and placemaking. Place Plans should support the delivery of LDP policies and are adopted as supplementary planning guidance.
- 3.11.3 Place Plans provide an opportunity for communities to engage in the plan making process at a local level, with LPAs supporting Placemaking initiatives in local communities. Place Plans are about delivering local outcomes, helping build consensus and buy-in within the wider development plan process. They can add the fine grain detail to an adopted LDP. They can be produced by Town and Community Councils or the LPA in conjunction with local communities. It is essential all parties involved have an appreciation of the resources required to prepare a Place Plan and early engagement with all parties will be essential.
- 3.11.4 Place Plans should be in conformity with the RLDP and adopted as SPG. They can inform a LDP review, be prepared in parallel with an LDP, or following adoption, providing there is a sufficient 'policy hook' within the plan. They cannot duplicate or introduce new policy, nor can they de-allocate sites identified in the adopted development plan. Place Plans are not part of the statutory development plan; instead they add detail to the adopted plan.
- 3.11.5 Place Plans can also provide a steer to distribute and spend funding raised from s106 planning obligations/commuted sums and where relevant, the Community Infrastructure Levy (CIL). Place Plans should state which relevant site allocation policy in the RLDP it relates to and/or state how it expands on other generic related policies, such as, design, commercial centres and green spaces. The Council has published guidance and supporting material on the use and preparation of Place Plans.

3.12 Strategic Sites

3.12.1 Strategic Objectives 1 (SO1)

Strategic Policy 11: Strategic Sites

Strategic Policy 11 (SP/11): Strategic Sites

To partly meet the future growth requirements, reflect highly constrained land to the east of the County Borough and contribute positively to the North Wales Growth Deal, five Key Strategic Sites* are proposed in sustainable and accessible locations, supported by the required infrastructure and proposed phasing over the Plan Period:

Coastal Development Strategy Area (CDSA):

- 1. Llanfairfechan Mixed Use Housing (400 Homes), Affordable Housing, Primary School, Allotments and Recreational Space. The site is phased between 2021 and 2029
- 2. Llanrhos Mixed Use Housing (250 Homes), Affordable Housing, Primary School, 1 Hectare of B1 Employment Land, Allotments and Recreational Space. The site is phased between 2024 and 2031.
- 3. Old Colwyn Housing (450 Homes), Affordable Housing, Allotments and Recreational Space. The site is phased between 2024 and 2033.
- 4. Abergele Mixed Use Employment (4.7 Hectares of B1, B2 & B8), Retail, Recreational Space and a Primary School. The site is phased between 2021 and 2027.

Rural Development Strategy Area (RDSA)

5. Llanrwst Key Service Centre - Housing (200 Homes), Affordable Housing, Allotments and Recreational Space. The site is phased between 2021 and 2026.

*All Key Strategic Sites are supported by a Viability Assessment, Site Assessments and Concept Drawings. All Strategic Sites will be supported by a Placemaking Vision, Design Principles and Development Briefs.

- 3.12.2 In reflecting their contribution to the future growth requirements for Conwy and as key components of the North Wales Growth Deal, five Strategic Sites have been identified as being core to delivering growth during the Plan Period. Key Strategic Sites will be supported by a placemaking vision, design principles and Development Briefs as the RLDP progresses to adoption. The proposed sites are the result of a frontloading exercise involving key public services and utility companies and as such reflect capacity issues and the new infrastructure required over the Plan Period.
- 3.12.3 All allocations and development proposals should consider all relevant RLDP Polices and, in particular, how Sustainable Placemaking principles and good design influence the scale and location of development. It is essential that proposals create well designed quality places where people will want to live, work and visit. Whilst not exhaustive, Key Strategic Sites will need to consider the following in preparing Development Briefs: Land uses, density and house types, scale & massing, key access, movement corridors and the street hierarchy, transport / movement (all modes), green infrastructure, physical infrastructure, biodiversity, renewable energy / energy efficiency opportunities, phasing and infrastructure requirements.
- 3.12.4 Viability Assessment work is underway to assess the opportunities to require higher sustainable building standards, including zero carbon, on development sites which will inform the Deposit Plan.
- 3.12.5 Llanfairfechan Mixed Use Housing (400 Homes), Affordable Housing, Primary School, Allotments,

Recreational Space, Green Infrastructure and Active Travel Linkages. The site is phased between 2021 and 2029.

A new mixed-use Strategic Site is proposed in Llanfairfechan consisting of 400 new homes, affordable housing, new primary school, allotments and recreational space. The frontloading approach has determined that there is capacity in the water supply and sewerage/drainage infrastructure and Doctor's Surgery. However, active travel routes and safer routes to school options require improvement from the wider residential areas within Llanfairfechan. A new Band-B Primary School is also planned between 2019 and 2024. The impact of the growth level has been considered and reflected in the appropriate size of school.

3.12.6 Llanrhos – Mixed Use Housing (250 Homes), Affordable Housing, Primary School, approximately 1 Hectare of B1 Employment Land, Allotments, Recreational Space, Green Infrastructure and Active Travel Linkages. The site is phased between 2024 and 2031.

> A mixed-use Strategic Site is proposed at Llanrhos between the urban settlements of Llandudno Junction and Llandudno consisting of 250 new homes (including affordable housing), approximately 1 hectare of B1 (office) to promote cluster employment uses, new primary school, allotments and recreational space. The area is also recognised as an area in need of improved public transport, active travel and green infrastructure, which will be progressed via a comprehensive Development Brief. The Strategic Site is phased from 2024 onwards to ensure it links with the 'Band C' School Modernisation Programme.

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3.12.7 Old Colwyn – Housing (450 Homes), Affordable Housing, Allotments, Recreational Space, Green Infrastructure and Active Travel Linkages. The site is phased between 2024 and 2033.

> A Strategic Site to the south of Old Colwyn consisting of 450 new homes, allotments and recreational space. The Strategic Site will be phased from 2024 onwards to consider Band C School Impacts. Following the frontloading approach, the site may need to accommodate improvements to the wider highway network, improved public transport service and active travel linkages. Hydraulic Modelling is also underway to determine whether capacity improvement works will be required to the water supply and sewerage/drainage infrastructure.

3.12.8 Abergele South East – Mixed Use Employment (4.7 Hectares of B1, B2 & B8), Retail, Recreational Space, a Primary School, Green Infrastructure and Active Travel Linkages. The site is phased between 2021 and 2027.

> Abergele South East forms a key project within the North Wales Growth Deal. The site was previously allocated in the Adopted LDP and as such careful consideration has been given to reallocating the Key Strategic Site for mixed-use Employment (4.7 Hectares of B1, B2 & B8), Retail, Recreational Space and a Primary School. Key to delivery of the site is the available capacity in the highway network and town centre to accommodate the growth without the need for significant highway infrastructure improvement in the town centre. Evidence suggests that the town centre traffic lights are at capacity and further growth and related traffic would be detrimental without town centre interventions (e.g. a gyratory or one way system).

- 3.12.9 To inform the deliverability, a Highways Capacity Study has been undertaken which demonstrates that the proposed uses can be delivered without the need for significant town centre interventions. The proposed uses, through the promotion of active and sustainable travel modes, place different travel demands on the town centre than would be experienced by new housing schemes, as such the evidence and frontloading approach suggest that the site is deliverable over the Plan Period.
- 3.12.10 The RLDP continues to promote town centre traffic capacity improvements though the encouragement of a strategic intervention. Options for improvement are being considered in the line with the WelTag process. This is supported by the Regional Transport Plan and will further aid the objective of the RLDP to promote regeneration and investment to the Abergele and Pensarn Area.
- 3.12.11 Llanrwst Key Service Centre Housing (200 Homes), Affordable Housing, Allotments, Recreational Space, Green Infrastructure and Active Travel Linkages. The site is phased between 2021 and 2026.

The majority of rural growth is focused in the Key Service Centre of Llanrwst, which is a settlement that supports the wider rural communities in terms of employment, retailing and community services and facilities. To encourage development in sustainable locations a Llanrwst Strategic Site is proposed consisting of 200 new homes (market and affordable), allotments and recreational space along the A470. Frontloading suggests that there is capacity in the public and utility services.

3.13 Infrastructure and New Development

3.13.1 Strategic Objective 1 (SO1)

Strategic Policy 12: Infrastructure and New Development

Strategic Policy 12 (SP/12): Infrastructure and New Development

- 1. Development proposals must fund and/or deliver new or improved infrastructure, services or community facilities where they are:
 - a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) fairly and reasonably related in scale and kind to the development.
- 2. The infrastructural requirements of developments will vary greatly according to their location, existing infrastructure provision, scale and type. In considering the needs of development proposals the following infrastructure, services and facilities may be required:
 - a) Works required to secure a safe environment for the community and future occupiers of the proposed development:
 - i. Traffic, transport and highway initiatives (including public transport, active travel and safe routes to schools);
 - ii. Natural and built environment; and
 - iii. Waste management and recycling.
 - b) In the case of residential development the provision of affordable housing to meet the needs of the local community:
 - i. Affordable Housing.
 - c) Measures required to meet the needs of the future occupants of the proposed development where the failure to provide the obligation would impose unacceptable impacts on the local community:
 - i. Recreational Spaces (including Green Infrastructure);
 - ii. Educational Facilities;
 - iii. Allotments;
 - iv. Libraries;

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- v. Leisure; and
- vi. Health.
- d) Measures required to mitigate the impact of the proposed development on the local community or matters of acknowledged importance:
 - i. Employment And Training;
 - ii. Welsh Language;
 - iii. Regeneration Initiatives;
 - iv. Digital Infrastructure;
 - v. Community Safety; and
 - vi. Renewable and low carbon energy.
- e) Other facilities and services considered necessary
- 3.13.2 The provision of appropriate infrastructure, services and facilities is vital to ensure the delivery of the Plan's policies and proposals. Appropriate infrastructure is key to facilitate development but is also a necessity to support the ongoing needs and demands of a development and Conwy's communities.
- 3.13.3 The requirements of planning obligations will take into consideration the financial viability of a proposed development. In instances where there is dispute regarding the impact which the requirements have upon the financial viability of the scheme, the applicant will be required to meet the costs of securing an independent viability appraisal, completed by a suitably qualified and approved third party.
- 3.13.4 The Plan seeks to ensure that the infrastructure, services and facilities needed to support development is delivered in a timely manner prior to, or upon commencement, of the development, or where appropriate phased through the development process. The Plan encourages the delivery of infrastructure is undertaken in a coordinated manner with minimal disruption caused to existing communities.
- 3.13.5 Contributions may include the following:
 - 1. In Kind Contributions The developer carries out required works directly.

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- 2. On Site / Off Site Contributions The developer contributes financially towards the provision of measures that would mitigate the detrimental impacts of development.
- Pooled Contributions The Council may seek to pool contributions from more than one developer across the County Borough, in order to address the wider impacts across developments.
- 3.13.6 On-site provision is the preferred option, particularly for obligations such as affordable housing and recreational spaces. Where necessary, the developer will be responsible for the future upkeep of the obligation. Development should not take

place before the infrastructure needed by its occupants is in place. Unless otherwise stated, there are no exceptions.

3.13.7 Conwy Community Infrastructure Levy (CIL)

The Council is progressing a Viability Assessment which considers both planning obligations via the S106 approach and the Community Infrastructure Levy. The CIL is currently held in abeyance to await the Welsh Government's Review. Should the Council progress and adopt a CIL charge in line with the Viability Assessment outcome, the obligation will not be sought again via Section 106 Agreement or planning condition.

3.14 Managing Settlement Form

3.14.1 Strategic Objective 1 (SO1)

Strategic Policy 13: Managing Settlement Form

Strategic Policy 13 (SP/13): Managing Settlement Form

To protect open land from development, increase countryside access and encourage sport and recreation opportunities over the Plan Period, green wedges are identified in urban settlements and Tier 1 Villages within the Coastal Development Strategy Area.

3.14.2 Within the Coastal Development Strategy Area there is a need to protect open land from development, increase countryside access and encourage recreation to improve health. This can be achieved through the identification of Green Wedge designations. The proposed Green Wedges are soundly based and have been designated to protect the urban form where settlement boundaries may be considered as robust enough to protect the open land.

3.14.3 Best and Most Versatile Agricultural Land

Agricultural land of grades 1, 2 and 3a of the Agricultural Land Classification system (ALC) is the best and most versatile, and should be conserved as a finite resource for the future.

3.14.4 When considering the sequential search for sites, in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a

landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations. If land in grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of the lowest grade.

3.14.5 Green Wedges

Green wedges essentially have the same purpose as Green Belts and have been used to provide a buffer between the settlement edge and statutory designations and safeguard important views into and out of the area. Green wedges will again be proposed and be subject to review as part of the RLDP process. The general policies controlling development in the countryside apply in a green wedge but there is, in addition, a general presumption against development which is inappropriate in relation to the purposes of the designation. Green wedges can have other beneficial effects including the provision of access to the countryside and sport and recreation opportunities. However, the extent to which the use of land fulfils these objectives is not a material factor in determining whether land should be included within a green wedge.

Sustainable Placemaking in Conwy

- 3.14.6 Green wedge boundaries are chosen carefully using physical features and boundaries to include only that land which it is necessary to keep open in the longer term. To maintain openness, development within a green wedge must be strictly controlled. The Council will demonstrate why normal planning and development management policies would not provide the necessary protection to the green wedge designation.
- 3.14.7 When considering applications for planning permission in green wedges, a presumption against inappropriate development will apply. Substantial weight should be attached to any harmful impact which a development would have on the purposes of green wedge designation. Policies will be included to outline the circumstances when development would be permitted in these areas where the openness of the green wedge will still be maintained.
- 3.14.8 Inappropriate development should not be granted planning permission except in very exceptional circumstances where other considerations clearly outweigh the harm which such development would do to the green wedge. Green wedge policies in development plans should ensure that any applications for inappropriate development would not be in accord with the plan. These very exceptional cases would therefore be treated as departures from the plan.
- 3.14.9 The construction of new buildings in a green wedge is inappropriate development unless it is for the following purposes:
 - justified rural enterprise needs;
 - essential facilities for outdoor sport and outdoor recreation, cemeteries, and

- other uses of land which maintain the openness of the green wedge and which do not conflict with the purpose of including land within it;
- limited extension, alteration or replacement of existing dwellings; or
- small scale diversification within farm complexes where this is run as part of the farm business.
- 3.14.10 The re-use of buildings in a green wedge is not inappropriate development provided that:
 - the original building is substantial, permanent and capable of conversion without major reconstruction;
 - the new use will not have a greater impact on the openness of the green wedge and the purposes of including land within it. Strict control will need to be exercised over the extension, alteration or any associated use of land for re-used buildings; and
 - the building is in keeping with its surroundings.
- 3.14.11 Certain other forms of development may be appropriate in the green wedge provided they preserve its openness and do not conflict with the purposes of including land within it.

These could include:

- mineral extraction;
- renewable and low carbon energy generation;
- engineering operations; and
- local transport infrastructure schemes.
- 3.14.12 Other forms of development would be inappropriate development unless they maintain the openness of green wedge and do not conflict with the purposes of the designation.

Sustainable Placemaking in Conwy

Healthy & Social Places in Conwy

4.1 Introduction

4.1.1 Social Places in Conwy will be contributed to by providing well-connected cohesive communities for all sectors of society. This will be achieved by allowing everyone to have a good quality of life by living in strong and safe communities, promoting inclusive developments and by improving access to key services and recreation facilities. The Preferred Strategy approach will support people to adopt healthy lifestyles, secure socially inclusive development and more cohesive communities. This section sets the strategic direction for Transport, Housing, Retail & Commercial Centres, Community Facilities and Recreational Spaces.



4.2 Sustainable Transport and Accessibility

4.2.1 **Strategic Objective 6 (SO6):** Deliver sustainable development and seek to tackle the causes of climate change by extending the choice of sustainable transport to enable Conwy's communities to access jobs and key services through the promotion of shorter and more active and efficient walking, cycling and public transport use and by influencing the location, scale, density, mix of uses and design of new development.

Strategic Policy 14: Sustainable Transport and Accessibility

Strategic Policy 14 (SP/14) Sustainable Transport and Accessibility

A Sustainable Transport and Accessibility network will be promoted to support sustainable development, encourage a change in travel behaviour, increase physical activity, improve health and tackle the causes of climate change and airborne pollution. The Plan promotes an integrated, accessible, reliable, efficient, safe and sustainable transport network for all in line with the Sustainable Transport Hierarchy. This will be achieved by:

- a) Siting development in line with Strategic Objective 1 (SO1)
- b) Strategic Policy 4: Growth *Distribution and Hierarchy of Settlements* where they can be easily accessed by sustainable modes of travel and without the need for a car;
- c) Prioritising the Sustainable Transport Hierarchy in all developments.
- d) Creating well designed, people oriented schemes that maximise accessibility by walking, cycling and public transport, by prioritising the provision of on-site infrastructure and, where necessary, mitigating transport impacts through the provision of off-site measures, including active travel routes, green infrastructure networks, bus priority infrastructure and financial support for public transport services.
- e) Contributing to a sustainable network management by making the best use of the available and planned capacity over the Plan period.
- f) Influencing how people chose to travel choice by taking a design-led approach to schemes which ensures an appropriate level of car parking is integrated in a way which does not dominate the development. Car parking provision will be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting the modal shift to walking, cycling and public transport and the use of Ultra Low Emission Vehicles (ULEVs)

- g) Prioritising sustainable transport hierarchy through the promotion of Active Travel and the Councils Integrated Network Map. The Plan will identify, safeguard and support delivery of the active travel routes and networks.
- h) Supporting the movement of freight by rail by safeguarding rail fright facilities and land at Llandudno Junction and Penmaenmawr
- i) Working with partners to deliver the North Wales Transport Plan (regional and local priorities for Conwy, in particular, encouraging interchange facilities, park and ride and improving capacity and movement within towns such as Abergele
- 4.2.2 Topic Paper 8 introduced the issues relating to Transport within the Plan Area and this stage builds on that piece of work to inform a strategic approach. The provision of sustainable transport infrastructure is essential in order to build prosperity, tackle climate change, reduce airborne pollution, and to improve the social, economic, environmental and cultural wellbeing of Wales.
- 4.2.3 The key aim is to enable people to access jobs and services through shorter, more efficient and sustainable journeys, by walking, cycling and public transport. By influencing the location, scale, density, mix of uses and design of new development, the planning system can improve choice in transport and secure accessibility in a way which supports sustainable development, increases physical activity, improves health and helps to tackle the causes of climate change and airborne pollution by:
 - Enabling more sustainable travel choices measures to increase walking, cycling and public transport, reduce dependency on the car for daily travel;

- Network management measures to make best use of the available capacity, supported by targeted new infrastructure; and
- Demand management the application of strategies and policies to reduce travel demand, specifically that of single-occupancy private vehicles.

4.2.4 Delivering the Objectives and Strategic Policy

Land use and transport planning must be integrated. The planning system must ensure it enables integration:

- within and between different types of transport;
- between transport measures and land use planning;
- between transport measures and policies to protect and improve the environment; and
- between transport measures and policies for education, health, social inclusion and wealth creation.
- 4.2.5 The RLDP will identify and include policies and proposals relating to the development of transport infrastructure and related services (such as public transport interchange facilities, rail facilities and ports), including areas safeguarded for future

transport infrastructure / routes. The route of proposed or improved infrastructure will be shown in the RLDP proposals map. When the precise route is not known, a safeguarding policy may be applied to the area of land necessary for the scheme.

4.2.6 Key Strategic Transport Issues

- 74% of Conwy 's working residents work within the county borough, 94% work within Wales and 6 % out-commute.
- The amount of traffic on Conwy's roads is increasing, especially seasonally.
- Travel on rail and bus services has increased from 289,620 (2006-2007) to 313,033 (2016-17)
- Recreational cycling is increasing as is commuting by bicycle.
- The population in Conwy is ageing at a faster rate when compared with much of the rest of Wales.
- North Wales Joint Transport Plan (NWJTP) provides the basis for transport project development in the area and the RLDP seeks to aid in bringing forward those projects with links to new development.
- The approach to Green Infrastructure is outlined in PPW 10 and will form an integral part of forward planning and site integration.
- 4.2.7 It is clear that significant contextual changes have taken place in respect of regional transport ambitions since the adoption of the existing LDP, however, this stage allows a complete

replacement LDP to put forward an updated evidence base, strategy and provide an opportunity for stakeholder involvement.

4.2.8 What is the Preferred Strategy and RLDP seeking to achieve?

In the case of no LDP then there would be still be transport development in terms of the NWJTP, national-scale schemes and Active Travel requirements. The Preferred Strategy allows for significant integration and aligned working on timescales with other development and strategies resulting in wider benefit in achieving better integration of development, sharing costs and more efficient use of resources.

4.2.9 Integrated Planning and Transport Strategies

The RLDP will set out an integrated planning and transport strategy setting out how the authority will:

- integrate and co-ordinate sustainable transport and land use planning;
- facilitate and promote accessibility for all;
- reduce the need to travel;
- reduce dependency on private vehicles;
- prioritise and support walking, cycling and use of public transport;
- support the uptake of Ultra Low Emission Vehicles;
- reduce transport related airborne pollution; and

- facilitate the provision of transport infrastructure and necessary sustainable transport improvements and development.
- 4.2.10 Strategic Policy 14 will contribute towards this in further detail and criteria based policy will be developed in line with the approach of the PPW Transport Hierarchy (see Figure 4: Transport Hierarchy. The North Wales Joint Transport Plan (NWJTP) is the Local Transport Plan (LTP) which sets out policies for the promotion and encouragement of safe and efficient transport and the implementation of the Wales Transport Strategy in the Plan Area. The transport planning framework requires an integrated approach between national, regional and local priorities. Transport schemes within the NWJTP which are likely to come forward within the Plan Period will be identified in the RLDP.

4.2.11 Settlements and growth

The RLDP categorises settlements into a hierarchy which reflects their relative sustainability. The Plan's aspiration of minimising the need to travel, particularly by private motor car (especially those using traditional fuels), and its contributory role towards the facilitation of an integrated transport strategy seeks to direct development to appropriate locations which serve to achieve this. The strategy has regard to the highway and rail network along with accessibility to public transport and the potential for growth of settlements reflecting levels of accessibility which will be considered as part of the Deposit LDP.

4.2.12 Careful consideration has been given to the allocation of new strategic sites, which are likely to generate locally significant

levels of movement, ensuring that access provisions which promote walking and cycling, as well as by public transport, are included from the outset and that any implications associated with airborne pollution can be addressed.

4.2.13 Due to the diversity of the Plan Area, accessibility and the aim of reducing the need to travel (and associated CO2 emissions) remain a challenge for a large part of Conwy, particularly when addressing the need to sustain rural areas and ensure that their communities do not suffer social exclusion. This must also relate to a realistic acceptance that the motor car remains an important means of travel in such areas. Minimising travel may also be possible through an integrated transport strategy involving local initiatives in order to aid the development of selfsustaining communities (including the availability of services and facilities).

Figure 4: Transport Hierarchy



4.2.14 **Public Transport**

The RLDP will promote and facilitate the provision of high quality public transport infrastructure and set out policies to increase the use of public transport. It will identify and facilitate appropriate public transport routes, measures and facilities taking into account proposals in the Local Transport Plan, which could include improved facilities for bus passengers, park and ride schemes, new rail lines (including light rail), the re-opening of rail lines, the provision of new stations, and enhanced passenger services on existing lines.

4.2.15 The Local Transport Plan takes into account the need for additional interchange sites and improvements to existing public transport interchanges, including measures to promote personal safety. In rural areas, interchange sites will be identified at nodes where the transfer between local and long distance public transport services can take place. The Council will also safeguard existing public transport interchanges from development that would compromise their continued use.

4.2.16 Active Travel

The Active Travel (Wales) Act 2013 makes walking and cycling the preferred option for shorter journeys, particularly everyday journeys, such as to and from a workplace or education establishment, or in order to access health, leisure or other services or facilities. In line with the Active Travel Act the Council has produced Integrated Network Maps, identifying the walking and cycling routes required to create fully integrated networks for walking and cycling to access work, education, services and facilities. The Active Travel Act is complemented by statutory Design Guidance. The guidance sets out the standards expected of new and improved active travel infrastructure in Wales, including related facilities, and the considerations to be taken into account when choosing the design solutions for particular routes and sites.

- 4.2.17 The RLDP and Preferred Strategy identifies and safeguards active travel routes and networks, including those identified in the Integrated Network Maps (INMs) required by the Active Travel Act, and supports their delivery. As part of the selection of future development sites, priority has been given to sites which can be readily connected to existing active travel routes or future networks. New development will aim to be integrated with active travel networks and contribute to their expansion and improvement. This will be achieved through the inclusion of well-designed routes and facilities as part of the schemes and financial contributions to pay for off-site connections.
- 4.2.18 An Active Travel Plan will be developed through a Background Paper. It will help integrate the delivery of the ERM / INM routes in the LDP process and future development. Additional benefits will also be achieved through Green Infrastructure planning. Active Travel Wales Existing Route Map (ERM) / INM information and routes are available in the links below¹¹.

http://www.conwy.gov.uk/en/Resident/Parking-Roads-and-Travel/Active-Travel/Active-Travel-Wales-Act-2013.aspx



¹¹ <u>http://www.conwy.gov.uk/en/Resident/Parking-Roads-and-Travel/Active-Travel/Integrated-Network-Map-INM-Routes-in-Conwy.aspx</u>

4.2.19 Transport and Direct Health Impacts

Planning authorities have a role to play in the prevention of physical and mental illnesses caused, or exacerbated, by pollution, disconnection of people from social activities (which contributes to loneliness) as well as the promotion of travel patterns which facilitate active lifestyles. The RLDP will consider the impacts of new development on existing communities and maximise health protection and well-being and safeguard local amenity.

4.2.20 Green Infrastructure

This will be covered under key theme: 'Distinctive and Natural Places', in further detail although has linked objectives around how sustainable transport and Active Travel goals can be integrated into the plan area with wider environmental and heath benefits. This will entail collaborative working in line with the SA/SEA, HRA, landscape assessment and a balanced need for sustainable growth and distribution of housing and employment sites. Detailed policy will also be developed and included in the RLDP in relation to bringing forward recommendations outline in the Green Infrastructure Assessment.

4.2.21 The provision of Ultra Low Emission Vehicles (ULEVs) and charging points will be encouraged and supported through the LDP as part of new development. Where car parking is provided for new non-residential development, the LDP will seek a minimum of 10% of car parking spaces to have ULEV charging points. The Council will also prepare a ULEV Strategy which will complement the aspirations of ULEV ambitions in the RLDP.

4.2.22 Freight

Sustainable freight transport options will be safeguarded and promoted, including the potential for the carriage of freight by rail, water or pipeline rather than by road. The RLDP will identify and protect areas for the sustainable movement of freight. The Council will consider which routes are most suitable for use by road freight and encourage the location or relocation of distribution and operating centres to sites which have good access to these routes. The same applies to other developments generating frequent road freight movements. Wherever possible, new facilities should be located adjacent to railways and/or ports to promote modal transfer. The feasibility of developing HGV hubs along the key main routes will also be considered jointly with neighbouring authorities, where goods would be transferred to LGVs for the last leg of the freight journey.

4.2.23 Car Parking

Car parking provision is a major influence on how people choose to travel and the pattern of development. Where and how cars are parked can in turn be a major factor in the quality of a place.

4.2.24 A design-led approach to the provision of car parking will be taken in the Deposit RLDP, which ensures an appropriate level of car parking is integrated in a way which does not dominate the development. Parking provision should be informed by the local context, including public transport accessibility, urban design principles and the objective of reducing reliance on the private car and supporting a modal shift to walking, cycling and public transport. The Deposit RLDP will provide policy which

supports schemes which keep parking levels down, especially off-street parking, when well designed. The needs of disabled people must be recognised and adequate parking provided for them.

4.2.25 The Deposit will require good standards of car parking design, which do not allow vehicles to dominate the street or inconvenience people walking and cycling. Car parking should be overlooked by surrounding properties, to provide natural surveillance.

4.2.26 Active Travel Allocations

Active Travel Routes as shown on the ERM / INM and LTP will be allocated and developed. These include:

- Link road from McDonalds to Belgrano
- Bus lane improvement at Kinmel Bay traffic lights
- Llandudno Junction railway access improvements including bridge link
- Gors Road, Towyn Road and Active Travel Improvements
- A547 active travel improvement between Borth Cross Road and Rhuddlan (joint work with DCC)
- A470 active travel links between Llanrwst and Betws-y-Coed (joint work with SNPA).

Map 7: Proposed Strategic Projects



4.3 Housing

4.3.1 **Strategic Objective 2 (SO2):** Promote a holistic and co-located employment and housing growth strategy by delivering new homes, including affordable homes and gypsy and traveller accommodation needs in sustainable and accessible locations, and ensuring that the right range of housing types, sizes and tenure are brought forward alongside the necessary community infrastructure.

Strategic Policy 15: Housing

Strategic Policy 15 (SP/15): Housing

- 1 Over the Plan Period 2018 2033 the RLDP will provide for the future growth of the economy and housing requirement by providing approximately 4,300 (+20% contingency) new homes to meet an identified need.
- 2 Strategic Sites are identified in the following locations for residential and mixed-use development;
 - Llanrhos
 - Llanfairfechan
 - Old Colwyn
 - Llanrwst

Further sites will be allocated in the Deposit plan to meet the total housing requirement.

- 3 The RLDP will seek to maximise contribution to Affordable Housing (AH) delivery (1,800 affordable homes over the Plan Period comprising 1000 new-build affordable homes, policy mechanisms and Council initiatives) through the use of a split policy based on housing market areas, and a flexible approach to supporting AH in smaller settlements linked to evidenced needs and sustainability of villages as identified in the settlement hierarchy.
- 4 Land will be allocated to meet the identified need for Gypsy & Traveller accommodation. A criteria based policy for assessing additional sites, subject to need, will also be included.
- 5 The Deposit RLDP will include further policies relating to rural conversions, rural enterprise dwellings and sites for Self-Build Wales.

4.3.2 Delivering the Objective and Strategic Policy

The existing LDP used a period of exceptionally high growth to project forward despite the impact of the subsequent recession on house prices and completions in Conwy being clear. This was an unrealistic target bearing in mind the state of the housing market in North Wales and, therefore, with each year that CCBC has failed to reach the housing target, the annual housing requirement for the remainder of the CLDP period increases, much the same as many LPA's in Wales.

- 4.3.3 In creating active and social places in Conwy the RLDP will align with the Well-Being of Future Generations Act 2015, National Sustainable Placemaking Outcomes, SA/SEA, Equality and Welsh Language impacts. In addition, the RLDP will consider the implications of the most up-to-date population and household projections, the Local Housing Market Assessment (LHMA) and the jobs growth impacts associated with the Conwy Employment Land Review (ELR) and the regional economic drivers promoted in the North Wales Growth Deal in determining sustainable levels of housing and employment growth.
- 4.3.4 The delivery of housing, both open market and affordable, has been the main housing issue since the adoption of the CLDP, as annual housebuilding has consistently fallen below targets. This has been highlighted in JHLAS reports and AMRs over several years and has been caused by a number of factors including the national economy and local factors such as land

disposal, site delivery/viability and house building capacity. Such factors have resulted in Conwy currently having a 3.1 year housing land supply figure.

- 4.3.5 Many of Conwy's coastal towns are constrained by flood risk areas as identified by TAN15: 'Development & Flood Risk' Development Advice Maps and within which new, highly vulnerable development, such as housing, is restricted. Whilst the precautionary principle and approach to development in flood risk areas is still overriding, PPW 10 includes flood risk in its definition of 'de-risking development' and there is further recognition of the role that naturalistic flood defence can play. Further policy strengthening of de-risking development would enable technically unconstrained, suitable sites to come forward providing regeneration benefits in areas that were previously sterilised and enabling natural growth of such communities.
- 4.3.6 To assist and inform the Growth Distribution Options CCBC commissioned a study to look at '*Development Potential in the East of the County Borough*' to assess flood risk and the potential to deliver innovative design solutions to accommodate housing growth to the East of the County Borough. The study concludes that vulnerable development in known flood risk areas is unlikely to come forward without significant flood defence work. Therefore, presently it is unlikely that any Flood Consequence Assessment would demonstrate that the onset of flooding when taking into account climate change and possible breaches of defences would be compliant with TAN15.

4.3.7 The key strategic areas to be addressed are:

Housing Growth

The RLDP will provide for the future growth of the economy and housing requirement by providing approximately 4,300 (+20% contingency = approx. 5,150) new homes to meet an identified need.

- 4.3.8 The Conwy RLDP growth strategy is consistent with PPW10, the Well-Being of Future Generations Act, the Conwy & Denbighshire Well-being Plan and the background evidence and Sustainability Appraisal report which have identified the priority issues, aspirations and objectives that the Plan will be working to.
- 4.3.9 In addition, the WG Minister confirmed that Local Planning Authorities must provide for a level of housing that is based upon all sources of evidence rather than just WG household projections. The Council is therefore required to determine a 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 identified affordable housing needs. In addition, the growth options need to be considered against past delivery and the overall capacity of the construction industry to deliver growth.

- 4.3.10 The Growth Level Options Report (BP/01 2018) examines Conwy's demographic trends and sets out the options for growth and how these potentially affect population totals and structures and housing and employment land requirements. A number of factors were scrutinised in the Report including demographic profile, economic growth, past housing completion rates and the Council's aspirations for the RLDP.
- 4.3.11 The proposed housing growth level will be in the region of 4,300 houses (+ 20% contingency = 5,150). Taking into account windfall and current supply of committed housing sites, we are looking at approximately 2,550 new dwellings on allocated sites. In terms of Affordable Housing this will equate to approx. 1800 new affordable homes over the Plan Period, consisting of new build, policy mechanisms and Council initiatives.

Table 5: Housing supply for the Conwy RLDP

(Position at 1st April 2018, refer to BP07: Housing Land Supply for further detail).

Please note: Figures are rounded to avoid implications of precision that do not exist in practice. Numbers are summed before rounding, so individual figures in tables may not add to the row or column totals.

			Windfall		Allocations		
Strategy Area	Sub Area	Commitments	Small	Large	Strategic	Non-strategic	TOTAL
	West	50	100	50	400	50	600
Coastal Development	Creuddyn	200	350	150	250	550	1,550
Strategy Area	Central	250	400	250	450	450	1,800
	East	300	100	150	0	150	700
	Total	800	950	600	1,100	1,200	4,650
Rural Development Strategy Area 50		250	0	200	50	500	
GRAND TOTAL 850		1,200	600	1,300	1,250	5,150	

- 4.3.12 Evidence shows that out-migration of the early working age population in Conwy presents an issue with retaining its young adult population. As a result there is a need to ensure that the RLDP seeks to deliver the housing needs of an aging population, but at the same time ensuring that new homes seek to retain the younger population. The housing types (including adapted living), sizes and tenure set out in the LHMA will be examined and promoted through the Plan.
- 4.3.13 Every effort will be made to ensure that the RLDP contains sufficient housing land to meet the anticipated housing requirements over the Plan Period, however in the event that the land supply should fall below 5 years, the LDP will set out an approach to increasing housing land supply.

Allocated Housing Sites

Strategic Sites are identified in the following locations for residential and mixed-use development;

- Llanrhos
- Llanfairfechan
- Old Colwyn
- Llanrwst

Further sites will be allocated in the Deposit plan to meet the total housing requirement.

- 4.3.14 Residential development is to be focussed on the strategic growth area(s) of Llanrhos, Old Colwyn, Llanfairfechan and Llanrwst as a Key Service Centre, with further development distributed across the Plan Area in line with the Growth Strategy and Settlement Hierarchy. The Plan will also allocate further sites in the Tier 1 Main Villages to meet the identified housing need.
- 4.3.15 The settlement hierarchy option reflects the Wales Spatial Plan approach together with the 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 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 Key Service Centre which is a main town for several outlying villages, both within and outside of the Plan Area.

4.3.16 The average annual delivery, as identified in Conwy Housing Land Availability Studies, over the past 5 years is 244 homes, with highest delivery being 320 new homes in 2017-18. Higher levels have been achieved in pre-recession years as shown in the diagram below. The growth level applied in the RLDP takes into account the capacity of the home building industry to deliver and is in line with BP14: Capacity of the Housebuilding Industry and historic build trends.



- 4.3.17 The existing CLDP includes allocated sites for which there is uncertainty over when they may come forward, and in some instances whether they will be realistically able to be delivered during the Plan Period. The reasons for this uncertainty are varied, and may include:
 - Landowner intentions;
 - Publicly owned land (including local authority and WG) for which there is no disposal strategy or for which disposal is likely to be outside of a five year period;

- Sites that have been 'rolled over' from Unitary Development Plans; and
- Sites that are included for their wider regenerative role, but which are likely to be complex and costly in terms of bringing forward.
- 4.3.18 Therefore, in line with PPW, any existing housing allocations that have experienced deliverability issues may be excluded from the RLDP and more appropriate sites considered.

- 4.3.19 Site delivery, and particularly site viability, has been a national problem as highlighted by WG's Longitudinal Viability Study of the Planning Process (2017) and PPW10. To address this, CCBC will require site promoters/landowners to submit viability appraisals based on methodology and requirements identified by the LPA as part of a phased candidate site assessment process of the RLDP. Background Paper (BP) 06 'Site Delivery Assessment' includes a full assessment of all 'candidate sites' submitted to identify the most suitable and deliverable sites for inclusion in the RLDP.
- 4.3.20 The success of the RLDP policy approach to deliver affordable housing requires not only flexibility from the LPA but also a greater awareness from landowners and developers when negotiating land purchase or option costs in the future. The RLDP includes a policy assumption that land has been purchased at the right price, taking account of all development costs including policy requirements. Deviation from policy would only be agreed in exceptional circumstances and subject to the submission of viability evidence in an open book approach.
- 4.3.21 Recent changes to the Acceptable Cost Guidance (ACG) from WG will affect the viability and therefore delivery of affordable housing going forwards. The ACG has increased for all units, and has been split with a higher value for smaller sites of 10 and fewer dwellings than for larger sites. This change should work to improve financial viability on sites, allowing private developers to build more affordable dwellings within housing sites, and encourage landowners to bring forward sites for affordable housing.
- 4.3.22 In contrast, changes to Building Regulations Part M have increased build costs, requiring all new dwellings, including conversions, to have fire sprinklers installed. The recent introduction of mandatory sustainable drainage systems (SuDS) for surface water disposal will also increase development costs.
- 4.3.23 The above considerations are relevant to all developments nationally, however the impacts of these changes on viability and housing delivery will need to be considered at a local level. The Affordable Housing Viability Study takes account of these, and other relevant viability issues.

Affordable Housing

Within the boundaries of the urban settlements, Tier 1 Main Villages and the Key Service Centre, all residential developments providing a net gain of 3 or more dwellings will be required to contribute to affordable housing.

The preference is normally for on-site delivery of affordable housing, but this may not always be possible or appropriate. For sites of 3-5 dwellings, a commuted sum in lieu of on-site affordable housing will be accepted. For sites of 6-9 dwellings, a commuted sum may be acceptable subject to sufficient justification. On-site affordable housing is expected on all sites for 10 or more dwellings, except in exceptional circumstances due to viability, or when a commuted sum is requested by CCBC Housing Strategy in lieu of on-site AH.

On-site affordable housing should be provided in accordance with a split policy approach which will be detailed in the Deposit Plan, and will be based on the viability assessment linked to the variations in the housing market across the authority.

Lower levels of affordable housing will only be allowed in exceptional circumstances. Such exceptions could include instances where land development costs are significantly higher than other sites, even allowing for lower land value, or where additional, unknown and significant abnormal costs are uncovered during development.

On suitable sites outside but adjoining the settlement boundaries of the urban settlements, Tier 1 Main Villages and the Key Service Centre, small-scale residential development will be permitted, subject to a minimum provision of 50% affordable housing, and a maximum site size of 20 dwellings.

To support the delivery of affordable housing, small sites delivering a minimum of 50% AH units will be permitted on suitable sites within Tier 2 Main Villages, Minor Villages and Hamlets. Such sites must be well located in relation to the existing settlement, comprising infilling or rounding off. The sites should provide a maximum of 15 dwellings in Tier 2 Main Villages; 10 dwellings in Minor Villages and 5 dwellings in Hamlets. The AH proposed as part of such a scheme should be provided to meet an evidenced local need for affordable housing in the settlement. The affordable housing must be subject to a legal agreement to control occupancy in perpetuity. Where open market housing is provided on the site, the legal agreement must also ensure timely delivery of the affordable housing.

Single open market units may be permitted in exceptional cases on infill plots in Tier 2 Main Villages, Minor Villages and Hamlets, which due to their size or site-specific constraints are incapable of providing more than one dwelling, and would be unviable to develop as a single affordable dwelling. They must otherwise be suitable for development in line with local and national policies and permission will be subject to payment of a commuted sum in lieu of on-site affordable housing.

As an exception to the housing policy, small sites for 100% AH will be permitted outside of, but adjoining existing Tier 2 Villages, Minor Villages and Hamlets. Such sites must reflect the type and tenure of affordable housing need in the local area and comply with all other LDP policies.

4.3.24 The provision of affordable housing is a complex problem with many elements that affect new build deliverability being outside the sphere of influence of the local planning authority. Even within the planning system, the powers of local planning authorities are limited. However, RLDP evidence identifies a

Table 6: Affordable Housing Supply for the Conwy RLDP

need for approximately 1800 affordable homes over the Plan Period (approx. 120 pa). The Plan proposes to deliver approximately 1000 new affordable homes from new build and a further 800 from policy mechanisms and Council initiatives as shown in table 6 (table below):

RLDP Strategic Areas	Affordable Housing	Commitments	Windfall		Allocations		TOTAL
	Percentages		Small	Large	Strategic	Non- strategic	
West	20%	0	20	10	80	10	120
Creuddyn	30%	66	105	45	75	165	456
Central	20%	8	80	50	90	90	318
East	15% (Abergele)	16	15	22	0	22	75
COASTAL TOTAL		90	220	127	245	287	969
Rural	20% in Llanrwst and higher in other rural areas as per policy)	0	100	0	40	10	150
TOTAL FOR NEW BUILD		90	320	127	285	297	1119
SUPPLY FROM POLICY MECHANISMS AND COUNCIL INITIATIVES							681
GRAND TOTAL							1800

- 4.3.25 The affordable housing requirement for Conwy is based on the evidence in Background Papers 10: Affordable Housing Viability Study and BP11: Affordable Housing Need Calculation and the Local Housing Market Assessment (LHMA). The Affordable Housing Need Calculation considers both the affordable needs calculation as laid out in the Council's 2017-22 Local Housing Market Assessment (LHMA) and the potential outcomes from adopting the new Welsh Government methodology for calculating housing need.
- 4.3.26 A percentage split affordable housing requirement, as informed by the Affordable Housing Viability Study, will be included in the RLDP, taking account of the variation in house prices across the Plan Area, viability considerations and PPW guidance. The Study advises on achievable and viable targets and thresholds for affordable housing which fully reflect the availability of a range of finance towards affordable housing and reflects priority infrastructure needs. The Study also assesses other potential

options for increasing affordable housing levels which will inform later policy.

Sub Market	Target
Conwy & Conwy Valley	30%
Llandudno, Penrhyn Bay, Llandrillo & Rhos-	30%
on-Sea	
Rural South, East & West	20%
Colwyn Bay & Old Colwyn	20%
Penmaenmawr & Llanfairfechan	20%
Abergele	15%
Towyn & Kinmel Bay	0%

- 4.3.27 It is acknowledged that the affordable housing need requirement isn't just reliant on building new homes. 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 and through financial support to rent within the private sector (housing benefit). This does not negate the need to provide a significantly greater number of affordable housing options but suggests that methods other than building new housing for social and intermediate tenure need to be employed to meet this need.
- 4.3.28 The policy outlines housing delivery in Tier 2 Main Villages, Minor Villages and Hamlets. The approach proposes a flexible policy to permit residential development on suitable small sites within and/or adjoining rural settlements. Development

proposals should be driven by affordable housing to meet identified local need. Market units will be permitted to support delivery of the site, but AHLN must form at least 50% of housing built on the site and there must be secure mechanisms in place to ensure timely delivery of the AH units and retained thereafter.

- 4.3.29 Whilst PPW10 says that 'affordable housing exception sites are not appropriate for market housing' it also states 'the provision of affordable housing exception sites must be considered to help meet identified requirements and ensure the viability of the local community'. It is clearly apparent in Conwy that without a flexible approach allowing an element of open market units on suitable sites within or adjoining Tier 2 Main Villages, Minor Villages and Hamlets such sites are unlikely to come forward due to being unviable resulting in an identified need remaining unmet.
- 4.3.30 The RLDP Rural Development Strategy Area will promote a sustainable rural economy and aims to contribute to the provision of AHLN in the main villages, minor villages and hamlets. Low market value areas and difficulties obtaining finance for affordable housing have been two of the issues restricting the delivery of rural housing. It is anticipated that new and improved housing policies will assist with rural housing needs whilst at the same time conserving the natural and built character.

Gypsy & Traveller provision

Land will be allocated to meet the identified need for Gypsy & Traveller accommodation.

A criteria based policy for assessing additional sites, subject to need, will be required.

4.3.31 Conwy needs to ensure that appropriate mechanisms are in place to accommodate any identified need for gypsies and travellers. The current residential Gypsy & Traveller need for

Conwy has been met through the construction of a permanent site on the outskirts of Conwy town. The Conwy GTAA (2017 – 2022) concludes that the RLDP should promote land to accommodate a transit site for 7 pitches. Planning Authorities are required to allocate suitable sites to meet an identified need to be included at deposit stage of the RLDP (i.e. January 2020). CCBC have undertaken a 'call for sites' and the Deposit Plan will include an allocated transit site for Gypsy & Travellers; in addition a criteria-based policy will support the provision of other sites to meet newly arising need as may be identified in future Gypsy & Traveller Accommodation Needs Assessments.

4.4 Retail and Commercial Centres

4.4.1 **Strategic Objective 3 (SO3):** Achieve vibrant, attractive and viable town and commercial centres in Conwy by redefining their role and by encouraging a diversity of activities and uses.

Strategic Policy 16: Retail

Strategic Policy 16 (SP/16): Retail

Retail and commercial centres in Conwy will be the hubs of social and economic activity and the focal point for a diverse range of services which support the needs of local communities. This will be encouraged by:

- a) Establishing a hierarchy for retail centres, which will guide the location of new retail development;
- b) Allocated land for retail use to meet identified need set out in the Conwy Retail Study;
- c) Providing criteria based policies for new retail proposals on unallocated sites and for changes of use in town centres;
- d) Designating Primary Shopping Area and Shopping Zone boundaries;
- e) Encouraging the retention of retail facilities outside of the Sub-Regional and Town Centres will be encouraged;
- f) Safeguarding the specific retail function of Parc Llandudno and Mostyn Champneys Retail Parks and the leisure function of Llandudno Junction Leisure Park
- g) Encouraging high quality Shopping Street Frontages and Shop Front Security.
- 4.4.2 Retail centres are social and economic hubs of activity. They contain a wide range of services and uses, including employment, education, civic identity and opportunities for social interaction. These support both the needs of the local community, and in the case of the larger centres, the wider community too.
- 4.4.3 Para 4.3.10 of PPW requires planning authorities to establish a retail and commercial centre hierarchy. The centres in the RLDP area are identified below. They have been categorised according to guidance in para 4.3.12 of PPW and Section 4 of TAN4, based on the level of facilities and services that they provide, the catchment areas of their retail offer and the level of population that shop there. Please see Background Paper 26 for more details.

Retail hierarchy

The following retail hierarchy is established:

Sub-Regional Shopping Centre	Llandudno		
	Abergele		
	Colwyn Bay		
Town Centres	Conwy		
	Llandudno Junction		
	Llanrwst		
	Deganwy		
	Kinmel Bay		
	Llanfairfechan		
Local Centres	Old Colwyn		
	Penmaenmawr		
	Rhos on Sea		
	West End (Colwyn Bay)		

The retail hierarchy is illustrated in Map 8.

Proposals for retail development will be considered in accordance with this hierarchy. Llandudno, as a Sub-Regional Shopping Centre is the favoured location for new retail development, followed by the Town Centres and then the Local Centres.

Any retail proposals outside of these centres will be assessed using a criteria based policy.

- 4.4.4 New development in the retail centres will need to be in keeping with the scale and function of that centre, and have regard to the centre's position in the hierarchy. Proposals for uses appropriate for a town centre, as defined in PPW para 4.3.21, will need to adopt a sequential approach to development, giving preference to sites in the centre of the Sub-Regional and Town Centres, followed by edge-of-centre sites, and then the Local Centres.
- 4.4.5 Llandudno is the largest retail centre in the RLDP area and attracts a large number of shoppers and visitors. The subregional role of Llandudno will be protected and enhanced to ensure that it remains a sustainable place to live, work and visit.

Meeting retail need

The Abergele Strategic Site is allocated for Mixed-Use including Retail.

Further sites will be allocated in the RLDP Deposit stage to meet identified retail need.

4.4.6 Should evidence base indicate that allocations are required, para 4.38 of PPW requires the most appropriate form, scale and location of provision to meet this need be considered. Improving social, economic, environmental and cultural wellbeing should also be considered.



4.4.7 The Conwy Retail Capacity Study (Background Paper 24) outlines that there is a need for further retail development during the RLDP period. The following need is required by area:

	Convenience	Comparison
Conwy East	35,000 sq ft (3,252m2)	
Conwy Central	20,000 sq ft (1,858m2)	25,000 sq ft (2,323m2)
Conwy North	5,000 sq ft (465m2)	
Conwy West	10,000 sq ft (929m2)	
Conwy South	15,000 sq ft (1,394m2)	

- 4.4.8 This need has previously been met through the permission granted on the Brickworks site for a retail superstore. This permission, however, expired in May 2019 and has not been renewed. The need identified in the west area of the County Borough has been met by the new Lidl development currently underway in Llandudno Junction.
- 4.4.9 Allocations will be required in the other areas to meet this identified need. These will be identified at Deposit stage. The location of these allocations will be guided by the sequential approach and the RLDP retail hierarchy. The floorspace proposed on these sites will be flexible, as required by PPW para 4.3.22, to ensure that changing retail demand and opportunity can be accommodated for.

Retail proposals on unallocated sites

Applications for new retail floorspace on unallocated sites will be assessed via a criteria based policy. Applicants will be required to adopt a sequential approach to site selection and, for applications outside of town centres, demonstrate a need for the additional floorspace.

4.4.10 In areas where no retail sites be allocated, PPW para 4.3.9 states that to allow for flexibility, a criteria based policy should be included in development plans which proposals can be assessed against. This approach also allows for any changes to need arising from unanticipated changes in the retail market.

Town centre uses

Boundaries for Primary Shopping Areas and Shopping Zones in the Sub-Regional Centre and Town Centres will be detailed at Deposit stage.

Proposals for a change of use in these designated areas will be subject to a criteria based policy, which will ensure their vibrancy, viability and attractiveness.

Additional guidance is likely to apply for proposals for new hot food takeaway units.

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4.4.11 Paras 4.3.30-32 of PPW encourages a mix of uses to deliver vibrant, viable and attractive retail centres, as A1 uses are only part of what secures a centre's vibrancy. Boundaries for

Primary Shopping Areas and Shopping Zones will be reviewed and published in Background Paper 27 at Deposit RLDP stage. These will reflect national guidance, where primary areas contain a high proportion of A1 retail uses, and secondary areas a mix of uses. Policies will be included at Deposit stage, which will guide the type of uses that will be considered acceptable in these areas (reflecting guidance in paras 4.3.30-39 of PPW).

- 4.4.12 Leisure and entertainment and food and drink uses can benefit retail and commercial centres. Careful regard must be paid to safeguarding amenity when contributing towards an evening economy. Para 3.3.34 of PPW encourages mixed use schemes, which are planned in an appropriate way. It also encourages a vibrant and viable evening economy and night-time economy, and cultural experiences and spaces, which have the potential to contribute positively towards regenerating a centre (paras 4.3.43-48).
- 4.4.13 Additional guidance for hot food takeaway units could include criteria such as mitigation or protection for neighbouring uses, limitations on the number of units located adjacent each other and exclusion areas around secondary schools.
- 4.4.14 PPW para 4.3.36 requires that the health of our retail centres be assessed, so that the retail strategy can be informed, and intervened with where necessary. Background Paper 25 has further details. If a centre is considered to be in decline, non-A1 uses can play a role in reducing vacancies and increasing diversity.

Safeguarding retail facilities outside of the Sub Regional and Town Centres

The retention of retail facilities will be encouraged outside of the Sub-Regional and Town Centres. Proposals for the change of use of convenience stores, post offices, petrol stations and public houses will be subject to a criteria based policy.

4.4.15 Local and rural facilities such as those mentioned above play a vital role in sustaining smaller centres and reduce the need for residents to travel to meet every day needs. They contribute towards a sense of place, impacting positively on well-being and amenity of local communities. In smaller villages they also play an important role in supporting those who have difficulty travelling further afield and forming a hub to village life. The Council will encourage the retention of such facilities, in-line with para 4.3.41 of PPW.

Retail park and leisure designations

Proposals at Parc Llandudno and Mostyn Champneys retail parks will be subject to a criteria based policy to protect their specific retail function and the vibrancy, viability and attractiveness of Llandudno town centre.

Proposals at Llandudno Junction Leisure Park will be subject to a criteria based policy to protect its leisure function. 4.4.16 Parc Llandudno and Mostyn Champneys retail parks typically perform a different retail function to Llandudno town centre. Since LDP adoption, there have been proposals to amend goods sold and for A3 units at Mostyn Champneys. The RLDP policy will need amending to ensure clarity for these applications. The retail parks need to be able to attract retailers, but not risk the vibrancy, viability and attractiveness of Llandudno town centre.

Shop front design

There will be a criteria based policy guiding proposals for changes to or new shop fronts.

Shopping street frontage security

There will be a criteria based policy guiding proposals for changes to or new shopping street frontage security.

4.4.17 Shop fronts are critical in forming the character and appearance of shopping frontages. The Council attaches considerable importance to suitably designed shop fronts, not only to preserve the character of buildings, but also to retain the overall attractiveness of streets and to maintain their commercial viability. Inappropriate developments can have a severe detrimental effect not only on the building but also the street scene, and the street's trading potential.

4.4.18 Both customers and shopkeepers benefit if the environment of the street scene is enhanced by well-designed and maintained shop fronts. In villages it will be important to respect the existing street and village character, while in major shopping centres within the urban settlements the emphasis will be on creating and maintaining a quality and vibrant environment. It should be acknowledged that many shop fronts will be located within conservation areas. See Section 5.4 for details.

4.5 Community Facilities

4.5.1 **Strategic Objective 4 (SO4):** Contribute to a sense of place and overall health, wellbeing and amenity of local communities by ensuring that the existing and future population groups have access to a sustainable mix of community facilities.

Strategic Policy 17: Community Facilities

Strategic Policy 17 (SP/17): Community Facilities

To contribute to the health, well-being and amenity of local communities the RLDP will:

- a) Enhance and protect Community facilities;
- b) Allocate land for new schools sites will be allocated, and proposals will be supported to meet identified need subject to set criteria.
- c) Protect rural facilities from other uses.
- d) Allocate land for allotments and providing criteria based policies to meet identified need and supporting proposals subject to set criteria
- e) Allocate land for burial grounds and meeting identified need, and proposals supported subject to set criteria.

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- 4.5.2 Community facilities are key to creating viable and sustainable places. These include schools, cultural facilities, health services, libraries, allotments, burial grounds, leisure centres and places of worship. They can be owned by the public, private and third sector parties.
- 4.5.3 Para 4.4.2 of PPW requires development plans to take a strategic and long-term approach to the provision of community facilities, ensuring that the requirements of the community continue to be met. Population projections show that Conwy County Borough has an ageing population. The RLDP will support community facilities to accommodate their needs. In

addition, new house building will need to ensure that the needs of the new residents for community facilities are met.

4.5.4 Community facilities contribute to a sense of place which is important to the health, well-being and amenity of local communities and their existence is often a key element in creating viable and sustainable communities. Access to these facilities provide an opportunity to be a part of community life helping to create a sense of belonging, which contributes towards cohesive communities. Supporting existing and new community facilities is a key factor in creating active and social places.

New schools sites and allocations

Land is allocated for the purposes of new school sites in the following locations:

- i. Llanfairfechan
- ii. Llanrhos
- iii. Abergele

Further allocations may be identified for inclusion in the Deposit RLDP.

Proposals for new school sites or extensions to existing schools will be determined in accordance with a criteria based policy to be included in the Deposit Replacement LDP.

- 4.5.5 The Council is currently working in partnership towards delivering the 21st Century Schools Programme. Band A has been completed and has delivered new schools. Band B is underway and covers April 2019 to March 2024. Bands C and D will follow. The Band B sites will be allocated where land is required. Additional land is likely to be required during the plan period to deliver Bands C and D. For this reason, a criteria based policy will be included.
- 4.5.6 The capacity of schools proposed under the 21st Century Schools Programme will reflect any new growth in school pupils caused by the RLDP. The change in the population of children proposed in the RLDP and the potential impact on the capacity

of primary schools will be assessed and where required, mitigated for, when allocating residential sites.

Health

Proposals for new and extensions to existing primary and secondary care sites, will be supported subject to accordance with a criteria based policy.

4.5.7 Primary and secondary health care sites will need to be able to accommodate the changing population over the RLDP period. Our population is ageing, which puts different pressures on the health service. The population growth proposed in the RLDP and the potential impact on the physical capacity of primary and secondary health care sites will be assessed and where required, mitigated for, when allocating residential sites.

Safeguarding rural facilities

Proposals for the change of use of village and church halls will be determined in accordance with a criteria based policy to be included in the Deposit RLDP.

4.5.8 Rural facilities, including village and church halls can come under threat for other uses and face economic challenges. Access to these is vital to rural communities. To address this, a criteria based policy will be developed as part of the Deposit
RLDP. Retail facilities will be covered under a separate section. Please see Section 4.4 Retail for more detail.

New allotments

Land is allocated to meet identified need for allotments in the following locations:

- i. Llanfairfechan
- ii. Llanrhos
- iii. Old Colwyn
- iv. Llanrwst

Further allocations may be identified for inclusion in the Deposit RLDP.

Proposals for further sites or extensions to existing sites will be determined in accordance with a criteria based policy to be included in the Deposit RLDP.

- 4.5.9 Allotments are an important community resource, which have a wide range of positive benefits. As outlined in para 4.4.3 of PPW, these range from environmental, health, social to economic. They can contribute towards a sense of place and community, can help regenerate community and open spaces, contribute towards food production, provide a habitat for wildlife and have health and wellbeing benefits.
- 4.5.10 Local authorities have a statutory duty to provide land for allotments to meet locally identified demand. PPW para 4.4.3 states that land should be allocated for allotments. BP30

Allotment Site Demand and Supply Report details that there are a significant number of Conwy's residents on the waiting list for an allotment in all areas of the County Borough. Land is allocated to meet this need as part of the Preferred Strategy.

4.5.11 Further allotment sites may become available during the RLDP period. These sites will be assessed at the time for their suitability using a criteria based policy.

Safeguarding allotments

Existing allotment sites will be protected. Proposals for the change of use of these sites will be determined in accordance with a criteria based policy to be included in the Deposit Replacement LDP.

4.5.12 Para 4.4.3 of PPW requires allotments to be retained and protected, particularly where they are an important part of the green infrastructure or have community value. Statutory allotments have legal protection and Welsh Ministers must consent to their disposal.

New burial grounds

Land will be allocated in the Deposit RLDP to meet identified need for burial grounds.

Proposals for further sites or extensions to existing sites will be determined in accordance with a criteria based policy to be included in the Deposit Replacement LDP. 4.5.13 The initial evidence base for Burial Grounds outlines that there is a need additional burial grounds in the County Borough. Land will be allocated in accordance with this evidence base.

4.6 Recreational Spaces

4.6.1 **Strategic Objective 5 (SO5):** Encourage physical and mental wellbeing through provision and protection of high quality, accessible green spaces and recreation space networks.

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Strategic Policy 18: Recreational Spaces

Strategic Policy 18 (SP/18): Recreational Spaces

New residential development will be required to provide for recreational spaces via a criteria based policy.

Land is/will be allocated for recreational spaces, in-line with need identified in the evidence base.

A criteria based policy in the Deposit Plan will apply for the protection of existing recreational spaces.

- 4.6.2 Recreational spaces serve a dual role, of providing a place for play, sport, activity and relaxation and contribute positively towards quality of life, health and well-being. They also promote nature conservation and biodiversity and contribute towards an areas green infrastructure.
- 4.6.3 Section 4.5 of PPW requires the RLDP to support the development of sport and recreation, and other forms of public open space. They provide a wide range of leisure pursuits, provide a place to relax and contribute towards quality of life. They encourage physical activity, which contributes towards securing a healthier Wales (goal three in the Well-being of Future Generations Act).
- 4.6.4 PPW requires that Green Infrastructure network to be identified, managed and expanded in development plans. Recreational spaces are part of this infrastructure. It is important that the

RLDP recognises the importance of green infrastructure in delivering local environmental, socio economic and health benefits, which are identified as key issues in the Conwy and Denbighshire Wellbeing Plan.

4.6.5 PPW para 4.5.2 states that standards should be established as part of the RLDP. Local deficiencies should be identified and met through the RLDP standards. Standards below are a guide only and may be higher to reflect the findings of the Recreational Space Assessment once it is complete.

Recreational spaces on new residential developments

Residential development will be required to make provision for recreational spaces. Standards will be developed, based on the Recreational Space Assessment for inclusion in the Deposit RLDP, but they will reflect those recommended by Fields in Trust:

Playing pitches	1.2 hectares per 1,000 population
Outdoor sports	0.4 hectares per 1,000 population
Equipped/designated play	0.25 hectares per 1,000
areas	population
Other outdoor provision*	0.3 hectares per 1,000 population
Parks and gardens	0.8 hectares per 1,000 population
Amenity greenspace	0.6 hectares per 1,000 population

*Multi use games areas and skate parks

A threshold of dwelling numbers will be set in the Deposit RLDP that will detail when and which recreational spaces should be delivered on-site.

4.6.6 Fields in Trust guidance also recommends a standard of 2.0 hectares per 1,000 population for natural and semi-natural greenspace. It is likely that there is sufficient levels of this typology in the County Borough, and therefore, additional

provision will not normally be required. This will be confirmed through Background Paper 28: Recreational Space Assessment.

- 4.6.7 To secure on-site delivery or improvements to off-site recreation spaces, the Council may use the following measures:
 - Planning obligations via Section 106 Agreements;
 - Community Infrastructure Levy; and/or,
 - Planning conditions.
- 4.6.8 Financial viability will be a consideration. The developer will be responsible for the maintenance of any new recreational spaces in perpetuity.

Recreational space allocations

Land is allocated to meet additional need for recreational spaces on the Strategic Sites in Llanfairfechan, Llanrhos, Old Colwyn, Abergele and Llanrwst.

Further allocations may be identified for inclusion in the Deposit RLDP.

Proposals for further sites or extensions to existing sites will be determined in accordance with a criteria based policy to be included in the Deposit RLDP.

4.6.9 Preliminary findings from the new Recreational Space Assessment indicates that there are deficits of some typologies in the County Borough. To address this, land will be allocated,

where available, in the Deposit RLDP. This will be supported by the production of a background paper detailing findings of the Recreational Space Assessment. Land in public, private and third sector ownership will be included in the Assessment, inline with advice in Fields in Trust guidance and national planning policy.

Safeguarding recreational spaces

Existing recreational space sites will be protected. Proposals for the change of use of these sites will be determined in accordance with a criteria based policy to be included in the Deposit RLDP.

4.6.10 PPW para 4.5.3 states that formal and informal open green spaces should be protected from development. Development of

these sites to other uses will not be permitted, unless there is a surplus of that recreational space type in the local community. This is to protect their role in contributing towards the natural environment and health and wellbeing. Parks and gardens may have additional protection if they are an historic asset and listed.

4.6.11 Development of a recreational space in areas of a deficit may be permitted in exceptional circumstances. For example, if alternative provision of equivalent community benefit can be provided in the same community, which reflects the recommended travel times established in Fields in Trust guidance. Or, the development of a small part of the recreational space may be permitted, where it secures the future of that recreational space, and the facilities are improved, providing a community benefit.

Natural and Cultural Places in Conwy

5.1 Introduction

5.1.1 The section covers the Natural and Cultural aspects of placemaking in Conwy. These are which value the quality of Conwy's landscapes and historic environment, future proof economic assets both in response to the challenges presented by climate change and in promoting low carbon solutions, protecting landscapes and habitats, enabling opportunities for connecting with the natural environment and encouraging healthier lifestyles with the benefit of improving physical and mental well-being, elements of which are encouraged in the Conwy & Denbighshire Well-being Plan. This section sets the strategic direction for Landscape, Coastal Areas, Historic Environment, Culturally Led Regeneration, Green Infrastructure, Biodiversity, Water, Air, Soundscape & Light and Flooding.



5.2 Landscape

5.2.1 Strategic Objective 12 (SO12): Conserve and enhance Conwy's high quality natural and cultural heritage assets.

Strategic Policy 19: Landscape

Strategic Policy 19 (SP/19): Landscape

To meet international responsibilities and obligations for landscapes the RLDP will protect statutorily designated sites and landscapes of value ensuring that special qualities are protected, managed and enhanced. This will include bringing forward opportunities that landscapes provide for tourism, outdoor recreation, local employment, renewable energy and physical and mental health and well-being delivering multiple well-being benefits for people and communities.

- 5.2.2 All the landscapes of Conwy are valued for their intrinsic contribution to a sense of place, and the Council will protect and enhance their special characteristics, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and to their role in creating valued places. Landscape has been considered from the outset of formulating the RLDP and its polices which will be used to assess future development. This is key to sustaining and enhancing their special qualities, and delivering the maximum well-being benefits for present and future generations as well as helping to deliver an effective and integrated approach to natural resource management over the plan period and beyond.
 - 5.2.3 There is much pressure on the environment in Conwy and not all as a result, or in the control, of the planning system.However, the key contributors to landscape change which can be influenced by the planning system include the expansion of

settlements, commercial, industrial, energy and quarrying developments, caravan and lodge development, road improvements and large recreational related developments, including any associated mitigation measures resulting from renewable energy generation, water resource management and through the planned expansion of woodland. Key professional landscape assessment will be necessary in ensuring the statutorily designated sites and Special Landscape Areas (SLAs) and other important landscape features are protected.

- 5.2.4 Collaboration and engagement will continue to take place with adjacent planning authorities, Natural Resources Wales (NRW), Cadw and the third sector to draw on a wide range of expertise and evidence. This will help ensure:
 - Conwy contributes to meeting international responsibilities and obligations for landscapes;

- Statutorily designated sites are properly protected and managed;
- The value of all landscapes for their distinctive character and special qualities is protected; and
- Opportunities that landscapes provide for tourism, outdoor recreation, local employment, renewable energy and physical and mental health and well-being are taken into account and multiple well-being benefits for people and communities secured.
- 5.2.5 Where adverse effects on landscape character cannot be avoided, it will be necessary to refuse planning permission.
- 5.2.6 **LANDMAP**

LANDMAP is an important information resource, methodology, and monitoring baseline for the landscapes of Wales, which can

help inform planning for the sustainable management of natural resources in an area. LANDMAP describes and evaluates the physical, ecological, visual, cultural and historic aspects of the landscapes of Wales, and provides the basis of a consistent, quality assured national approach to Landscape assessment. LANDMAP assessments can help to inform green infrastructure assessments, SPG on landscape, development management decisions, landscape character assessment, local distinctiveness, design, and landscape sensitivity studies. It has been used to inform and designate current Special Landscape Areas (SLAs) which will also be revised and include in RLDP.

5.2.7 Conwy will continue to draw upon LANDMAP in the preparation of Landscape plans and assessments needed to inform the RLDP, further SPGs and the development management process.

5.3 Coastal Areas

5.3.1 **Strategic Objective 13 (SO13):** Support growth, regeneration and development opportunities in Coastal Areas, whilst at the same time being aware and responsive to the challenges resulting from natural pressures.

Strategic Policy 20: Coastal Areas and Marine Plans

Strategic Policy 20 (SP/20): Coastal Areas and Marine Plans

The RLDP and the Marine Plan will work together and support integrated decision making and collaboration across marine and terrestrial interfaces and boundaries.

- 5.3.2 The Marine Plan identifies opportunities for the sustainable development of Wales's seas by guiding new development and related decisions both inshore and offshore.
- 5.3.3 The main planning principles for coastal places, which reflect the principles of Integrated Coastal Zone Management, are to support urban and rural development whilst at the same time being aware of, and appropriately responsive to, the challenges resulting from the dynamic interaction of natural and development pressures in coastal areas. This requires the RLDP to be ecologically and physically resilient and socially and economically adaptable to change. Taking on board these considerations will ensure the RLDP and the Marine Plan are complementary.
- 5.3.4 The RLDP will clearly establish what the coast means to the area and will apply specific policies which reflect the characteristics of their coastlines including the interrelationships between the physical, biological and land use characteristics of the coastal areas and the impacts of climate change. This

involves considering the potential impacts associated with incremental increases in coastal risks over time as well as any beneficial incremental changes in land use. This will mean identifying areas likely to be suitable for development as well as those subject to significant constraints and considered to be unsuitable for development. Areas subject to constraints or considered unsuitable for development may include those where:

- conservation or enhancement of the natural and historic environment requires development to be limited;
- visual intrusion and inter-visibility between land and sea will need to be carefully considered;
- there are specific policies to be pursued in Heritage Coast areas;
- access to coastal paths should be protected; and
- there may be risks of erosion, flooding or land instability.

- 5.3.5 In other areas the economic potential of the coast may be unlocked in a sustainable manner. Area Statements and other locally based plans for coastal areas will provide relevant information to inform the RLDP.
- 5.3.6 Marine Character Area 02. Colwyn Bay and Rhyl Flats and MCA 03. Red Wharf and Conwy Bays are relevant to the Plan Area and will be recognized in the Green Infrastructure Assessment.

The MCAs are available on Natural Resources Wales website¹²

5.3.7 **Development on the Coast**

Conwy has a high level of existing development, infrastructure and population in areas that are at risk of flooding. New development should not normally be proposed in coastal locations unless it needs to be on the coast. In particular, undeveloped coastal areas, especially those at risk of flooding, will rarely be the most appropriate location for development. Where new development requires a coastal location, developed coastal areas will normally provide the best option, provided that issues associated with coastal change have been taken into account. Such issues include the risks of erosion, flooding, land instability, and the preferred approaches to address such risks, and impacts on biodiversity and ecological resilience.

5.3.8 Before permanent and long term developments, including those of regional or national importance, can be granted permission it will be essential to demonstrate that a coastal location is required based on the characteristics of the coastline in

question. Where development is considered to be justified it should be designed so as to be resilient to the effects of climate change over its lifetime and not result in unacceptable incremental increases in risk.

5.3.9 Coastal Change

As part of understanding the characteristics of coastlines it is recognised that sea level rise, storm surge, wave action and changes in coastal morphology and sediment supply can lead to both direct and indirect effects at the coast and on tidal rivers. Uncertainty is further exacerbated by the effects of climate change. Whilst coastal morphology can be a protective feature against sea level rise, storm surge and wave action, the construction of coastal defences can potentially influence sediment supply by transferring the risks of erosion elsewhere. This possibility, given that erosion and the risk of inundation are likely to be exacerbated by climate change, should be avoided. It is not appropriate for development in one location to unacceptably add to the impacts of physical change to the coast in another location.

5.3.10 Shoreline Management Plans (SMPs) are developed by local authorities in partnership with a range of stakeholders and establish long-term local policy frameworks for the management of coastal risk. The priorities contained within them will influence and inform the RLDP. Where it is established that coastal defences will no longer be maintained, the RLDP will include clear and specific policies to manage development in

¹² <u>https://cdn.naturalresources.wales/evidence-and-data/maps/marine-character-areas/?lang=en</u>

such areas, including where development would be unsuitable or where specific characteristics should be considered.

- 5.3.11 SMPs will influence whether development itself can be justified or how it should be designed. Some areas of coastline are covered by active policies of intervention in SMPs to defend the line and clear timescales are in place governing these policies. Other areas, which may already be developed, will not have active interventions associated with defence or may have managed setback, or realignment, identified as the appropriate response to inundation.
- 5.3.12 Enabling adaptation to change, including climate change, will be a key consideration and measures to both reduce vulnerabilities and seek opportunities to build resilience in communities should be identified, particularly as part of preparing development plans. The nature of new uses which may be suitable in areas subject to change should be carefully considered, including the impacts of, or opportunities afforded,

by making incremental changes in an area. Connections should also be made to strategies for the provision of green infrastructure and sustainable drainage schemes and to wider wellbeing plans to ensure social and economic resilience of settlements and their ability to adapt to change over the long term.

Coastal Change

The Shoreline Management Plans (SMPs) framework for the management of coastal risk and its priorities will influence and inform the RLDP. Where it is established that coastal defences will no longer be maintained, the RLDP will include clear and specific policies to manage development in such areas, including where development would be unsuitable or where specific characteristics should be considered.

5.4 Historic Environment

5.4.1 **Strategic Objective 12 (SO12):** Conserve and enhance Conwy's high quality natural and cultural heritage assets.

Strategic Policy 21: Historic Environment

Strategic Policy 21 (SP/21): Historic Environment

Conwy's distinctive heritage assets listed below (a - g) will be protected and where appropriate, managed and enhanced.

- a) Conservation Areas
- b) World Heritage Site at Conwy Town
- c) Historic Parks, Gardens and Landscapes
- d) Listed Buildings
- e) Scheduled Ancient Monuments
- f) Sites of Archaeological Importance
- g) Historic Assets of Local Importance

When considering development for enabling schemes and development affecting the setting of a heritage asset, decisions will be steered by national guidance.

5.4.2 Historic assets play an important role for tourism, investment and communities and need protecting and where appropriate, enhancing through the RLDP. The historic environment is central to Conwy's culture and its character, telling the story of our history through buildings, structures, parks, gardens and landscapes and contributing to our sense of place and identity. It enhances our quality of life, general well-being and adds to regional and local distinctiveness while being an important economic and social asset that should be preserved for future generations to experience and enjoy.

5.4.3 A paper titled 'Heritage Counts' published by the Historic Environment Group quantifies the impact and influence of the heritage sector in Wales. In total it is estimated that the heritage

sector generates £963m into the Welsh economy each year and supports over 40,500 jobs.

- 5.4.4 In addition, many people in Wales are employed in jobs that exist indirectly to the heritage sector – for example, the many people who work in hotels and restaurants catering for visitors to Wales who visit mainly for a heritage experience. The paper also points out that 43% of the construction industry jobs in Wales (26,340 people) work in conservation repair and the maintenance of traditional buildings built before 1919. Heritage Counts puts the value of heritage in quantifiable terms and demonstrates how valuable the historic environment is to the economy, tourism and education sectors.
- 5.4.5 The Conwy local planning authority area hosts 162 Scheduled Monuments, 1735 Listed Buildings of which 29 are listed at Grade I, 1610 at Grade 2 and 96 at Grade 2*, and 24 Conservation Areas. The RLDP will support the protection and enhancement of all nationally designated heritage assets, and consider the impact of development within their settings. The identified heritage assets benefit from statutory protection which must be taken account of within policies, proposals and guidance within the RLDP.
- 5.4.6 Conwy Castle is designated as a World Heritage Site. UNESCO considers Conwy Castle to be "one of the finest examples of late 13th century and early 14th century military architecture in Europe." A World Heritage Site Management Plan has been produced by Cadw which has been endorsed as SPG by Conwy Council and will be carried forward as part of this LDP Review.

- 5.4.7 The CCBC area hosts a range of designated heritage assets, each of which need to be appropriately protected from effects on their integrity and setting. Their contribution to the CCBC area and especially Conwy Town (a town situated within the world heritage site) should be preserved, protected and where appropriate, enhanced to encourage tourism within the area.
- National planning statute and guidance has changed 5.4.8 significantly since adoption of the previous LDP with the introduction of the Historic Environment (Wales) Act 2016. For example, there is a requirement to make use of Historic Environment Records, undertake Heritage Impact Assessments for developments which require Conservation Area or Listed Building Consent and produce statements to accompany such applications. This may also apply when development proposals have an impact on the setting of a heritage asset. Historic Assets of Local Importance or Buildings and Structures of Local Importance (BSLIs) as they are referred to in the Conwy LDP (2007-2022) is another area that is new to the national guidance, as is a criteria based policy on Enabling Development. These latest additions to national policy will have an impact on previous LDP policies CTH/3 and CTH/4 which will be addressed within the strategic policy and the Deposit RLDP.

5.4.9 **Delivering the Objective and Strategic Policy**

SPG was produced under the previous Conwy LDP (2007-2022) to guide decision makers and other interested parties on the subject of development in Conservation Areas generally and Conservation Area Management Plans relating to specific locations, for example Llandudno, Conwy Town, Colwyn Bay Town Centre and Llanelian. This approach will continue post adoption of the RLDP with existing management plans being updated and new management plans being produced for the remaining conservation areas.

- 5.4.10 UNESCO (United Nations Educational, Scientific and Cultural Organization) requires the preparation of the Management Plan to guide development of the World Heritage Sites that comprise the Edward I castles and walls of Conwy, Caernarfon, Harlech and Beaumaris. A Management Plan has been prepared which includes a defined buffer zone intended to protect the setting of Conwy World Heritage Site. This was adopted by CCBC as SPG in April 2018. It is the intention that the RLDP proposals map will include the revised boundaries for the buffer zone as shown in the SPG as adopted in April 2018 (LDP 2007-2022).
- 5.4.11 In terms of enabling schemes, the LDP (2007-2022) refers only to buildings where, in line with national planning policy guidance, it should apply to heritage assets generally. The Deposit RLDP will not seek to repeat the criteria set out within PPW on Enabling Development, but due to the complex nature of enabling schemes, the SPG will be updated in line with the Strategic Policy to assist applicants with the interpretation of policy at a local level.
- 5.4.12 A survey of listed buildings was carried out in 2016 which identified listed buildings at risk. The "At Risk" list will provide the basis from which an action plan will be formulated. Priority will be given to buildings based upon the order in which

effective action can be taken and the extent of the action required. Consideration will be given to risk scores, building grade, rates of deterioration, schemes that will bring community benefit, location, unoccupied dwellings in areas targeted for renewal, significance of the property and its contribution to townscape and ease of achieving a positive result. Cadw has produced a series of guidance notes which provide owners and decision makers with useful advice, for example, 'Managing Change to Listed Buildings' and 'Managing Listed Buildings at Risk in Wales.'

- 5.4.13 Scheduled ancient monuments (SAMs) are nationally important archaeological sites that are protected under the Ancient Monuments and Archaeological Areas Act 1979. There are 155 SAMs in the Conwy planning area and a list of these can be found on Archwilio. The effect of scheduling is that proposals to damage, demolish, remove, repair, alter, add to, flood or cover up a SAM require scheduled monument consent, on top of the requirement for planning permission.
- 5.4.14 A register of Historic Assets of Local Importance will be compiled and maintained. SPG will be produced which will include detailed criteria for assessment and inclusion of such assets on the register.
- 5.4.15 Regarding development that has a bearing on the setting of heritage assets, guidance produced by Cadw titled 'Setting of Historic Assets in Wales' should be followed in line with the Strategic Policy.

5.5 Culturally Led Regeneration

5.5.1 **Strategic Objective 1 (SO1):** Contribute to the creation of sustainable places, social inclusion and improved wellbeing overall in Conwy through the delivery of inclusive placemaking and regeneration that ensures future growth levels and development takes place in sustainable and accessible locations, seeks to promote good design and healthier places, protects Welsh language and is supported by the necessary social, environmental, cultural and economic infrastructure to create great places.

Strategic Policy 22: Culturally-led Regeneration

Strategic Policy 22 (SP/22): Culturally-led Regeneration

Proposals arising from or complementary to regeneration initiatives that seek to retain, enhance and support cultural assets and identity of place will be supported in principle.

5.5.2 National Planning Policy recognises the importance of retaining the unique and special characteristics that give a place a sense of identity and distinct feel. Such cultural assets and a sense of place should be recognised and appreciated when it comes to land-use planning. Indeed, it is often the existence of these characteristics which 'add value' to an area and make it an attractive and interesting place to live, work and visit. With this in mind, regeneration proposals which specifically seek to support and enhance cultural assets and foster a sense of place should be supported in principle.

5.5.3 Delivering the Objective and Strategic Policy

There are a number of culturally-based strategic initiatives taking place throughout the county of Conwy some of which will have an impact upon issues relating to land use planning. An example of a recently completed project is the Colwyn Bay THI (Townscape Heritage Initiative) which has played a significant part in enhancing the built environment of Colwyn Bay town centre. Some other schemes include the Imagine Colwyn Bay Great Places project which will work to secure Colwyn Bay's position as a Cultural Hub for the county, the Colwyn Bay Town Centre Investment Plan which focuses on measures that will aid the regeneration of Colwyn Bay town centre, the 'Lost Spaces' project delivered by Culture Action Llandudno (CALL) CIC which seeks to regenerate and develop derelict spaces and buildings to facilitate cultural agendas, ongoing projects associated with Venue Cymru, the establishment of a new Culture Centre in Conwy Town and the creation of a rural Heritage Forum.

5.5.4 The Council is in the process of compiling a brief for a countywide Cultural Strategy which will broaden access to culture and

its known benefits across the whole county. The brief will be focused to specific areas to strengthen their identity, including Conwy Town – Unesco World Heritage Site and location of newly developed Culture Centre, Colwyn Bay - a location for the emerging hub for creative industry and a current National Lottery Heritage Fund Great Place scheme, Llanrwst - Rural centre for the county and gateway to Snowdonia National Park and Llandudno – Coastal tourism and retail hub.

5.5.5 The Council will seek to support developments that form part of these initiatives and other regeneration initiatives where they are related to use of land and comply with other policies in the RLDP.



5.6 Green Infrastructure

5.6.1 **Strategic Objective 6 (SO6):** Deliver sustainable development and seek to tackle the causes of climate change by extending the choice of sustainable transport to enable Conwy's communities to access jobs and key services through the promotion of shorter and more active and efficient walking, cycling and public transport use and by influencing the location, scale, density, mix of uses and design of new development.

Strategic Policy 23: Green Infrastructure

Strategic Policy 23 (SP/23): Green Infrastructure

Conwy will provide a strategic and proactive approach to green infrastructure and biodiversity by producing a Green Infrastructure Assessment and Well-being Assessments using existing datasets, and the best available information, to develop an integrated map-based evidence resource. Doing so will facilitate a proactive approach and enable contributions towards the well-being, active travel and biodiversity enhancement goals to be maximised.

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- 5.6.2 Green infrastructure is the network of natural and semi-natural features, green spaces, rivers and lakes that intersperse and connect places. Component elements of green infrastructure can function at different scales. At the landscape scale green infrastructure can comprise entire ecosystems such as wetlands, waterways and mountain ranges. At a local scale, it might comprise parks, fields, public rights of way, allotments, cemeteries and gardens. At smaller scales, individual urban interventions such as street trees, hedgerows, roadside verges, and green roofs/walls can all contribute to green infrastructure networks.
- 5.6.3 The Environment (Wales) Act 2016, provides a context for the delivery of multi-functional green infrastructure. Its provision can make a significant contribution to the sustainable management of natural resources, and in particular to maintaining and

enhancing biodiversity and the resilience of ecosystems in terms of the diversity between and within ecosystems and the extent, condition and connectivity of ecosystems and their ability to adapt. This means that the development of green infrastructure is an important way for local authorities to deliver their Section 6 duty.

5.6.4 Conwy will provide a strategic and proactive approach to green infrastructure and biodiversity by producing a Green Infrastructure Assessment which will draw from the evidence base provided by Area Statements and Well-being Assessments and be integrated into development plans to ensure the early and co-ordinated consideration of opportunities to inform new development, design and related strategies of the plan.

- 5.6.5 The Green Infrastructure Assessment will be used to develop a robust approach to enhancing biodiversity, increasing ecological resilience and connectivity, improving well-being outcomes and should identify key strategic opportunities where the restoration, maintenance, creation or connection of green features and functions would deliver the most significant benefits.
- 5.6.6 The Green Infrastructure Assessment will also be given early consideration in development proposals, and inform the implementation of projects. The RLDP will encourage the appropriate management of features of the landscape which are of major importance for biodiversity in order to complement and improve the ecological coherence of the Natura 2000 network.



5.7 Biodiversity

5.7.1 **Strategic Objectives 14 (SO14):** Protect and enhance biodiversity and build resilient ecological networks.

Strategic Policy 24: Biodiversity

Strategic Policy 24 (SP/24): Biodiversity

Biodiversity loss should be reversed, pollution reduced, environmental risks addressed and overall resilience of ecosystems improved. When appropriate development is proposed, it must be taken forward in an integrated way to ensure common issues are considered and accommodated in the early stages of plan-making or individual proposal and multiple benefits, such as green infrastructure are secured.

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- 5.7.2 The Environment (Wales) Act 2016 introduced an enhanced biodiversity and resilience of ecosystems duty (Section 6 Duty). This duty applies to public authorities in the exercise of their functions in relation to Wales and will help maximise contributions to achieving the well-being goals.
- 5.7.3 The Nature Recovery Action Plan supports this legislative requirement to reverse the decline in biodiversity, address the underlying causes of biodiversity loss by putting nature at the heart of decision-making and increasing the resilience of ecosystems by taking specific action focused around the objectives for habitats and species. The planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement.

- 5.7.4 The strategies, RLDP policies and development proposals will consider the need to:
 - support the conservation of biodiversity, in particular the conservation of wildlife and habitats;
 - ensure action in Wales contributes to meeting international responsibilities and obligations for biodiversity and habitats;
 - ensure statutorily and non-statutorily designated sites are properly protected and managed;
 - safeguard protected and priority species and existing biodiversity assets from impacts which directly affect their nature conservation interests and compromise the resilience of ecological networks and the components which underpin them, such as water and soil, including peat; and

- secure enhancement of and improvements to ecosystem resilience by improving diversity, condition, extent and connectivity of ecological networks.
- 5.7.5 Biodiversity and Resilience of Ecosystems Duty (Section 6 Duty)

The Council seeks to maintain and enhance biodiversity in the exercise of its functions. This means development should not cause any significant loss of habitats or populations of species, locally or nationally and must provide a net benefit for biodiversity. In doing so planning authorities must also take account of and promote the resilience of ecosystems, in particular the following aspects:

- diversity between and within ecosystems;
- the connections between and within ecosystems;
- the scale of ecosystems;
- the condition of ecosystems including their structure and functioning; and
- the adaptability of ecosystems.
- 5.7.6 In fulfilling this duty, the Council has regard to:
 - the list of habitats and species of principal importance for Wales, published under Section 7 of the Environment (Wales) Act 2016;
 - the SoNaRR, published by NRW; and
 - any Area Statement that covers all or part of the area in which the authority exercises its functions. Area

Statements will be prepared by NRW which will also inform the Green Infrastructure Assessment.

5.7.7 Maintaining and Enhancing Biodiversity

Conwy will follow a step-wise approach to maintain and enhance biodiversity and build resilient ecological networks by ensuring that any adverse environmental effects are firstly avoided, then minimized, mitigated, and as a last resort compensated for; enhancement must be secured wherever possible.

- 1. Conwy will first seek to avoid damage to biodiversity and ecosystem functioning.
- 2. Where there may be harmful environmental effects, the Council and collaborative bodies will need to be satisfied that any reasonable alternative sites that would result in less harm, no harm or gain have been fully considered. The Council will ensure that features and elements of biodiversity or green infrastructure value are retained on site, and enhanced or created where ever possible, by adopting best practice site design and green infrastructure principles. The provision of up to date ecological survey information will assist in this process.
- 3. Where necessary, the Council will seek to modify the development proposal through discussion with the applicant.
- 5.7.8 Biodiversity and green infrastructure modifications should draw on the issues and opportunities identified through the Green Infrastructure Assessment.

- 5.7.9 The Council will protect trees, hedgerows, groups of trees and areas of woodland where they have ecological value, contribute to the character or amenity of a particular locality, or perform a beneficial and identified green infrastructure function.
- 5.7.10 The Council will consider the importance of native woodland and valued trees, and will have regard SPG. Permanent removal of woodland will only be permitted where it would achieve significant and clearly defined public benefits. Where woodland or trees are removed as part of a proposed scheme, developers will be expected to provide compensatory planting to the agreement of the Council.
- 5.7.11 Ancient woodland and semi-natural woodlands and individual ancient, veteran and heritage trees are irreplaceable natural resources, and have significant landscape, biodiversity and cultural value. Such trees and woodlands are afforded protection from development which would result in their loss or deterioration unless there are significant and clearly defined public benefits; this protection will prevent potentially damaging operations and their unnecessary loss. In the case of a site recorded on the Ancient Woodland Inventory, authorities will consider the advice of NRW. These assets will be mapped in the Green Infrastructure Assessment.

5.7.12 Designated Sites

Statutorily designated sites in Conwy make a vital contribution to protecting biodiversity and can also be important in providing opportunities for achieving wider well-being objectives.

5.7.13 The RLDP has regard to the relative significance of international, national and local designations in considering the

weight to be attached to nature conservation interests. Further guidance, particularly in relation to Natura 2000 sites, is contained in TAN 5: Nature Conservation and Planning. The supporting reasoning for the designation at all levels and an outline of the qualifying features of the designation should be clearly recorded as part of the Green Infrastructure Assessment and considered in the RLDP when designing new development proposals and in future development management decisions. Differentiation will be given to the relative significance of the designation within the hierarchy, when considering the weight to be attached to nature conservation interests.

Protection and Management of Designated Sites

Statutorily designated sites will be protected from damage and deterioration, with their important features conserved and enhanced by appropriate management. Opportunities to restore networks of habitats to a healthy condition will be identified as a result of undertaking the Green Infrastructure Assessment along with the identification of appropriate interventions to secure delivery against the aspects of resilience, diversity, connectivity, scale, condition and adaptability.

Table 7: Designated Sites Hierarchy

Tier	Name	Statutorily and Non Statutorily Protected Sites
International	Special Areas of Conservation	Statutory
	Special Protection Area	Statutory
	Ramsar sites	Statutory
	UNESCO Biosphere Reserve	Non-Statutory
National	Site of Special Scientific Interest	Statutory
	National Nature Reserve	Statutory
Local	Sites of Importance for Nature Conservation	Non-Statutory
	Local Nature Reserve	Non-Statutory
	Local Wildlife Sites	Non-Statutory

5.7.14 Sites of Special Scientific Interest

SSSIs are of national importance. The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way Act 2000, places a duty on all public bodies, including planning authorities, to take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of the features by reason of which a SSSI is of special interest. SSSIs can be damaged by developments within or adjacent to their boundaries, and in some cases, by development some distance away. There is a presumption against development likely to damage a SSSI and this presumption should be appropriately reflected in RLDP policies and development management decisions. For the purposes of land use planning proposed SSSIs will be treated in the same way as notified SSSIs.

5.8 Water, Air, Soundscape and Light

5.8.1 **Strategic Objective 15 (SO15):** Reduce exposure to air and noise pollution, balance the provision of development and lighting to enhance safety and security, and protect and enhance the water environment and water resources, including surface and groundwater quantity and quality.

Strategic Policy 25: Water, Air, Soundscape and Light

Strategic Policy 25 (SP/25): Water, Air, Soundscape and Light

The RLDP will reduce exposure to air and noise pollution, balance the provision of development and lighting to enhance safety and security, and protect and enhance the water environment and water resources, including surface and groundwater quantity and quality

5.8.2 Recognising the Environmental Qualities of Places: Water and Flood Risk

As well as a direct requirement for life, well planned water services provide a range of benefits and services for society. The water industry itself is a source of green jobs and water services support energy and food production, recreation and tourism, and connect homes and businesses to the infrastructure networks upon which they depend. As well as this existing natural ecosystems play an important role in providing water quality and flood management. Water supply is normally sourced from a water undertaker, but in remote areas private water supplies may be the only viable option.

5.8.3 **Development and Water Supply**

Water resources and quality are taken into account from an early stage in the process of identifying land for development

and redevelopment with collaboration with Dwr Cymru/Welsh Water. The protection of water resources should be based on ensuring sustainable use in the future. Water intensive uses may not be appropriate in areas of water shortage and constraint. New development will be located and implemented with sustainable provision of water services in mind, using design approaches and techniques which improve water efficiency and minimise adverse impacts on water resources, including the ecology of rivers, wetlands and groundwater and thereby contributing towards ecological resilience.

5.8.4 Capacity of Water Supply and Sewerage/Drainage Infrastructure

The adequacy of water supply and sewerage infrastructure will be fully considered when proposing development in the RLDP, both as a water service and because of the consequential environmental and amenity impacts associated with a lack of capacity. The planning system has an important part to play in ensuring that the infrastructure on which communities and businesses depend is adequate to accommodate proposed development. Collaboration with service providers and NRW has taken place with regards to service provision, development and protection of water catchment areas.

5.8.5 Water Quality and Surface Water Flooding

Increased rainfall intensity presents challenges for drainage systems, causing surface water flooding and diffuse pollution. The relationship between the various types of drainage infrastructure is complex, for example, some highway drains carry surface water from public sewers and some highway infrastructure discharges into public sewers. Understanding the role which the various types of infrastructure play is important in securing the best approach to avoid both flooding and diffuse pollution. Effective collaboration between drainage, highway and planning authorities has been carried out in informing the Strategy and RLDP.

- 5.8.6 Diffuse pollution and surface water flooding arise as a result of run-off from built surfaces, from potentially polluting development types and through sewage discharges from overloaded sewers or from private infrastructure, for example, septic tanks. The Council will seek to secure better management of drainage and surface water so as to tackle these issues by:
 - ensuring sustainable drainage systems are incorporated into development enabling surface water to be managed close to or at source; and

 ensuring connection to the sewer in sewered areas and by minimising the proliferation of private sewage systems.

5.8.7 Sustainable Drainage Systems (SuDS) and Development

The provision of SuDS will be considered as an integral part of the design of new development and considered at the earliest possible stage when formulating proposals for new development. In guiding new development the planning system should ensure the incorporation of measures at an individual site scale, particularly in urban areas, in order to secure cumulative benefits over a wider area. A concerted effort of this nature will bring benefits over a whole catchment. At a development plan level, however, there will be considerable advantages associated with developing collaborative approaches which, drawing on evidence obtained through green infrastructure assessments to integrate SuDS as part of growth strategies for particular areas.

5.8.8 New developments of more than one dwelling or where the area covered by construction work equals or exceeds 100 square metres also require approval from the SuDS Approval Body (SAB) before construction can commence. Adoption and management arrangements, including a funding mechanism for maintenance of SuDS infrastructure and all drainage elements are to be agreed by the SAB as part of this approval. This will ensure that SuDS infrastructure is properly maintained and functions effectively for its design life.

5.8.9 Air

Clean air and an appropriate soundscape contribute to a positive experience of Conwy as well as being necessary for

public health, amenity and well-being. They are indicators of local environmental quality and integral qualities of place which should be protected through preventative or proactive action through the planning system. Conversely, air, noise and light pollution can have negative effects on people, biodiversity and the resilience of ecosystems and should be reduced as far as possible.

- 5.8.10 National air quality objectives are not considered 'safe' levels of air pollution. Rather they represent a pragmatic threshold above which government considers the health risks associated with air pollution are unacceptable. Air just barely compliant with these objectives is not 'clean' and still carries long-term population health risks. Nitrogen dioxide and particulate matter, which are the pollutants of primary national concern from a public health perspective, currently have no safe threshold defined and therefore the lower the concentration of those pollutants the lower the risks of adverse health effects. It is desirable to keep levels of pollution as low as possible.
- 5.8.11 There are no Air Quality Management Areas in Conwy. All the monitoring work has shown that even in proximity to the areas where the traffic is at its highest the level is still well in compliance with National Air Quality Objectives. As such there are no pollution reduction targets however Conwy will remain committed to air quality improvements and decarbonisation targets set out in the transport and Renewable Energy sections. The latest Air Quality report is available on the CCBC website.

5.8.12 Soundscape

Problematic forms of sound are generally experienced as noise pollution and can affect amenity and be prejudicial to health or a

nuisance. Noise action plans drawn up by public bodies aim to prevent and reduce noise levels where necessary and preserve soundscape quality where it is good. Noise levels used to identify priority areas contained in noise action plans are usually set quite high in order to focus resources on the most polluted areas and noise must meet a number of tests before it qualifies as a statutory nuisance. Lower levels of noise, however, can still be annoying or disruptive and impact on amenity and as such should be protected through the planning process wherever necessary. The planning system must protect amenity and it is not acceptable to rely on statutory nuisance under the Environmental Protection Act 1990 to do so.

- 5.8.13 In proposing new development, the Council and developers will, therefore:
 - address any implication arising as a result of its association with, or location within, air quality management areas, noise action planning priority areas or areas where there are sensitive receptors;
 - not create areas of poor air quality or inappropriate soundscape; and
 - seek to incorporate measures which reduce overall exposure to air and noise pollution and create appropriate soundscapes.

5.8.14 Light

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There is a need to balance the provision of lighting to enhance safety and security to help in the prevention of crime and to allow activities like sport and recreation to take place with the need to:

- protect the natural and historic environment including wildlife and features of the natural environment such as tranquillity;
- retain dark skies where appropriate;
- prevent glare and respect the amenity of neighbouring land uses; and

- reduce the carbon emissions associated with lighting.
- 5.8.15 There is a Dark Sky Reserve in Snowdonia however this does not fall within or adjacent to the Plan Area. However through the GIA, Conwy will assess the economic and environmental characteristics of dark sky areas in the plan area and the RLDP will introduce policies for considering individual development proposals.



5.9 Flooding

5.9.1 **Strategic Objective 13 (SO13):** Support growth, regeneration and development opportunities in Coastal Areas, whilst at the same time being aware and responsive to the challenges resulting from natural pressures.

Strategic Policy 26: Flooding

Strategic Policy 26 (SP/26): Flooding

To be globally responsive by ensuring long-term protection and adaption to flood risk as well as de-risking in line with national guidance, whilst achieving wider landscape, habitat, air quality, biodiversity and sustainable travel goals. New development should reduce, and must not increase, flood risk arising from river and/or coastal flooding on and off the development site itself.

The priority should be to protect the undeveloped or unobstructed floodplain from development and to prevent the cumulative effects of incremental development.

5.9.2 Background

Cohesive Communities are sustained and created by providing spaces for people to interact and undertake community activities, including recreational spaces, play, food growing and opportunities to connect with nature. Pollution or risks such as flooding are mitigated or avoided and based on maximising opportunities for communities to flourish and undertake social, economic and cultural activities in healthy, attractive and pleasant surroundings.

5.9.3 The Council acknowledges the need to adapt to the effects of climate change. The combination of global warming that has already occurred, together with additional warming, as projected by the latest climate change evidence, means there are potentially significant impacts for Conwy and Wales in terms of adaptation. The challenges include flooding and coastal

change risks to communities, businesses and infrastructure; risks to health, wellbeing and productivity from high temperatures; risk of water shortages in the public water supply, agriculture, energy generation and industry and risks to soil, biodiversity and terrestrial, coastal, marine and freshwater habitats.

- 5.9.4 Climate change is also likely to have significant impacts on landscape character, historic buildings, local distinctiveness and quality, directly through changing land cover, migrating habitat and species ranges, and indirectly by influencing land use decisions.
- 5.9.5 A joint approach will be taken in relation to issues which cross administrative boundaries, such as taking a catchment approach towards flood risk where actions across a catchment have implications at various different locations and scales.

5.9.6 Addressing flood risk as part of an integrated approach towards de-risking may be useful where there is a strong imperative to fulfil the regeneration potential of an area. This may include considering relocation options within and beyond the Plan Period.

5.9.7 **Development on the Coast**

Development should not normally be proposed in coastal locations unless it needs to be on the coast. In particular, undeveloped coastal areas will rarely be the most appropriate location for development. Where new development requires a coastal location, developed coastal areas will normally provide the best option, provided that issues associated with coastal change have been taken into account. Such issues include the risks of erosion, flooding, land instability, and the preferred approaches to address such risks, and impacts on biodiversity and ecological resilience.

- 5.9.8 Temporary forms of development may not have adverse impacts on coastal characteristics or coastal change yet offer an opportunity to facilitate tourism based activities. Care is needed, however, to ensure risks such as flooding can be acceptably managed, particularly for sensitive uses where occupants may reasonably expect to be safe from coastal risks.
- 5.9.9 The potential for conflict may arise where the impacts of sea level rise and development, including coastal management, may impact on inter-tidal habitats or historic assets. Preserving the resilience of such environments should be given appropriate

consideration as part of preparing development plans and in making planning decisions.

- 5.9.10 Guidance will be taken from collaborative working with NRW on specific site issues as well as information provided in:
 - National Strategy for Flood and Coastal Erosion Risk Management in Wales, Welsh Government, 2011¹³:
 - Flood and Water Management Act 2010¹⁴:
 - TAN 15.

5.9.11 Other designations and influences

Other factors have a bearing on how flood risk and its management changes urban form are discussed in other Chapters and include:

- Landscape and designated Special Landscape Areas (SLAs) and other important landscape features are protected.
- Biodiversity and Ecological Networks.
- **Designated Sites** particularly in relation to Natura 2000 sites, is contained in TAN 5: Nature Conservation and Planning.
- Coastal Areas and Coastal Change
- Water and Flood Risk
- Transport Infrastructure and Active Travel

¹⁴ <u>https://www.legislation.gov.uk/ukpga/2010/29/contents</u>

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www.wales.gov.uk/topics/environmentcountryside/epq/flooding/nationalstrategy/strategy/ %3Flang%3Den

Prosperous Places in Conwy

6.1 Introduction

- 6.1.1 The Prosperous Places theme covers the economic components of placemaking in Conwy. These components are complementary to the other Strategic sections, which collectively come together to creating sustainable places in Conwy.
- 6.1.2 Such places are those which promote our economic, social, environmental and cultural well-being by providing well-connected employment and sustainable economic development. These places will be designed and sited to promote healthy lifestyles and tackle climate change. This is done by making them: easy to walk and cycle to and around; accessible by public transport; minimising the use of non-renewable resources; and using renewable and low carbon energy sources. This section sets the strategic direction for **Economic Development, Tourism, The Rural Economy, Transportation Infrastructure, Telecommunications, Energy and Minerals & Waste.**



6.2 Economic Development

6.2.1 **Strategic Objective 7 (SO7):** Support long-term economic prosperity, diversification and regeneration, by taking advantage of Conwy's strategic position within the wider regional context and by promoting a holistic employment and housing growth strategy, which will facilitate new jobs growth of the right type in sustainable and accessible locations, support business networks and clusters, increase skills in high value employment and provide the necessary new infrastructure, which overall will enable new businesses to locate in Conwy and existing business to grow.

Strategic Policy 27: Economic Development

Strategic Policy 27 (SP/27): Economic Development

In order to assist with the delivery of predicted economic growth for the County, the LDP will provide between 12-14 hectares of employment land on a split of 50% B1 office uses and 50% B1c/B2/B8 uses. A criteria based policy will seek to safeguard existing B class employment sites where they are needed to ensure adequate supply of employment land in the right locations, as guided by the Conwy Commercial Market Analysis.

6.2.2 Since the adoption of the LDP in 2013, Conwy County has seen an increase in economic activity rates and, until autumn 2018 had seen a steady decline in unemployment levels, which broadly reflects national trends over the past five years. The claimant count unemployment rate for February 2019 was 3.1%, which is significantly higher than figures seen over the past four years or so, and mirrors the national pattern which have seen claimant rates rise month-on-month since autumn 2018. The overall figure is currently also significantly higher than the Wales and UK rates (2.7% and 2.6% respectively), possibly due to the seasonal nature of tourism-based employment patterns in the County Borough. (source: ONS claimant count). However the rate of employment land take up has remained low at an average of 1.2 ha per annum (5 year average).

6.2.3 Though economic activity rates are on an upward trend, the total number of people who are economically active is more volatile. This is affected by the size of the working age population, estimates currently put the percentage of the population in Conwy CB who are aged 16-64 at only 56.6%, compared to 61.5% in Wales and 62.9% across Great Britain. This leads to high dependency ratios – that is, the number of children/older people for each person of working age. High proportions of dependants in the population can place a strain on the economy and on the social structure of the community. The population structure in Conwy County Borough is also

ageing at a faster rate than much of the rest of Wales and our closest English neighbours and the size of the working age population will start to decline in the near future due to the large 'baby boomers' cohort moving out of the workforce as they reach retirement age. This has implications for the labour market which may begin to struggle to fill vacancies in the future.

- 6.2.4 Whilst the existing labour market is relatively highly skilled and competitively-priced for businesses, there are relatively weak levels of business start-ups and future employment growth is forecast to be flat. Therefore Conwy's economy faces a number of opportunities and challenges in coming years. However, there are a number of regional projects scheduled to come forward within the RLDP period which will have a positive impact on employment levels and should attract more people of working age to the area, such as Colwyn Bay Tidal Lagoon, Deeside Advanced Manufacturing Institute, Menai Science Park, Orthios Eco Park and Energy Centre, Parc Adfer and Wrexham Energy Centre.
- 6.2.5 The employment structure in Conwy County Borough differs from that of Great Britain as a whole¹⁵. The production base has declined considerably over the past 20 or so years to about 3.5% of jobs by 2017, and there is a heavy skew towards employment in the service industries (particularly in the public sector) and the tourism sector. In Conwy County Borough employment in the high skills, high wage sectors of information & communication, finance & insurance, professional, scientific &

technical, and business administration & support services is relatively low, totalling just 13% of all employment compared to 25% across Great Britain as a whole.

- 6.2.6 The proportions of employment in the tourism related sectors of retail, accommodation & food services, and arts, entertainment & recreation are high a total of about 32% of all jobs compared to 21% nationally. These sectors are the ones most likely to include low wage, part time or seasonal employment.
- 6.2.7 The 2017 STEAM report estimates that around 9,950 jobs are provided directly by the tourism industry and a further 2,350 jobs are indirectly supported by tourism – around 12,300 jobs in total, which is well over a quarter of all employment in Conwy County Borough. Tourism brings in around £888 million each year to the local economy.
- 6.2.8 Using the Employment Land Review (2019) as evidence base, this Preferred Strategy takes into account the North Wales Economic Ambition Board's (NWEAB's) Economic Growth Vision. The vision sets out linkages with the Northern Powerhouse (North West England) and Ireland, estimating an additional 120,000 jobs in the region by 2035, increasing the Gross Value Added (GVA) to £20 billion. Separately but related to the above is the North Wales 'Growth Deal' which sets out a vision for the North Wales region with the aims of creating over 5,000 jobs and attracting private sector investment to the value of £1bn in the region over the next 15 years. Specifically, the deal aims to build on the strengths of the region in the low carbon, advanced manufacturing and digital sectors, promote

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¹⁵ ONS annual business inquiry & business register and employment survey, (NOMIS) – 2017 data published September 2018.

business growth in the form of Regional Business and Smart Technology and Innovation hubs.

- 6.2.9 The Conwy Employment Land Review has considered the current and predicted changes in the economic environment and identifies a range of between 12-21 hectares will be needed across Conwy upto 2033. This is based on a range of scenarios including labour force forecasts, sectoral trends and past take up rates. In line with the preferred option for growth, the scenario that reflects around 14 hectares has been chosen as this takes into account the Experian jobs growth forecasts for the area and regional growth projects that will come forward over the next 15 years.
- 6.2.10 The Conwy Commercial Market Analysis (2017) identified that Conwy has proportionately more office space (and less industrial) than other Councils in North Wales, and in Wales as a whole. However it is a demand for industrial premises in the County Borough that is outstripping supply due to a shortage of modern, purpose built premises between 2000 and 5000 sqft in size. For this next Plan Period, there is a need for new industrial units situated along the A55 corridor and also a better choice of office developments to enable businesses to expand without leaving the County Borough.
- 6.2.11 Supporting the rural economy is of paramount importance, recognising the impact that leaving the European Union may have on demand for different land uses in the countryside. In line with PPW, additional flexibility will be afforded to rural businesses where they are seeking to expand their existing operations. The sequential approach in policy EMP/3 will be

maintained to further encourage businesses to identify sites within sustainable locations.

6.2.12 There is recognition that development projects and growth sectors in and around Conwy County Borough will generate significant demand for skills. In the Skills Needs Assessment (Background Paper 20) it is reported that there is/will likely be a shortage of construction workers, engineers (electrical and mechanical), surveyors, project managers and ecology specialists related to projects that are planned for the North Wales Region within the next 15 years. Tourism is another area highlighted for growth within the Conwy Economic Strategy 2017-2027, the need for jobs and skills to support this sector is likely to increase. In conclusion, while there is no evidence to suggest a need to provide a separate new Higher Education establishment in Conwy, there is scope for greater dialogue between the HE providers and CCBC to look at opportunities for addressing skills gaps.

6.2.13 Delivering the Objective and Strategic Policy

The Conwy Employment Land Review (ELR) 2019 and the Regional Economic Drivers Report provided a range of scenarios for economic growth upto 2033. The second of these scenarios in the ELR titled 'Policy On' (also Growth Option 4 in the Growth Options Paper) has been selected as the preferred option. This concludes that Conwy would need to accommodate in the region of an additional 1800 jobs over the RLDP Period which equates to around 12-14 hectares of employment land for B class uses. This scenario takes into account the impact of regional drivers for growth such as Colwyn Bay Tidal Lagoon, Deeside Advanced Manufacturing Institute, Menai Science Park, Orthios Eco Park and Energy Centre, Parc Adfer and Wrexham Energy Centre and includes and allowance for contingency. The ELR states that based on jobs in these industries coming forward and the current balance of the employment land supply, allocations and underused supply should be split 50% B1 office and 50% for B1c/B2/B8 Industrial and Warehousing. The Conwy Commercial Market Assessment indicates that new employment land should ideally be located along the key A55 trans-European route, with current popular locations being Mochdre, Llandudno Junction, Conwy and Kinmel Bay. The Conwy Economic Strategy also promotes the use of urban town centres, for example Colwyn Bay and Llandudno as key areas for employment growth.

6.2.14 In terms of how much land supply there is in Conwy, the results from the Employment Land Supply have been summarised in Table 8 below:

Table 8: Employment Land Supply

Safeguarded Employment land NYS* (Ha)	New Sites/ Sites with planning permission & site losses to other uses (Net Ha)	Existing Vacant stock (Ha)	Undeveloped LDP Allocations (Ha)	Total (ha)
0.5	2.86	1.1	13.46	17.92
		Less de- allocations **	(4.6)	
				13.32
Target growth from ELR				14
Amount of new land needed for employment in RLDP			0.68	

*Excl. Tir Llwyd, Kinmel Bay.

** This figure is based on a preliminary qualitative assessment of existing undeveloped LDP allocations. A more detailed assessment will be undertaken as part of the site assessment exercise when formulating the Deposit RLDP.

6.2.15 Currently in quantitative terms there is 17.92 hectares of employment land supply which includes vacant designated land, new permissions, losses, undeveloped LDP allocations and vacant units on existing business parks. However when

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taking into account an initial qualitative assessment, this is reduced to 13.32 hectares which means an additional 0.68 hectares of new land will be allocated in the Deposit RLDP to allow for choice of location and type as per the Commercial Market Analysis. A more detailed qualitative assessment will be carried out as site assessment work for the Deposit Plan takes place, which may result in land supply being reduced and more land for new allocations being required. Tir Llwyd is currently safeguarded in the LDP for employment use, however given the significant flood risk constraints the remaining undeveloped land at Tir Llwyd has not been included as supply.

6.2.16 Designated and existing B1, B2, B8 employment sites (subject to criteria) will be safeguarded from other uses unless it can be demonstrated that there is no longer demand for the current use. Indeed smarter use of existing office floorspace will be advocated where stock is no longer in demand for traditional B1 use in line with the Conwy Commercial Market Analysis. While there is a need to protect B1, B2, B8 employment land where it is required, it is also recognised that other uses such as D1 clinics, A2 financial services and certain leisure and sui generis uses can have employment generating potential. Where it is deemed that a B class use is no longer needed, other uses may be acceptable subject to a criteria based policy.

Strategic Employment / Mixed Use Site – Abergele South East

Around 8.8 hectares of land for a mixture of employment, retail, open space and a school will be allocated on land at Abergele South East. 6.2.17 Abergele South East was allocated within the Conwy LDP 2007 -2022 as a mixed use site. The employment element of this site is recognised regionally as a strategic employment site by the North Wales Economic Ambition Board in their document titled 'The Growth Vision for the Economy of North Wales.' Officers are currently in discussions with developers and landowners to produce a masterplan for the northern-most parcels of land. Around 4.7 hectares of land will be reserved for employment uses in this location.

Employment Sites

Provision will be made for a choice of employment sites within the coastal urban area to deliver the proportion of growth set out in the Plan. A sequential approach will be adopted when looking at new employment sites that are not allocated or safeguarded in the RLDP to ensure development is guided to the most appropriate locations.

6.2.18 The Deposit RLDP will allocate sites within the coastal urban area to meet the need for growth up to 2033. These sites will be made up from some of the existing LDP allocations (where these have undergone qualitative assessment and are deemed to be suitable to carry forward into the RLDP) and new allocations.

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6.3 Tourism

6.3.1 **Strategic Objective 8 (SO8):** Encourage and support the provision of sustainable tourism where it contributes to economic prosperity and development, conservation, rural diversification, regeneration and social inclusion, while recognising the needs of visitors, businesses, local communities and the need to protect historic and natural environments.

Strategic Policy 28: Tourism

Strategic Policy 28 (SP/28): Tourism

Proposals for Tourism development will be supported provided that they are in an appropriate location, contribute to the diversity and quality of accommodation and attractions, and respect and protect the natural and built environment and surrounding communities.

6.3.2 This strategic policy sets the framework for the policy approach within the RLDP that is sufficiently responsive and flexible to the tourism market demand up to 2033, whilst also seeking to protect Conwy's communities, landscape and townscape. The strategic policy provides the overarching context with detailed policies prepared for Deposit Plan stage.

6.3.3 Delivering the Objective and Strategic Policy

Tourism is a key component of Conwy's economy, supporting over 12,000 full time equivalent jobs either directly or indirectly, bringing more than £800m revenue to the County's economy annually and attracting 9.5m visitors in 2017 (STEAM 2017 data).

6.3.4 The County boasts a wide range of activities, facilities and types of development and is vital to economic prosperity and job creation in many parts of Conwy. Tourism can be a catalyst for regeneration, improvement of the built environment and environmental protection. Therefore, the Preferred Strategy encourages tourism development where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities. More recently Conwy has seen a growth in sustainable all-year round outdoor and adventure tourism business resulting in greater demand for a variety of holiday accommodation.

- 6.3.5 In line with PPW 10 the RLDP will provide a framework for maintaining and developing well-located, well designed, good quality tourism facilities. It will consider the scale and broad distribution of existing and proposed tourist attractions and enable complementary developments such as accommodation and access to be provided in ways which limit negative environmental impacts.
- 6.3.6 This Preferred Strategy follows the aspirations of the Growth Vision for the Economy of North Wales (North Wales Economic Ambition Board 2016) vision, in relation to tourism, and seeks

to capitalise on the regions reputation as a place with a great quality of life and as a world-renowned adventure tourism destination.

- 6.3.7 The Llandudno Tourism Study (2019) provides a comprehensive report and analysis of how tourism impacts the main resort of Llandudno and provides key data to help develop a trajectory of visitor numbers and trends over the coming years. In addition this report looks to enable all stakeholders in the town to understand the key dynamics of the town's tourism economy and provide a range of potential options to help develop the tourism offer in Llandudno in line with the aspirations of key stakeholders, residents, visitors and the Council. Focus will also be placed on the tourism offer during the winter season.
- 6.3.8 There will be a need for the RLDP to accommodate the predicted demand through land allocations and/or appropriate management policies. On a County-wide context the Conwy Destination Management Plan and Conwy Bed stock Survey provides evidence to further understand supply and demand issues, identifies priorities and assesses the existing level of all types of Conwy's holiday accommodation stock, occupancy and trip data. The Primary Holiday Accommodation Zones (HAZs) 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 established policies and new evidence with the results informing any proposed changes to these zones.
- 6.3.9 In rural areas, tourism-related development is essential in providing for a healthy and diverse economy and requires

careful consideration in the RLDP. Tourism development in rural areas will need to be sensitive in nature and scale to the local environment.

- 6.3.10 In the flood risk areas of Pensarn, Towyn and Kinmel Bay, which have high levels of caravan park accommodation, consideration will be given to the protection and improvement of such sites to maintain bed stock levels and assist the local economy.
- 6.3.11 The key areas to be addressed are:

Adventure Tourism

The RLDP objectives and policies will continue to support the development and adaptation of a range of tourism attractions, in appropriate locations, to accommodate a wide array of activities in both the rural and urban areas.

6.3.12 Adventure Tourism is a growing market, with new attractions within and in close proximity to Conwy County. The Authority has supported new tourism proposals such as Adventure Parc Snowdonia (formerly Surf Snowdonia) in Dolgarrog. Welsh Government wish to promote Wales as the world's capital of adventure tourism, 2016 was the Year of Adventure and subsequent annual themes have been announced to promote Wales's greatest strengths and focus activities, events and attractions on the strongest qualities of the Welsh tourism offer. New and existing adventure tourist attractions within or close to Conwy include:
- Plas y Brenin outdoor pursuits centre
- Adventure Parc Snowdonia, Dolgarrog
- Bounce Below and Zip World, Blaenau Ffestiniog
- Zip World, Bethesda
- Zip World Fforest, Betws y Coed
- Antur Stiniog mountain bike centre, Blaenau Ffestiniog
- 6.3.13 North West Wales has witnessed a considerable growth in activity based tourism over recent years and it is regarded as a potential major future growth area within Conwy. Furthermore, adventure tourism offers great opportunity to develop an all year round tourism product in that it is least affected by changes in the weather.

Rural Business Diversification

The RLDP will contain appropriate policy to support the development of small scale, low impact alternative accommodation associated to genuine farm diversification. New developments would need to be in suitable locations and not have a negative impact on the landscape. Specific policy will ensure farm and rural business diversification is appropriate, assists the retention of the enterprise and benefits the rural economy.

6.3.14 The Authority recognise that some agricultural business may need to diversify in order to provide additional income. This sometimes involves the conversion of existing underused

buildings into short term self-catering holiday accommodation and existing policies support the conversion of certain agricultural buildings, where appropriate. The main purpose of the policies are to provide some form of economic benefit and not to permit second home occupation.

6.3.15 Conwy has seen a growing number of enquires and applications for new campsite or caravan sites on existing farm holdings. The Authority will consider these types of development and include appropriate, criteria based policy to support small scale, low impact accommodation associated to genuine farm diversification. New developments would need to be in suitable locations and not have a negative impact on the landscape.

Alternative forms of tourist accommodation

With new types of small scale 'glamping' accommodation becoming increasingly popular RLDP criteria based policies will ensure all types of holiday accommodation are included and located, assessed and managed appropriately.

6.3.16 Since the adoption of the LDP there has been an increase in the types of self-catering/temporary accommodation on the market. The types of accommodation that have been seen are pods, yurts, tepees and wooden tents, collectively known as 'glamping'. The Authority is likely to experience an increase in planning applications for these non-traditional types of accommodation.

6.3.17 This type of 'low impact' accommodation can be aesthetically more acceptable than 'traditional' forms of accommodation such as static caravans. Therefore, current LDP policies will require modification to ensure that all types of holiday accommodation are included and assessed appropriately.

Creating a night time economy and a winter visitor offer

In order to grow the year round market the RLDP objectives and policies will continue to support the development and adaptation of a range of tourism attractions and facilities to improve the winter tourism offer throughout the County.

6.3.18 The night-time economy and a compelling winter visitor offer are fundamental to establishing Conwy as a year-round destination. The STEAM1 data shows that visitor numbers across the county dip significantly from November through to February. This doesn't mean that people don't holiday during the winter months, they're just choosing to go elsewhere. Whilst Llandudno is the key holiday destination, investment must be across the County to ensure a consistent visitor experience. Core to attracting more visitors through these months will be programmes to invest in attractor events at this time of year and developing/investing in attractions which can be enjoyed through the winter. This would encourage more accommodation to be available at this time, contributing to the overall ambition of improving the tourism range and creating the environment for full-time, quality jobs.

Holiday Accommodation

Holiday accommodation, particularly within the coastal towns, will be carefully controlled and protected to ensure an adequate supply and range of good quality accommodation to meet the all year round tourism market needs.

6.3.19 A successful tourism destination is highly dependent on the quality, level and type of accommodation available within that area. Providing and protecting quality accommodation is one of Conwy's key priorities. There is a need to ensure there is a sufficient supply and range of quality accommodation in the right areas to meet changing market needs, accommodate growth and support a thriving tourism economy. Furthermore, it is also recognised that a broader range of serviced accommodation would allow more choice for the visitor and appeal to the growing short break market.

Cultural Tourism

RLDP policies will continue to support and further develop the region as a place for cultural tourism businesses to thrive, raise standards and encourage skills and careers.

6.3.20 The Destination Conwy Management Plan identifies heritage as one of the fastest growing tourism sectors in Wales and the UK with more than half of the top 20 visitor attractions in Wales being historic sites. Welsh Government is managing a project to develop heritage tourism in Wales, which will help maximise the economic value of heritage by increasing the number, length and value of visits to Wales. Cadw is working with communities, heritage partners and the tourism sector across Wales to improve the visitor experience and provide a more integrated range of heritage tourism activities by developing heritage tours, trails and events packages. 6.3.21 Conwy's cultural heritage is rich and diverse and includes examples such as Conwy Castle World Heritage Site which is an essential part of the all Wales project as an important historic, economic and social asset.



6.4 The Rural Economy

6.4.1 **Strategic Objective 9 (S09):** Promote and support sustainable and vibrant rural communities by establishing-new enterprise, expanding existing business and by adopting a constructive approach to agriculture and changing farming practices.

Strategic Policy 29: Rural Economy

Strategic Policy 29 (SP/29): Rural Economy

A criteria based policy will ensure that new rural employment development is guided towards suitable locations using a sequential approach, whilst allowing flexibility to support existing rural businesses to expand.

- 6.4.2 LDP policies covering the rural economy need to be responsive to changes in the wider economic environment in terms of UK and wider European impacts. Analysis from planning applications since adoption of the Conwy LDP (2007-2022) show that developments in the rural areas tend to be driven by tourism (holiday lets and camping/caravan sites) although there have been a number of applications for food production and agricultural developments, wind turbines and market dwellings. There have also been a number of enquiries relating to expansion of existing rural businesses.
- 6.4.3 Looking to a post-Brexit future, some key changes affecting the rural areas for example may involve increased diversification of smaller enterprises, on-site business expansion and a potential increase in need for rural enterprise dwellings to support both larger scale production and new micro businesses. There may

also be a greater need for processing facilities for agricultural produce including livestock and a continuation in the trend towards home-based working.

6.4.4 **Delivering the Objective and Strategic Policy**

To support development of the rural economy, a flexible policy approach will be adopted towards the expansion of rural enterprises. Having allocated employment sites in the rural area in the previous LDP (none of which have come forward for development,) the RLDP will instead include a criteria based policy which will allow greater flexibility for economic development in the rural area. It is also expected to maintain the flexible and sequential approach which will allow businesses to look beyond settlement boundaries where there are no suitable lands within.

6.5 Transportation Infrastructure

6.5.1 **Strategic Objective 6 (SO6):** Deliver sustainable development and seek to tackle the causes of climate change by extending the choice of sustainable transport to enable Conwy's communities to access jobs and key services through the promotion of shorter and more active and efficient walking, cycling and public transport use and by influencing the location, scale, density, mix of uses and design of new development.

Strategic Policy 30: Transportation Infrastructure

Strategic Policy 30 (SP/30): Transportation Infrastructure

To facilitate the delivery, decarbonisation and improvement of sustainable transport infrastructure in a way which reduces the need to travel, particularly by private vehicles, and facilitates and increases active travel choices. Transport projects will be compatible with the Welsh Transport Appraisal Guidance (WeITAG) and North Wales Joint Transport Plan (NWJTP) whilst improving links within and between different types of transport, education, health, employment and social uses.

6.5.2 Transportation Infrastructure

The provision of sustainable transport infrastructure is essential in order to build prosperity, tackle climate change, reduce airborne pollution and to improve the social, economic, environmental and cultural well-being of Wales. Planning authorities should support necessary transport infrastructure improvements, where it can be demonstrated that such measures are consistent with Welsh Government policy to encourage and increase use of sustainable transport and reduce reliance on the private car for daily journeys.

6.5.3 Transport infrastructure should not generate significant demand for additional car movements or contribute to urban sprawl or neighbourhood severance. The planning and design of transport infrastructure schemes will be expected to consider the needs of users of active and sustainable transport before that of the private car, taking into account the sustainable transport hierarchy.

6.5.4 The RLDP will include policies and proposals relating to the development of transport infrastructure and related services (such as public transport interchange facilities and rail facilities), including areas safeguarded for future transport infrastructure/routes. Where possible, the route of the proposed new or improved infrastructure will be shown in the development plan. When the precise route is not known, a safeguarding policy will be applied to the area of land necessary for the scheme. Blight will be kept to a minimum by only including in development plans schemes which are likely to commence within the Plan Period. When development plans are prepared or amended, existing transport proposals should

be reviewed so as to remove any proposals that have previously been safeguarded, but are now abandoned, or any that are unlikely to commence during the Plan Period.

6.5.5 Great care will be taken to minimise the adverse impacts of new or improved transport infrastructure on the natural, historic and built environment and on local communities, including on public health resulting from community severance and airborne pollution.

6.5.6 Green Infrastructure

This will be covered under key theme 'Distinctive and Natural Places' in further detail, although has linked objectives around how sustainable transport and Active Travel goals can be integrated into the Plan Area with wider environmental and health benefits.

6.5.7 Green infrastructure measures to mitigate negative effects and enhance environmental quality and connectivity will be considered at an early stage. New route schemes will be expected to make the best use of existing landforms and other landscape features to reduce noise and visual effects, subject to safety and other environmental considerations. Where no other alternative routes or options are practicable, transport infrastructure schemes should provide mitigation measures to minimise the negative impacts and enhance the positive ones caused by their construction and operation, including reducing exposure to airborne pollution.

6.5.8 Assessing transport projects

When assessing transport projects, planning authorities should have regard to the Welsh Transport Appraisal Guidance

(WeITAG). WeITAG sets out a staged and evidence-led process for analysis of transport problems and the development and appraisal of transport options against a wide spectrum of policies and environmental, social, economic and technical considerations. This objective process is especially important in the planning of strategic transport infrastructure projects and transport associated with major developments, as it helps to ensure account is taken of the full range of impacts of transport options. This helps identify solutions which maximise contributions to well-being goals and allows solutions and mitigation measures to be identified and developed before decisions to proceed with schemes are made. The WeITAG process also acts as a safeguard to ensure that solutions are appropriate for tackling the transport problems identified and to avoid the selection of modal options being pre-determined without supporting evidence.

Public Transport

The RLDP will promote and facilitate the provision of high quality public transport infrastructure and set out policies to increase the use of public transport. It will identify and facilitate appropriate public transport routes, measures and facilities taking into account proposals in the Local Transport Plan, which could include improved facilities for bus passengers, park and ride schemes, new rail lines (including light rail), the re-opening of rail lines, the provision of new stations and enhanced passenger services on existing lines.



- 6.5.9 The Local Transport Plan takes into account the need for additional interchange sites and improvements to existing public transport interchanges, including measures to promote personal safety. In rural areas, interchange sites will be identified at nodes where the transfer between local and long distance public transport services can take place. The Council will also safeguard existing public transport interchanges from development that would compromise their continued use.
- 6.5.10 Disused railways and disused or unused rail sidings will, where possible, in collaboration with Transport for Wales and Network Rail, be safeguarded from development which could adversely affect them being brought back to rail use in the future. Any planning application or proposed development plan policy in the vicinity of, or directly affecting a former railway line will consider the impact on their potential use for rail in the future. As an interim measure, it may be appropriate to use disused rail alignments as open space corridors, for example for walking and cycling routes as informed by Green Infrastructure Assessments.

6.5.11 Strategic Road Network

Trunk roads in Conwy have a national and international role, providing a network of high quality roads carrying long distance traffic between major centres. The Council will seek to reduce the need to use trunk roads and other through routes for short, local journeys. At any location, traffic flow and safety can be assisted by good junction design. The number of accesses permitted will depend upon the type and nature of the road. Similarly, the type of access provided should reflect the type of road and the volume and character of traffic likely to use the access and the road.

- 6.5.12 The strategy specifies the primary road network, including trunk roads, and separately identifies the core network. These routes are identified on the constraints map as corridors for movement adjacent to which development that would compromise this strategic transport role, or adversely affect the environment or people's health, amenity or well-being, will be resisted.
- 6.5.13 The RLDP will include all proposals for new roads and major improvements to the primary road network over the Plan Period, and set out the broad policy on priorities for minor improvements. For local road schemes, the development plan procedures should normally provide the means to examine both the need for and the alignment of the route.
- 6.5.14 The process of designing new road schemes and road improvements should take into account the transport hierarchy, whereby active and sustainable transport is considered before private motor vehicles. This will help to minimise community severance from a scheme and its impacts on the safety, convenience and amenity of routes for journeys on foot, bicycle and public transport.

6.5.15 Ports, Harbours, Marinas and Inland Waterways

Conwy has a small number of harbours, marinas and inland waterways, which make it an attractive location for businesses and visitors. Quarry docks also allow freight transportation. Support and investment in these facilities unlocks potential to boost the economy both directly, from the greater use of the facilities, and indirectly through the opportunities that improved maritime transport infrastructure provide for other sectors (both nationally and internationally).

6.5.16 The Welsh National Marine Plan (WNMP) provides a vision within which ports, harbours, marinas and inland waterways can plan their current and future operations, including options for expansion and diversification. Planning authorities must consider the land use implications of the WNMP.

Transport and Direct Health Impacts 6.5.17

Planning authorities have a role to play in the prevention of physical and mental illnesses caused, or exacerbated, by pollution, disconnection of people from social activities (which contributes to loneliness) as well as the promotion of travel patterns which facilitate active lifestyles. The RLDP will consider the impacts of new infrastructure development on existing communities and maximise health protection and wellbeing and safeguard local amenity.

6.6 Telecommunications

6.6.1 **Strategic Objective 7 (SO7):** Support long-term economic prosperity, diversification and regeneration, by taking advantage of Conwy's strategic position within the wider regional context and by promoting a holistic employment and housing growth strategy, which will facilitate new jobs growth of the right type in sustainable and accessible locations, support business networks and clusters, increase skills in high value employment and provide the necessary new infrastructure, which overall will enable new businesses to locate in Conwy and existing business to grow.

Strategic Policy 31: Telecommunications and Business Clusters

Strategic Policy 31 (SP/31): Telecommunications & Business Clusters

The provision of infrastructure to support telecommunications will be considered at an early stage of the development process of LDP allocations. The council will liaise with telecoms providers to ascertain where there is need for improvement or replacement of infrastructure and how this will be integrated with new development. To further enhance communication and networking opportunities, the clustering of businesses on existing employment sites that is of benefit to the economy and local community will be supported in principle.

6.6.2 The RLDP recognises telecommunications including broadband and mobile phone networks as an essential service that should to be planned alongside developments from the outset, taking into account the requirements and priorities identified in the North Wales Digital Connectivity Strategy. The installation of superfast broadband is a key issue of importance in the rural areas, which rely on such services for both business and social needs. Provision of telecommunications infrastructure such as broadband and mobile phone apparatus is therefore supported in suitable locations.

6.6.3 **Delivering the Objective and Strategic Policy**

It is recognised that the most cost effective and least disruptive way to establish broadband infrastructure is prior to the commencement of development. By working alongside the telecoms industry, the Council will identify which locations could best support this infrastructure, where there are current shortfalls and plans for future improvements. This information will be used to inform and plan future developments in the RLDP. Criteria based policy will be developed to assess applications for mobile network apparatus, to ensure it is provided in suitable locations. 6.6.4 There is a need to support the development of business networks and clusters particularly in relation to innovative and technology based enterprise. This approach is advocated in PPW 10 and the Council is experiencing growing demand for businesses forming clusters to exploit the mutual benefits gained by co-location, networking and being able to offer joined up services to customers/clients. Some examples of this are food distribution in Llanrwst, builder's merchants in Kinmel Bay and Mochdre and pharmaceutical companies / laboratories in Conwy.



6.7 Energy

6.7.1 **Strategic Objective 10 (SO10):** Secure an appropriate mix of energy provision, including the promotion of a Tidal Lagoon, which maximises benefits to Conwy's economy and communities whilst minimising potential environmental and social impacts.

Strategic Policy 32: Energy

Strategic Policy 32 (SP/32): Energy

To promote a mix of energy generation sources, energy storage and building design which deliver clean growth and contribute to decarbonisation of energy as well as being resilient to the impacts of climate change.

6.7.2 Background

The planning system plays a key role in delivering clean growth and the decarbonisation of energy, as well as being crucial in building resilience to the impacts of climate change. The transition to a low carbon economy not only brings opportunities for clean growth and quality jobs, but also has wider benefits of enhanced places to live and work, with clean air and water and improved health outcomes.

- 6.7.3 Topic Paper 9 introduced the issues relating to Renewable Energy within the Plan Area and this stage builds on that piece of work to inform change and the strategic approach. There is a need for continued decarbonisation of the energy generation sector across Wales to support the transition to a low carbon economy and to help mitigate climate change. At the same time, a mix of energy generation sources is required to ensure continued security of supply and to overcome intermittency issues associated with wind and solar technologies.
- 6.7.4 The changing climate and the impacts for Wales predicted by the UK Climate Impacts Programme (UKCIP) present the planning system with serious challenges. In addressing them, Planning Policy Wales (PPW) outlines a series of objectives which should be taken into account during the preparation of a development plan. Local Authorities have several key roles to play that can facilitate the use and generation of renewable and low and zero carbon energy. These include:
 - **Preparing planning policies** and allocating land in Local Development Plans (LDPs).
 - **Development management** taking decisions on planning applications submitted to the Local Planning Authority (LPA) for development; as well as preparing Local Impact Assessments.
 - **Corporate** taking action at a council wide level to achieve a low carbon economy.

• Leadership – taking forward wider community action and communicating the need to increase the uptake of renewable energy.

6.7.5 Delivering the Objectives and Strategic Policy

The Environment Act sets a legal target of reducing greenhouse gas emissions by at least 80% by 2050. The Act also requires a series of interim targets (for 2020, 2030 and 2040) and associated carbon budgets for key sectors. The budgets will set limits on the total amount of greenhouse gas emissions emitted in Wales over a 5 year period to serve as stepping stones and ensure progress is made towards the 2050 target.

- 6.7.6 The Welsh Government has set the following targets for the generation of renewable energy:
 - For Wales to generate 70% of its electricity consumption from renewable energy by 2030;
 - For one Gigawatt of renewable electrical capacity in Wales to be locally owned by 2030; and
 - By 2020 for new renewable energy projects to have at least an element of local ownership.

6.7.7 Key requirements:

- Integrate development with the provision of additional electricity grid network infrastructure;
- Optimise energy storage;
- Facilitate the integration of sustainable building design principles in new development;

- Optimise the location of new developments to allow for efficient use of resources;
- Maximise renewable and low carbon energy generation;
- Maximise the use of local energy sources, such as district heating networks (DHNs);
- Minimise the carbon impact of other energy generation; and
- Move away from the extraction of energy minerals, which the burning of is carbon intensive.
- 6.7.8 The RLDP will set out policies, proposals and guidance to support the transition to a low carbon economy. Guidance which responds to predicted climate change impacts and allows communities and businesses in the Plan Area to adapt to the changing climate.

6.7.9 How this will be done?

PPW sets out guidance on the selection of sites in order to deliver sustainability. The potential for strategic sites to contribute to the delivery of sustainable buildings (including zero carbon) forms part of this stage of the LDP process. New development can be located so as to maximise opportunities for delivering higher sustainable building standards. This, for example, includes locating sites of specific uses together so as to make community heating schemes more viable by providing a sufficient heat load. However, Conwy's Renewable Energy Assessment (REA) showed limited opportunity for existing or new housing in close enough proximity to existing anchor heat loads. Conwy will engage with developers, landowners and the community to identify and discuss the opportunities for achieving higher sustainable building standards on strategic sites. An important part of this will be to consider whether local requirements are viable and will not act as an unreasonable barrier to development or planned growth, including the delivery of affordable housing and other planning obligations.

6.7.10 The RLDP categorises settlements in a hierarchy which reflects their relative sustainability. The Plan's aspiration of minimising the need to travel, particularly by private motor car, and its contributory role towards the facilitation of an integrated transport strategy seeks to direct development to appropriate locations which serve to achieve this.

6.7.11 Grid Connection

In many cases the ability and capacity of a proposed RE development to connect to the electricity distribution grid will not be a planning consideration. However, given the importance of exporting electricity to the grid in many cases, it is recommended that developers conduct initial discussions with the Distribution Network Operator (DNO) at an early stage in the development of the project. These discussions should seek to identify routes for grid connection infrastructure which avoid areas of high landscape, ecological or archaeological sensitivity. Preference will be for sub-surface connections.

6.7.12 This will not be an issue in circumstances where it is not proposed to connect the technology to the electricity distribution grid. Examples of this include using the electricity generated directly by the business or household, or using storage solutions, such as batteries which will in principle will be supported. 6.7.13 The need to tackle climate change represents a fundamental challenge if sustainable development and the obligations under the Well-being of Future Generations Act 2015 are to be delivered.

6.7.14 Electricity Grid Network and Energy Storage

An effective electricity grid network is required to fulfil the Welsh Government's renewable and low carbon ambitions. An integrated approach will be adopted towards planning for energy developments and additional electricity grid network infrastructure. In certain circumstances, additional electricity grid network infrastructure will be needed to support the Strategic Search Areas and other areas identified in development plans. CCBC will plan positively and facilitate for grid infrastructure required to support the renewable and low carbon energy potential for the area. Appropriate grid development schemes will be supported in principle, whether or not the developments to be connected are located within the Plan Area.

Grid Connection and RE storage

Grid connection, improvement and storage schemes will be supported in principle where they avoid areas of high landscape, ecological or archaeological sensitivity. Preference will be for sub-surface connections.

6.7.15 Local Involvement and Community Benefit

Community groups, and organisations who seek to promote renewable energy projects, may require particular assistance in navigating their way through the planning system. CCBC will assist as facilitating this process when dealing with these projects.

6.7.16 Community groups in Conwy are currently eligible to apply to the Gwynt y Môr Community Fund from the GYM Offshore Wind Farm offering a total of £19 million for communities in Conwy, Denbighshire and Flintshire. The benefits of CCBC's involvement in future renewable energy projects will be explored in order to tackle issues of deprivation within the CCBC area through additional funding opportunities as new development comes forward.

6.7.17 Renewable Energy Targets

The planning system has an active role to help ensure the delivery of carbon reduction targets, in terms of new renewable energy generating capacity and the promotion of energy efficiency measures in new buildings.

- 6.7.18 To assist in the achievement of these targets, CCBC will take an active, leadership approach at the local and regional level, by identifying challenging, but achievable targets for renewable energy in development plans.
- 6.7.19 CCBC has considered the renewable energy resource available in the Plan Area through the REA and renewable energy targets will be based on this and additional evidence base. Targets will be developed through the Deposit RLDP but will be used as a

tool to maximise available resource. However additional funding schemes and grid connection have key roles to play.

- 6.7.20 The strategy seeks that:
 - Additional capacity within the SSA up to an additional 30MW will be supported within the Plan Period with review.
 - Land at Gofer will be allocated for 4MW PV solar array.
 - Development with local ownership and community schemes will be supported where in line with other national and local policies. By 2020 for new renewable energy projects to have at least an element of local ownership.
 - Grid improvement schemes will be supported.
 - 70% of electricity consumption in Conwy comes from renewable energy by 2030.
- 6.7.21 The Energy Hierarchy requires all new development to mitigate the causes of climate change by reducing energy demand and increasing energy efficiency through the location and design of new development.

Figure 5: PPW 10 Energy Hierarchy



6.7.22 Sustainable Buildings

Sustainable building design principles should be integral to the design of new development. Development proposals should:

- mitigate the causes of climate change, by minimising carbon and other greenhouse gas emissions associated with the development's location, design, construction, use and eventual demolition; and
- include features that provide effective adaptation to, and resilience against, the current and predicted future effects of climate change.
- 6.7.23 New development that has very high energy performance, supports decarbonisation, tackles the causes of climate change, and adapts to the current and future effects of climate

change through the incorporation of effective mitigation and adaptation measures will be supported in principle.

6.7.24 Electric and ULEVs

This will be covered in more detail in the Transport Preferred Strategy

Ultra-Low Emissions Vehicles

The provision of Ultra Low Emission Vehicles (ULEVs) and charging points will be encouraged and supported through the RLDP as part of new development. Where car parking is provided for new non-residential development, the RLDP will seek a minimum of 10% of car parking spaces to have ULEV charging points. The Council will also prepare a ULEV Strategy which will complement the aspirations of ULEV ambitions in the RLDP.

6.7.25 Local Energy Generation

Locally generated electricity and heat to help meet the national target of one Gigawatt by 2030 will be supported in principle especially where proposals:

- facilitate the co-location of major developments to enable the use of local heat opportunities;
- facilitate the linking of renewable and low carbon energy with major new development and high energy users;
- maximise the use of waste heat;
- promote district heating; and

• promote Combined Heat and Power schemes.

Local Energy Generation

The RLDP will support, in principle, identified opportunities for district heating, local renewable and low carbon energy generation schemes, and the co-location of new proposals and land allocations with existing developments, heat suppliers and heat users.

6.7.26 Locational Policies for Renewable and Low Carbon Energy Development

Renewable and low carbon energy development will be supported in principle. The Council has assessed the opportunities for renewable and low carbon energy in the area, and will use this evidence to establish spatial policies in the RLDP which will identify the most appropriate locations for development. There will be a presumption in favour of development in identified areas, including an acceptance of landscape change, with criteria-based policies setting out detailed locational issues to be considered at the planning application stage.

6.7.27 Large Scale Wind Energy Development

The Welsh Government has identified Strategic Search Areas (SSAs) which, on the basis of substantial empirical research, are considered the most appropriate locations for large scale on-shore wind farm development (over 25MW). Within and immediately adjacent to the SSAs, there will be implicit acceptance that there will be significant change in landscape

character from wind turbine development. Whilst cumulative impact is a material consideration, it will be balanced against the need to meet the Welsh Government's aspirations for energy in Wales and the conclusions reached fully justified in any decisions taken. Developers will need to be sensitive to local circumstances, including siting and design in relation to local landform, proximity to dwellings, local ownership and other planning considerations.

- 6.7.28 The development of large wind farms or other large scale renewable and low carbon energy schemes will not generally be appropriate in internationally or nationally designated areas and sites.
- 6.7.29 The RLDP supports further large scale wind energy development within the existing SSA. Grid connection and funding incentives continue to be limiting factors for development and should local micro-siting criteria be needed for land outside of the preferred locations then sites will be assessed on their own merits.

Large-scale wind turbine development

Large-scale wind turbine development with a target capacity of 30MW within the Plan Period will be supported within the existing SSA as shown on the proposal map.

6.7.30 Offshore Energy Generation

On 1 April 2012, under the Localism Act 2011, the Planning Inspectorate became the agency responsible for operating the planning process for nationally significant infrastructure projects (NSIPs). NSIPs are usually large scale developments such as new harbours, power generating stations (including wind farms), and electricity transmission lines, which require a type of consent known as 'development consent' under procedures governed by the Planning Act 2008 (and amended by the Localism Act 2011). The 2008 Act sets out thresholds above which certain types of infrastructure development are considered to be nationally significant and require development consent.

- 6.7.31 A tidal lagoon generating project is supported for the inshore area off Conwy's coast which could potentially span into a neighbouring authority area. Early scoping and feasibility work is underway. This project could also have wider coastal defence benefits which will also include community safeguarding and health and wellbeing goals.
- 6.7.32 The onshore works for on and offshore renewable energy development will require considerable pre-application scoping and sequential assessment exercises and pre-application work. Environmental Statements should include impacts and mitigation measures. Community benefit and ownership needs to be considered from the outset.

6.7.33 Development Management and Renewable and Low Carbon Energy

In determining applications for the range of renewable and low carbon energy technologies, CCBC will take into account:

- the contribution a proposal will make to meeting identified Welsh, UK and European targets;
- the contribution to cutting greenhouse gas emissions; and
- the wider environmental, social and economic benefits and opportunities from renewable and low carbon energy development.
- 6.7.34 CCBC will give significant weight to the Welsh Government's targets to increase renewable and low carbon energy generation, as part of the overall approach to tackling climate change and increasing energy security. In circumstances where protected landscape, biodiversity and historical designations and buildings are considered in the decision making process, only the direct irreversible impacts on statutorily protected sites and buildings and their settings (where appropriate) will be considered. In all cases, considerable weight should be attached to the need to produce more energy from renewable and low carbon sources, in order for Wales to meet its carbon and renewable targets.
- 6.7.35 The RLDP will identify and require suitable ways to avoid, mitigate or compensate adverse impacts of renewable and low carbon energy development. The construction, operation, decommissioning, remediation and aftercare of proposals should take into account:

- the need to minimise impacts on local communities, such as from noise and air pollution, to safeguard quality of life for existing and future generations;
- the impact on the natural and historic environment;
- cumulative impact;
- the capacity of, and effects on, the transportation network;
- grid connection issues where renewable (electricity) energy developments are proposed; and
- the impacts of climate change on the location, design, build and operation of renewable and low carbon energy development. In doing so, consider whether measures to adapt to climate change impacts give rise to additional impacts.

6.7.36 Renewable Energy Assessment

The REA consists of a high-level strategic assessment of the potential for different scales of renewable and low and zero carbon energy generation in different locations.

6.7.37 This REA constitutes an evidence base informing the RLDP. This enables decisions to be taken based on policies that support and facilitate the deployment of renewable and low and zero carbon energy systems. The REA consists of a high-level strategic assessment of the potential for different scales of renewable and low and zero carbon energy generation in different locations. These policies will come forward through the RLDP.

- 6.7.38 CCBC has carried out a Renewable Energy Assessment which forms an evidence base for the development of renewable and low carbon energy policies. CCBC has:
 - taken into account the contribution the Plan Area can make towards the reduction of carbon emissions and increasing renewable and low carbon energy production;
 - recognised that approaches for the deployment of renewable and low carbon energy technologies will vary;
 - identified accessible and deliverable renewable energy resource potential for the Plan Area, including heat, and considered the likely utilisation of this resource over the plan period;
 - assessed the social, economic, environmental and cultural impacts and opportunities arising from renewable and low carbon energy development;
 - taken into account the cumulative impact of renewable and low carbon energy development and their associated infrastructure, including grid connections;
 - engaged with the renewable energy development industry and the WG Energy Service to consider the deliverability of schemes; and
 - considered local and strategic priorities for renewable energy.
- 6.7.39 The RLDP will:
 - identify criteria for determining applications for sites based on their installed capacity; and

• take into account issues associated with grid connection and the transportation network.

6.7.40 What is the Preferred Strategy and RLDP seeking to achieve?

In the case of no LDP then there would be still be RE and network development in terms of the national-scale schemes and Building Regulations requirements. The Preferred Strategy allows for significant integration with other development and that as a result of the LDP. The benefit of improved integration with other plans and aligned working on timescales and shared goals will ultimately be of wider benefit in achieving better integration of development, sharing costs and more efficient use of resources.

Strategic allocation

Council-owned land at Gofer will be allocated for 4MW PV solar array.

Strategic allocation

A Strategic Search Area is designated in line with national guidance as shown on Map 9.

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Map 9: Strategic Renewable Energy Map



6.8 Minerals and Waste

6.8.1 **Strategic Objective 11 (SO11):** Contribute to the implementation of the circular economy, manage waste with minimal environmental impacts and ensure the sustainable use of natural resources, including for energy generation and providing an adequate supply of minerals and materials for construction.

Strategic Policy 33: Minerals

Strategic Policy 33 (SP/33): Minerals

The Council will manage the mineral resources in a sustainable manner which will support the construction economy, whilst safeguarding the natural and built environment by:

- a) Ensuring that there is sufficient provision of permitted reserves of aggregates to meet local and regional supply needs throughout the duration of the Plan.
- b) Identifying areas for future hard rock working, including potential extensions at existing quarries, and affording necessary long term protection to prevent unnecessary sterilisation of resources which may be required during and beyond the Plan Period.
- c) Encouraging the efficient and appropriate use of high quality minerals and supporting proposals for the re-use and recycling of suitable materials as an alternative to primary won aggregates.
- d) Designating buffer zones around quarries to protect amenity and ensuring that mineral operations are not unduly constrained by other land users.
- e) Safeguarding sand & gravel and hard rock resources as identified on the proposals map and at existing permitted reserves of hard rock at Penmaenmawr, Raynes (Llysfaen) and St George Quarries.
- f) Ensuring that minerals workings are appropriately restored at the earliest opportunity to enhance environmental, amenity and community benefits.

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6.8.2 Minerals

Minerals are a finite resource and can only be worked where they occur. Policies will be developed to ensure that the County provides mineral resources in sustainable locations to meet society's needs to promote and support economic growth, investment, housing and infrastructure in a manner which protects the amenity and environment, which meets the wellbeing objectives set out by the Welsh Government, and to ensure that valuable mineral resources are safeguarded for use by future generations.

6.8.3 Delivering the Objective and Strategic Policy

Provision of aggregates - For minerals, the provision for aggregates within individual local authorities, groupings of authorities or regional groupings is guided by the Regional Technical Statement (RTS). This technical statement is currently under review and is due to be published early in 2020. The revised RTS will make recommendations for any apportionments necessary to ensure an adequate supply of crushed rock and sand & gravel aggregates, including the nationally recommended minimum provision of 7 years sand & gravel and 10 years crushed rock as set out in Paragraph 49 of MTAN1, are available for the entire duration of any given LDP, recognising the spatial availability of suitable minerals resources across each local authority area.

6.8.4 At this time there remains a significant landbank of permitted crushed rock aggregate reserves in Conwy which is predicted to last the full RLDP period plus the required 10 years landbank, and in isolation it is considered unlikely that there would be any significant requirement to make additional

provision. However, it has to be noted that the emerging RTS is assessing options for sub-regional groupings, and it will set sub-regional apportionments. Collaboration between neighbouring authorities may be required to ensure that provision is made to ensure that the supply of aggregates is maintained to meet any sub-regional apportionment within the sub-regional grouping which may arise. To this end, statements of common ground may need to be prepared between local authorities to establish the principle of collaborative provision of aggregate minerals. It is noted that Sub-regional groupings may potentially include Denbighshire, or Gwynedd, Anglesey, and Snowdonia National Park Authority area, and these authorities have national policy constraints on the working of mineral within National Park and Areas of Outstanding Beauty, and constraints due to the geographic occurrence of minerals.

- 6.8.5 An absence of commercially viable and unconstrained sand & gravel resources in Conwy, mainly on account of them being located in flood risk areas of the coastal strip and vale of Conwy river plains, or narrow upland stream deposits, means that any provision potentially required of Conwy for sand & gravel is more likely to be met by an apportionment on Gwynedd. A potential shortfall of crushed rock aggregate in Gwynedd may require Conwy to make provision. This will be clarified once the RTS is published and any necessary statements of common ground agreed in the event that an allocation or preferred area for future aggregate mineral workings is required.
- 6.8.6 The strategic policy will make provision to identify areas for future working which should be afforded particular protection to avoid sterilisation of mineral resources which are likely to be required in future LDP plan periods given that existing reserves

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are a wasting asset, but are supported by pre-existing infrastructure and have access to sustainable modes of transport such as ship and rail, or otherwise close to the primary arterial highway network of the A55(T) Trans European Expressway.

6.8.7 **Safeguarding minerals** - Welsh government requires land containing mineral resources to be safeguarded for use by future generations, an afforded policy protection against development which would unnecessarily sterilise the future working of such minerals. Conwy contains high quality Carboniferous limestone running along the coastal strip from Abergele to The Great Orme in Llandudno, and high quality diorite granites at Penmaenmawr. Minerals within resource categories 1(Primary) and 2 (Secondary) which are the best quality resources will be safeguarded. It is not proposed to safeguard category 3 (Tertiary) resources on account of the large distribution of category 1 and 2 resources. The occurrence of sand and gravel is very limited in Conwy, and is either located along the low lying coastal strip and River Conwy valley and Estuary, or in isolated river valleys and pockets of glacial sand in boulder clay located in upland areas. Due to the small scale or narrow nature of many of these deposits, it is proposed to only safeguard deposits which exceed a defined threshold of size, as realistically the majority of such deposits are too small in scale or too isolated to justify safeguarding.

Strategic Policy 34: Waste

Strategic Policy 34 (SP/34): Waste

The Council will facilitate the sustainable management of waste and resource recovery, including the circular economy, to provide environmental, social and economic benefits by:

- a) The allocation of land suitable for development of waste management facilities for existing and future waste management use.
- b) Promoting the management of waste and resource recovery in accordance with the waste hierarchy.
- c) Supporting proposals for in-building waste management and resource recovery facilities in existing and allocated industrial sites which are suitable for the intended use in accordance with a criteria based assessment of suitability.
- d) Providing for certain types of waste management and recovery facilities which may need to be located outside of settlement limits, such as landfill, some types of recycling and transfer, energy from waste, anaerobic digesters and urban quarry use.
- e) Promote the circular economy with particular emphasis on minimising the generation of wastes by design.
- f) Promote sustainable management of waste in new development to minimise the production of waste and to maximise the recovery, reuse and recycling of those wastes which are generated during the lifetime and use of a given development.

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6.8.8 Waste

There is a step change in the management of waste and the recycling, reuse and minimisation of resources. Targets for recycling are continuing to be revised and world events give an opportunity to develop a circular economy to retain resources which can be recycled or reused to be retained in the Welsh economy. There has been a fundamental move away from landfill up the waste hierarchy and policies are required to continue to promote this.

6.8.9 Delivering the Objective and Strategic Policy

Waste arisings – For Waste, a number of regional monitoring reports have been published which show that local authority collected waste arisings in the County have generally declined since 2008 and recycling rates have generally increased and North Wales local authorities have met national targets set by the Welsh Government. There is growing focus from the Welsh government on improving industrial and commercial sector recycling rates. The main conclusion to date has been that there is no additional need for final residual waste disposal capacity within the region and that any further requirement for residual waste treatment capacity should be carefully considered to ensure that the facility would not result in overprovision.

6.8.10 Regional Waste Facilities – A number of facilities have been developed across Wales in response to this, including Parc Adfer in Deeside, Flintshire, which is an energy from waste plant specifically for the final treatment of residual municipal waste, and the AD facility at Rhuallt, Denbighshire, which accepts household food waste, which are of direct relevance to

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Conwy. Both facilities have been procured to manage wastes collected by Conwy Council. Parc Adfer also has capacity to manage some commercial and industrial wastes, though the amount that could be managed would depend upon the Partner Authorities' requirements. This reduces the need for final disposal options and meets the requirements for infrastructure facilities for disposal and treatment of waste as set out in the Collections, Infrastructure and Markets Sector Plan.

- 6.8.11 Local waste sites Land within the Llanddulas quarry and landfill complex contains a plot which is suitable for a range of waste management uses. This site was allocated in the existing Conwy LDP (2007-2022) and offers the advantage of central convenience, located with good accessibility to the major arterial highway network. Due to the high level of visual screening and containment within a quarry void, the site is suitable for transfer, storage, processing and treatment, and offers scope for the development of an Urban Quarry for construction and demolition wastes. As this is defined as a local site rather than strategic, it will be progressed further at the Deposit RLDP stage.
- 6.8.12 Processing and treatment facilities for the recycling of waste materials together with a diverse range of waste management activities for the sorting, separation, recycling, reuse, processing and treatment of wastes will require suitable sites. A significant proportion of these are suitable to be located within existing employment land allocations, and a flexible policy approach is to be maintained as per current policy on employment. Criteria should be applied to ensure that waste management facilities do not compromise existing adjacent uses, and employment sites will be identified which are suitable

for those waste management uses which are more likely to give rise to amenity conflicts.

6.8.13 Increasing emphasis is being placed on the Circular Economy by the Welsh Government and changes are required to retain the value of end of life resources in Wales which can provide economic, social, environmental and transportation advantages, and whether this is to facilitate ease of recycling and recovery of end of use resources, to design out waste and maximising sustainable use of resources in all development, or provision of suitable locations to aid recycling and re-processing initiatives, policies will be required to promote these objectives.



Appendix 1: List of retained, amended and new policies



Topic	Policy	Justification					
	Sustainable Pla	acemaking in Conwy					
3	DP/1 Strategic Policy – Sustainable Development Principles	Functioning effectively –amendments required for further guidance and clarity					
	DP/4 Development Criteria	Functioning effectively –amendments required for further guidance and clarity.					
Placemaking and Good		Functioning effectively –amendments required for further guidance and integration with other					
Design	DP/7 Masterplan and Community Appraisals	strategies.					
Design		Policy to be revised with emphasis on county-wide culturally-led regeneration. This policy will be					
	DP/8 Colwyn Bay Urban Regeneration Masterplan.	moved to the Culturally-led Regeneration section.					
	New Policy - Achieving Good Design	To provide further clarity and integration with other policy, plans and strategic objectives.					
The Welsh Language	CTH/5 – The Welsh Language	Revise to take account of latest evidence base and updated national guidance					
	DP/1 Strategic Policy – Sustainable Development Principles	Revise to provide further clarity and integration with other policy, plans and strategic objectives.					
Sustainable	DP/4 Development Criteria	Revise to provide further clarity and integration with other policy, plans and strategic objectives.					
Management of Natural	NTE/1 – The Natural Environment	Revise to incorporate latest evidence base					
Resources	New Policy - Sustainable Management of Natural Resources	To incorporate latest evidence base and national guidance					
rtooodiooo	New Policy - Achieving Good Design	To provide further clarity and integration with other policy, plans and strategic objectives.					
	New Policy - Green Infrastructure	To incorporate latest evidence base and national guidance					
	DP/1 Strategic Policy – Sustainable Development Principles	Revise to provide further clarity and integration with other policy, plans and strategic objectives.					
Managaing Settlement	DP/4 Development Criteria	Revise to provide further clarity and integration with other policy, plans and strategic objectives.					
Form	NTE/1 – The Natural Environment	Revise to incorporate latest evidence base					
TOIL	NTE/2 - Green Wedges and meeting the development needs of the c						
	New Policy - Managing Settlement Form	To incorporate latest evidence base and national guidance					
	Healthy and So	cial Places in Conwy					
	STR/1 – Sustainable Transport, Development And Accessibility	Revise to incorporate latest evidence base					
	STR/2 – Parking Standards	Functioning effectively – minor amendments may be required.					
	STR/3 – Mitigating Travel Impact	Revise to incorporate latest evidence base					
	STR/4 – Non-Motorised Travel	Revise to incorporate latest evidence base					
and the second second second	STR/5 – Integrated Sustainable Transport System	Revise to incorporate latest evidence base					
Sustainable Transport	STR/6 – Railfreight	Revise to incorporate latest evidence base					
and Accessibility		To incorporate latest evidence base and requirements for infrastructure delivey and carbon reduction					
	New Policy - Transport infrastructure	targets.					
	WITCH LAND AND DESCRIPTION TO DISTUMPT OF T	To incorporate latest evidence base and requirements for infrastructure delivey and carbon reduction					
	New Policy - Active Travel	targets.					
	New Policy - Green Infrastructure	To incorporate latest evidence base and requirements.					
	New Policy - Ultra-Low Emission Vehicles	To incorporate latest evidence base and requirements.					
	HOU/1 – Meeting the housing need	Any previous issues with the delivery and distribution of new, sustainable and accessible housing sites is addressed in line with the agreed preferred strategy, incorporating the housing trajectory.					

Topic	Policy	Justification
	HOU/2 – Affordable Housing for Local Need	Under delivery of AH has mainly been due to low rates of housing completions throughout the region and not due to particular issues with the policy. Nevertheless, this policy will need to be revised, particularly in relation to AH delivery in the open countryside and to take into account the Affordable Housing Viability Study, Affordable Housing Needs Calculation and the Local Housing Market Assessment.
	HOU/3 – Phasing Housing Development	The open market and affordable housing delivery rate for the RLDP Plan Period will be outlined in the housing trajectory. The delivery rate will be carefully examined through the JHLAS, LHMA and AMR processes.
	HOU/4 – Housing Density	RLDP Housing developments will continue to make best use of land. CCBC will continue to seek a density of 30dph on allocated and large windfall sites. Higher and lower densities will be considered on a site by site basis.
	HOU/5 – Housing Mix	The housing mix of a site will continue to be informed by the latest LHMA and other relevant evidence.
	HOU/6 – Exception sites for Affordable Housing for Local Need	The slow take up of AH Exception Sites is considered to be due to the availability of finance and viability issues. Changes to the policy will be required to give greater flexibility, in consultation with CCBC Housing Strategy and also mindful of new initiatives such as Self-Build Wales, to improve the delivery of such sites.
Housing	HOU/7 – Council and Government owned sites in the plan area	CCBC will continue to seek higher levels of AHLN on Council and Government owned sites, even up to 100% subject to viability and need, and also consider new initiatives such as Self-build Wales in the delivery of such sites. The frontloading of such sites and improvements to the Council's disposal process will also help delivery.
	HOU/8 – Register of landholdings	This policy is no longer required and will be deleted.
	HOU/9 – Meeting the site need for Gypsies & Travellers	The requirements of this policy are on-going in line with the latest GTAA findings. A new G&T Transit Site will be allocated at Deposit Plan stage. The policy is considered to be generally acceptable subject to minor alterations.
	HOU/10 – Houses in multiple occupation and self-contained flats	This policy is presently too restrictive and will be amended to take into account changes to the Use Classes Order, new licencing requirements, the need for small HMO units (LHMA) and recent appeal decisions.
	HOU/11 – Residential care homes and extra care housing	This criteria based policy will require modification to reflect the updated older people and specialist housing need and provision as identified in the LHMA and other background evidence.
	HOU/12 – Re-use and adaptation of redundant rural buildings for residential use	Recent appeal decisions have highlighted the need to review the policy criteria, particularly in relation to AHLN. Consideration will be given to merging policies EMP/6 and HOU/12 to provide a single set of criteria for all rural conversions.
	New Policy - Sites for self-build housing	With the introduction of WG's new Self Build Wales (SBW) scheme consideration will be given to a dedicated policy to cover self-build housing or inclusion within an existing housing policy.
	New Policy - Rural Enterprise Dwellings	A new criteria based policy will be required specifically for Rural Enterprise Dwellings in order to assess and control the exceptional need, occupancy, size, etc, in line with TAN2 and TAN6.
	CFS/1 – Community Facilities and Services	Rename to Retail as it is now a separate RLDP topic area. Reference to community facilities will be removed. The policy will be updated to reflect changes to the retail policies below.

Торіс	Policy	Justification
	CFS/2 – Retail Hierarchy	This has been updated in Background Paper 26. A new Retail Hierarchy is proposed, which better reflects the level of services and facilities available in each centre, and their likely catchment area for
		shoppers.
	CFS/3 – Primary Shopping Areas	National policy states that these areas should continue to be underpinned by A1 shops uses. The boundaries need reviewing to ensure that the concentration of this use is protected and will be
		changed if necessary. This work will follow at Deposit stage.
		National policy has been updated to encourage flexibility of uses in these designated areas.
		Background Paper 25 Retail Centre Health Checks has identified that the levels of some uses are unbalanced in some retail centres. The SPG policy needs amending to separate out the non-A1 uses
	CFS/4 – Shopping Zones	that are causing a negative impact.
		The boundaries need reviewing to ensure that there is sufficient A uses in the protected area. These
Retail and Commercial		will be changed if necessary. This work will follow at Deposit stage.
Centres	CFS/5 – Retail Parks	Amendments are needed to clarify policy stance on applications for A3 uses and amended goods that
		can be sold, which will protect the town centre of Llandudno.
	New Policy - Allocated site	Retail need has been identified in Background Paper 24. Sites will need to be allocated to meet this need.
		A designation to protect the leisure function of Llandudno Junction Leisure Park.
	New Deliver Jeinmedering etter	This could be included as a sub-section of the policy regarding Parc Llandudno and Mostyn
	New Policy - Leisure designation	Champneys.
		Colwyn Bay has been designated a regeneration area. Retail changes may be required as a result of
		this. These may be able to be incorporate into the policies above, or may need its own policy.
		Place Plans are part of national planning policy. Retail impacts will need to be considered and allowed
	New Policy - Policy to support regeneration and Place Plans	for in the RLDP, either via the policies above or its own policy.
	New Policy - Policy for guiding proposals on unallocated sites	This is a new requirement in national planning policy.
		Childhood obesity is an issue across all of Wales. Encouraging healthy eating in school children and
	New Policy - Policy for hot food take away units near schools	limiting their access to unhealthy foods can help deliver national and local objectives for health and well-being.
		Remove reference to retail and open space as these are now separate chapters.
	CFS/1 – Community Facilities and Services	Revise to remove sites that have been delivered.
		Review to incorporate latest evidence base, including any new allocations that are required and reflect
		change in national policy.
Community Facilities	CFS/9 – Safeguarding Allotments	Functioning effectively – minor amendments may be required.
	CFS/10 – New Allotments	Revise to remove sites that have been delivered. Review to incorporate latest evidence base including allocating new sites where required.
	CFS/14 – New Burial Ground Allocations	Review to incorporate latest evidence base including any new allocations that are required.
	CFS/15 – Education Facilities	Review to incorporate latest evidence base including any new allocations that are required.
	New Policy - Policy to allocate new health facilities	New, or extensions to existing primary or secondary healthcare sites may be required to meet the
		needs of the growing and ageing population.

Торіс	Policy	Justification					
		Reference to retail and community facilities will need removing, as recreational spaces is now a					
	CFS/1 – Community Facilities and Services	separate topic area.					
		The policy will be updated to reflect changes to the recreational spaces policies below.					
	CFS/11 – Development and Open Space	This will be updated to reflect the new FiT standards. Thresholds for on-site delivery may change.					
Recreational Spaces	CFS/12 – Safeguarding Existing Open Space	Minimal change is required to this policy.					
Recreational opaces	CFS/13 – New Open Space Allocations	This will be reviewed once the Recreational Spaces Assessment is complete. New allocations may be required.					
	New Policy - Policy to avoid or resolve conflict between different	This is a new requirement in national planning policy. The Recreational Spaces Assessment will					
	pursuits.	assess if a policy regarding this issue is required.					
	New Policy - Use of previously developed or disused land and water	This is a new requirement in national planning policy. The Recreational Spaces Assessment will be					
	bodies for sport and recreation purposes	required to assess if there are any appropriate sites for inclusion.					
	Natural and Cult	ural Places in Conwy					
Landscape	NTE/1 – The Natural Environment	Revise to incorporate latest evidence base					
Lanuscape	NTE/4 – The landscape and protecting special landscape areas	Functioning effectively – minor amendments may be required.					
	NTE/5 – The coastal zone	Functioning effectively – minor amendments may be required.					
Coastal Areas	New Policy - Coastal Change and SMP	Revise to incorporate latest evidence base and national guidance					
	New Policy - Coastal areas and Marine Plans	To incorporate latest evidence base and national guidance					
	CTH/1 – Cultural Heritage	Revise to incorporate latest evidence base (See new strategic policy.)					
Historic Environment	CTH/2 – Development Affecting Heritage Assets	Revise to incorporate latest evidence base (See new overarching strategic policy.)					
Thistone Environment	CTH/3 –Buildings and Structures of Local Importance	Remove – policy covered by national guidance and overarching strategic policy					
	CTH/4 – Enabling Development	Remove – policy covered by national guidance and overarching strategic policy					
Culturally-Led Regeneration	New Policy - Culturally-led Regeneration	To recognise the links between cultural regeneration initiatives and their importance in the making o place.					
		Functioning effectively – minor amendments may be required.					
Green Infrastructure	NTE/2 - Green Wedges and meeting the development needs of the co	This policy will move to the Managing Settlement Form section under Sustainable Placemaking.					
	Green Infrastructure	To incorporate latest evidence base and national guidance					
Biodiversity	NTE/3 – Biodiversity	Functioning effectively –amendments required for further guidance and clarity.					
biodiversity	New Policy - Protection and Management of Designated Sites	Revise to incorporate latest evidence base and national guidance					
	NTE/8 – Sustainable drainage systems	Amendments required to reflect recent national guiance changes.					
Water	NTE/9 – Foul drainage	Functioning effectively – minor amendments may be required					
	NTE/10 – Water conservation	Functioning effectively –amendments to reflect national guiance					
Air, Soundscape and	New Policy - Air Quality	To incorporate latest evidence base and national guidance					
Light	New Policy - Soundscape and Light	To incorporate latest evidence base and national guidance					
	DP/1 Strategic Policy – Sustainable Development Principles	Revise to provide further clarity and integration with other policy, plans and stategic objectives.					
	DP/4 Development Criteria	Revise to provide further clarity and integration with other policy, plans and stategic objectives.					
Flooding	NTE/1 – The Natural Environment	Revise to incorporate latest evidence base					
Flooding	NTE/2 – Green Wedges and meeting the development needs of the community	Functioning effectively – minor amendments may be required.					
	New Policy - Managing Flood Risk	To incorporate latest evidence base and national guidance as well as further clarity.					

Торіс	Policy	Justification
	Prosperous	Places in Conwy
	EMP/1 - Meeting B1, B2 & B8 Office and Industrial Employment Needs.	Revise to incorporate latest evidence base (See new strategic policy)
	EMP/2 - Allocation of New B1, B2 & B8 Office and Industrial Employment Development Sites.	Revise to incorporate latest evidence base
Economic Development	EMP/3 - New B1, B2 & B8 Office and Industrial Development on Non- Allocated Sites.	Minor amendments will be required in deposit plan
	EMP/4 - Safeguarding B1, B2 & B8 Office and Industrial Sites.	Revise to incorporate latest evidence base
	EMP/5 - Office and Industrial Employment Improvement Areas	Retain
	EMP 6- Re-Use and Adaptation of Redundant Rural Buildings	Revise to incorporate latest evidence base
	TOU/1 – Sustainable Tourism	Changes to reflect other Policy revisions and new policy additions.
	TOU/2 – New sustainable tourism and recreational developments	More clarity is required to support the provision of 'tourist attractions' primarily. This policy will require re-wording and clarification that the accommodation element should only be ancillary and proportionate to the attraction. Remove reference to the former Dolgarrog Aluminium Works site which is now Snowdonia Adventure Park.
	TOU/3 – Holiday Accommodation Zone	Recent applications indicate that in certain circumstances an element of flexibility may be required in relation to Holiday Accommodation Zones. Perhaps a two tiered system to protect the 'primary' accommodation stock (i.e, Llandudno Promenade) from alternative uses and allow a more flexible approach to the 'secondary' stock areas – subject to a sound evidence base, including the Conwy Bed stock Survey, HAZ assessment and subject to strict criteria.
Tourism	TOU/4 – Chalet, caravan and camping sites	This policy will require changes to clarify CCBC's approach and what is meant by reference to 'static caravans', control increases to already large sites, consider modern forms of low impact accommodation and separation of existing & new sites. Also, possible separate policy for camping & caravan sites.
	New Policy - Adventure Tourism sites	Where appropriate to support the principle of new and expanded sites in line with a revised Policy TOU/2
	New Policy - Alternative forms of holiday accommodation	Consideration to be given to modern, low impact forms of holiday accommodation such as yurts, huts, pods, etc.
	New Policy - Rural diversification	There have been a number of applications granted to support existing rural businesses to diversify and provide alternative holiday accommodation. Possible new policy specifically to address and clarify this issue.
	New Policy - Permanent new holiday accommodation	A new policy to provide criteria for the development of new and converted permanent holiday accommodation (e.g., hotels, bunk houses)
The Rural Economy	New Policy - Rural Economy	To incorporate latest evidence base to enable expansion of existing rural businesses subject to a criteria based policy.
	STR/1 – Sustainable Transport, Development And Accessibility	Revise to incorporate latest evidence base
	STR/3 – Mitigating Travel Impact	Revise to incorporate latest evidence base
	STR/5 – Integrated Sustainable	Revise to incorporate latest evidence base
Transport Infrastructure	New Policy - Transport infrastructure	To incorporate latest evidence base and requirements for infrastructure delivey and carbon reduction targets.

Topic	Policy	Justification
	New Policy - Active travel	To incorporate latest evidence base and requirements for infrastructure delivey and carbon reduction targets.
Telecommunications	New Policy - Telecommunications & Business Clusters	To incorporate latest evidence base to ensure telecoms providers are involved in the early stages of the development process and to support the locational clustering of business types where appropriate.
	NTE/6 – Energy efficiency and renewable technologies in new development	Revise to incorporate more technologies
	NTE/7 – Onshore wind turbine development	Revise to amend guidance around national policy.
Energy	New Policy - Grid Connection and RE storage	To incorporate latest evidence base and requirements for infrastructure delivey and carbon reduction targets.
	New Policy - Local Energy Generation	To incorporate latest evidence base and requirements for infrastructure delivey and carbon reduction targets.
	MWS/1 Minerals & Waste	Revise to incorporate latest evidence base (new strategic policy)
	MWS/2 Minerals	Revise to incorporate latest evidence base
	MWS/3 Safeguarding Hard Rock and Sand and Gravel Resources	Revise to incorporate latest evidence base
Minerals & Waste	MWS/4 Quarry Buffer Zones	Revise to incorporate latest evidence base
	MWS/5 Proposals for Waste Management	Revise to incorporate latest evidence base
	MWS/6 Locations for Waste Management Facilities	Revise to incorporate latest evidence base
	MWS/7 Use of Industrial Land for Waste Management Facilities	Revise to incorporate latest evidence base
	MWS/8 Landfill Buffer Zone	Functioning effectively – minor amendments may be required

Appendix 2: Policy Assessment and Links

	Conwy LDP Themes				Well being Goals						Conwy & Denbighshire Well Being Plan Themes				
	Sustainable placemaking in Conwy	Healthy and Social Places in Conwy	Prosperous Places in Conwy	Natural and Cultural Places in Conwy	Globally Responsible	Prosperous	Resillient	Healthier	More Equal	Cohesive Communities	Vibrant Culture	Cultural Well being	Economic Well being	Environmental Well being	Social Well being
National Sustainable Placemaking Outcomes															
Maximising Environmental Protection and Limiting Environm	nental Imp	act													
Has resilient biodiversity and ecosystems	1			1	1		✓	✓	~					✓	
Has distinctive and special landscapes	1			~		~	~	~	~	1	~			~	~
Has integrated green infrastructure	~	~	~	\checkmark	~	~	\checkmark	~	~	~	~			\checkmark	~
Has appropriate soundscapes	~			~		~	~	~	\checkmark	~	~			~	~
Reduces environmental risks	\checkmark			\checkmark		1	~	~						~	~
Manages water resources naturally	~	~	✓	~	~			~	~	~				\checkmark	~
Has clean air	~	~	~	~		~	~	~	~	~				~	~
Reduces overall pollution	~	~	~	~	✓	~	~	~	~	~				~	~
Is resilient to climate change	~	\checkmark	~	1	✓	~	~	~	~	~	~			\checkmark	~
Has distinctive and special historic environments	~			~								1		~	~
Facilitating Accessible and Healthy Environments															
Has accessible and high quality green space	~	~		✓			~	~	~	~				~	~
Is accessible by means of active travel and public transport	~	~	~	~	~	~	~	~	~	~			~	\checkmark	~
Is not car dependent	~	\checkmark	~		1	~	~	1	~	~				\checkmark	~

	Conwy LD	OP Themes			Well being	Goals						Conwy & I Themes	Denbighshi	re Well Bei	ng Plan
	Sustainable placemaking in Conwy	Healthy and Social Places in Conwy	Prosperous Places in Conwy	Natural and Cultural Places in Conwy	Globally Responsible	Prosperous	Resillient	Healthier	More Equal	Cohesive Communities	Vibrant Culture	Cultural Well being	Economic Well being	Environmental Well being	Social Well being
Minimises the need to travel	~	~	~		1	~		~	~	~				~	~
Provides equality of access	~	~				~		~	~	~	~			~	~
Feels safe and inclusive	~	~	~			\checkmark		~	~	~	~			~	~
Supports a diverse population	~	~	~			~		\checkmark	~	~	~		~	~	~
Has good connections	~	~	~			~		\checkmark	~	~			~	✓	×
Has convenient access to goods and services	~	~	~			~		~	\checkmark	~			~	~	✓
Promotes physical and mental health and well-being	~	~	~	~		~		\checkmark	~	~	~			~	~
Making the Best Use of Resources															
Makes best use of natural resources	1	1	~	1	~	~	~							1	
Prevents waste	~		~	~	~	~	~							~	
Prioritises the use of previously developed land and existing buildings	~	~	~			~	~	~		~				~	
Unlocks potential and regenerates	~	~	~	~		\checkmark	~	~	~	\checkmark	~		~	~	
Is of high quality and built to last	~	1	~	~	~	~	~						~	~	
Growing Our Economy in a Sustainable Manner												÷.			
Fosters economic activity	~	1	~			~			1	~			1		
Enables easy communication	~	~	~			~	~	~	~	~			~		
Generates its own renewable energy	~		~		✓	~	~						~	~	
Is vibrant and dynamic	~	~	~	~		\checkmark	1	\checkmark	~	~	~		~		
Is adaptive to change													~		
Embraces smart and innovative technology	~	~	~			~	~		~	~			~		~
Creating and Sustaining Communities				2	(
Enables the Welsh language to thrive	~	1				~			1	~	~	1			✓
Has appropriate development densities	~	~	~	~		\checkmark	\checkmark	\checkmark		~				~	~
Has homes and jobs to meet society's needs	~	~	~			\checkmark		~	~	~					
Has a mix of uses	~	1	~			~	~	1	1	~	~		1		1
Offers cultural experiences	~	~	~	~		~	~	\checkmark	~	~	~		~		×
Has community based facilities and services	~	1				~		~	~	~			1	~	~

Policy Assessment & Links

Appendix 3: Supplementary Planning Guidance to be produced

The following Supplementary Planning Guidance (SPG) will be produced: Source: Strategic Planning Policy Service

SPG	Priority
Sustainable Placemaking and Design	High
Householder Design Guide	High
Design	High
Promoting Healthier Places	Medium
Carbon Reduction in Planning	Medium
The Welsh Language	Medium
Place Plans	Medium
Planning obligations	High
Parking Standards	High
Change of use in retail centres	Medium
Retail facilities	Low
Shop front security	Medium
Shop front design	Medium
Recreational spaces	Medium
Historic Assets of Local Importance	Medium
Enabling Development	Medium
Conservation Area Management Plans (various	Medium
conservation areas)	
Conservation Areas	Medium

The Castles and Town Walls of King Edward in	Medium
Gwynedd World Heritage Site (WHS) Management	
and Action Plan	
Green Infrastructure	High
Biodiversity in Planning	High
Landscape, Access and Design	Medium
Trees and Development	High
Safeguarding B1, B2 and B8 Employment Land	Medium/High
New Employment Sites in Urban and Rural areas	Medium
Landscape Sensitivity and Capacity Assessment for	High
Onshore Wind Turbine Development	
On-Shore Wind Turbine Development	High
Renewable Energy	High
Coastal Flood Risk Protocol	High
Site Development Brief: Strategic Site in Old Colwyn	High
Site Development Brief: Strategic Site in	High
Llanfairfechan	
Site Development Brief: Strategic Site in Llanrhos	High
Site Development Brief: Strategic Site in Abergele	High
Site Development Brief: Strategic Site in Llanrwst	High

Supplementary Planning Guidance to be produced

Appendix 4: Maps of Strategic Sites













Appendix 5: Topic Papers and Background Papers

Topic Papers	Related Background Papers						
	BP01	Growth Level Options report (Housing & Employment)					
	BP02	Spatial Distribution Options Report					
	BP03	Hierarchy of Settlements and Settlement Boundaries.					
	BP06	Site Deliverability Assessment					
	BP07	Housing Land Supply					
	BP08	Conwy Annual Joint Housing Land Availability Study (2018)					
Topic Paper 1: Housing	BP09	Local Housing Market Assessment. (LHMA)					
Topic Paper 1. Housing	BP10	Affordable Housing Viability Study					
	BP11	Affordable Housing Needs Calculation					
	BP12	Houses of Multiple Occupation (HMOs)					
	BP13	Phasing Plan					
	BP14	Capacity of the Housebuilding Industry					
	BP15	Gypsy and Traveller Accommodation Needs Assessment (GTANA)					
	BP35	Flood Risk and Development Opportunities to the East of the County Borough.					
	BP16	Brexit and the Rural Economy					
	BP17	Employment Land Supply					
Topic Paper 2: Economy, Skills & Employment	BP18	Employment Land Review (including Regional Economic Drivers)					
	BP19	Commercial Market Analysis					
	BP20	Skills Needs Assessment					
	BP24	Retail Capacity Study					
Topic Paper 3: Retail	BP25	Retail Centre Health Checks					
	BP26	Retail Hierarchy					
	BP27	Primary & Secondary Retail Areas					
Topic Paper 4: Tourism	BP21	Primary Holiday Accommodation Zones (HAZs)					
	BP22	Tourism Growth Strategy					

Topic Papers		Related Background Papers
	BP23	Llandudno Tourism Vision
	BP30	Allotment Site Demand and Supply Report
Topic Paper 5: Community Facilities	BP31	Burial Grounds Site Demand and Supply Report
Topic Paper 5. Community Facilities	BP44	Population Increase, Housing & Health/Primary Care Impact
	BP45	Population Increase, Housing & Education Impact
Topic Paper 6: Natural Environment	BP29	Green Wedge Assessment
	BP32	Special Landscape Areas
	BP38	Heritage Designations
Topic Paper 7: Historic Environment	BP39	Buildings and Structures of Local Importance (BSLI)
	BP42	Welsh Language Impact Assessment
Topic Paper 8: Transport	BP40	Active Travel Plan
	BP41	Conwy Strategic Transport Strategy
Topic Paper 9: Renewable Energy	BP33	Renewable Energy Assessment
Topic Paper 10: Minerals & Waste	BP36	Waste Management
	BP37	Minerals
Topic Paper 11: Wellbeing, Health and Equalities	BP44	Population Increase, Housing and Health-Primary Care Impact
	BP45	Population Increase, Housing and Education Impact
Topic Paper 12: Recreational Spaces	BP28	Open Space Assessment

Backg	round Paper	Purpose
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 the RLDP and provides a critique of the uses of projections. To be updated to conclude a Preferred Growth Level.
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.
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's 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.
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 RLDP. The SA report is also intended to allow readers of the plan an idea of how effective the RLDP 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 RLDP 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 RLDP are appraised and findings fed into the next stage of plan preparation.
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 RLDP could potentially have impacts. These sites are either Special Areas of Conservation (SACs) (for the importance of their

Backg	Background Paper Purpose	
		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 RLDP 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).
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 RLDP to meet the identified site needs for residential, employment and mixed uses.
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).
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.
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 BP08 Joint Housing Land Availability Study (JHLAS), BP11 Affordable Housing Needs Calculation and BP10 Affordable Housing Viability Study.
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.
BP11	Affordable Housing Needs Calculation	When the Council publishes its RLDP, 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 RLDP 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.
		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 currently be 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.
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.

Topic Papers & Background Papers

Backg	Background Paper Purpose	
BP13	Phasing Plan	Its purpose is to provide further evidence and justification for the phasing of housing and employment sites between 2018 and 2033.
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.
BP15	Gypsy and Traveller Accommodation Needs Assessment (GTANA)	Sets out that Conwy has a current need to deliver 1 transit site to accommodate 7 pitches.
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
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 RLDP can realistically be met through existing provision.
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.
BP19	Commercial Market Analysis	The BP considers the best locations for employment having consulted with existing employees within the County Borough. The work will assist the employment land locations and inform the growth strategy.
BP20	Skills Needs Assessment	This BP takes on-board the outcome set out 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.
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.
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.
BP23	Llandudno Tourism Study	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.
BP24	Retail Capacity Study	The study considers key retailing statistics and spending with the 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
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
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.
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 LDP, proposing amendments and new boundaries where appropriate.
BP28	Recreational Space Assessment	This paper analyses and reviews the existing provision of open space in Conwy and will include proposed new sites in the RLDP. The BP will also inform potential growth strategies due to the importance of creating healthy and active lifestyles.

Backg	round Paper	Purpose
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 reasons.
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.
BP31	Burial Grounds Site Demand and Supply Report	The purpose of this background paper is to outline the current level of burial ground provision, identify those areas where there is a demand for burial ground provision and assess any potential new sites
BP32	Special Landscape Areas	This Background Paper 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 RLDP. 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 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.
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 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 SFCA is to inform the application of the sequential test to candidate development sites within the RLDP. 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.
BP35	Flood Risk and Development Opportunities	Main purpose of this study is to assess the potential for development in the flood risk area 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.
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 RLDP.
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.
BP38	Heritage Designations	This Background Paper (BP) provides a brief overview of the statutory heritage designations that need to be factored in when reviewing the LDP.
BP39	Historic Assets of Local Importance	The BP will inform the reasoning and justification for the BSLI policy which seeks to retain non-listed buildings of historic/architectural interest
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.
BP41	Conwy Strategic Transport Strategy	Will set out the strategic transport interventions for the County Borough.

Topic Papers & Background Papers

Backgr	ound Paper	Purpose
BP42	Welsh Language Impact Assessment	This background paper provides evidence and justification for the policy approach in the RLDP relating to the Welsh
		language. It will inform the preferred growth strategy in line with TAN20.
BP43	Collaborative Working with neighbouring	This background paper details the collaboration undertaken with neighbouring Councils and local planning authorities in
	Authorities.	preparing the RLDP. This includes cross boundary issues such as the economy, affordable housing and transport.
BP44	Population Increase, Housing & Health/Primary	The BP will assess the current capacity issues and understand the impacts from projected growth on Primary Care. The
	Care Impact	BP will determine whether land/obligations are required to assist growth levels.
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.
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.
BP47	Green Infrastructure Assessments	This paper looks at the potential for green infrastructure integration in new development.

