

Conwy Replacement Local Development Plan (RLDP) 2018 – 2033



Newsletter – May 2020



The Council undertook consultation on the **Replacement Local Development Plan (RLDP) 'Preferred Strategy'** between June and September 2019. The Preferred Strategy sets out the key issues, supported by objectives, vision, growth levels and distribution and key strategic development sites. This May 2020 Newsletter Edition brings you up-to-date on the next steps and lead up to the Deposit RLDP, but also considers the impact of COVID 19 on the preparation of the Plan.

Conwy RLDP Delivery Agreement/Timetable – COVID 19 Impact



The **Conwy Delivery Agreement** sets out how we will make the plan, the timetable and how you can have your say. The Delivery Agreement has been agreed by Welsh Government and can be viewed on the Council's RLDP website www.conwy.gov.uk/rldp. The next stage is to consult on the Deposit RLDP which is currently planned for October 2020. COVID 19 will impact on this planned date, mainly because the Planning Policy team cannot undertake statutory consultation or undertake vital site allocation assessments and surveys. Further assessment regarding the impact of COVID 19 on the economic, social, environmental and cultural planning policy matters will also require careful investigation. However, the majority of work still continues in preparing the plan, but adjustment will need to be made to the timetable. Welsh Government recognise this impact and requested that CCBC put forward a revised timetable for production of the RLDP. You will be notified about these changes and when the Deposit RLDP consultation is likely to take place. You can also view the RLDP webpages for continued updates.



Evidence Base Gathering – Update

A large amount of information about Conwy is being prepared to help us identify the main issues facing Conwy's communities and how we can contribute positively to overcoming those issues through the RLDP. There are currently **50 Background Papers** covering a range of subjects (housing, employment, tourism, retail, education, recreational space, natural and cultural environment, sustainable transport, climate change, minerals and waste, etc.). These can be viewed on the Council's website and will continually be updated where needed. In addition to these Background Papers we have also started some new pieces of evidence base work on the following, which will inform the Deposit RLDP.

1. **Second Homes Assessment and Policy Approach**
2. **Green Infrastructure Assessment and Policy Approach**
3. **Towards a Zero Carbon Conwy and Policy Approach**
4. **Renewable Energy Assessment Review**
5. **Gypsy and Traveller Accommodation Needs Assessment**
6. **Recreational Space Assessment and Policy Approach**
7. **Welsh Language Impact Assessment**
8. **Health Impact Assessment**
9. **Equalities and Wellbeing Assessment**

Allocation of Development Sites – Update



We undertook a 'call for sites' to encourage land owners to submit potential development sites across the County Borough. We also identified 5 strategic sites in the RLDP Preferred Strategy to contribute to your development needs over the Plan Period in Llanfairfechan, Llanrhos, Old Colwyn, Abergele and Llanrwst. These sites will be taken forward to Deposit. However, a number of amendments will need to be made to take account of new evidence and demands for community facilities and services. We have also assessed all other sites that will be proposed in the Deposit RLDP to meet your community development needs. Overall, land and designations will be put forward in the Deposit Plan to accommodate and support approximately 4500 new homes, 1800 new jobs, 2000 affordable homes, tourism, natural environment, historic environment, community facilities and services (e.g. retailing, education, health, recreational space), renewable & climate change and sustainable transport and minerals & waste.



Integrated Sustainability Appraisal Report – Update

The Integrated Sustainability Appraisal (SA) is an ongoing process, throughout production of the RLDP. The first stage has now been completed. The SA ensures that any potential impacts on the community and sustainability are fully considered and change the plan for the better.

Consultation on the RLDP Preferred Strategy



Consultation took place over an 8 week period between July and September 2019. A high number of community drop in sessions and presentations were held across the County Borough and we thank all that attended and contributed. We received a high level of comments and suggestions and have reviewed these and responded to the points raised. Thank you to all for getting involved. These can be viewed in the Council's **RLDP Preferred Strategy Representations Report** at www.conwy.gov.uk/rldp. A number of the comments received will result in changes and additions being included in the Deposit Plan.



Watch this Space – Future Consultation on the Deposit RLDP

The next step is to prepare and consult on the RLDP Deposit Plan. We are now nearing completion of this work, but delays will occur as a result of the COVID 19 restrictions. As above, keep an eye on the RLDP website for timetable updates. The Deposit RLDP will go further than the Preferred Strategy and include specific criteria-based policies and new proposed land allocations. In preparing the Deposit RLDP we are working closely with community and infrastructure services to ensure that the key facilities are planned alongside the growth for housing and employment (e.g. doctor's surgeries, schools, libraries etc.).

Place Plans



A Place Plan, prepared by local communities, can be a positive way to engage with plans for future development, adding your very local detail to your LDP.

A Place Plan can be adopted by the Local Authority as Supplementary Planning Guidance (SPG), giving it some teeth in the planning system, which means:

- **input from the local authority**
- **a strong evidence base**
- **a good level of community involvement**

A Place Plan as Supplementary Planning Guidance (SPG) can address things related to land use, development and the built environment such as new housing, improving the town or village centre, building designs and local character, health and well-being, open spaces, local employment, local facilities. By preparing a Place Plan your community could for example:

- set out local parameters for what you think should best happen on a site allocated for development in the LDP
- or perhaps find and promote a small development site not picked up by the higher level plan
- suggest detailed, locally sensitive design guidance for the local area

What you put in your Place Plan will depend on various factors, including what is already covered in the LDP, the nature of the area in question and the community's aspirations. Your Place Plan could be wide-ranging or deal with one or two issues only. It could be detailed or thematic.

For more information on Place Plans and how they can help your community please visit www.placeplans.org.uk/en/