

Conwy Deposit Local Development Plan 2007 – 2022 (Revised edition 2011)



REVISED BACKGROUND PAPER 1 – SUBMISSION

Related Plans and Strategies

August 2012

This document is available to view and download on the Council's web-site at: www.conwy.gov.uk/ldp . Copies are also available to view at main libraries and Council offices and can be obtained from the Planning Policy Service, 26 Castle Street, Conwy LL32 8AY or by telephoning (01492) 575461. If you would like to talk to a planning officer working on the Local Development Plan about any aspect of this document please contact the Planning Policy Service on (01492) 575181 / 575124 / 575445 / 575447.

If you would like an extract or summary of this document on cassette, in large type, in Braille or any other format, please call the Planning Policy Service on (01492) 575461.

CONTENTS

	Page
1. Introduction	5
2. Local context	5
3. The LDP vision	7
4. Summary of main issues	8
5. The LDP objectives	12
6. National plans and strategies	14
6.1 Wales Spatial Plan 2008 Update	14
6.2 Planning Policy Wales Edition 4, February 2011	20
6.3 Minerals Planning Policy Wales	22
6.4 Technical Advice Note 5- Nature Conservation and Planning 2009.....	23
6.5 Technical Advice Note 6 Sustainable Rural Communities 2010	25
6.6 Technical Advice Note 8 – Renewable Energy 2005	26
6.7 Technical Advice Note 12 – Design 2009	27
6.8 Technical Advice Note 15 – Development and Flood Risk 2004.....	29
6.9 Technical Advice Note 22- Planning for Sustainable Buildings 2010	30
6.10 Summary of other Technical Advice Notes (TAN's)	33
6.11 The Wales Transport Strategy	39
6.12 Walking and Cycling Strategy for Wales	40
6.13 Rural Development Plan for Wales 2007-2013	41
6.14 Wise About Waste: The National Waste Strategy for Wales 2002.....	42
6.15 Towards Zero Waste 'One Wales: One Planet' 2010.....	45
6.16 Welsh Coastal Tourism Strategy (September 2008).....	47
6.17 Wales Coastal Access Improvement Programme	51
6.18 Environment Strategy for Wales	52
6.19 The Strategy for Older People in Wales 2008-2013.....	54
7. Regional plans and strategies	54
7.1 North Wales Regional Planning Guidance 2002	54
7.2 North Wales Development Strategy	57
7.3 North Wales Tourism Strategy 2010 - 2015	58
7.4 North Wales Regional Waste Plan First Review 2004- 2013	59
7.5 North Wales Regional Technical Statement (Aggregates) 2008	61
7.6 North Wales Regional Transport Plan (September 2009)	62
7.7 North Wales Regional Transport Plan - Public Transport Strategy	64
7.8 North Wales Regional Transport Plan - Freight Strategy	65
7.9 Taith Draft Regional Rail Strategy.....	67
7.10 Designed for North Wales – A Vision for the Health Community and a Plan for the Major Hospital Services, Consultation Document, April 2006	68
7.11 Liverpool Bay Shoreline Management Plan 1999	69
7.12 Conwy and Denbighshire Coastal & Inland Marine Study & Action Plan	71
7.13 Foryd Harbour, Rhyl – Pedestrian Footbridge Feasibility Study.....	73
7.14 West Cheshire – North East Wales Sub Regional Study 2004	73
7.15 West Cheshire – North East Wales Sub Regional Spatial Strategy 2006 -2021	74
7.16 Conwy-Denbighshire Sub-Regional Framework	74
7.17 Closing the Gap –The North West Wales Spatial Development Strategy 2009	78
7.18 North West Wales Local Housing Market Assessment	79
7.19 Central Wales Spatial Plan Interim Statement	79

8.	Local plans and strategies	80
8.1	One Conwy 2013-2025	80
8.2	The Conwy County Borough Council Corporate Plan 2008 – 2012	82
8.3	Conwy Regeneration Strategy 2005 – 2015	83
8.4	Sustainability Strategy 2008.....	86
8.5	The Bay Life Initiative – Development Plan 2007-2014.....	87
8.6	Tourism Action Plan 2008 – 2016	88
8.7	Conwy Tidal Flood Risk Assessment.....	90
8.8	Colwyn Bay Coastal Defence Strategy Plan 2006	90
8.9	Conwy Quality Environment Strategy 2006 – 2014.....	92
8.10	An Agenda for Action for Conwy 2005 - 2015	97
8.11	A Local Housing Strategy for Conwy 2008-2012	99
8.12	Countryside Strategy for Conwy 1998 – 2003.....	99
8.13	Conwy Local Biodiversity Action Plan	100
8.14	Coed Conwy Report 2003.....	102
8.15	Conwy’s Rural Community Local Action Plan	102
8.16	CCBC Local Transport Plan 2001 - 2006.....	103
8.17	Healthy Conwy Strategy 2008 - 2011.....	103
8.18	Conwy Leisure and Community Development Services Strategy 2006-2010	103
8.19	Draft Cultural Strategy for Conwy 2004 – 2009.....	105
8.20	Conwy Substance Misuse Action Plan 2005 - 2008.....	105
8.21	Summary of the Conwy Community Safety Partnership Action Plan April 2009 to March 2010	106
8.22	The Llandudno Junction Masterplan 2009	106
8.23	Other plans and strategies	111
9.	Development plans of neighbouring authorities.....	112
9.1	Denbighshire Unitary Development Plan 1996 -2011	112
9.2	Denbighshire Local Development Plan 2006-2021	113
9.3	Gwynedd Unitary Development Plan 2001 - 2016	114
9.4	Eryri Local Plan 1993 - 2003.....	115
9.5	Eryri Local Development Plan 2007- 2022.....	115
10.	Glossary.....	118
	Appendix 1	121
	Appendix 2	127
	Appendix 3	131

1. Introduction

- 1.1 The Planning and Compulsory Purchase Act 2004 has vast implications for the way in which planning is to operate as a tool for the community. The overhaul of the manner in which development plans are to be prepared and implemented has given Conwy County Borough Council the opportunity to cease work on the Unitary Development Plan (UDP) and prepare a Local Development Plan (LDP) in its place.
- 1.2 The Welsh Assembly Government requests that all local authorities should consider the impact of other national, regional and local plans and strategies when preparing the LDP. This is referred to in paragraph 1.16 of LDP Wales and paragraphs 4.2.2 through to 4.2.4 of the LDP manual.
- 1.3 This report will provide a brief overview of Conwy and its key characteristics and will then initially focus on the variety of policy issues affecting the Plan Area and indeed any cumulative effects that they may have on surrounding areas.
- 1.4 In order to attain an overview of relevant policy issues and their impact on the Plan Area, the report will go on to assess the impact of other development plans, guidance and strategies as requested by the Welsh Government. The individual objectives and overall vision of these strategies will be assessed in order to collate a range of interconnecting planning issues in relation to the preparation of the Local Development Plan.
- 1.5 The report will then provide a proposal for the overall vision of the deposit LDP together with the general objectives on which the more detailed policies can be based at a later date.

2. Local context

- 2.1 Conwy County Borough covers an area of 1,130 sq. km. with an estimated resident population of approximately 110,900 people. The narrow coastal belt contains a number of settlements housing around 80% of the overall population, whilst around 5% of the population reside in the Snowdonia National Park, which is located outside of the Plan Area.

- 2.2 Colwyn Bay is one of the main settlements, with an increasingly important role in the commercial and business sector. Llandudno is a traditional Victorian seaside resort, which combines its existing tourism role with a thriving commercial centre and acts as the sub-regional shopping centre for the area. Other settlements include Llanfairfechan and Penmaenmawr to the west and the towns of Abergele and Kinmel Bay to the east. Conwy is a designated World Heritage Site and is important in terms of its heritage and contribution to the tourist economy, whilst Llandudno Junction is emerging as an important location for office and business-led investment.
- 2.3 Conwy is an area of outstanding landscape ranging from sandy beaches and headlands to sheltered valleys, open moors, natural woodland and an impressive mountain range. There are a number of Historic Landscape areas as well as five designated nature conservation sites of international importance, which are offered the highest level of environmental protection. The Plan Area also includes a number of locally designated sites, which contribute to the overall character and quality of the natural environment.
- 2.4 In general terms, the economy relies heavily upon tourism, particularly in the summer months, and is largely evident within the coastal settlements, particularly Kinmel Bay, Abergele, Llandudno and Conwy. Industrial employment, although limited to a certain extent and predominately located near the coast, includes manufacturing, office and research concerns and can be found in places such as Kinmel Bay, Colwyn Bay, Llandudno Junction, Penmaenmawr and Llanfairfechan. Agriculture and forestry are important employment activities in the predominately Welsh speaking rural areas. The main settlements are Betws yn Rhos, Cerrigydrudion, Eglwysbach, Glan Conwy, Llanfairtalhaearn, Llangernyw, Llansannan, Tal y Bont, Dolgarrog and Trefriw.
- 2.5 Policy issues relevant to Conwy are often vast, complex and more often than not intertwine and have implications across various economic, environmental and social considerations. The main policy issues relate to housing, employment, transport, the environment, waste, health, minerals, energy, open space and community facilities.

3. The LDP vision

- 3.1 The assessment of the various national, regional and local plans and strategies helps to clarify the visionary approach that the LDP strategy will need to take in order to address the various planning issues that are clearly evident. The Conwy Community Strategy has a decisive role to play in the preparation of the LDP as it was put in place with the intention of providing the overarching planning framework for other strategies and the LDP in itself. For this reason, the vision of the LDP follows that of the Community Strategy as revised and contained in 'One Conwy'.
- 3.2 By 2022, the communities of Conwy will be more sustainable and offer a higher quality of life. The LDP will have provided in the region of 6350 new homes, 36 hectares of higher value employment opportunities, a minimum of 1875 new affordable homes, new allotments and open space and additional waste management facilities to contribute to meeting the needs of the Plan Area. Guided by Development Principles Policy DP/1 'Sustainable Development' and DP/2 'Overarching Strategic Approach', the urban coastal belt areas within the Urban Development Strategy Area will be the economic, social and cultural focus of the Plan Area. This will reflect the spatial priorities to protect the natural and built environment and create accessible and sustainable locations.
- 3.3 Affordable housing for local need and greater emphasis on energy generation and efficiency, and delivery of higher quality and well designed buildings will have resulted. Land for new housing, affordable housing for local need, culture, leisure, employment, open space, community facilities and mixed use developments will be allocated and delivered primarily through the development of accessible and sustainable sites within the larger towns and villages within the Urban and Rural Development Strategy Areas.
- 3.4 An improved public transport, walking and cycling network and interchange facility at Llandudno will have lessened congestion problems, provided essential links to key facilities and services and contributed to the delivery of housing and employment need.

3.5 Through the implementation of a Rural Development Strategy Area, the Main Villages will have reflected their functional ties with the urban areas and Snowdonia National Park, but also their supporting role to the Minor Villages and Hamlets. Reflecting their character, limited sustainable growth will have contributed to the delivery of a combination of market and affordable housing for local needs. They will have contributed to the provision of essential services and facilities to the Minor Villages and Hamlets by providing local residents with easy access to shopping, employment and services. Limited sustainable growth in the Minor Villages and Hamlets will reflect their character, contribute to meeting the needs of the community, including affordable housing for local needs, open space and key services. Regard will have been given to safeguarding the Welsh language.

3.6 The natural environment, countryside and coastline will have been protected and their enhancement promoted. Green spaces will have been secured to contribute to the recreational, health and economic needs of Conwy. New 'Green Wedges' will have been created to protect and enhance the natural environment and the identity of existing settlements. Development will have contributed to protecting the biodiversity and amenity value of the countryside and coast, and will have minimised the use of natural resources through promotion of sustainable energy sources.

4. Summary of main issues

4.1 The analysis of the various national, regional and local plans above has raised a number of different planning issues that have a significant impact on future planning in the Plan Area. The LDP will therefore need to have regard to the following issues:

Social
The dominant mode for journeys to work, including high outward commuting, is by car within the County Borough. There is a need for improved sustainable transport use and transport infrastructure in Conwy through the development of an integrated transport system, sustainable accessibility in urban and rural areas, public transport provision, modal interchanges, increased cycling and walking facilities and the encouragement of travel

plans to reduce car dependency.
The take up of Greenfield land in Conwy is high. There is a need to ensure development makes efficient use of land (especially previously developed land in sustainable locations), to help minimise losses of 'Greenfield' sites and the use of high quality agricultural land.
There is a need to provide approximately 6350 new homes over the next 15 years
Conwy has an inadequate supply of affordable housing. There is need to ensure the provision of a minimum of 1875 new affordable homes in sustainable locations over the next 15 years through identification of sites and exception sites in rural locations.
Conwy experiences an increasing ageing population. With an ageing population, the Plan must ensure that accessibility to affordable homes, local services, community facilities and public transport is maximised for disadvantaged groups.
The overall health of the County Borough needs to improve. There is need to improve the overall health of the population through the encouragement of cycling and walking facilities, open space provision and accessibility to key community facilities.
Existing urban and rural areas in the County Borough experience a shortfall of formal and informal open space. There is a need to increase the use and provision of sport and recreational facilities and open and green space through development and improve links to the countryside and coast.
There are crime and fear of crime issues in the County Borough of Conwy. There is a need to reduce crime and the fear of crime through the design of new development.
There is pressure on the Welsh Language. Through the LDP there is a need to preserve and enhance the Welsh language.
Economic
Conwy experiences an increasing ageing population and decreasing younger population at the detriment to the economy. There is need to attract a younger generation in order to create a stable and healthy economy in Conwy.
The tourism sector results in a marked increase in unemployment over the

<p>winter months in Conwy. There is a need to encourage the traditional tourism sector, particularly in the coastal resorts, but further exploit tourism potential, especially relating to water and habitat-based attractions to encourage all year round tourism. Through links with Snowdonia National Park encourage the diversification of tourist resorts to meet changing demand</p>
<p>Conwy has a low wage economy and employment is in the service industries and tourism. There is a need to place an emphasis on higher value employment opportunities for all, improve economic and transport-based inter-regional links and utilise the hubs of Llandudno, Conwy and Llandudno Junction for future economic investment and maximise the potential of Foryd Harbour</p>
<p>The retail centres experience pressure from non-retail uses. There is a need to maintain and enhance Llandudno as the retail centre for the region, support the regeneration of Colwyn Bay, as well as other retail centres utilising vacant properties.</p>
<p>Environmental</p>
<p>There has been a percentage increase in the amount of recycled waste. Whilst recycling rates are good by County standards there will be a substantial amount of effort required to continue the improvement and reduce overall waste levels, landfill and increase re-use/recycling of waste.</p>
<p>There is a need to identify between 14 and 22 hectares of land for waste management facilities.</p>
<p>There are 24 Conservation Areas in the LDP area, with 1436 listed buildings, 24 of which are Grade 1, 70 Grade II* and 1342 Grade II which are vulnerable to development pressure. There is a need for development to take into account the historic built environment, and ensure that design and build quality will help maintain and, where appropriate, improve on this quality in Conwy</p>
<p>Infilling within larger towns and villages within Conwy County Borough could detract from their distinctive character if clear design guidance is not enforced. Poor quality past design in Conwy, at the detriment to the distinctiveness of the built environment, has undermined attempts to attract a younger generation and has impacted on the attractiveness and character</p>

of Conwy. There is a need to insist on high quality sustainable design.
There is generally good quality water in and around the Plan Area. However, there is a need for this to be maintained and where possible improved. Therefore it must be ensured that there is sufficient sewage treatment capacity for all new development, in all locations throughout the County, as STW failure can cause the release of large amounts of pollutants into rivers, and cause river pollution problems downstream.
There is untold pressure on wildlife species and habitats (biodiversity) from development. Where appropriate all new development should help enhance the biodiversity resource in the Plan Area, through native species landscaping, appropriate location and open space management.
Protect natural environment designations shared with neighbouring authorities, namely Gwynedd, the Snowdonia National Park and Denbighshire
There is a very limited supply of good quality agricultural land within the County, therefore it is important that this resource is protected from inappropriately located new development
Conwy is vulnerable to the impacts of Climate Change. There is a need to use natural resources more efficiently and exploit renewable energy production through installed electricity generating capacity, which has not been fully investigated in the past in Conwy County Borough.
There is an increasing risk of flooding impacting on communities and the environment, especially as a result of climate change. The coastal areas of the County are subject to flooding. Pensarn (Abergele), Towyn and Kinmel Bay (east of the A55 and north of the A547) and Llandudno are the principal locations at risk of flooding in the Plan Area. Llanrwst is also vulnerable to fluvial flood threat from the Afon Conwy. There is a need to locate new development away from areas at risk and mitigate through design.

4.2 The issues raised above will now be used to formulate the objectives of the LDP. These objectives should be of a succinct nature but also contain enough detail in order to be able to deliver the overall aims of the LDP, which are contained within the LDP vision.

5. The LDP objectives

5.1 The Plan's overall vision is to be delivered through the following objectives:

- S01. *To accommodate sustainable levels of population growth.*
- S02. *To promote the comprehensive regeneration of Colwyn Bay, Abergele, Towyn and Kinmel Bay to broaden economic activity, address social exclusion and reduce deprivation through the Strategic Regeneration Area Initiative*
- S03. *To provide land and develop a diverse supply of housing to contribute to needs, including affordable housing for local need, and to meet the need for Gypsies and Travellers, at a scale that is consistent with the ability of different areas and communities to grow.*
- S04. *Identify and safeguard land to meet the community's needs for more jobs and greater economic prosperity and reduced out-commuting levels focussing, in particular, on higher value employment opportunities and skills development within and around the strategic hubs of Conwy, Llandudno, Llandudno Junction and Colwyn Bay and in the accessible and sustainable location of Abergele*
- S05. *Encourage the strengthening and diversification of the rural economy where this is compatible with local economy, community and -environmental interests.*
- S06. *Develop vibrant town centre destinations for shopping, business and commerce, culture, entertainment and leisure through the protection and enhancement of the vitality, viability and attractiveness of Llandudno as the strategic sub regional retail centre, and regeneration of Colwyn Bay town centre and other key shopping centres.*
- S07. *Concentrate development along existing and proposed infrastructure networks and, in particular, at locations that are convenient for pedestrians, cyclists and public transport.*

- S08. *Assist tourism through the protection and enhancement of coastal and rural based tourism attractions and accommodation and further exploit the potential to develop, strengthen and encourage an all year round tourism industry.*
- S09. *To encourage efficient patterns of movement and to recognise the strategic role that the A55 and rail corridors will play in meeting the development needs of the Plan Area, and to give particular attention to development locations that are convenient for pedestrians, walking and cycling in Conwy to aid the reduction of transport CO2 emissions.*
- S010. *Ensure that good, sustainable, inclusive design is delivered which includes the opportunity to design out crime, to develop strong, safe and locally distinctive communities and encourage the younger population to remain and return to the area.*
- S011. *Reduce energy consumption through the careful siting and design of buildings and the promotion of renewable energy developments where they have prospects of being economically attractive and environmentally and socially acceptable.*
- S012. *Safeguard and enhance the character and appearance of the undeveloped coast and countryside, sites of landscape/conservation importance, features of historic or architectural interest and ensure the conservation of biodiversity and protected species.*
- S013. *To protect and improve accessibility to essential services and facilities, including open space, allotments, health, education and leisure..*
- S014. *To promote the prudent use of resources through the minimisation of waste and assist in providing an integrated network of waste management facilities consistent with the needs of the area and the waste hierarchy.*
- S015. *Contribute to regional and local mineral needs in a sustainable manner.*

SO16. Ensure that development supports and sustains the long-term wellbeing of the Welsh language and the character and linguistic balance of communities within the County Borough.

5.2 The LDP objectives have been cross-referenced in the first instance against the eight outcomes contained within 'One Conwy', the updated Conwy Community Strategy. This has been done in order to assess how the objectives comply with the Community Strategy themes as the overarching planning framework for the LDP. These can be viewed in Appendix 1.

5.3 The LDP objectives have also been cross-referenced against the five themes of the Wales Spatial Plan (see Appendix 2) as well as the four sustainability themes contained within Planning Policy Wales (see Appendix 3). The four themes of PPW are to be used as the chapter headings for the production of the LDP and the general approach is detailed within the LDP strategy.

5.4 This report now takes a look at the various national, regional and local plans and strategies most relevant to planning in the Plan Area and will draw out and highlight the vision, objectives and land use implications where appropriate.

6. National plans and strategies

6.1 Wales Spatial Plan 2008 Update

6.1.1 Wales, as have many other nations, has recognised the fresh challenges that the 21st Century has brought with it. Challenges such as globalisation, technological advances, climate change, demographic change and economic pressures means that Wales needs to address these issues in order to allow its communities to develop in a sustainable manner. Devolution has also created the opportunity for a Welsh response to Welsh issues and the Wales Spatial Plan 2008 Update, commissioned by the Welsh Assembly Government, is an attempt to address these key issues on a national basis.

6.1.2 The overall vision of the Wales Spatial Plan states that "We will sustain our communities by tackling the challenges presented by population and economic change. We will grow in ways which will increase Wales' competitiveness while assisting less well-off areas to catch up on general prosperity levels and

reducing negative environmental impacts. We will enhance the natural and built environment and we will sustain our distinctive identity”.

- 6.1.3 The Spatial Plan is made up of five themes. The first of these is building sustainable communities and the vision is “Our future depends on the vitality of our communities as attractive places to live and work. We need to reduce inequalities between communities whilst retaining their character and distinctiveness”. The key challenges are to tackle deprivation, particularly concentrations of poverty and worklessness, to improve public health and eradicate child poverty. Local partnerships will be set up to help develop initiatives to tackle child poverty, employability, skills deficits and economic inactivity, to improve the environment, health and well-being and community safety.
- 6.1.4 The second theme is promoting a sustainable economy. The vision for this theme is “We need an innovative, high value-added economy for Wales which utilises and develops the skills and knowledge of our people; an economy which both creates wealth and promotes the spreading of that prosperity throughout Wales; an economy which adds to the quality of life as well as the standard of living and the working environment”. Generally, the economy performs well in areas close to the English border, and not so well in western areas. Rural areas face issues including low pay, seasonal work and a lack of diverse opportunities. The challenges are to ensure that job opportunities, infrastructure, skills and public health are delivered together, to address any skills gaps, transform learning provision and integrate infrastructure provision.
- 6.1.5 The third theme is valuing our environment, and the vision is “The quality of our natural environment has an intrinsic value as a life support system, but also promotes wellbeing for living and working and contributes to our economic objectives. Safeguarding and protecting our natural and historic assets, and enhancing resilience to address the challenges of climate change, will enable us to attract people to our communities and provide the wellbeing and quality of life to encourage them to stay and preserve the foundations for the future”. It is considered that protecting, regenerating and enhancing the land, marine and historical environment of Wales is essential for its own sake, health and well

being and economic opportunities. Efforts to respond to climate change, reduce the ecological footprint, introduce the concept of low-carbon regions and coastal management are to be implemented by each Area Group.

- 6.1.6 The fourth theme is achieving sustainable accessibility and the vision is “We will develop access in ways that protect the environment, encourage economic activity, widen employment opportunities, ensure quality services and integrate the social, environmental and economic benefits that travel can have”. The challenges for this theme are to improve connections between key settlements, integrate sustainable transport solutions to improve access, mitigate the effects of climate change and improve the quality of ICT networks.
- 6.1.7 The fifth theme is respecting distinctiveness and the vision is “A cohesive identity which sustains and celebrates what is distinctive about Wales, in an open and outward-looking way, is central to promoting Wales to the World, as well as to our future economic competitiveness and social and environmental wellbeing”. The challenges are to create distinct identities for settlements, for new development to be distinctive, clean, safe and sustainable and to deliver high quality cultural experiences.
- 6.1.8 The Spatial Plan has split Wales into several plan areas. Conwy lies in three of these: Central, North East and North West.
- 6.1.9 **North East Wales**
- 6.1.10 In terms of a strategy for North East Wales, the vision is for “an area harnessing the economic drivers on both sides of the border, reducing inequalities and improving the quality of its natural and physical assets”.
- 6.1.11 This area of the Spatial Plan makes a significant contribution to both the UK and Welsh economy. The region is linked with North West England, Cheshire in particular, and is made up of three distinct but linked areas: the urban industrial border, the coastal belt and the rural hinterlands. The Plan considers that Conwy is less cross-border influenced by travel to work, but that its housing market is influenced by the border area. Broadening the economic base and raising the profile of environmental assets in Conwy are considered an important focus to

provide high quality employment opportunities and create a unique sense of place.

6.1.12 The Spatial Plan picks up on the importance of the linkages between the core areas in Conwy such as Llandudno, Conwy, Llandudno Junction and the areas outside of the County such as Deeside, Chester and Wrexham. The A55, A548 and the rail network are seen as key in linking opportunities between the regions and creating more employment growth to the west.

6.1.13 A summary of the propositions for the area are as follows:

- Strengthen key hubs as a focus for investment in employment, housing, retail, leisure and services. Develop strong sustainable communities outside the hubs to provide locally accessible jobs and services.
- Develop sustainable access, improve access on key roads and rail corridors to maintain economic growth and development opportunities.
- Improve the quality and diversity of the economy, focus on high value manufacturing and services, including a year round tourism sector.
- Develop skills and education of current and potential workforce to ensure access to good job opportunities and ensure that the needs of employers are met.
- Promote sustainable development to address and respond to climate change.

6.1.14 **North West Wales**

6.1.15 The vision for North West Wales is “a high-quality natural and physical environment supporting a cultural and knowledge based economy that will help the area to maintain and enhance its distinctive character, retain and attract back young people and sustain the Welsh language”.

6.1.16 The area is considered to be unique in both a Welsh and UK context. The immediate challenges the area is facing is the loss of employment at Trawsfynydd and Wylfa nuclear power stations, economic restructuring within agriculture, the finite lifespan of traditional primary industry and the impact of globalisation on manufacturing industries. The out-migration of local young people and the ageing population of the area also have economic implications,

as well as for future health and social service provision. Pockets of deprivation in both rural and urban areas are also an issue. The Plan recognises the opportunity to develop more interaction between the towns along the Menai Strait, capitalising on the links provided by the A55 and the Irish gateway. Opportunities exist to expand the economy in terms of the creation of more knowledge-based jobs and creative industries utilising the university presence in Bangor in particular. Potential economic and housing growth in the Bangor catchment area is likely to impact commuting levels in Conwy's Plan Area, particularly the Coastal West Sub Area.

6.1.17 A summary of the propositions for the area is as follows:

- Spatial development to include a strong Menai hub, development of the network of linked settlements extending to Llangefni and the Llandudno hub, developing the secondary hubs and spread growth and benefit in rural communities.
- Developing key sectors including agriculture, manufacturing and associated industries, supporting transition from low to high value activity and broadening the economic base.
- Develop an outward looking, knowledge based economy, recognising the role that Bangor University has to play.
- Maximising Holyhead as an international gateway and the A55 and E22 Trans European Network routes as key. Ensuring appropriate transport links between the hubs and rural areas to provide access to services, employment and leisure opportunities.
- Capitalise on the region's outstanding environment including the coast, ecological and historical heritage and a strong cultural identity to promote and develop healthier communities and build higher-value sustainable tourism.

6.1.18 The economic growth proposed for Bangor and its surrounding area is apparent and is further reiterated under the assessment of the Gwynedd Structure Plan, where potential economic and housing growth in the Bangor catchment area is going to impact upon commuting levels in Conwy's Plan Area, particularly in the Coastal West Sub Area.

6.1.19 **Central Wales**

6.1.20 The vision for Central Wales is for “High-quality living and working in smaller-scale settlements set within a superb environment, providing dynamic models of rural sustainable development, moving all sectors to higher value-added activities”.

6.1.21 The Central Area is predominantly rural in character, with a dispersed low density population. The area has an increasing proportion of older people, due to the in-migration of the older and middle aged and the out-migration of the younger population. The plan also seeks to encourage strategic employment sectors, improve opportunities for small scale businesses, diversify agriculture and improve education and skills. Lack of affordable housing has also been identified as a problem.

6.1.22 The priorities for the area include:

- Building on important key centres, improving linkages and spreading growth and benefit to rural communities and enhancing the attractiveness of the area as a place to live and work sustainably.
- Enabling appropriate and integrated growth and development and enhancing sustainability.
- Support existing rural economic sectors including agriculture, non-food and food production in order to develop higher value production opportunities, providing a sustainable basis for the economy to reinforce confidence in a rural future.
- Broadening the economic base, building on higher education infrastructure, introducing new sustainable economic opportunities, including knowledge economy sectors across the rural area, maximising growth opportunities for better paid, higher skilled jobs, raising levels of home grown enterprise and attracting creative enterprising newcomers.
- Maintain the region’s rural and natural integrity, build higher value sustainable tourism and enhance its role in responding to climate change.
- Maximise accessibility internally and externally, including broadband and telecommunication links, building effective cross-border collaboration with neighbouring English and Irish regions, increasing access to services, enhancing economic growth and widening economic opportunities.

6.1.23 Overall, the Wales Spatial Plan sets a target that emphasises the need to improve links across Wales as a whole, with particular focus on employment opportunities. Collaborative action is necessary for this to be achieved. The coastal resorts need to adapt to changing tourism trends in order to remain economically viable, whilst the economic hubs of Bangor, Llandudno, Conwy and Llandudno Junction are seen as a key driver for employment and transport opportunities across Conwy. The rural areas have an opportunity to strengthen internal links, local services and the provision of affordable housing to improve sustainability, whilst encouraging a more diverse economy. Conwy lies within 3 of the WSP sub-areas as identified above. The strategic work of the working groups of these sub-areas has a direct impact upon the Conwy LDP.

6.2 **Planning Policy Wales Edition 4, February 2011**

6.2.1 Planning Policy Wales (PPW) Edition 4 is a product of the Welsh Government. It was originally published in March 2002 and was periodically updated by a series of MIPPS (Ministerial Interim Planning Policy Statements). These, and subsequent policy changes have now been consolidated into the PPW Edition 4. Planning Policy Wales sets the context for sustainable land use planning policy and provides the policy framework to enable local authorities to produce development plans. It offers guidance on a variety of development topics typically found in a development plan and is often used, together with supporting topic based Technical Advice Notes and existing development plans, to make development control decisions on planning applications.

6.2.2 The key objectives of PPW are:

- Promote resource-efficient settlement patterns that minimise land-take and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on Greenfield sites.
- Locate developments so as to minimise the demand for travel, especially by private car.
- Contribute to climate protection by encouraging land uses that result in reduced emissions of greenhouse gases, in particular energy-efficient development, and promoting the use of energy from renewable sources.

- Minimise the risks posed by, or to, development on, or adjacent to, unstable or contaminated land and land liable to flooding. This includes managing and seeking to mitigate the effects of climate change.
- Play an appropriate role in securing the provision of infrastructure (including water supplies, sewerage and associated waste water treatment facilities, waste management facilities, energy supplies and distribution networks) – the basis for sustainable communities – and telecommunications infrastructure, while ensuring proper assessment of their sustainability impacts.
- Contribute to the protection and improvement of the environment, so as to improve the quality of life, and protect local and global ecosystems. In particular, planning should seek to ensure that development does not produce irreversible harmful effects on the natural environment. The conservation and enhancement of statutorily designated areas and of the countryside and undeveloped coast; the conservation of biodiversity, habitats, and landscapes; the conservation of the best and most versatile agricultural land; and enhancement of the urban environment all need to be promoted.
- Help to ensure the conservation of the historic environment and cultural heritage, acknowledging and fostering local diversity.
- Minimise the use of non-renewable resources, and, where it is judged necessary to use them, maximise efficiencies in their use. The use of renewable resources and of sustainably produced materials from local sources should be encouraged.
- Encourage opportunities to reduce waste and all forms of pollution and promote good environmental management and best environmental practice.
- Ensure that all local communities, both urban and rural, have sufficient good quality housing for their needs, including affordable housing for local needs and for special needs where appropriate, in safe neighbourhoods.
- Promote access to employment, shopping, education, health, community, leisure and sports facilities and open and green space, maximising opportunities for community development and social welfare.
- Foster improvements to transport facilities and services that maintain or improve accessibility to services and facilities, secure employment, economic and environmental objectives, and improve safety and amenity. In general,

developments likely to support the achievement of an integrated transport system should be encouraged.

- Foster social inclusion by ensuring that full advantage is taken of the opportunities to secure a more accessible environment for everyone that the development of land and buildings provides. This includes helping to ensure that development is accessible by means other than the private car.
- Promote quality, lasting, environmentally sound and flexible employment opportunities.
- Support initiative and innovation and avoid placing unnecessary burdens on enterprises (especially small and medium sized firms) so as to enhance the economic success of both urban and rural areas, helping businesses to maximise their competitiveness.
- Diversity in the local economy.
- Promote a greener economy and social enterprises.

6.2.3 It is therefore important for the LDP to ensure that all development plan policies and allocations comply with the guidance as set out in Planning Policy Wales.

6.3 **Minerals Planning Policy Wales**

6.3.1 Minerals Planning Policy Wales sets out national land use policy guidance in relation to mineral extraction and other related development, with the aim of enabling sound and consistent decisions on mineral development proposals to take place. Sustainable mineral extraction is the overriding objective. There are four main aims of the Welsh Assembly's Sustainable Development Scheme which relate to minerals planning, aims which also form the basis of the chapter headings in the LDP Preferred Strategy. They are as follows:

- social progress which recognises the needs of everyone;
- effective protection of the environment;
- prudent use of natural resources; and,
- maintenance of high and stable levels of economic growth.

6.3.2 In line with the objective of sustainable mineral extraction, Minerals PPW states that Local Planning Authorities must balance the need for a wide range of minerals with the need to ensure a prudent use of finite resources, whilst at the same time protecting the environment and local communities. Therefore, when

formulating development plan policies, Local Planning Authorities must take account of the five key principles outlined below, all of which are explained in depth in the Minerals PPW. The key principles are to:

- provide mineral resources to meet society's needs and to safeguard resources from sterilisation;
- protect areas of importance to natural and built heritage;
- limit the environmental impact of mineral extraction;
- achieve high standard restoration and beneficial after-use; and,
- encourage efficient and appropriate use of minerals and the re-use and recycling of suitable materials.

6.3.3 Overall, Minerals PPW is centred upon the need for sustainable minerals development, and guides the preparation of development plans in reflecting this in a consistent manner throughout all policy and decision making across Wales.

6.4 **Technical Advice Note 5- Nature Conservation and Planning 2009**

6.4.1 The town and country planning system in Wales should:

- work to achieve nature conservation objectives through a partnership between local planning authorities, CCW, the Environment Agency Wales, voluntary organisations, developers, landowners and other key stakeholders
- integrate nature conservation in all planning decisions looking to deliver social, economic and environmental objectives over time
- ensure that the UK's international and national obligations for site, species and habitat protection are fully met in all planning decisions
- look for development to provide a net benefit for biodiversity conservation with no significant loss of habitats or species, locally or nationally
- ensure that development does not damage, restrict access or study of geological sites and features or impede the evolution of natural processes and systems especially on rivers and coasts.
- forge and strengthen links between the system and biodiversity action planning particularly through policies in LDPs and SPGs preparation adding value to Local Biodiversity Action Plans (LBAPs) by highlighting the ways that the planning system can deliver its objectives in practical ways

- plan to accommodate/reduce climate change effects by encouraging development that reduces emissions/energy consumption and helps habitats/species to respond to climate change

6.4.2 LDP policies/proposals should be based on up-to date information about the biodiversity/geological resources of the area and kept under review. In LDP reviews, potential to conserve/enhance those resources should be assessed. Development policies and SPGs should promote opportunities for incorporating wildlife and geological features within the design of development and green infrastructure

6.4.3 When considering policies and proposals in LDPs and planning applications that may affect nature conservation, local planning authorities should:

- pay attention to sustainable development principles, environmental limits and the precautionary principle using scientific knowledge to aid decision making and accounting for the full range of costs/benefits in the long term
- contribute to the protection/improvement of the quality of life and protect local/global ecosystems, avoiding irreversible harmful effects to the environment
- promote the conservation/enhancement of designated areas/undeveloped coast
- ensure appropriate weighting for international, national and locally important sites
- protect wildlife/natural features in the environment, with appropriate weight attached to priority habitats/species in Biodiversity Action Plans
- ensure decisions are informed by adequate information about potential effects of development on nature conservation
- ensure that the range and population of protected species is sustained
- adopt an approach avoiding harm to nature conservation, minimise unavoidable harm by mitigation measures, offset residual harm by compensation measures and look for opportunities to enhance nature conservation. Where there may be significant harmful effects local planning authorities will need to be satisfied that any reasonable alternative sites that would result in less/no harm have been considered

6.5 **Technical Advice Note 6 Sustainable Rural Communities 2010**

6.5.1 Due to the large amount of the County Borough being rural, this TAN is very relevant and an important consideration. It supports the development of sustainable rural communities, helping to ensure that appropriate development takes place in the right place at the right time by making sufficient land available to provide homes and employment opportunities for local people helping to sustain rural services. Simultaneously, the planning system must respond to the challenges posed by climate change, for example by accommodating the need for renewable energy generation.

6.5.2 To help develop and support a sustainable rural economy the TAN covers the following economic areas;

- Re-use / adaptation of rural buildings
- Agricultural buildings, especially uses permitted under agricultural permitted development rights and whether there is a proper agricultural justification for the development
- Residential and holiday conversions of rural buildings
- Farm diversification
- Farm shops and workshops

6.5.3 To help develop and support sustainable rural housing the TAN covers the following areas;

- Affordable housing (most of this information is in TAN 2, but this TAN is to be used when it is being applied in rural areas)
- Rural enterprise dwellings (also known as essential worker's dwellings) and their appraisals (including the functional, financial and time tests)
- New dwellings on established rural enterprises
- Second dwellings on established farms
- New dwellings on new enterprises
- Other dwelling tests
- Other planning requirement tests
- Occupancy conditions and planning obligations
- Monitoring and 'One Wales: One Planet' development

- Ecological, biodiversity, landscape, travel and carbon impact assessments and plans

6.5.4 To help develop and support sustainable services the TAN covers the following areas;

- Planning authorities should obtain information on the availability of services across the area to help to identify the most sustainable locations for development intended to meet general need
- Locations where a more proactive approach should be taken to meet essential community service requirements.
- LDPs should also seek to broaden the range of services available in local service centres to meet the needs of the catchment.
- Outside identified service centres planning authorities should support the provision of local facilities, especially where they would be of benefit to rural residents distant from existing facilities.
- Multi-purpose use may be an appropriate way to ensure service viability, particularly in more remote areas.

6.5.5 To help develop and support sustainable agriculture the TAN covers the following areas:

- Development involving agricultural land
- Permitted development rights for agricultural holdings
- Permitted development rights for forestry
- Glasshouse construction
- Temporary structures
- Reservoirs on farms

6.6 **Technical Advice Note 8 – Renewable Energy 2005**

6.6.1 An overview and analysis of all 21 Technical Advice Notes has been undertaken in order to pull out any land use implications contained within them that have a direct effect on Conwy specifically. Of these, only TAN8 – Renewable Energy and TAN15 – Development and Flood Risk contain information directly relevant to the Plan Area. A summary of the objectives of the other Technical Advice Notes can be viewed at paragraph 6.10.

- 6.6.2 With the reduction in levels of non-renewable energy sources available for global use, together with the increased detrimental effects that their use is having on the environment on the whole, TAN8 is primarily concerned with the land use implications of encouraging renewable energy use in Wales.
- 6.6.3 The Assembly Government has set a target of 4TWh of electricity per annum to be produced by renewable energy by 2010 and 7TWh by 2020. In order to achieve this aim, it has been agreed that an additional 800MW of installed capacity is required from onshore wind services and 200MW from off shore services.
- 6.6.4 The delivery of onshore wind generated electricity is to be achieved through the identification of Strategic Search Areas (SSAs). There are 7 of these in total and from Conwy's perspective; one of these straddles the boundary between Denbighshire and Conwy at Clocaenog Forest, which aims to generate around 140MW. Although this SSA is located in both Counties, the vast majority of this designation lies within Denbighshire.
- 6.6.5 Overall, TAN8 is largely concerned with the need for a decreased dependency on non-renewable energy sources and a push towards an increase in renewable energy use. In the context of Conwy, an SSA has been identified in the Clocaenog Forest area for large-scale wind energy production.
- 6.7 **Technical Advice Note 12 – Design 2009**
- 6.7.1 **Local Development Plans**
- Architectural styles/particular tastes should not be imposed but good design applied to local context/distinctiveness. Plans may target design policies for major areas of change/protection, strategic sites or certain developments. Issues relevant to the content of design and access statements and/or SPGs should be signposted in the plan. The plan can identify the need for a more rigorous approach by applicants to the design and access requirements than in national policy, provided it is justified.

6.7.2 **Supplementary Planning Guidance (SPG)**

A design guide can be prepared stating the vision and local context for a design and access statement, design process and design quality expectation. Otherwise, the types of SPG relating to design are as follows:

6.7.3 **Area specific**

Used to guide development in key areas e.g. town centres, special landscape areas or a distinct neighbourhood or urban quarter. The types of area specific SPG include:

6.7.4 **Urban design frameworks or strategies**

Should illustrate how streets, squares and open spaces are connected, movement patterns for transport is managed and define heights, massing and bulk of buildings in relation to its surrounding space. Neighbourhood or district guides, countryside design summaries, landscape design guides, village design statements and town/village action plans are in this category.

6.7.5 **Design codes**

This may include detailed drawing or diagrams, setting out in precise detail the design and planning principles that will apply to a particular place.

6.7.6 **Site specific**

Guidance can be illustrated by concept diagrams, building envelope guidelines and three dimensional sketches of building forms and spaces. Prescriptive design and any suggestion of a particular style should be avoided. These may include:

6.7.7 **Development or planning briefs**

Sets out the vision for a development, be informed by the site and context appraisal, state its objective(s) and show how the development plan's design/inclusiveness policies could be applied. Should provide a basic area/site appraisal including constraints and opportunities, soil conditions, infrastructure and other relevant high quality design objectives.

- 6.7.8 **Topic based**
Where guidance is needed in relation to particular issues or uses, examples include:
- 6.7.9 **Design guides**
Special care should be taken in relation to guides on specific uses (e.g. housing) to ensure diversity and integration with other land uses. Guidance should be used to guide the variety of different uses.
- 6.7.10 **Guidance on areas subject to regeneration**
Should relate to an increased density transport/movement network, focussing on commercial/community buildings alongside public transport routes and interchanges. Should normally encourage development which reflects the pattern of local streets and blocks and ensure that whole/parts of an urban area are developed in a manner respecting local distinctiveness.
- 6.7.11 **Advice on climate change**
Provides more detail related to micro-climate, design for solar heating and orientation to sunlight, shelter from prevailing winds, sustainable water management, use of landform/planting and optimising opportunities for maintaining/enhancing biodiversity.
- 6.7.12 **Signs and advertisements**
Particularly useful to clarify the local planning authority's expectations in different circumstances for high quality design standards.
- 6.8 **Technical Advice Note 15 – Development and Flood Risk 2004**
- 6.8.1 With the increased effects of climate change and the fact that the vast majority of the population of Conwy resides along the coastal areas, TAN15 holds significant relevance to future development in the Plan Area.
- 6.8.2 Fluvial and coastal flooding can place lives at risk, create personal trauma and cause significant damage to property causing severe disruptions to infrastructure, business and commerce, often at a huge financial cost.

Development should generally be guided away from zone C, particularly where that development is considered as highly vulnerable development, such as housing and public buildings.

6.8.3 Development in zone C should only be permitted where it has passed the required justification test outlined in section 6 of TAN15. Development in such areas will therefore only be permitted where:

- Its location in zone C is necessary to assist, or be part of, a local authority regeneration initiative or a local authority strategy required to sustain an existing settlement; or,
- Its location in zone C is necessary to contribute to key employment objectives supported by the local authority, and other key partners, to sustain an existing settlement or region;
- It concurs with the aims of Planning Policy Wales (PPW) and meets the definition of previously developed land (PPW fig 4.1); and,
- The potential consequences of a flooding event for the particular type of development have been considered, and in terms of the criteria contained in sections 5 and 7 and appendix 1 found to be acceptable.

6.8.4 In the case of the undefended flood zone (C2), highly vulnerable development such as housing is not permitted at all.

6.8.5 In conclusion, development should generally be guided away from areas at risk from flooding, particularly highly vulnerable development in zone C. In Conwy, many areas are at risk from both coastal and fluvial flooding and it is important to consider this in the context of future plan allocations and general development policies.

6.9 **Technical Advice Note 22- Planning for Sustainable Buildings 2010**

6.9.1 This TAN sets out expectations for most new applications for residential and non-residential development (above a threshold) to achieve a minimum sustainable building standard, and within that standard a minimum carbon emission level;

	National Planning Policy on Planning for Sustainable Buildings (Summary)
A minimum sustainable building standard	Expecting a minimum level of sustainability within a prescribed sustainable building standard. For residential proposals this is the Code for Sustainable Homes. For non-residential proposals, this is the Building Research Establishment Environmental Assessment Method (“BREEAM”) or an equivalent quality assured scheme.
A minimum carbon emission level	Through the sustainable building standard (above). Expecting a minimum number of credits to be obtained under the Energy/CO ₂ category which relates directly to carbon emissions.

6.9.2 The planning for sustainable buildings national planning policy uses two well-known and established sustainable building standards of assessment. These are as follows:

- For residential proposals the Code for Sustainable Homes (‘the Code’) has been adopted by the Assembly Government as the preferred tool to assess the sustainability of new homes in Wales.
- For non-residential proposals, the Building Research Establishment Environmental Assessment Method (“BREEAM”) or an equivalent quality assured scheme is to be used.

6.9.3 Each site should be considered for its individual potential to meet the minimum standard expected and propose design solutions that will help deliver these or higher standards.

6.9.4 It is the Assembly Government’s aspiration that in the future all new buildings achieve a zero carbon standard;

Passive design		
Passive solar heating	Passive cooling	Natural lighting
Building orientation and internal layout	Minimise direct sun exposure and heat absorption (in summer months)	Maximise natural light

Window size and location	Natural ventilation to allow cool air to enter the building and hot air to escape	Special glazing and automated control
Appropriate thermal mass to moderate temperature extremes	Adequate shading to guard against over-heating	

6.9.5 LPAs will need to be clear about the relationship between local planning policies, which regulate the location, siting, design and impact of development, and building regulations.

6.9.6 Planning authorities should not duplicate national planning policy which sets out minimum expectations on sustainable building standards, but should apply the policy to their local circumstances and explore opportunities to promote the underlying objectives of the policy in moving towards more sustainable and zero carbon buildings in Wales.

6.9.7 Factors in assessing the potential for sustainable building standards on strategic sites:

- Existing landscape and topography features
- The availability of a local district heat network
- An energy/heat load within or adjacent to the site that improves the viability of a local energy system
- An existing or proposed Energy Services Company
- Site provides advantageous conditions for a low and zero carbon energy technology (i.e. wind speed)
- Higher densities and mixed use developments
- The soil type of a site
- Sites at risk of flooding
- The provision of site wide recycling facilities
- A local authority collection system
- Current ecological value of the site
- Accessibility of the site to a public transport network
- Proximity to accessible local amenities
- Other factors which would enable a sustainable building standards to be met on a strategic site.

- 6.9.8 Local requirements for sustainable building standards on strategic sites should;
- Be set out in the LDP, so as to ensure examination by an independent inspector. This is so that standards and requirements are properly consulted on and tested to ensure their ambition reflects local potential and are deliverable;
 - Relate to a strategic site as identified by the local planning authority in the LDP;
 - Be specified in terms of achievement of nationally described sustainable buildings standards (For housing, this the Code for Sustainable Homes);
 - Be specified only in terms of a specific level against a sustainable building standard, and should not seek to identify individual categories or credits that should be met (i.e. energy/CO2);
 - Ensure the requirement is consistent with current and future changes to the Building Regulations, and take these timescales into account when setting higher sustainable building standards;
 - Be consistent with the key objectives of good design;
 - Not set out area-wide policies that include requirements for sustainable building standards, unless sufficient justification can be established.

6.10 **Summary of other Technical Advice Notes (TAN's)**

These documents contain guidance which local authorities are required to adhere to. The objectives of the remaining Technical Advice Notes are summarised below:

6.10.1 **TAN 1: Joint Housing Land Availability Studies (2006)**

Requires LPA's to :

- Monitor the provision of market and affordable housing.
- Provide an agreed statement of residential land availability for development planning and control purposes.
- Set out the need for action in situations where an insufficient supply is identified.

6.10.2 **TAN 2: Planning and Affordable Housing (2006)**

- Includes an affordable housing target in the development plan which is based on the housing need identified in the local housing market assessment.

- Indicate how the target will be achieved using identified policy approaches.
- Monitor the provision of affordable housing against the target and where necessary take action to ensure the target is met.

6.10.3 **TAN 3: Simplified Planning Zones (1996)**

- Advises LPAs on the use of Simplified Planning Zones (SPZ) and to assess whether their implementation is desirable. In circumstances where they are deemed desirable, guidance on their use should adhere to that contained within the TAN.

6.10.4 **TAN 4: Retailing and Town Centres (1996)**

- Provides advice on the vitality and viability of the retail industry within the LPAs area, which will assist the preparation of development plans and the potential for further provision.
- Advise on the need for impact assessments for retail developments.
- Provide guidance on changes of use and use classes as detailed in the Town and Country Planning (Use Classes) Order 1987.

6.10.5 **TAN 7: Outdoor Advertisement Control (1996)**

- Provides detailed guidance on the use of advertisements with regards to design, amenity and public safety as well as their use on designated areas, such as conservation areas, and Areas of Special Control of Advertisements.

6.10.6 **TAN 9: Enforcement of Planning Control (1997)**

Provides guidance on the enforcement of planning control and in particular:

- Acceptable development carried out, but unauthorised;
- Unauthorised development acceptable with conditions;
- Unauthorised development acceptable on alternative sites;
- Unauthorised development unacceptable and relocation unfeasible;
- Unauthorised development requires immediate action;
- Unauthorised development by private householders;
- Control over mineral working;
- Control over waste disposal.

6.10.7 **TAN 10: Tree Preservation Orders (1997)**

- Provides guidance on the protection of trees and woodlands through the use of Tree Preservation Orders (TPO), the scope of TPOs and the use of conditions to ensure adequate provision of trees, where suitable, in planning permissions.

6.10.8 **TAN 11: Noise (1997)**

- Provides advice on how the planning system can be used to minimise the adverse impacts of noise without placing unreasonable restrictions on development.
- The development plan should take into account developments likely to generate noise or be exposed to existing noise sources.
- To adopt a corporate approach and ensure cooperation between planning and environmental health departments to consider noise generating developments.
- Noise policies applicable for the whole plan area should be set out in the same way as other general policies. Area specific noise policies should be identified and the relevant boundaries illustrated.

6.10.9 **TAN 13: Tourism (1997 & Draft Revision 2006)**

- Provides guidance on the issue of tourism and the fact that it is subject to change, and the contribution it makes to the Welsh economy, providing employment and bringing benefits to local economies and communities in rural and urban areas.
- Development plans may provide guidance on opportunities for large-scale developments and appropriate facilities via designated areas.

6.10.10 **TAN 14: Coastal Planning (1998)**

- Provides guidance on planning issues within the coastal zone, including the effects of development proposals, nature and landscape conservation and recreation.
- LPAs should undertake, in consultation with the Countryside Council for Wales (CCW) and the Environment Agency, an assessment of coastal physical and biological conditions concentrating on risk, sediment budgets and sensitivity issues.

6.10.11 **TAN 16: Sport, Recreation and Open Space (2009)**

- Provides advice about the changing patterns of participation and facilities needed for sport and recreation for local planning authorities, other organisations and individuals.
- LPAs should adopt standards for recreational provision and protect sites with recreational or amenity value where there is a deficiency in accessible open space in a particular area.
- LPAs should undertake local assessments of need and an audit of existing open space provision, which should then inform LDP policies. The Rights of Way Improvement Plan, which each authority is required to produce under the provisions of the Countryside and Rights of Way Act 2000, should include an assessment of need and an audit of available supply.

6.10.12 **TAN 17: Planning and Managing Development (Draft 2007)**

- Provides guidance on submitting planning applications and procedures for determining them.
- The roles of the organisations and individuals in delivering the planning service.
- The use of health impact assessments, environmental impact assessments, access statements and design statements in the planning decision-making process.
- Advice on the appeals process.

6.10.13 **TAN 18: Transport (2007)**

- Development should be carefully guided, reducing the need to travel and promoting good access by walking, cycling and public transport.
- Less polluting transport should be promoted to contribute to environmental improvements.
- Aims of developing an integrated transport policy.
- Promote accessibility through improved public transport and the consideration of interchange sites and park and ride schemes.
- Consider the needs of walkers and cyclists in all developments. Transport policies should be integrated with policies for protecting and enhancing green spaces, strategies for road safety and policies for safeguarding of lines and routes in urban and rural areas for walkers, cyclists and horse riders.

- Maximum car parking standards should be used at a regional and local level to apply a suitable degree of demand management. Turning minimum standards into maximum standards will not always be appropriate. Therefore, evidence based on the likely effects of different parking levels for each land use should be considered.

6.10.14 **TAN 19: Telecommunications (2002)**

Development plan policies should take account of:

- The Assembly Government's overall policy approach to planning for telecommunications development, set out in Chapter 12 of PPW.
- The requirements of the Telecommunications Act 1984.
- The need to minimise the impact of development, and in particular the need to protect the best and most sensitive environments.
- The limitations imposed by the nature of the telecommunications network and the technology.
- The results of early consultation between planning authorities and telecommunications operators to enable the requirements of telecommunication networks and routing and phasing and network development to be taken into account.

6.10.15 **TAN 20: The Welsh Language (2000) and Draft Revision: Planning & the Welsh Language (2011)**

The TAN explains how the Welsh language should be taken into consideration when preparing development plans and making decisions on planning applications. The draft TAN, which follows from the 'One Wales' commitment to review and reissue the 2000 TAN states:

- One of the key issues that LDP's need to address is how the land use planning system can be used to support the use of the Welsh language and sustainability of Welsh language communities,
- The Draft TAN proposes that Welsh Language Impact Assessments should form part of the LDP sustainability appraisal but that planning policies should not seek to control housing occupancy on linguistic grounds.

6.10.16 **TAN 21: Waste (2001)**

The planning system should:

- Provide a planning framework, which enables adequate provision to be made for waste resource management facilities to meet the needs of society for the re-use, recovery and disposal of waste.
- Help meet the needs of business and encourage competitiveness.
- Encourage sensitive waste management, enhance the overall quality of the environment and avoid risks to human health.
- Have regard to the need to protect areas of designated landscape and nature conservation value from inappropriate development.
- Have regard to the need to protect the amenity of the community and of land uses and users affected by existing or proposed waste management facilities.
- Minimise adverse environmental impacts resulting from the handling, processing, transport and disposal of waste.
- Consider what new facilities may be needed, in the light of waste forecasts.
- Ensure that opportunities for incorporating re-use/recycling facilities in new developments are properly considered.

6.10.17 **MTAN (Wales) 1: Aggregates (2004)**

- The overarching objective is to ensure that supply is managed in a sustainable way so that the best balance between environmental, economic and social considerations is struck, while making sure that the environmental and amenity impacts of any necessary extraction are kept to a level that avoids causing demonstrable harm to interests of acknowledged importance.

Aggregates should be provided in a sustainable way to meet society's needs for construction materials in line with the following objectives:

- Maximising the use of secondary and recycled materials and mineral waste where practicable.
- Ensuring planning permissions for future primary extraction are essential and properly planned for in accord with the Regional Technical Statement.
- Eliminating over the next 5 years any likelihood of future primary aggregate extraction at historically obsolete and long dormant sites.
- Protect areas of importance.

- Reduce the impact of aggregates production.
- Consider restoration and aftercare.
- Efficiency of use/recycling.

6.11 **The Wales Transport Strategy**

6.11.1 The new Transport (Wales) Act 2006 and the Railways Act 2005 have given the Assembly Government more powers to plan and improve our transport system. Amongst the most important changes is the requirement to produce a Wales Transport Strategy, new powers to promote regional transport planning, and direct control of local and regional rail services in Wales.

6.11.2 The Wales Transport Strategy has three themes: the first is to achieve a more effective and efficient transport system; the second is to achieve greater use of the more sustainable and healthy forms of travel; and the third is to minimise the need to travel. Within these themes, the Strategy aims to maximise the contribution transport can make to a series of intended outcomes. The intended outcomes have been grouped under the three elements of sustainability (social, economic and environmental) and they are grouped with a set of key messages which have been formulated to take the outcomes forward.

6.11.3 The social outcomes are as follows:

- improving access to healthcare;
- improving access to education and lifelong learning;
- improving access to shopping and leisure facilities;
- encouraging healthy lifestyles;
- improving the actual and perceived safety of travel; and,
- improve access to employment opportunities.

6.11.4 The economic outcomes are as follows:

- improving connectivity within Wales and internationally;
- improving the efficient, reliable and sustainable movement of people;
- improving the efficient, reliable and sustainable movement of freight;
- improving access to key visitor attractions; and,

- increasing the use of more sustainable materials in our country's transport assets and infrastructure.

6.11.5 The environmental outcomes are as follows:

- reducing the contribution of transport on greenhouse gas emission;
- adapt to the impacts of climate change;
- reduce the contribution of transport to air pollution and other harmful emissions;
- improve the positive impact of transport on the local environment;
- improve the effect of transport on our heritage; and,
- improve the impact of transport on biodiversity.

6.11.6 The plan also identifies five key priority areas based on the One Wales document. They are:

- reducing greenhouse gas emissions and other environmental impacts from transport;
- integrating local transport;
- improving access between key settlements and sites;
- enhancing international connectivity; and,
- increasing safety and security.

6.11.7 These outcomes have been developed in accordance with the Assembly's wider policy agenda of integrating transport with spatial planning, economic development, education, health, social services, environment and tourism. Arising from the priority areas are a series of key actions. In short, the Wales Transport Strategy has been designed to take forward the Assembly's transport agenda and to develop a sustainable and integrated transport system across Wales.

6.12 **Walking and Cycling Strategy for Wales**

6.12.1 Published in 2003 by the Welsh Assembly Government, this strategy aims to encourage the use of walking and cycling as environmentally friendly methods of making local journeys. This clearly crosses over into other planning areas such as climate change and transport as the onus is clearer than ever to reduce car dependency and thus provide more environmental and health benefits.

- 6.12.2 The vision of the Assembly is that ‘in increasing levels of walking and cycling, we improve the health of the population of Wales and we change the way in which children experience their environment, giving them safe space to play, explore and meet each other. Our children are the future of Wales. Changing their attitudes to how they move around their environment must be at the hearts of our efforts to bring about a more sustainable society.’
- 6.12.3 The strategy has a clear aim to increase levels of walking and cycling through the effective provision of facilities.
- 6.12.4 The importance of adopting parking standards within development plans for cycles as well as motor vehicles is also expressed. Emphasis is placed on the provision of cycle parking for both employees and visitors to commercial premises.
- 6.12.5 Travel plan implementation should be tied into all major developments. Where appropriate, shower and changing facilities, as well as cycle parking should also be implemented.
- 6.12.6 Green space and disused railway lines to be protected in order to provide opportunities for walkers, cyclists, and where appropriate, horse riders.
- 6.12.7 In short, the strategy aims to halt the decline in walking and cycling and to increase their role in how we travel in Wales. This can be encouraged through the provision of facilities for walkers and cyclists and also through the provision of facilities incorporated into major development proposals.
- 6.13 **Rural Development Plan for Wales 2007-2013**
- 6.13.1 This document has been written by the Welsh Assembly Government in response to requirements outlined by the European Commission. The Plan aims to provide a framework that will strengthen farming and forestry industries in Wales, maintain and protect environmental and rural heritage and improve economic competitiveness in rural areas.

- 6.13.2 The EC has developed four main objectives that are the basis of this plan:
- Increasing competitiveness of the agricultural sector.
 - Enhancing the environment and countryside.
 - Improving quality of life in rural areas and promoting diversification of economic activities.
 - Enhancing the use of the Leader approach, which provides a bottom up, community driven approach using local partnerships.
- 6.13.3 In terms of land use planning in Conwy; the plan is not geared towards a planning framework for specific parts of Wales, but rather sets out the approach for Wales as a whole. The plan contains a SWOT analysis listing the strengths, weaknesses, opportunities and threats facing rural Wales at present. The following lists the opportunities that can potentially benefit rural Wales in terms of land use planning:
- Developing green, sustainable tourism and niche markets.
 - Developing the environmental tourism sector.
 - Development of a sustainable transport network and increasing use of community transport.
 - Maximising the growth potential of cultural and linguistic industries.
 - Diversification of the economy into service and other sector industries.
 - Encouraging and supporting the development of businesses.
 - Exploiting opportunities for renewable energy development and recycling.
 - Develop tourism base through short breaks and activity holidays.
- 6.13.4 These opportunities are seen as ways in which the rural economy can be improved, which in turn has the effect of improving the stability and quality of life in rural Wales.
- 6.14 **Wise About Waste: The National Waste Strategy for Wales 2002**
- 6.14.1 This Welsh Assembly Government strategy sets the direction for developing sustainable waste management in Wales in order to reduce current over-reliance on landfill. This document replaces the joint England and Wales Waste Strategy 2000 and is strongly linked with the Assembly Government's overarching sustainable development scheme presented in 'Learning to Live Differently'. It draws upon the expertise of a number of stakeholders involved in

the production and management of waste including industrial bodies, the voluntary sector, specialist bodies and academia.

6.14.2 The strategy outlines a number of primary and secondary targets in order to help reduce the 4 million tonnes of waste put to landfill every year and improve upon the 7% of municipal waste recycled. The primary targets are as follows:

- Public bodies to achieve a reduction in waste produced equivalent to at least 10% of the 1998 arisings figure by 2010.
- Local authorities to achieve at least 40% recycling/composting with a minimum of 15% composting (with only compost derived from source segregated materials counting) and 15% recycling by 2009/10 and beyond.
- All civic amenity sites should have facilities to receive and store, prior to proper disposal, bonded asbestos sheets. All sites should also have facilities for receiving and storing, prior to recycling, oils, paints, solvents and fluorescent light bulbs by 2003/04.

6.14.3 The secondary targets are as follows:

- Waste arisings per household by 2009/10 and beyond should be no greater than those for Wales in 1997/98.
- Waste arisings per person should be less than 300kg per annum by 2020
- Businesses to achieve a reduction in waste produced equivalent to at least 10% of the 1997/98 arisings figure by 2010.
- By 2010, to reduce the amount of industrial and commercial waste sent to landfill to less than 80% of that landfilled in 1998.
- By 2010, to reduce the amount of biodegradable industrial and commercial waste sent to landfill to less than 80% of that landfilled in 1998.
- By 2010, to reduce the amount of hazardous waste generated by at least 20% of that generated in 2000.

6.14.4 The document states that £68.5 million is to be made available for the period 2001 – 2005 to assist local authorities to meet the targets set out in the strategy. The Welsh Assembly is also working in partnership with a number of stakeholders including the Wales Community Sector Recycling Network and the Welsh Local Government Association in order to find practical ways to exceed the 40% recycling target of 2010.

6.14.5 One of the key aims of the strategy is to raise awareness of waste issues amongst businesses and residents. A Business and Environment Strategy will be developed to co-ordinate general environmental support for businesses. However, businesses are encouraged to contribute to the waste strategy by adopting a similar approach to the waste strategy. Manufacturers are encouraged to:

- embrace eco-design to make products last longer and easier to recycle;
- consider the potential for re-use, take-back and refurbishment schemes particularly for packaging and leasing;
- use secondary instead of virgin materials;
- provide information, consistent with the Green Claims Code to enable consumer choice;
- take early action over forthcoming EC Directives (e.g. for end of life vehicles, waste electrical and electronic equipment and biowastes); and,
- invest in green products likely to represent a future growth sector.

6.14.6 All business are encouraged to:

- identify waste arisings; and,
- achieve the waste (including hazardous) minimisation and landfill reduction targets.

6.14.7 Retailers are encouraged to:

- support take-back schemes;
- support products with a high-recycled content, perhaps rewarding consumers of these products with higher loyalty scheme points;
- support eco-labelling; and,
- ensure packaging and other wastes are minimised and recovered as much as possible.

6.14.8 The general public can contribute to the aims of the waste strategy in a number of ways:

- Purchasing products:
 - with minimum packaging;
 - in re-usable containers;

- with a high recycled content;
- that can be recycled or composted easily; and,
- that generates less waste and less harmful waste when disposed of.
- Waste producers:
 - re-use items such as supermarket bags;
 - give clothing items to charity shops;
 - home composting; and,
 - participate in kerbside recycling schemes.
- Residents:
 - accept that more local waste management facilities will be needed both to gain potential social and economic benefits and to dispose of residual waste in the most environmentally sound way; and,
 - help to keep the neighbourhood clear of litter and flytipping.

6.14.9 To summarise, the national waste strategy is concerned with the high levels of waste produced and sent to landfill, whilst recycling levels remain relatively low. A number of primary and secondary targets have been developed to ensure that these issues are addressed through promoting change and awareness in the various sectors of the community. Wise About Waste is still relevant, except where policies, targets and actions have been specifically updated.

6.15 **Towards Zero Waste 'One Wales: One Planet' 2010**

6.15.1 'Towards Zero Waste', is the new overarching waste strategy document for Wales and sets out how the Welsh Government aims to build upon the successes achieved through Wise About Waste. It sets out a long term framework for resource efficiency and waste management up to 2050 and also details our high level policies, targets and principles. These include;

- Protection of human health and the environment where waste management must be carried out without endangering human health and without harming the environment.
- The waste hierarchy which is based around the principle of 'reduce, re-use, recycle'. This means reducing the amount of waste generated overall, re-using what can be and recycling the remaining waste so that it can be used again. After this the least favourable options are the recovery of energy and finally the disposal of waste and not re-using it at all.

- The Proximity principle within the requirement for member states to establish an integrated and adequate network of waste disposal installations and of installations for the recovery of mixed municipal waste collected from private households. This also covers such waste from other producers, taking into account best available techniques.

6.15.2 To achieve one Wales: one planet levels by 2050 we need to reduce our waste arisings across all sectors by around 1.5% each year from now to 2050.

6.15.3 By 2025, we will have made a significant reduction in waste (27%), and will manage any waste that is produced in a way that makes the most of our valuable resources.

6.15.4 As a minimum, the impact of waste in Wales will be reduced to within the environmental limits which are defined as ‘one Wales: one planet’ levels of waste, roughly 65% less waste than produced now.

6.15.5 To reduce Wales’ greenhouse gas emissions and make the most of our valuable resources we need to divert waste from landfill. The best way to treat most wastes diverted from landfill is for them to be recycled. In particular, diverting food waste to anaerobic digestion, and waste paper, card and metals from landfill sites to recycling will have the greatest benefits. Landfilling of all wastes will be phased out as far as possible in the period up to 2025.

6.15.6 Targets and priorities for reuse, recycling and landfill reduction;

Commercial and Industrial Waste	2015/16	2019/20	2024/25
Commercial waste recycled	57%	67%	70%
Industrial waste recycled	63%	67%	70%

Construction and Demolition Waste	2015/16	2019/20
The preparing for reuse, recycling and other material recovery, including backfilling operations using waste to substitute other materials, of non-hazardous construction and demolition waste excluding naturally occurring material defined in	-	Increased to a minimum of 90% by weight.

category 17 05 04 in the list of waste shall be increased to a minimum of 70% by weight.		
--	--	--

Municipal Waste collected by local authorities	09/10	12/13	15/16	19/20	24/25
Minimum levels of preparing for reuse and recycling / composting (or AD) for municipal waste.	40%	52%	58%	64%	70%
Minimum proportion of preparing for reuse/recycling/composting that must come from source separation.	80%	80%	80%	80%	80%
Maximum level of landfill of municipal waste.	-	-	-	10%	5%
Maximum level of energy from waste of municipal waste for individual local authorities.	-	-	42%	36%	30%
Minimum levels of preparing for reuse (excluding WEEE).	-	0.4%	0.6%	0.8%	1.0%

6.16 **Welsh Coastal Tourism Strategy (September 2008)**

- 6.16.1 The Coastal Tourism Strategy is identified as one of the key national actions within the Wales Spatial Plan. The purpose of the Coastal Tourism Strategy, produced by WAG, is to identify a clear way forward for the development of coastal tourism, building upon its economic potential whilst respecting its environmental quality and recognising the importance of achieving community benefits. The strategy provides spatial guidance for the future allocation of funds to support coastal tourism in the regions of Wales through the Spatial Plan.
- 6.16.2 Coastal tourism is worth around £850 million – a quarter of the total tourism spend in Wales. The vast majority of coastal tourism is for leisure and holiday purposes although places such as Llandudno also attract business and conference tourism.
- 6.16.3 It is apparent that holiday trends have changed over the last 15 years or so with a decline in the number of trips and nights spent by UK visitors overall on the Welsh coast. The seaside share of the UK holiday market in Wales has fallen 61% in 1991 to 41% in 2006. The number of long holidays taken at the Welsh seaside declined in number from over 2.7 million in 1991 to 1.76 million in 2006. This decline, however, has been off set by a growth in short breaks which rose from a low point of less than 1 million in 1993 to a high of over 2.2 million in 2006.(around 2 million nights).

6.16.4 Successful coastal tourism in Wales faces a number of challenging issues in order to allow the sector to respond to changes in demand. These include the seasonality of employment, a high number of elderly residents, poor tourism infrastructure, a need for an improvement in the quality of self-serviced accommodation offered, accessibility to some resorts (particularly those in West Wales) and coastal erosion and climate change issues.

6.16.5 The vision of the Welsh Coastal Tourism Strategy has therefore been developed with these issues in mind and is as follows:

‘An integrated year round coastal tourism industry, based on an outstanding natural environment and a quality tourism product that exceeds visitor expectations, whilst bringing economic, social, cultural and environmental benefits to coastal communities.’

6.16.6 A number of strategic aims and key outcomes have also been identified to assist in moving towards the delivery of the vision. The key outcomes include the following:

- The decline in coastal tourism trips and nights is halted and reversed.
- Tourism supports more full time jobs on the coast.
- The coastal tourism season is extended.
- The Welsh coastal tourism offer appeals increasingly to the under 25 age group and AB socio economic groups.
- Wales is the leading UK water sports destination for the family and multi activity holidaymaker.
- The coast offers a more diverse tourism accommodation base that is meeting visitor needs.
- Local communities are involved in developing tourism in their area.
- Increasing numbers of visitors travel to and along the Welsh coast by sustainable means.
- There is an increase in the number of Welsh residents participating in outdoor coastal activities.
- Welsh coastal waters have the highest standards of water quality in the UK.

6.16.7 The strategy is then split into a number of themes in order to meet the aims and objectives identified.

6.16.8 **Coastal towns and resorts** such as Colwyn Bay and Llandudno have been identified where the local economy is dominated by tourism. Although Llandudno has been identified as a leading resort, there are many others which are suffering from a run-down appearance due to a lack of investment. The key recommendations are as follows:

- Towns and resorts should seek to strengthen their attractiveness for tourism by developing appropriate opportunities to provide land and water-based recreation facilities and nature watching activities which meet changing market demands.
- Resort regeneration programmes are undertaken which seek to diversify and strengthen the resort economy while adding value to tourism activity. Such programmes will involve partnership between the public, private voluntary sectors.
- Local communities are involved in identifying local needs and solutions for regenerating coastal resorts.
- Resorts should be encouraged to prepare and undertake characterisation studies to inform environmental improvement schemes for key areas to increase their attractiveness for visitors and residents.
- Resort beaches, where water quality meets relevant standards, are managed so as to enable them to meet existing, and where possible, future blue flag requirements.
- Changes in the accommodation stock in and around resorts should be encouraged to meet changing demands in the tourism market, involving improvements to existing stock, new provision and conversion of redundant premises to other viable uses.
- Innovative local transport schemes are identified to reduce seasonal congestion and the use of the car within resorts and other coastal towns.
- The accommodation sector is encouraged to network with coastal activity providers.
- Mechanisms are established for exchanging best practice between coastal towns and resorts.

- The heritage tourism sector seeks to improve existing attractions and to make connections between them, creating new attractions only when there is proven business need.

6.16.9 **The Rural coast** comprises rural towns and villages on the coast which are recognised for the quality of the coastal environment, including their biodiversity, the opportunities for land and water-based recreation and for their serenity. Conwy is used as an example of such locations with notable attractions including its status as a World Heritage Site, the various activities provided by the waterfront and the availability of a wide variety of holiday accommodation. The key recommendations are as follows:

- Innovative public transport initiatives should be promoted and developed to provide opportunities for visitors to visit the coast without using their cars.
- The development of new and appropriate tourism accommodation is encouraged, in support of the proposals along the rural coast.

6.16.10 In terms of coastal activities, there is considerable variation in volumes of participation, demand trends and spending for activities around the coast of Wales. By far the largest demand is for walking, (69% participating whilst on holiday). Adventure (8%), sailing (5%), sea angling (6%) and wildlife watching (5%) have 'medium' levels of participation. Other activities include golf (3%) and cycling (4%).

The key recommendations are as follows:

- Supply and quality of facilities for land and water recreation are improved where appropriate and subject to the environmental capacities of the area.
- The economic benefits of the All Wales Coastal Path are maximised by linking the path to local attractions and local communities (links and loops).
- Wildlife tourism along the coast of Wales is further developed and promoted subject to there being no adverse impact on wildlife or nature conservation.
- Marina capacity is expanded where such development satisfies an agreed range of criteria outlined in the strategy.
- A network of visiting berths is provided around the coast and promoted as a cruising opportunity where such development is appropriate and subject to the environmental capacities of the site/area.

6.16.11 **Coastal culture and coastal management** are also key issues in the promotion of coastal tourism in Wales. The key recommendations are as follows:

- Local food products including fish and shellfish are promoted to visitors as part of the coastal tourism experience and initiatives developed in line with the Assembly Government's Food Tourism Action Plan.
- The benefits of coastal events are maximised through the development and implementation of a co-ordinated events programme,
- There is improved integration and co-ordination of activities between the key organisations involved in promoting coastal heritage.
- The highest standards with regard to facilities, information, accommodation and disabled access are achieved.
- Tourism considerations are incorporated into coastal flood risk management where coastal protection is appropriate.
- Obtain a fuller understanding of the potential effects of climate change on coastal tourism and the adaptation measures that will be required.

6.16.12 The development of these key recommendations has been done with the work of the Wales Spatial Plan Area Groups in mind. Conwy lies within three of the identified areas, being North West, North East, and Central Wales. However the coastal areas of the Central Wales zone lie outside of Conwy and are therefore irrelevant. In the North West area a need to diversify local economies has been identified along with improvements to local transport schemes to reduce seasonal congestion. In Llandudno especially, there is potential to enhance conference tourism facilities whilst Foryd harbour is also recognised as an opportunity for further berths.

6.17 **Wales Coastal Access Improvement Programme**

6.17.1 The Wales Coastal Access Improvement Programme runs from 2007 to 2013 and seeks to improve and promote public access on foot, on horseback and by bicycle to the coastline. There are three main purposes:

- To encourage and enable the public to enjoy the coastline of Wales.
- To encourage and enable more to enjoy physical recreation at the coast.
- To make coastal access a 'flagship' tourism product.

6.17.2 The Programme is split into two areas: the Wales Coastal Path and the Wales Coastal Zone. It is hoped that the Wales Coastal Path will be open in 2012. In Conwy, it is likely that it will be based on the North Wales Path where possible. The Wales Coastal Zone is defined as the land extending two kilometres inland from the coast. The Programme seeks to link this zone to the coast, settlements, services, points of interest and the Wales Coastal Path and to create circular walks or rides.

6.18 **Environment Strategy for Wales**

6.18.1 In 2006, the Welsh Assembly Government produced the Environment Strategy for Wales. This is a long-term strategy, which will take Wales through to 2026. The purpose of the report is to provide “the framework within which to achieve an environment which is clean, healthy, biologically diverse and valued by the people of Wales”. By 2026, the strategy aims to see a “Welsh environment thriving and contributing to the economic and social wellbeing and health of all of the people of Wales”. Emphasis is placed on the need to manage environmental pressures better and address new challenges that have arisen, such as climate change.

6.18.2 There are several challenges faced by the environment today:

- climate change;
- unsustainable resource use;
- degraded ecosystems;
- loss of biodiversity;
- loss of landscape and heritage quality and distinctiveness;
- poor quality local environments; and,
- environmental hazards.

6.18.3 The Strategy also outlines several priorities in order to tackle these challenges:

- minimise greenhouse gas emissions in Wales and adapt to climate change;
- conserve and enhance biodiversity;
- monitor and regulate environmental hazards;
- tackle unsustainable practices, e.g. waste production and disposing of it; and,

- conserve and enhance land and sea, built environment, natural resources and heritage, and to ensure that they are developed and used in a sustainable way.

6.18.4 In order for the above challenges to be combated successfully, an integrated approach is required. This is at both the regional and local level. It is stated that Local Development Plans have a “key role... in making the Environment Strategy a reality at local level”. This can be achieved through putting sustainable development into practice and integrating environmental, social and economic impacts at all levels of decision making. To ensure integration, there will be a Sustainability Appraisal of Local Development Plans.

6.18.5 The Strategy also highlights four key resource issues:

- materials consumption and waste;
- water;
- soils; and,
- minerals and aggregates.

6.18.6 The Strategy outlines that the Local Development Plan has a key role in ensuring the following:

- the allocation of sites for dealing with waste;
- that soil grading is taken into consideration when land allocations take place, so that the higher quality land is conserved; and,
- that mineral and aggregate extraction is sustainable.

6.18.7 The Local Development Plan also has a role to play in ensuring that all communities have a higher level of environmental quality. Regarding the built environment in particular, there is a need for efficient land use, including appropriate density of development, respecting local distinctiveness and historic character and providing access to green space, recreation areas and retain biodiversity.

6.18.8 Land use planning is also responsible for maximising economic, social and environmental benefits of developments and minimising the amount of energy

wasted through light pollution for example. It should also seek to minimise the risks held by pollution and other environmental hazards.

6.18.9 The planning system is one of several key parts in ensuring objectives set out in the Strategy are achieved. This is mainly through land use planning and ensuring that the Local Development Plan deals effectively with the issues mentioned above.

6.19 **The Strategy for Older People in Wales 2008-2013**

6.19.1 This is the second phase of a ten year strategy, which will 'focus on the importance of taking into account older people in all policy areas'. The strategy focuses on four main themes:

- Valuing older people – maintaining and developing engagement.
- Changing society – the economic status and contribution of older people.
- Well being and independence.
- Making it happen – implementation.

6.19.2 Within the four themes are strategic aims. Those most relevant to the LDP are to plan a sense of community so that older people can find their way around their local environment, to increase economic activity in the over 50 age group and to increase the housing options for those over 50.

7. Regional plans and strategies

7.1 **North Wales Regional Planning Guidance 2002**

7.1.1 North Wales Regional Planning Guidance is the first such attempt to establish a planning document common to all of the regions in North Wales. Adopted in October 2002, the guidance is a platform on which all of the authorities in North Wales can have a shared vision in which to address their interconnected planning issues.

7.1.2 The overall vision of the Regional Planning Guidance for North Wales states that 'the fundamental aim is to develop the region's assets and to spread economic growth and its benefits throughout the Region within the context of sustainable development.'

- 7.1.3 In terms of the environment, the strategy is concerned with focusing development away from environmentally sensitive areas. Where development is to occur in these areas, policies should be in place whereby the environment is taken into consideration via sensitive landscaping schemes.
- 7.1.4 The use of Brownfield sites is to be encouraged and development should be directed away from the most sensitive areas.
- 7.1.5 Economic objectives are based on improving links across the region as a whole and building upon the established road links from Ireland across North Wales and into England. Regional Employment Sites should be identified as potential sites for large-scale inward investment. Diversification in rural areas is seen as an important factor in order to maximise the potential of the rural economy.
- 7.1.6 The tourism sector has been identified as a key sector in the Plan Area but also as a lagging one. The changing demands for tourism are highlighted and the need for the tourism sector to adapt to the new trend for individual activities as well as encouraging rural diversification needs to be reflected by planning policy.
- 7.1.7 Key economic centres have been identified across the region in a similar manner to the Wales Spatial Plan. Established places such as Llandudno are recognised for their importance in reducing the need to travel. Other centres are also seen as key for retail and other commercial developments in order to boost local productivity and encourage sustainable development.
- 7.1.8 Housing policies need to ensure that the current housing stock is used to its full potential as well as derelict and under-used sites. Housing allocations in the LDP need to reflect other objectives including the need to locate future housing growth in areas served by transport links and community facilities, which contribute to the overall objective of thriving communities. Additional housing in rural areas can help rural communities to flourish, although care needs to be taken to ensure that the character of the rural areas is maintained.

- 7.1.9 Land use and transport policies need to be coordinated to reduce the use of cars and promote sustainable transport. However the guidance recognises the importance of the car in rural areas, which should be reflected by policy.
- 7.1.10 Land use allocations for transport to provide opportunities for alternative modes of transport are needed in order to improve sustainability. Provision also needs to be made for infrastructure, taking advantage of the transport corridor across North Wales as well as recognising the importance of the ports at Holyhead and Mostyn. Development plans should also facilitate the spread of digital communications to reinforce the economic attractions of the area and to reduce the need to travel.
- 7.1.11 The use of non-renewable energy sources needs to decrease in tandem with an increase in renewable energy sources. An overall reduction in the amount of energy that is consumed also needs to occur through promoting energy efficiency. The development plan should include policies that facilitate the appropriate provision of renewable energy schemes. The amount of waste also needs to be reduced as landfill sites near capacity. The emphasis should be on the reduction in waste production and the increase in the re-use and recycling of waste, reducing the amount of waste going to landfill.
- 7.1.12 Appendix 1 of North Wales Regional Planning Guidance concerns population and household projections for North Wales whereby consultants were commissioned in 2000 by the North Wales local authorities to provide population projections. The population figures for Conwy show an expected increase from 110,595 in 1996 to 116,589 in 2006 to 121,749 in 2016. The accompanying statistics for projected household figures show an expected increase from 47,652 in 1996 to 51,487 in 2006 to 55,567 in 2016. In terms of population projections, the percentage increase from 1996 to 2006 is 5.42% and 4.43% from 2006 to 2016 whilst the percentage increase for the number of households from 1996 to 2006 is 8.05% and 7.92% from 2006 to 2016. Relatively high rates of growth are projected for both population and household numbers, although the rate of growth decreases for the ten years up to 2016. The higher growth rate for household numbers is likely to have an impact on housing pressures, although it should be noted that this information was commissioned in 2000 and

the accuracy of this information should be taken into account. The Council will produce a Background Paper concerning Population and Household Projections that will accompany the LDP and be informed by the 2008 based population projections and the work of the North Wales Research Group.

7.1.13 To summarise, the guidance identifies the following main issues:

- improving connectivity between regions through the provision and improvement of key transport corridors and telecommunications;
- protecting the natural and built environment;
- encouraging economic investment and regional employment through the identification of suitable sites;
- strengthening the role of urban and rural communities through the renewal of older communities, the provision of housing across all communities and economic diversification in the coastal resorts, market towns and key villages; and,
- encouraging the use of renewable energy sources reducing the levels of waste going to landfill.

7.2 **North Wales Development Strategy**

7.2.1 This strategy of July 2004 takes a look at the themes that contribute to a region where established and sustainable growth is seen as key to a successful future. Many of the principles are of a similar nature to those contained within the Regeneration Strategy (see paragraph 8.3). The vision of the strategy is a North Wales which will be:

- a technologically advanced and innovative region;
- a region with well-connected and inclusive communities in both rural and urban areas;
- a region with an adaptable and appropriately skilled workforce;
- a region where business and individuals capitalise on the distinct environment to deliver competitive advantage;
- a region where history, language, culture and strength of identity reinforce a unique quality of life; and,
- a region where all stakeholders and agencies work effectively together to a common agenda to deliver shared priorities.

7.2.2 The main emphasis is placed on the growth of new businesses and the idea of entrepreneurship, which needs to be reflected by policies that support small businesses in the region.

7.2.3 The importance of good infrastructure is reiterated through improvements to transport links and maximising the potential of the links across the region from Ireland across to England and into Europe. These are ideas that are reflected in the European Spatial Development Perspective (ESDP) and the Wales Spatial Plan, where Wales has an opportunity to utilise its competitiveness more efficiently.

7.2.4 The 'Prospectus for Prosperity' – An Economic Development & Regeneration Strategic Framework for the County of Conwy 2000 – 2010 has also been assessed in conjunction with the Regeneration Strategy and the North Wales Development Strategy, where the issues and objectives raised were of a similar nature.

7.3 **North Wales Tourism Strategy 2010 - 2015**

7.3.1 The strategy comprises a review of the previous strategy, 'Planning Tomorrow's Tourism Strategy Today', which was produced in 2003. The latest strategy was prepared on behalf of the Tourism Partnership North Wales in order to contribute to a thriving tourism industry in the region. The strategy establishes three main strategic priorities for the tourism sector in North Wales. They are to:

- strengthen the unique sense of place;
- improve the quality of tourism facilities in North Wales; and,
- reduce seasonality across the region.

7.3.2 The vision of the strategy is to build a viable and prosperous tourism industry attracting visitors throughout the year that:

- provides an experience that exceeds visitors' quality expectations;
- celebrates the excellence of the superb North Wales environment;
- takes pride in the unique culture and heritage of North Wales and its people;
- is a major contributor to the local economy and community; and,
- values and invests in the people involved in delivering the strategy.

- 7.3.3 Llandudno, Colwyn Bay and adjoining resorts are recognised as key seaside resorts where tourism development must be strengthened providing a range of short and long-term holiday accommodation.
- 7.3.4 Additional facilities need to be developed for sailing and other quieter water sports and an increased provision for individual events accommodating the increased demand for shorter breaks and the need to reduce seasonality.
- 7.3.5 Abergele, Towyn and Kinmel Bay and adjoining resorts across the boundary, including Rhyl, are also key resorts. The redevelopment of seafront facilities is needed in order to attract a viable number of visitors.
- 7.3.6 The need for a diverse range of facilities is again emphasised with particular attention drawn towards water sports and also encouraging improvements to static caravan and holiday park sites.
- 7.3.7 In the North Wales Borderlands area, the potential for the use of the market towns and small businesses as levers for tourism should be built upon, including the use of business-based tourism uses.
- 7.3.8 In short, in the context of the Plan Area, the emphasis is placed upon;
- strengthening the role of the coastal resorts;
 - encourage diversification in the provision of facilities, particularly the demand for shorter breaks all year round; and,
 - rural market towns have an opportunity to diversify utilising business-based tourism.
- 7.4 **North Wales Regional Waste Plan First Review 2004- 2013**
- 7.4.1 The first North Wales Regional Waste Plan was agreed by the Regional Member Group (made up of seven Unitary Authorities and Snowdonia National Park), endorsed by all Local Planning Authorities in the region and was published in March 2004. Technical Advice Note 21: Waste requires that the plan is reviewed every three years, and so the first review was endorsed in July 2009.

- 7.4.2 The vision of the first review is ‘to provide a land use planning framework for the sustainable management of waste and recovery of resources in North Wales with the following aims:
- Aim A: to minimise adverse impacts on the environment and human health.
 - Aim B: to minimise adverse social and economic impacts and maximise social and economic opportunity.
 - Aim C: to meet the needs of communities and businesses.
 - Aim D: to accord with the legislative requirements, targets, principles and policies set by the European and national policy framework.
- 7.4.3 The plan is set into two main elements: a technology strategy and a spatial strategy. The technology strategy was developed through looking at a wide range of options of different waste management technologies. These options were then subject to various assessments, including Strategic Environmental Assessments, Sustainability Appraisals, Health Impact Assessments and Life Cycle Assessments. Seven preferred options were then identified, which make up the technology strategy.
- 7.4.4 The spatial strategy has estimated the land area required for new waste management facilities / resource management facilities (excluding landfill) in Conwy is in the region of 14.8 to 21.75 hectares. It is considered that existing B2 class employment sites are suitable, as many modern waste management / resource management buildings and their operational impacts are similar to many other modern industrial processes.
- 7.4.5 The spatial strategy also identifies Areas of Search maps, which are for the use of identifying new sites for in-building and open-air facilities. This was completed through using a Sustainability Appraisal process to produce maps. First through to fourth areas of search and exclusion areas are identified. This included broad level strategic data only.
- 7.4.6 The plan was endorsed by Conwy County Borough Council with a proviso that it should be taken into account when preparing the LDP, but should not be used in isolation to determine the location of future waste management facilities, or as a tool to guide development control decisions.

7.4.7 The North Wales Regional Waste Plan 1st Review will be superseded by the Waste Sector Plan for Collections, Infrastructure and Markets which was published for consultation in March 2011 and covers the management of all waste in Wales, detailing outcomes, policies and delivery actions for this sector.

7.5 **North Wales Regional Technical Statement (Aggregates) 2008**

7.5.1 The RTS will seek to:

- Maximise the use of secondary and recycled materials/mineral waste.
- Safeguard land-based minerals which may be needed in the long term.
- Acknowledge where sustainable development can be achieved, extending existing aggregate quarries is likely to be appropriate.
- Where there is new aggregates supply need, they should come from locations of low environmental constraint and take into account transport issues.
- Maintain supply of marine aggregate consistent with the requirements of good environmental practice.

The main purpose is to set out the strategy for the provision of aggregates in North Wales until 2021.

Other matters which may be material as to whether LDPs need to make resource allocations include:

- The capability of one type of material to interchange for another.
- The environmental cost of substitution of one type of material by another
- The relative environmental effects of changing patterns of supply
- Whether production capacity can be maintained to meet the supply

7.5.2 **Resources, Reserves and Environmental Capacity**

There is a need to safeguard resources to protect them against prejudicial development, particularly in the case of sand/gravel, limestone and selective igneous rock outcrops. There is also a need for special treatment of resources of limestone suitable for industrial/non-aggregates purposes.

7.5.3 **Future Demand**

Demand is likely to rise slowly (circa 1-2%) and appears unlikely to breach the 27 Mt levels anticipated by MTAN1. The impact of demand is likely to be strongly influenced by factors in NW England e.g. levels of recycling; marine aggregate landings as well as basic demand. Within the region, the degree of substitution by waste slate aggregate of primary material is a significant consideration.

7.5.4 **Transport**

The region forwards more material by sea than any other; the sea is used for slate waste and rail is used to transport aggregates. Based on first principles and the extent/nature of the markets currently served, it would appear likely that increased use of rail/water would lead to a rise in exports (and thus production) from the region.

7.5.5 **Apportionment**

It is anticipated that primary aggregates need cumulatively would be between 111-123 Mt over the period 2007-2021. This compares with permitted reserves of 260 Mt recorded in 2005 within active/inactive (not dormant) sites. However, permitted reserves and demand are not always matched.

Apportionment includes the need to make provisions to supply rock for 15 and sand/gravel for 12 years (including the 5 year review period for the RTS). In most MPAs, the levels of permitted rock reserves are theoretically sufficient to maintain present levels of production for 20 years.

7.6 **North Wales Regional Transport Plan (September 2009)**

7.6.1 This plan is a strategy for identifying and delivering improvements to the transport system in North Wales over the next 25 years. It is produced by 'Taith', which is a partnership of the six Local Authorities of North Wales. It is set in the context not only of national policies but also the economic and social aspirations and development plans of the six North Wales Local authorities.

7.6.2 The vision for the plan is that: "Taith will deliver safe, sustainable and efficient transport networks to support the economic and social activities of North Wales"

diverse communities and businesses having regard to its strategic European role”. The plan identifies nine regional priorities, consistent with the Wales Transport Strategy:

- **Efficiently meeting North Wales’ diverse transport needs;** Providing a transport network for North Wales that recognises the geographic and social diversity of the region, making best use of the available resources to give efficient movement of both people and freight.
- **Passenger transport profile and performance;** Raising the profile and performance of public transport services in North Wales within an integrated system including trains, high quality fast inter-urban bus and coach services, improved local bus networks and an appropriate mix of services involving smaller vehicles for rural areas.
- **Reducing congestion and journey times;** Resolving congestion and highways access issues.
- **Supporting development;** Supporting the development of towns and other key centres to increase their economic viability and to promote sustainable development and environmental improvement.
- **Safe, efficient, sustainable transport networks;** Maintaining safe, efficient, more sustainable transport networks.
- **Improving rail services for North Wales;** Seeking improvements to all North Wales rail passenger services and facilities.
- **Environmentally-friendly and efficient freight movement;** Implementing road, rail and terminal improvements in conjunction with national and regional agencies and companies.
- **Smart traffic planning and management;** Establishing an integrated North Wales traffic monitoring, information and control network and seeking to promote more sustainable travel behaviour through travel planning and better education in efficient travel choices and driving techniques.
- **Sustainable transport;** Increasing current levels of cycling and walking by residents and visitors.

7.6.3 A number of interventions have been identified to contribute towards achieving the priorities above. Three strategic options have also been identified: the preferred option, best alternative option and do minimum option. The strategic

options consist of regional strategies and programmes of schemes which will be evaluated using the WelTAG tool kit developed for WAG, and against the Strategic Environmental Assessment.

7.7 **North Wales Regional Transport Plan - Public Transport Strategy**

7.7.1 The Taith Public Transport Strategy has now been merged into the North Wales Regional Transport Plan. Public transport covers a broad range of modes, giving rise to diverse issues and solutions. Solutions usually require action by partnerships of various public and private stakeholders, some such partnerships are more active than others. The geography of North Wales also adds to the diversity of the issues with rural and urban areas needing to be covered;

7.7.2 The key issues are set out below:

- Accessibility/Connectivity – particularly in rural areas.
- Access – not all transport and infrastructure meets the requirement of the Disability and Discrimination Act.
- No fixed park and ride sites in the region.
- Limited knowledge of public transport options by the public.
- Uneven service delivery.
- Personal security – unsafe perception.

7.7.3 The Guiding Principles behind the key issues are set out below:

- Access – Access for all members of the community should be equitable, irrespective of method of travel, based on the needs of each client group.
- Disability Discrimination Act (1995) – Need to conform to the spirit of the Disability Discrimination Act.
- Connectivity – All citizens should be offered the maximum range of travel opportunities.
- Integration – Efficient transport solutions demand real seamless integration of services with stable networks and attractive facilities at interchange points.
- Quality of service – Passenger journey times should be predictable and reliable, whilst the overall journey service should be good.
- Information – Accurate information on alternative methods of travel should be easily available to inform travel decision making.

- Easy and transparent payment – the cost of travel should be easily understood, fair and easy to transact.
- Sustainability – Transport solutions should be sustainable in an economic and safe environmental sense.
- Safe Travel – Transport solutions should be safe and secure (fitting in with the safer journeys group’s principles)

7.7.4 Both conventional and innovative solutions are put forward in the North Wales Regional Transport Plan which includes the following;

- Demand Response Transport – Maintaining current service and expansion.
- Rail Equivalent Bus/Coach services for those without rail access.
- Ticketing – Smart and multimodal to build on the existing ticket offering.
- Information provision.
- Making interchange more attractive.
- CCTV to improve personal security.
- Improving physical public transport access.
- Quality contracts and partnerships between local authorities and transport operators.

7.8 **North Wales Regional Transport Plan - Freight Strategy**

7.8.1 North Wales has a key role in delivering the Wales Freight Strategy (WFS) but also has its own specific freight issues. Whilst freight operators work in a deregulated environment the movement of goods particularly on North Wales Roads creates many issues and opportunities for Taith. Key European routes also run through the region which are increasingly important to freight operators and will be covered through the international connectivity component strategy.

7.8.2 The Key issues are set out below:

- Structure of the Industry – Including sharing of commercially sensitive information.
- Emergency Planning – Structures need to be put in place.
- Rural Issues – including hubs, inappropriate vehicles and routing.
- Lack of driver facilities along key routes.
- No Freight Quality Partnerships in place.

- Low rail freight traffic (Only 10% regular freight traffic when compared to South Wales)
- Rail gauge issues along North Wales Mainline.
- Access to key port of Holyhead inadequate.
- Low level of coastal shipping.
- Air freight not publicly available in North Wales (Airbus use own airfield)

7.8.3 The Guiding Principles:

- Stakeholder Partnerships – Involvement of all stakeholders in the development and implementation of specific freight proposals in the North Wales Region.
- Maximising Efficiency of the Freight Network – Taking account of the total capacity of the system and land use policy, an integrated and multimodal solution will deliver a more efficient freight network for North Wales.
- Raising the profile of alternative modes – Promote and create the delivery of potential non-wholly road based solutions.
- Monitoring and understanding – Improve monitoring including trends of all freight flows in and across North Wales.
- Maximising Economic Benefits of Freight – Recognise the potential for further community benefits within a network which caters for strategic and local demand.
- Minimising Environmental impact of freight – Raise the awareness of environmental damage generated by inefficient freight movement including the use of new technologies and alternative modes.
- Resilience – Ensure adequate supply of goods to all communities of North Wales.

7.8.4 An action plan has been developed based upon the Wales Freight Strategy “Steps towards delivery” but in the North Wales context which covers Strategic Issues, Road Freight, Rail Freight, Ports & Shipping, Air Freight and Pipelines. Additional actions have also been developed by Taith which cover Emergency Planning, Rural Issues and Planning Considerations. Consolidation centres, lorry parking and lorry routing are all possible projects for consideration. The action plan will be delivered through partnership working and the formation of a Taith Freight Forum.

7.8.5 To summarise, the LDP will need to take into account the North Wales Regional Transport Plan, with particular consideration towards the Freight strategy contained within it, supporting the movement of Freight and safeguarding existing facilities in Conwy for this purpose.

7.9 **Taith Draft Regional Rail Strategy**

7.9.1 Produced by the 6 constituent authorities in North Wales, this strategy builds on work contained within the Public Transport Strategy and looks at potential improvements in rail services over the next five years.

7.9.2 In terms of rail provision, the strategy sets out the levels of service required in North Wales. The strategy indicates that improvements are needed in services to London, Cardiff, Manchester, Crewe, Birmingham, Chester, Liverpool, the Borderlands line and the Conwy Valley. Improvements to the frequency of rail services and the extension of free concessionary travel will help to improve the availability of rail services which is important in the LDP objective of guiding development towards areas well served by public transport. The strategy also highlights the potential for freight improvements in North Wales, including possible upgrades to the Conwy Valley line.

7.9.3 Integration with bus services is also detailed, with a possible multi-modal, multi-operator zonal ticket providing transport across the region. Key rail/bus interchanges are to be identified providing interchange facilities and timetable information. Future allocations with accessibility to existing and future interchange facilities will reflect sustainability principles.

7.9.4 Overall, the draft strategy is very specific in looking at better-coordinated and integrated transport provision. This will help to improve access to and from the region, whilst improving the future sustainable economic development of the area.

7.10 **Designed for North Wales – A Vision for the Health Community and a Plan for the Major Hospital Services, Consultation Document, April 2006**

7.10.1 This consultation document is the result of a first phase of a major review of health services in North Wales and has been produced by the six Local Health Boards of North Wales and the three corresponding NHS Trusts. Designed for Life is the national strategy for health services through to 2015 and was published by the Welsh Assembly Government in May 2005.

7.10.2 The request for each of the three NHS regions in Wales to review how they currently provide acute care and how those services could be improved to meet changing needs came from the Welsh Assembly Government in May 2005. The document represents the work of a wide range of clinical and other stakeholder groups that met between July 2005 and March 2006.

7.10.3 The Welsh Assembly Government's strategy for healthcare until 2015 is set out in 'Designed for Life'. The definitions of care referred to throughout this document are based on 'Designed for Life' and are as follows:

- Local services – encompass minor injuries, outpatients, routine medicine, rehabilitation, family healthcare, day care and short stay routine surgery.
- Acute services – encompass major planned and emergency services many of which require the support of critical care facilities.
- Tertiary services – these are highly specialist services, including for example neurosurgery and cardiac surgery, many of which are currently delivered for the residents of North Wales in the North West of England.

7.10.4 Acute services requiring a hospital base in North Wales will only be provided from the three main North Wales hospital sites, namely Ysbyty Gwynedd, Ysbyty Glan Clwyd and Wrexham Maelor Hospital supported by the Countess of Chester, Bronglais Hospital and the Robert Jones and Agnes Hunt hospitals. This consolidation will be achieved by the transfer of the small number of acute services currently provided at the three satellite sites (at Llandudno, Abergele and HM Stanley) to one or more of the three major sites.

7.10.5 The buildings on the three major sites will receive investment to eliminate the maintenance problems and make them fit to provide a 21st century service. This

will need to take account of the transport and parking issues, which are always of concern to the public. This investment will commence as soon as possible after the completion of this consultation and should be completed over the next 8 to 10 years.

- 7.10.6 It is proposed that acute medical and coronary care services currently provided on the Llandudno hospital site will transfer to Ysbyty Gwynedd and/or Ysbyty Glan Clwyd. The in patient breast surgery services provided at Llandudno will also transfer to a major site and the hospital will no longer receive unselected medical emergencies. The opportunity to develop the site as a centre of excellence for enhanced rehabilitation services will be explored.
- 7.10.7 It is proposed that orthopaedic services at Abergele will transfer to Ysbyty Glan Clwyd. It is also proposed that ophthalmology and the stroke rehabilitation service will transfer from HM Stanley.
- 7.10.8 In order to continue to provide services that are safe and of the highest quality, further work on more sub specialist services will be carried out. It is anticipated that some services will be consolidated onto one or two sites in North Wales as a result. This has already started, with oral maxillo facial surgery services being consolidated at Glan Clwyd.
- 7.10.9 It may become viable for some tertiary services to be provided in North Wales. These services will therefore be kept under review.
- 7.10.10 The consultation period for this document ended on 26th June 2006. Following this, it was decided that all proposals would go forward except for changes proposed at Llandudno Hospital, which will be subject of an independent review. It has since been announced by the Health Minister, in March 2008 that breast care services are to continue at Llandudno Hospital. This review also announced that Ysbyty Glan Clwyd would be re-built.
- 7.11 **Liverpool Bay Shoreline Management Plan 1999**
- 7.11.1 In 1993, the shoreline of England and Wales was examined, which led to the suitable division of the coastlines into what are now “sub-cells”. One of these is

Sub-cell 11a, which stretches from the Great Ormes Head to Formby Point. It was a requirement set by the Ministry of Agriculture, Fisheries and Food and the Welsh Office (now National Assembly for Wales), to produce shoreline management plans. One of the reasons why, was to inform the statutory planning process and related coastal zone planning. Four main issues were highlighted: coastal processes, natural environment, human and built environment and coastal defence. The study outlines 23 objectives, the following of which are most relevant to the LDP:

- To continue and enhance present coastal process monitoring to provide further data from which the scale and magnitude of policy actions can be defined.
- To provide appropriate standards of coastal defence in relation to the risk of coastal erosion and/or flooding of the low-lying hinterland.
- To minimise the effect that man-made coastal defences have on coastal shoreline developments.
- To sustain and where possible improve the landscape quality of the area, and where appropriate manage visitor pressure so that the environment is protected and people's enjoyment and understanding of it are enhanced.
- To safeguard the character of the main holiday areas and improve or enhance the amenity and recreational value of the shoreline.
- To endeavour to enhance the rural economy (farm diversification, maintenance and improvement of the countryside) wherever possible.
- To ensure that coastal defence structures and works continue to provide adequate access for fisheries activities.

7.11.2 The plan has split the stretch of coastline into a series of Coastal Process Units; three of these units are relevant to the LDP. The first is Ormes Bay, Llandudno, and is defined by the Great Orme and Little Orme. This has been split into three Management Units: Great Ormes Head, Great Ormes Head to Little Ormes Head and Little Ormes Head. The Coastal Defence Policy for Great Orme and Little Orme is 'do-nothing', whilst for the area in-between, it is 'hold-the-line' so that an appropriate level of flood and erosion protection is provided. Relevant issues for this area are the lack of consideration of leisure interests and access within the coastal defences. The maintenance of the toll-road on the Great Orme is also relevant.

- 7.11.3 The second Coastal Process Unit is from Little Orme to Penmaen Head, and is again split into three management units: Little Ormes Head to Rhos Point, Rhos Point to Penrhos College and Penrhos College to Tan Penmaen Head. The defence policy for all three is to 'hold-the-line' and access and consideration of leisure interests are mentioned as issues. The long-term viability of the railway line is mentioned as a key issue.
- 7.11.4 The third Coastal Process Unit stretches from Tan Penmaen Head to the River Clwyd, and is split into five management units. The defence policy on the whole for this section is to 'hold-the-line', with retreat for Llanddulas Embankment to Llanddulas Tip and possible retreat for Llanddulas Tip to Hen Wrych, both in the long-term. Relevant issues outlined include the affects on the cycle track and the National Cycle Network, the long-term future of the railway, the long-term future of some caravan sites and alterations to housing in the flood risk areas, e.g. Towyn / Kinmel Bay.
- 7.11.5 To summarise, the LDP will need to take into account the need for a suitable coastal defence system. The aims and objectives of this management plan, together with those of the Conwy Tidal Flood Risk Assessment (paragraph 8.7) and the Colwyn Bay Coastal Defence Strategy Plan 2006 (paragraph 8.8) will need to be supported by the LDP to ensure suitable defence schemes that do not have any adverse impacts on the natural or built environment.
- 7.12 **Conwy and Denbighshire Coastal & Inland Marine Study & Action Plan**
- 7.12.1 Hyder Consulting were appointed to prepare an action plan to implement proposals to make best use of the marine potential to maximise economic and community benefit. This is another example of joint-working between Conwy and Denbighshire. The study area includes the whole of both counties and the coastal area of Talacre in Flintshire. This area was then split into ten zones, five along the coast, based on the Wales Coastal Tourism Strategy zones and five internal zones.
- 7.12.2 The vision of the document is "For a dynamic Action Plan for Conwy and Denbighshire's coast and inland waters, that exceeds user's expectations, is integrated and brings sustainable economic and social benefits to local

communities and visitors, whilst recognising the environmental quality of the area". The study also identifies seven objectives:

- To identify the priority areas for improvement of, and investment in, the coastal and inland waters of Conwy and Denbighshire.
- Improve professionalism, motivation, retention and innovation and deficiencies in recruitment to meet long term needs.
- To develop, present and interpret the cultural, heritage and environmental assets of the area for the benefit of local residents.
- To manage tourism and recreation resources to exceed visitor expectations and to manage sensitive areas within their environmental capacity.
- To develop the skills and training opportunities that facilitate business development and growth.
- To establish and encourage partnership and networking of the public and private sectors and users.
- To develop appropriate performance indicators and benchmark values.

7.12.3 The study aimed to achieve these by a short list of projects, which made up the action plan. The following are relevant to Conwy:

- The development of a cycle route along the Conwy coast and the promotion of other routes within the coastal zone.
- Promotion of coastal access to both local people and visitors by provision of information/activities/facilities.
- Improve and extend access opportunities for all users to coastal areas within Conwy through the implementation of physical access improvements to existing paths and routes.
- Physical improvements to footpaths and access ways in the Great Orme area.
- Improvements to a section of path that leads to the Morfa Madryn Coastal Nature Reserve in Llanfairfechan.

7.12.4 The Action Plan is the next step of this study, where the projects above will be assessed for cost, funding source, lead organisation and timescale.

7.13 **Foryd Harbour, Rhyl – Pedestrian Footbridge Feasibility Study**

7.13.1 This feasibility study by Atkins was produced for Denbighshire County Council and examined the provision of a pedestrian cycle footbridge across Foryd Harbour, which is located on the boundary between Conwy and Denbighshire. National Cycle Route 5, which links Liverpool to Holyhead via the North Wales coast, currently has a missing link here. Cyclists are currently being diverted onto the A548 to cross the river. Atkins has recommended an 'appropriate landmark structure with moving span' (to allow sailing boats to pass under) be constructed from West Parade Quay Wall in the east to the Public Square Boatyard Marina in the west. The bridge was subsequently granted planning permission in 2011 and the scheme forms part of Denbighshire County Council's wider plans for the Foryd area and Rhyl seafront.

7.14 **West Cheshire – North East Wales Sub Regional Study 2004**

7.14.1 This study was commissioned by a cross-border group of partners from national, regional and local agencies and covers the district/county borough boundaries of Flintshire, Wrexham, Ellesmere Port and Neston and Chester but looks at this core area in the context of the surrounding area of Denbighshire, Wirral, Halton and Warrington.

7.14.2 The objectives of this study are as follows:

- What are the economic drivers that will influence the future development of the sub-region?
- What are the dynamics of the sub-regional housing market?
- What role does the sub-region currently have and what are stakeholders' aspirations?
- What are the options for the sustainable development of the sub-region in the future?

7.14.3 The conclusions and recommendations of the report are as follows:

- Preferred economic growth option is defined by the higher growth with social inclusion and environmental sustainability scenario.
- A vision and strategy for the sub-region need to be identified that leads to the provision of a clear and consistent regional and local economic and planning framework.

- The spatial implications of growth need to be addressed through a co-ordinated and agreed strategic approach.
- The study should begin to inform regional and local policy, including regeneration policy, to be further informed by the preparation of an inclusive sub-regional strategy.
- A coordinated approach is needed to reduce the mismatch between educational attainment and skills/training needs of the key economic sectors.
- Develop a complimentary approach to bring forward employment sites as part of the development of the sub-regional strategy.
- Further work needs to be undertaken to assess the impact of ICT and utilities infrastructure as a development constraint.
- Residential land supply is assessed and supported by the development of local housing needs studies at the local level.

7.15 **West Cheshire – North East Wales Sub Regional Spatial Strategy 2006 - 2021**

7.15.1 This strategy followed on from the sub-regional study of 2004 and built upon the issues identified and formulated them into a spatial strategy. However a decision to no longer pursue the Sub-Regional Spatial Strategy and end its use as a strategy document was taken by the Mersey Dee Alliance Board in January 2011.

7.16 **Conwy-Denbighshire Sub-Regional Framework**

7.16.1 GVA Grimley has been jointly commissioned by the Welsh Assembly Government (WAG), Conwy County Borough (CCBC) and Denbighshire County Council (DCC) to undertake a spatial framework for the Conwy/Denbighshire sub-region. The study looks at the entire County Boroughs of the two authorities, including the National Park that lies within Conwy, and falls into three zonal areas as defined by the Wales Spatial Plan, those zones being North East Wales, Central Wales and North West Wales.

7.16.2 The framework is non-statutory but is intended to provide information that can be fed directly into the LDPs of the two authorities. The objectives of the Spatial Framework are as follows:

- To provide a comprehensive physical, economic and social baseline assessment of the study area.
- To identify long-term structural weaknesses to inform the development of the Wales Spatial Plan and the preparation of the respective Local Development Plans for both Conwy and Denbighshire and related strategies of these and other statutory authorities.
- To identify the key spatial issues and socio-economic drivers within the area and explore the potential synergies between these and the emerging issues and opportunities presented by the wider sub-region and the actions arising from the North East Wales/West Cheshire Sub-Regional Strategy.
- To ensure all future development is achieved in a way that enhances the natural and built environment, and is fully sustainable and exploits local distinctiveness.
- To achieve cohesion, consistency and parity between the priorities and actions emerging from the three Wales Spatial Plan zones of North East, North West and Central Wales.
- To consider how the area might best position itself in relation to future pan Wales or EU programmes having regard to its long-term socioeconomic needs.
- To critically assess a range of spatially derived scenarios for the long-term (15-year) development of the area as part of a realistic but ambitious strategy to address acknowledged long-term issues and weaknesses.

7.16.3 The report commences by looking at the current state of the region in terms of its infrastructure, environmental characteristics, the socio-economic profile, the housing market, and the economic base and population trends. A SWOT analysis is then derived identifying the main strengths, weaknesses, opportunities and threats facing the region helping to develop a matrix identifying the key issues facing the region. The results of this SWOT analysis can be found below:

Strengths	Weaknesses
<ol style="list-style-type: none"> 1. Population growth driven by in-migration but increasingly an economically active population 2. Connectivity by road east to west, linking Holyhead with Chester and Manchester and to M54 / West Midlands 3. High quality environment of international importance in landscape, heritage and biodiversity 4. Growing economy with prospects for continued positive future growth, albeit at a lower level than recent trends 5. Strong quality of life / place attributes directly relating to the environment and aesthetic appeal of the area 	<ol style="list-style-type: none"> 1. An ageing population exacerbated by increased in-migration of elderly workforce and impacts on healthcare / support services 2. Poor road connectivity north south, inter-and intra-regionally 3. Future potential for development constrained to existing settlements as broad areas of search, given environmental constraints, which limits opportunity for significant expansion 4. High economic inactivity with large areas of deprivation located particularly along the coastal strip 5. Over reliance on lower income generating – and value – sectors / occupations to make good any deficits in economic base 6. Out-flow of higher value skills to adjoining areas 7. Housing affordability
Opportunities	Threats
<ol style="list-style-type: none"> 1. Realising the opportunities derived from a stock of older people and the skills they bring – target enterprise, skills and training strategies 2. Improved frequency and speed of rail access east to west to connect with Manchester Airport and Manchester 3. Euroroute 22 connecting Dublin with Hull and Continental Europe provides opportunity for expansion of communications sector as well as spin off benefits for business growth 4. Investment in gateways – airports and ports and opening up the sub-region to investment 5. Proximity to larger markets to the east and taking advantage of spill-over investment. 	<ol style="list-style-type: none"> 1. Climate change and flooding risk 2. Inability to diversify economic base with associated impact on population, labour market and business competitiveness 3. Economic exposure of cross-border sub-region 4. Exacerbated housing affordability with average house prices moving beyond the ability of first-time buyers 5. Future land supply constraints attributable to character of the area, not being brought forward, placing a premium on value 6. Public policy targeting of higher value sectors not addressing the 'knowledge needs' of sub-region's distinctive sectors 7. Fallibility of agricultural sector impacting upon stewardship 8. Global exposure – particularly in the manufacturing sector

7.16.4 The Framework develops a spatial vision that focuses on increasing the value of its economic base whilst raising the profile of the region's environmental assets. The vision states that 'the Conwy/Denbighshire sub-region will develop as a progressive area which is renowned for its outstanding environmental quality and offers a choice of high quality places to live, to visit and to do business. It becomes an extremely well-connected sub-region in terms of its skills offer in a wider spatial context, its accessibility through improved transport infrastructure and through investment in ICT capabilities.'

7.16.5 The vision is underpinned by a series of core strategic objectives. They are to:

- develop and foster sustainable and inter-connected communities;
- maintain and enhance the area's environmental assets;
- grow the local economy;
- foster economic and social inclusiveness; and,
- craft a distinct identity for the sub-region at the heart of North Wales.

7.16.6 The Framework identifies a series of Strategic Options indicating the nature of change in terms of growth and Spatial Options indicating the areas for growth concentration.

7.16.7 The Strategic Options are:

- Regeneration Option A: Current Investment.

- Regeneration Option B: Sustainable Growth with Social Progress (Intermediate).
- Regeneration Option C: Sustainable Economic Growth with Social Progress (High).

7.16.8 The Spatial Options are:

- Option 1: Dispersed Investment – the consultations highlighted that investment in the sub-region, in the form of projects, tended to be dispersed throughout the settlements lacking any real co-ordination or critical mass.
- Option 2: Two-Area Model – this option considers a spatial framework for the sub-region, in which the two principal foci for investment become Rhyl and Llandudno / Llandudno Junction. The environmental constraints around Llandudno, specifically given its high susceptibility to flooding, are reflected in the framework option to consider a ‘greater Llandudno’, which includes the Junction.
- Option 3: Multi-Area Model - this option considers investment targeting at Rhyl, Llandudno / Llandudno Junction, and St. Asaph / Bodelwydden – given its sustainable location on the A55 corridor – together with an important, albeit limited, role for investment in the coastal and rural service centres specifically to target tourism and rural economy sectors.

7.16.9 The Framework identifies Regeneration Option C together with Spatial Option 3 as the desired manner in which to improve the competitiveness of Conwy and Denbighshire’s key sectors. This high growth option looks to lead to a 1% increase in the rate of employment growth in the established employment sectors and a return to the 2005 levels of employment by 2021 in those sectors posting an employment decline. This represents an increase of 8,000 jobs from the 2005 baseline to 78,000 by 2021. Spatial Option 3 seeks to concentrate growth in the regional towns of Llandudno and Rhyl and the surrounding coastal locations of Llandudno Junction, Conwy, Colwyn Bay, Prestatyn, Kinmel Bay, St Aspah and Rhualt in a similar manner to Spatial Option 2. However, Spatial Option 3 also recognises the important contribution of the rural hinterlands and thus identifies the rural areas surrounding Llanrwst, Denbigh, Ruthin, Corwen and Llangollen in order to exploit key growth opportunities elsewhere. Additionally, the A55, as part of the Euroroute E22, which connects Dublin,

North Wales and Northern England with Europe provides invaluable opportunities to link the region with key areas of Britain and continental Europe.

7.16.10 To summarise, it is clear that although the Framework initially identifies the key issues facing the region in terms of environmental, economic and socio-economic factors, the outcome of the assessment of the various spatial options is very much focused towards the levels of future investment and job creation required to take the region forward to 2021. The work of the Conwy-Denbighshire Sub-Regional Framework has a direct influence on the employment options of the LDP Strategies of Conwy and Denbighshire. This can be viewed in more detail in Background Paper 3 – ‘The Growth Level Options Report’ and Background Paper 13 – ‘Employment Land Monitoring Report’.

7.17 **Closing the Gap –The North West Wales Spatial Development Strategy 2009**

7.17.1 This Strategy outlines the way in which the broad policies and goals of the Wales Spatial Plan will be achieved in North West Wales, covering the counties of Conwy, Gwynedd and the Isle of Anglesey. The vision for the sub-region is ‘An outward looking, confident area which makes good use of its culture and natural assets as the basis for a high quality of life and to increase prosperity. An area that ensures the good health and well being of all its residents and communities’.

7.17.2 The Strategy is underpinned by the following principles:

- Considering varying needs and distributing opportunities;
- Responding positively to change beyond our control;
- Being just;

7.17.3 In acknowledging the challenges the Strategy proposes a response based on the following four themes:

- PLACES - Spatial development
- PLACES - Infrastructure development
- PEOPLE - Skills development
- PEOPLE - The economy and prosperity

For each of the themes the Strategy identifies needs, aims responses and target changes to be achieved by 2020.

7.17.4 The Strategy acknowledges the hubs identified in the Wales Spatial Plan, including the Northern Coastal hub, which includes the settlements of Llandudno, Conwy and Colwyn Bay. In this hub the Strategy seeks to focus development on the office economy, tourism, its potential as a distribution centre, retail offer, geo-science and marine engineering and services. Further hubs at Menai, Holyhead and Pwllheli and Porthmadog are also identified, as are several local catchments, including Abergele and Llanrwst. Development at these local catchments is to be based on developing the current strengths of the local centres.

7.17.5 It is intended that the Strategy and its results be reviewed every three years to ensure progress towards achieving its aims, vision and objectives. The relevant local authorities intend to formally adopt this strategy as a basis for future local policies and priorities and it will influence future local and national policy formulation. The issues and identified actions therefore need to be reflected in the LDP.

7.18 **North West Wales Local Housing Market Assessment**

7.18.1 The North West Wales Local Housing Market Assessment will develop a means for identifying and monitoring housing need and demand within the counties of Anglesey, Conwy, Denbighshire, Gwynedd and Snowdonia National Park.

7.18.2 Phase one of the NWWLHMA was published in March 2008 and sets out the need for 5,000 affordable houses over the LDP period within Conwy (331 new affordable houses per year). Phase two of the assessment will set out the type of affordable housing required at each settlement level within Conwy. The LDP will monitor and amend policy to ensure that affordable housing policies and provision are in line with the NWWLHMA Phase Two.

7.19 **Central Wales Spatial Plan Interim Statement**

7.19.1 The Central Wales Spatial Plan Interim Statement was published on 26th March 2007 on the progress and key findings of the Wales Spatial Plan work in Central

Wales. It recognises the need to maximise opportunities for all sectors to go up market, acknowledging the need to retain and strengthen the competitiveness of niche manufacturing in the Severn Valley, and for farmers to add value to food production through branding and niche development.

- 7.19.2 This Spatial Plan group is currently in the process of formulating a Key Settlements and Rural Areas strategy, which will provide a focussed strategy for the area, together with making the best possible use of EU funding in the coming years. The vision for Central Wales can be viewed in this document at 6.1.19 and the LDP will ensure that the vision and identified propositions for the area have been considered in the formulation of its own issues and objectives.

8. Local plans and strategies

8.1 One Conwy 2013-2025

- 8.1.1 The Local Government Act 2000 placed a responsibility on all local authorities to produce a Community Strategy, which should provide the overarching planning framework for all other strategies, including the Local Development Plan.

- 8.1.2 To support and advise the development and delivery of Community Strategies the Welsh Government (WG) issued statutory guidance in 2001 requiring each Local Authority to produce a Strategy by 2004, and with a strategic time span of 10-15 years. As a result, Conwy produced the Community Strategy *'Turning Ideas into Reality'*, planning for the period 2004 – 2014.

- 8.1.3 The 2001 statutory guidance was subsequently revised in 2008 entitled *'Local Vision: developing and delivering Community Strategies'*. The new guidance requires Community Strategies and their supporting arrangements to be reviewed and updated to ensure that they remain responsive to local needs as well as deliver their potential in accordance with the new guidance.

- 8.1.4 As a consequence the 2004 Community Strategy is now being updated in the form of a new document *'One Conwy' -Working Together for a Better Future'* which is an integrated plan which includes the revised Community Strategy, Health, Social Care and Wellbeing setting out the direction for the future of the County Borough for the period 2013-2025.

8.1.5 The vision for the future of the County Borough as contained in One Conwy is based on the following eight outcomes:

- **People in Conwy are educated and skilled** – Children and young people to have access to improved educational opportunities, people are supported to improve their skills and qualifications;
- **People in Conwy are safe and feel safe** - A reduction in crime, anti social behaviour and its impact on the community, and improved support for victims;
- **People in Conwy live in safe and appropriate housing** - Provision of accessible, affordable good quality housing and a reduction in homelessness and accidental house fires;
- **People in Conwy are healthy and independent** - Encouragement of healthy and active living and a reduction in ill health, hospital admissions, teenage pregnancies and alcohol abuse;
- **People in Conwy live in a County which has a thriving economy**- Increased development and investment across the County Borough to create jobs and new businesses, and a reduction in poverty, deprivation and business closures;
- **People in Conwy live in a sustainable environment** – Reductions in waste and flood risk, development of sustainable transport options, and the protection and enhancement of the natural and built environments;
- **People in Conwy live in a County where heritage, culture and the Welsh language thrive** – Raising awareness and promoting access to the arts, library services and places of historical interest, and encouragement and promotion of welsh language use;
- **People in Conwy are informed, included and listened to** – Increased community involvement across public services and provision of opportunities to influence service delivery;

8.1.6 A draft of the One Conwy document was the subject of public consultation in late 2011 and it is likely that the views received by the Conwy Local Service Board will be considered prior to the publication of the final version of the document.

8.1.7 To summarise, One Conwy, the revised Community Strategy is the key document which will primarily be used to guide the LDP and the eight outcomes

identified are referred to and checked against the list of LDP objectives derived as a result of this paper. This can be viewed as Appendix A at the end of this paper.

8.1.8 Conwy also produced a separate strategy entitled 'Conwy Quality Environment Strategy' (2006-2014) which developed the environmental issues identified in the first Community Strategy into a series of mission statements, aims and objectives. An assessment of this strategy can be viewed at paragraph 8.9.

8.2 **The Conwy County Borough Council Corporate Plan 2008 – 2012**

8.2.1 The Conwy County Borough Council Corporate Plan sets out the Council's approach to revitalising our communities and putting Conwy at the centre of North Wales over the next four years. Moving on from the previous Corporate Plan "Realising Potential" to focus on the areas for improvement and investment identified by local communities. The LDP will support the aims of the Corporate Plan through its Vision, Objectives, Policies and Monitoring.

8.2.2 The main aim of the Corporate Plan is to revitalise our communities so that they can be proud of where they live. The Corporate Plan focuses its commitments on:

- People – you, our customers.
- Places – the communities where you live.
- Partnerships – when we can't provide the service on our own and need to work with others.

8.2.3 The Corporate Plan identifies 12 commitments to the communities of Conwy. The land-elements of such are identified below:

- If you are older, we will support you to maintain your independence and place in your community by developing extra care housing schemes in Llanfairfechan, Llanrwst, Llandudno and Abergele.
- We will make sure our children get the best educational and social start by developing and putting in place a primary school modernisation programme that looks at education standards, whether our buildings and equipment are fit for purpose, unfilled places and access to resources.

- The quality of our environment and the street scene of our communities will be reviewed and protected.
- We will increase the number of allotments available in communities.
- Working with housing associations and housing developers we will develop affordable housing solutions for local people.
- As a Council we will work with local businesses to identify skills gaps. We will then support people to increase their skills and get into work so that they are less dependent on out of work benefits, have improved mental and physical wellbeing and increased disposable income.
- We will lead the way in making sure we contribute towards a sustainable future.
- Leisure and cultural provision will be reviewed in each locality and we will proactively support clubs, groups and projects which promote physical activity and healthy lifestyles.
- We will modernise the way we work and make our services more accessible.
- We will work with businesses to set up a business forum and then develop a package of measures to support businesses in areas in need of regeneration.
- We will talk to communities about the likelihood and possible consequences of flooding and coastal erosion, working to understand and manage their expectations of us and supporting them to be prepared for flooding, to minimise the consequences of incidents and to be able to revert to normality as quickly as is possible after flooding.
- We will make sure that the safety and efficiency of all forms of transport is improved and social exclusion is tackled by making employment, education, health and services for all communities more accessible.

8.2.4 To summarise, the LDP will play a key role in the implementation of the Conwy County Borough Council Corporate Plan over the next four years, supporting the delivery of the aims and commitments set out above.

8.3 Conwy Regeneration Strategy 2005 – 2015

8.3.1 The Regeneration Strategy sets out the direction and vision for the Plan Area through to 2015. The strategy follows on from the first Community Strategy and many of the aims and objectives are reiterated in the Health Conwy Strategy

2005 – 2008. The overall vision as set out by the Regeneration Strategy in terms of the impact on land use is as follows:

- encourage enterprise and businesses to thrive, and develop niche products and growth markets;
- develop and promote diverse, high quality employment opportunities;
- support the supply of sufficient land to provide more affordable housing and enhanced local community facilities; and,
- provide a distinctive and high quality visitor offer and experience that values and enhances the County's unique heritage, culture and natural beauty.

8.3.2 In terms of economic improvement, the strategy focuses on:

- supporting the growth of higher value-added businesses across a variety of sectors including geosciences and renewable energy;
- encouraging more public sector and office development;
- supporting sustainable employment in rural communities;
- Llandudno Junction as a lever for future inward investment;
- increasing the proportion of people in employment to place Conwy in the second highest 20% group of local authority areas by 2015; and,
- increasing the proportion of employment in knowledge driven sectors to place Conwy in the third highest 20% group of local authority areas by 2015.

8.3.3 Cohesive communities are to be addressed through:

- encouraging sport and improving facilities;
- providing an adequate land supply of affordable housing;
- supporting and developing new community and social enterprise;
- utilising Colwyn Bay as a focal point for regeneration; and,
- increasing the ratio of average gross yearly earnings to average house prices to place Conwy in the second highest 20% group of local authority areas by 2015.

8.3.4 Culture and environment opportunities include:

- the growth of water sports and other leisure activities;
- sustainable use of natural resources (biodiversity and landscape conservation);

- more efficient use of existing employment sites and Brownfield sites;
- provision of walking and cycling routes and bridleways; and
- increasing the percentage of total length of footpaths and other rights of way which are easy to use by members of the public from 34% to 59% by 2015.

8.3.5 The infrastructure agenda includes the following:

- promotion of energy efficiency and development of greener homes;
- improving public transport links;
- reducing congestion (park and ride, more parking facilities);
- providing more business start up units;
- supporting Brownfield redevelopment;
- improving retail centres and utilise vacant properties;
- increasing the total commercial and industrial floor space to place Conwy in the third highest 20% group of local authority areas;
- increase the recycling, the reuse of, or composting of municipal waste from 18% to 25% by 2015; and,
- increase the use of public transport for travel to work purposes to place Conwy in the third highest 20% group of local authority areas by 2015.

8.3.6 The Regeneration Strategy identifies 12 Areas of Action that are to be used to deliver the overall objectives if the strategy. The 12 Action Areas are as follows:

- promote the County as a whole package;
- regenerate Colwyn Bay;
- encourage growth of higher value business;
- develop the County's marine image;
- upgrade the County's appeal as a business tourism venue;
- retain young people;
- help local businesses grow;
- build capacity for the voluntary sector;
- facilitate development of community and social enterprise;
- develop an integrated transport network;
- promote Conwy as a healthy tourism destination; and,
- build confidence within rural communities.

8.3.7 To summarise, the Regeneration Strategy adopts a similar approach to the Community Strategy and provides an overview of how Conwy can be more prosperous. Encouraging diversification and investment in rural and urban areas together with improved infrastructure can encourage economic growth, whilst cohesive communities can be provided in a similar manner to that detailed under the theme of 'Strong and Safe Communities' in the Community Strategy.

8.4 **Sustainability Strategy 2008**

8.4.1 This strategy states Conwy's position on sustainability and how it will become a key priority for the Council. It is the first one produced by the Council, and details how sustainability will be promoted through Council policies, strategies and services, and raise awareness and support of sustainability in local communities. It identifies the Community Strategy and the LDP as key documents in the delivery of sustainable development.

8.4.2 The vision of the strategy is: 'Meeting present social, economic and environmental needs, whilst striving equally to allow for those of future generations'. The strategy then identifies fundamental commitments to underpin actions. The following were considered most relevant to the LDP:

- Promoting and valuing sustainable communities, which include social cohesion and safety, equal access to services and recreational facilities, employment opportunities, and striving to meet local needs locally.
- Respecting environmental limits and protect Conwy and the wider environment through considerate actions which do not deplete or irreversibly damage our natural area and its resources.

8.4.3 The strategy also identifies the five themes of the Community Strategy as Sustainability Principles, to guide a joined-up, locally sensitive approach. Priorities were identified, and the following were considered most relevant to the LDP:

- Embed sustainable development considerations at all stages and levels of the Strategic Planning Structure and supporting documents.
- Consider and Plan for the Linkages between Sustainability and the Wider Context of the Climate Change.

8.4.4 To summarise, the LDP is a key element to implement the Sustainability Strategy. Guidance from WAG ensures that sustainability is built in to the LDP. Appendix 3 shows how the LDP objectives tie in with sustainability themes from WAG.

8.5 **The Bay Life Initiative – Development Plan 2007-2014**

8.5.1 This plan is a result of a joint venture between Conwy CBC and the Welsh Government to recognise the current issues facing Colwyn Bay and develop an action plan to improve its future. The plan is very community-focused and has actively engaged with a wide variety of community members from the outset. The vision is for Colwyn Bay to be a town to be proud of, and ‘a thriving, attractive and vibrant town that is welcoming, safe and friendly; a place with unique character that people are proud to live in’. The aims are not restricted to simply the physical regeneration of the area, and several goals are outlined in order to achieve these aims, in seven key themes:

Transport & Environment:

- making it easier to visit Colwyn Bay; and,
- ensuring Colwyn Bay is a safer, cleaner and healthier place to live, work and visit.

Employment:

- ensuring the economy of Colwyn Bay is successful.

Business:

- ensuring Colwyn Bay becomes a specialised and niche retail centre and an administrative centre for North Wales.

Housing:

- to ensure that central Colwyn Bay offers a mix of high quality, affordable, private and rented housing accommodation.

Education & Skills:

- provide access to a high standard of education, training and lifelong learning to all.

Crime & Disorder:

- make people feel safe and secure in Colwyn Bay.

Health & Well-being:

- to ensure that there is access to healthcare and education for all.

8.5.2 The Bay Life Initiative then develops a project matrix identified by its partners in order to help deliver the goals and priorities detailed above. The LDP must have regard to the following key projects, in order to help ensure the success of the Bay Life Initiative:

- TE1 - Improve the Promenade, so that it meets the needs of residents and visitors and improve its links with the town.
- TE3 - Streetscape enhancement, including improved signage, open spaces, public art and improvements to rear alleys and service areas.
- TE4 - Enhance and develop street markets.
- E1 – Provide training opportunities in construction, business and admin and provide starter units for new office developments.
- B1 – Provide adequate business space to support the local economy.
- B3 - Develop and promote specialist tourism opportunities.
- HW1 - Develop leisure and tourism at Eirias Park including a cycle track and music bowl.
- HW2 – Colwyn Health Precinct. Expansion of facilities at Eirias Park Leisure Centre to enable physical activity to be used as a health intervention.
- CD1 - Reducing crime and disorder and the public perception of it, through a partnership approach.
- CD2 - Develop a vibrant evening economy.
- H1 - Resolve housing issues in Colwyn Bay using incentive and enforcement tools.

8.5.3 To summarise, the plan recognises that Colwyn Bay suffers from having a poor image, and its town centre in particular, is run-down and offers few facilities to attract and maintain outside investment. The action plan has been developed in collaboration with the local community in order to identify a series of projects designed to regenerate Colwyn Bay in a holistic manner to ensure its long term future.

8.6 **Tourism Action Plan 2008 – 2016**

8.6.1 This document has been written in response to an inspection of the tourism services, carried out by the Wales Audit Office in 2006. Their recommendation was to “Develop a strategy for tourism that provides clear sense of purpose and

direction for tourism services across the Council". This draft plan is based on national policies at the Wales and UK level and is further supported by regional and authority level strategies.

8.6.2 The plan outlines three key priorities:

- to deliver high, consistent quality and value for money;
- upgrade Conwy's appeal as a business tourism destination; and,
- promote the County Borough as a green tourism destination.

8.6.3 The plan identifies areas of action to achieve these priorities; the following are considered most relevant to the LDP:

- to regenerate Colwyn Bay;
- to develop the marine image – water sports, marine engineering, berthing and seafood produce;
- to retain young people through a greater supply of more affordable housing, attractive leisure activities and a wider spread of employment opportunities; and,
- to increase employment opportunities in the tourism industry.

8.6.4 The plan also identifies courses of action to achieve these; the following are considered most relevant:

- the availability of suitable sites for tourist development;
- to identify new marine tourism sites, including an increase in berthing facilities;
- to continue to develop public open spaces and green areas within town centres and promenades;
- to resolve Llandudno's traffic management and parking issues including secure multi-storey parking and/or park and ride facilities;
- to develop support measures to protect much needed quality bed spaces; and,
- to explore potential for building cycle/footpath routes and bridleways along Conwy and Clwyd rivers.

8.6.5 To summarise, the plan seeks to ensure the future of the tourism industry in the area. Several improvements are included in the plan, and the LDP will help to ensure these are possible.

8.6.6 In addition to the Tourism Action Plan, the retention and overall comprehensive improvement of the coastal zone, so as to play a vital role in providing a key attraction to develop the areas tourism and leisure industry was highlighted in the 'Turning the Tide Strategy' for the Colwyn Bay Strategic Regeneration Area. This document highlighted the significance of the Colwyn Bay waterfront and the need to improve on the existing offer to develop a sustainable family and water sports offer.

8.7 **Conwy Tidal Flood Risk Assessment**

8.7.1 With Climate Change now featuring as a key threat to sustaining communities, the impacts, such as increased flooding, have been recognised as a high risk requiring action to manage in the present and plan for the future.

8.7.2 The Conwy Tidal Flood Risk Assessment is an innovative and valuable tool for measuring and identifying areas at risk of tidal flooding for the present day and the potential risk for the future, taking into account the effects of Climate Change in both 50 and 100 years time.

8.7.3 The Conwy Tidal Flood Risk Assessment offers more accurate guidance, specifically on a local scale, than the development advice maps contained in TAN 15. The model outputs of the CTFRA have been used to produce detailed interactive flood risk maps featuring precise information relating to flood depth, rate of rise, speed of inundation and velocity, in accordance with TAN 15 guidance. The LDP will take into account the areas of flood risk identified in the CTFRA when locating sites for new development. Further information relating to the Conwy Tidal Flood Risk Assessment can be seen in Background Paper 17.

8.8 **Colwyn Bay Coastal Defence Strategy Plan 2006**

8.8.1 In 2004 Conwy County Borough Council applied to the Welsh Assembly Government (WAG) for funding to carry out a strategy study for the frontage. Following storms in February 2005, which required over £100,000 of remedial

works to stabilise the toe of the existing defences at Old Colwyn, approval was given by WAG for a strategy to be produced.

8.8.2 The development of the strategy plan seeks to;

- determine a way forward for coastal defence provision for next 50 - 100 years;
- define suitable options and an action plan for implementation of a shoreline strategy across the frontage, to be reviewed at regular intervals;
- engender a feeling of ownership and involvement in future management of the coast; and,
- provide an appropriate balance between the needs of society and the environment.

8.8.3 The strategy identifies issues, constraints and objectives for each management unit identified under CPU units 1 and 2 in the Liverpool Bay Shoreline Management Plan (see above). The following general requirements were identified for three discreet sections of frontage:

- Little Orme to Rhos Point:
 - Significant investment over last 15 years.
 - General maintenance of existing defences. Minor upgrading perhaps required.
- Rhos Point to Old Colwyn:
 - General requirement to provide improved coastal defence along entire frontage.
- Old Colwyn to Tan Penmaen:
 - Recent upgrading of NR maintained defences.
 - General maintenance of existing defences. Minor upgrading perhaps required.

8.8.4 The strategy identifies four potential schemes which can either be applied across the whole frontage or separately within each unit. The options are as follows:

- Improved toe rock defences (as already exists on some sections);
- Linear concrete revetment (steps and/or sloping);
- Linear rock revetment; and,

- Beach recharge.

8.8.5 The strategy underwent public consultation in 2007. The next step is for stage 2 to commence, which will culminate in a presentation of the strategy. The aims and objectives of this strategy plan, together with those of the Conwy Tidal Flood Risk Assessment and the Liverpool Bay Shoreline Management Plan will need to be supported by the LDP to ensure suitable defence schemes that do not have any adverse impacts on the natural or built environment.

8.9 Conwy Quality Environment Strategy 2006 – 2014

8.9.1 The Quality Environment Partnership launched the Quality Environment Strategy in November 2006 following a series of workshops and presentations held to identify the key environmental issues facing Conwy. The document seeks to deliver the environmental aims of the first Conwy Community Strategy and addresses the following themes:

- Built Environment;
- Clean and Healthy Environment;
- Culture and Leisure;
- Housing;
- Natural Environment;
- Transport; and,
- Waste Management.

8.9.2 Built Environment

The Mission Statement for the built environment is 'to sustain a cleaner, healthier and safer environment for the benefit of us; the community, workers and visitors to Conwy.' This is to be achieved through the following aims:

Aims	Indicators	Target	Responsibility
To conserve and enhance our built heritage	Number of Listed Buildings at Risk	Reduce number of Listed Buildings at risk by 3 per year	Conwy CBC Planning Dept. / SNPA Planning Dept.
	Level of expenditure on grant aid	Spend minimum of £150,000 on grant aid per year in the County	Conwy CBC Planning Dept. / SNPA Planning Dept.

To maximise use of "Brownfield" sites and safeguard "Greenfield" land	Percentage of new development on "Brownfield" and "Greenfield" sites	Minimum of 60% of development on "Brownfield" land per annum	Conwy CBC Planning Dept. / SNPA Planning Dept.
To safeguard our archaeological heritage including areas of important historic landscape	Number of archaeological sites of national, regional or local importance lost / damaged	No loss or damage to sites of regional or local importance	Conwy CBC Planning Dept. / SNPA Planning Dept.
To promote quality of design, materials and workmanship in all building work.	Number of major developments obtaining the support of the Design Commission	All major developments obtaining the support of the Design Commission	Conwy CBC Planning Dept. / SNPA Planning Dept./ Architects
To improve public understanding and appreciation of our built heritage	Number of interpretation / educational initiatives relating to the built environment	Four interpretation / educational initiatives relating to the built environment	Conwy CBC Planning & other Depts. / SNPA Planning & other Depts. / schools / Llandrillo College

8.9.3 Clean and Healthy Environment

The Mission Statement for a clean and healthy environment is 'to sustain a cleaner, healthier and safer environment for the benefit of us; the community, workers and visitors to Conwy.' This is to be achieved through the following aims:

Aims	Indicators	Target	Responsibility
To ensure that air, land and water quality meets set national standards.	Monitoring results Air Quality Management Review Reports Seaside Awards Contaminated land Register	Targets set nationally	Conwy County Borough Council Environment Agency
Ensure food we buy is fit to eat	Food poisoning statistics Percentage of high-risk premises inspected		Conwy County Borough Council Food Standards Agency Conwy Local Health Board (CLHB)
Ensure the work environment is safe	Accident at work statistics	Reduce number of days lost from work through accident and injury.	Conwy County Borough Council Health & Safety Executive
Reduce the amount of dog fouling and litter in the environment	Dog fouling and littering surveys. Number of complaints received.	Action Plan in place by 2007	Conwy County Borough Council
Educate and inform all within Conwy as to the current state of the environment and how they can make a difference	Number of educational/promotional activities undertaken Monitoring results	Agreed Action Plan in place by 2007	Conwy County Borough Council Environment Agency Conwy Local Health Board (CLHB)

8.9.4 Culture & Leisure

The mission statement for culture and leisure is ‘to improve the quality of life of the people of Conwy through the development of high quality and affordable cultural and leisure activities and opportunities, either directly or in partnership with community, voluntary and private sectors across the County Borough.’ This is to be achieved through the following aims:

Aims	Indicators	Target	Responsibility
To develop high quality and affordable cultural and leisure activities.	No of activities organised.	Baseline calculated 2006/7 10% increase by 2007/8 25% by 2009/10	Library, Information and Culture and Leisure and Community Development Services
To ensure activity meets the needs and aspirations of the diverse community of Conwy	Satisfaction with activity using various consultation/participation methods	75% satisfaction amongst those consulted 2006/7 80% 2007/8 85% by 2009/10	Library, Information and Culture and Leisure and community Development Services
To increase participation in culture and leisure activities	No of people who have participated, broken down into community areas	Baseline calculated 2006/7 10% increase by 2007/8 25% by 2009/10	Library, Information and Culture and Leisure and community Development Services
Support the development of active environments – cycle paths, footpaths and open spaces	No of people within 10 minute walk	95% of residents within 10 minutes walk	Library, Information and Culture and Leisure and community Development Services

8.9.5 Housing

The Mission Statement for Housing is ‘to create the opportunity for residents to live in good quality, affordable housing, and for them to be able to choose where they live and decide whether buying or renting is best for them and their families. Homes across all tenures should be well maintained; energy efficient and safe and the rented sector should be well managed.’ This is to be achieved through the following aims:

Aims	Objectives	Target	Responsibility
To significantly increase the supply of affordable homes to meet identified local need.	To establish and develop processes for assessing local demand for affordable housing.	To undertake the Local Housing Assessment in line with WAG Guidance by January 2007.	Housing Strategy Team
	To maximise the use of s.106 agreements in the provision of affordable housing.	To put in place effective Supplementary Planning Guidance.	Planning /Housing Strategy Team

	To prevent and reduce homelessness in Conwy.	Increase the number of cases in which homelessness is prevented. To reduce the use of Bed and Breakfast in line with legislation.	Housing Options/ Support Team
	To develop an Empty Homes Strategy.	To reduce the number of uninhabitable empty homes within the County.	Housing Strategy Team/ Housing Enforcement.
To Improve Housing Standards across all tenures.	To improve the energy efficiency of homes across all tenures.	To meet WAG Energy Efficiency targets.	Housing Strategy Team
	To ensure that all Social Rented Housing meets the Welsh Housing Quality Standard.	Standard met by 2012 – progress to be monitored.	Housing Services RSLs
	To ensure that Private Rented Sector Dwellings are managed and maintained to a high standard.	To take forwards the Houses in Multiple Occupation (HMO) Registration Scheme. Implementation and expansion of Area Based Housing Renewal.	Housing Enforcement
	To improve standards of owner occupied dwellings.	To implement current Private Sector Housing Renewal Policy.	Technical Services

8.9.6 Natural Environment

The Mission Statement for the natural environment is ‘to conserve and enhance the quality of the natural environment and to promote its public enjoyment and understanding, and thereby to make a positive contribution to people’s quality of life.’ This is to be achieved through the following aims:

Aims	Indicators	Target	Responsibility
To conserve the diversity of habitats, species and other features that contribute to the distinctive character of our local landscapes	% of special features for which a designated site is notified in “favourable condition”	85% in favourable condition by 2013	CCW
	Appropriate policies for the protection of biodiversity and landscapes in the Local Development Plan	Policies in place and Plan adopted by 2009	CCBC, SNPA
	Effective implementation of the Local Biodiversity Action Plan	80% of actions to be undertaken by target date stated in plan	CCBC, SNPA, NWWT, EA, CCW, RSPB

To promote community involvement and understanding of the natural environment	% of local schools involved in practical initiatives relating to the natural environment	10% above 2006 baseline figure by 2014	RSPB, CCBC, SNPA, NWWT, BTCV, NT, WW, FC
	Membership of volunteer groups active within Conwy	5% above 2006 baseline figure by 2014	RSPB, BTCV, NWWT, CCBC, SNPA, NT, CVSC
To promote access to the countryside	Number of users of promoted routes and sites	10% above 2006 baseline figure by 2014	CCBC, SNPA, NWWT, WT, RSPB, FC, WW, LAF
	% of Public Rights of Way open and easy to use	To increase by 16% to 50% by 2014	CCBC, LAF

8.9.7 Transport

The Mission Statement for transport is ‘to provide an integrated and safe transport system, which assists economic growth, increases accessibility and promotes social inclusion in a sustainable manner, with a minimum effect on the environment.’ This is to be achieved through the following aims:

Aims	Indicators	Target	Responsibility
To increase the use made of Public Transport.	An increase in patronage on public transport. Welsh Assembly Government. The % of adults aged 60+ who hold a concessionary travel pass.	Targets set 1 st April each year (formal reporting 12 months later)	CCBC, WAG, NC, PTO, CCT, BUUK, CVCS
To encourage more cycling and walking.	Increased length of cycle routes within the County Borough.	Targets set 1 st April each year (formal reporting 12 months later).	CCBC, WAG, SNPA, Sustrans, CTC, CCW, FCfW, NWTP, NT, RA, PA, BHS, SCfW
To maintain a free flow of traffic and reduce congestion.	Introduction of Decriminalised Parking Enforcement.	September 2006.	CCBC, WAG, NC, WDA, NWP, CVAG
To improve road safety and reduce road accidents.	Completion of Safer Routes to Schools and Road Safety schemes.	Number of schemes completed. Reduction in KSI by 40% by 2010.	CCBC, WAG, NWP
To improve and maintain the Highway Network to an acceptable standard	Measure the condition of principal and non-principal classified roads.	Targets set 1 st April each year (formal reporting 12 months later)	CCBC, WAG, T&CC's, SNPA, WDA, Cadw

8.9.8 Waste Management

The Mission Statement for waste management is ‘to develop and implement an integrated Waste Strategy for Conwy which will meet the needs, aspirations and ideals of the community and will ensure that Conwy achieves all national and European waste targets and acts as community leader in waste related matters.’ This is to be achieved through the following aims:

Aims	Indicators	Target	Responsibility
The primary aim of the waste agenda is to develop and support waste reduction wherever possible.	Reduction of municipal waste to landfill. Percentage of the 2001 baseline for landfill.	Target based on reducing tonnages deposited to landfill by the following amounts: 85% of 2001 baseline by 2004/5 75% of 2001 baseline by 2006/7 60% of 2001 baseline by 2009/10	Environmental and Technical Services Department
Secondarily to seek to divert as much as possible from landfill by separating waste and seeking alternative use, treatment, processing or recycling.	Percentage of municipal waste composted, recycled and diverted from landfill.	15% combined by 2003/4 25% by 2006/7 40% by 2009/10	Environmental and Technical Services Department
To work towards reducing the waste produced per household	Average weight of waste produced per household.	To ensure that the annual increase in waste does not exceed 4%.	Environmental and Technical Services Department

The Conwy Quality Environment Strategy follows on from the themes identified in the Conwy Community Strategy and develops them further in relation to the quality of the environment. The delivery of these aims and objectives will involve the integrated working of a number of different bodies, of which the Local Development Plan will play a key part.

8.10 **An Agenda for Action for Conwy 2005 - 2015**

8.10.1 The Regeneration Strategy contains an appendix entitled 'An Agenda for Action for Conwy', which sets out in more detail the twelve Areas for Action that are highlighted in the Regeneration Strategy. These Areas for Action form part of the vision for the County Borough up to 2015. The appendix outlines the roles that the Council and its partners will play in the achievement of the Areas for Action, including the role of Planning. The following items of the 12 Action Areas will have a direct impact on the work of the LDP:

ACTION II – Regenerate Colwyn Bay
Develop an integrated regeneration plan for Colwyn Bay town centre.
ACTION III – Encourage growth of high value businesses
Ensure that suitably serviced sites, including incubating units, are available to support the establishment and growth of higher value businesses.
Promote, in conjunction with the Geosciences group, Conwy's location as a UK Centre of Excellence for Geosciences.
ACTION IV – Develop the County's marine image
Identify sites for increased berthing facilities along the Conwy coast with

associated infrastructure and support services.
Enhance facilities (including changing facilities) for both coastal and inland water sports to attract more water sports enthusiasts.
Develop marine engineering facilities at either Penmaenmawr or Kinmel Bay/Towyn.
ACTION V – Upgrade the County’s appeal as a business tourism venue
Secure the provision of quality leisure, culture and arts facilities catering for the business tourism market.
Encourage high quality conference hotel developments to complement existing provision.
Continue to develop public spaces and green areas within town centres and promenades.
Work towards creating effective public transport links.
Resolve traffic management and parking issues including secure multi-storey and park-and-ride facilities.
Help hotel sector to take full advantage of enhanced conference facilities through upgrading facilities to meet expectations of business visitors.
Develop support measures to protect much needed quality bed spaces.
Encourage hotel developments catering for expanding numbers of offices in the Llandudno Junction/Colwyn Bay area.
Encourage development of restaurant and other evening entertainment facilities.
ACTION VI – Retain young people
Ensure provision of high quality leisure and entertainment facilities attractive to younger people.
Actively consider empty properties within the County and other innovative solutions to providing affordable housing.
Improve public transport links between rural communities and with coastal towns
Provide incubation facilities for young enterprises.
ACTION VII – Help local businesses grow
Help recruit and retain staff through provision of more affordable housing
Resolve traffic management and parking areas.
Improve public transport routes to and between employment and retail locations.
Ensure that there exists a sufficient and readily available supply of sites and premises within the County to accommodate business expansion.
ACTION VIII – Build capacity for voluntary sector
Increase the extent of Community Transport within the County.
ACTION X – Develop an integrated transport network
Encourage use of public transport and cycle-ways for home to school travel.
Ensure that new housing developments are planned with regard to availability of public transport.
Work in partnership to achieve funding for integrated transport gateways at key business and tourist locations within the County.
Protect and improve core travel to work bus routes. Review routes to make travelling by bus more friendly and direct.
Continue to promote and develop cycleway links around the County to include provision of shower and changing facilities.
Secure planning consent for multi-storey and park-and-ride developments at Llandudno.

Encourage greater use of public transport facilities as preferred means of access to key locations.
Improve public transport links between rural communities and costal towns, alongside more general highway improvements.
ACTION XI – Promote Conwy as a healthy tourism destination
Develop and upgrade high quality leisure and arts facilities.
Explore potential for building cycle /footpath routes and bridleways (with changing facilities) along the Conwy and Clwyd rivers.
ACTION XII – Build confidence within rural communities
Improve highway access on key routes into rural Conwy.

8.10.2 These Areas for Action will impact upon the preparation of the Local Development Plan. For example, “helping local businesses to grow” will involve ensuring that a sufficient and readily available supply of sites exists within the County Borough to achieve the aim of increasing the number of business start-ups, particularly higher value businesses.

8.11 **A Local Housing Strategy for Conwy 2008-2012**

8.11.1 The Local Housing Strategy supersedes the previous 2004 Local Housing Strategy for Conwy and sets out a long term vision for Conwy about how people’s housing needs and aspirations can be met. The Strategy records the key achievements since the publication of the previous 2004 Strategy while recognising that housing supply issues are still very acute within the County Borough. The Strategy aims to build on these by creating opportunities for residents to live in good quality, affordable housing.

8.11.2 The Strategy recognises that the next few years will be vital in setting out future housing development via the Local Development Plan process and emphasises the importance of the development and maintenance of linkages between the Local Housing Strategy and LDP. The Strategy acknowledges that suitable land and buildings need to be made available via the LDP to attract employment opportunities and contribute to the provision of affordable housing that will attract and retain younger people.

8.12 **Countryside Strategy for Conwy 1998 – 2003**

8.12.1 This strategy is no longer in force. It has been replaced by a concise list of aims and objectives for the Countryside Service, together with relevant broad objectives set out in Conwy's Community Strategy and the Council's Corporate

Plan. However, it still provides a useful historic overview of the County Borough Council's approach to countryside management issues.

8.12.2 The aim of the countryside service is **‘to conserve and enhance the natural environment of the County Borough (mainly outside of the National Park), and to promote its enjoyment and understanding by the public.’** There are 6 key objectives which help to fulfil the overall aim. They are as follows:

- To **manage sites** for conservation and public enjoyment and to maintain those sites to a high standard, with up-to-date management plans or statements in place and being implemented.
- To **conserve habitats and species** through: Conwy's Local Biodiversity Action Plan (LBAP); provision of guidance and advice; management of sites, and special projects.
- To contribute to the retention and enhancement of important features of our **local landscapes** such as woodlands, trees, hedgerows and dry stone walls.
- To **promote access to the countryside** and to ensure that walking routes promoted by the Service are well-maintained and adequately waymarked with associated up-to-date interpretative provision.
- To **engender public appreciation and understanding** of our countryside and natural environment through interpretative and environmental education initiatives.
- To **promote community involvement** in the management of the local natural environment, involving both individual volunteers and organised community groups.

8.13 **Conwy Local Biodiversity Action Plan**

8.13.1 The Local Biodiversity Action Plan is largely concerned with the conservation and enhancement of all forms of biodiversity in the Plan Area. Biodiversity is defined as the *‘variety of life’* and the protection of a variety of species and their habitats is paramount.

8.13.2 The plan is split into a number of sections detailing the following Action Plans:

- Habitat Action Plans – management plans for specific types of landscapes ranging from coastal sand dunes to urban green space.

- Species Action Plans – management plans for important species such as the barn owl and water vole.
- Topic Action Plans – management plan to increase community awareness and involvement.

8.13.3 The plan lists the following key objectives in order to achieve the overall aim, which is to maintain and enhance the biodiversity of Conwy County Borough Council:

- Protect, maintain and enhance natural populations and distributions of species of local and national importance and maintain their genetic variation.
- Protect, maintain and enhance natural and semi-natural habitats and ecosystems.
- Create new habitats and restore environmentally degraded sites for the benefit of wildlife.
- Ensure that current policies and practices do not harm local biodiversity and natural populations but contribute towards conserving and enhancing them.
- Work positively with farmers and landowners and other interested parties in order to support biodiversity throughout Conwy County Borough, giving advice and assistance as appropriate.
- Raise awareness of biodiversity and its importance amongst the citizens of Conwy County Borough.
- Encourage community involvement in the Conwy LBAP.
- Fully integrate the Conwy LBAP into the UKBAP process.
- Seek funding for biodiversity action in Conwy.
- Monitor the effectiveness of the LBAP and ensure it remains an up to date working document.

8.13.4 A summary of the main land use implications of the action plan is as follows:

- The demand for development will need to be addressed whilst ensuring that the quality of the environment is maintained.
- Encourage the use of more sustainable methods of transport.
- Protect, maintain and enhance natural and semi-natural habitats and ecosystems.

- Create new habitats and restore environmentally degraded sites for the benefit of wildlife.
- Ensure that current policies and practices do not harm local biodiversity and natural populations but contribute towards conserving and enhancing them.

8.14 **Coed Conwy Report 2003**

8.14.1 Published in September 2003 by Conwy County Borough Council, this report was conducted in order to assess the quality of timber resource in Conwy's woodlands and the extent in which they are managed. In general policy terms, the protection of woodlands is fairly standard and has been covered by the analysis of the Conwy Local Biodiversity Action Plan above. The main land use implications to arise from this report is that the vast majority of the woodland resource is of a poor to moderate quality and is generally poorly managed. Therefore, effective management systems are recommended for the future to ensure an increase in quality, a finding that ties in with the need for renewable energy as detailed in TAN8 and could assist in the use of biomass energy production in the rural areas.

8.15 **Conwy's Rural Community Local Action Plan**

8.15.1 The Rural Conwy Partnership was established in 2000 charged with the responsibility to work alongside the rural communities to develop a number of economic and social initiatives for the benefit of rural communities.

8.15.2 The overall vision of the plan is for 'communities where people want to live, work and play, where there is access to economic opportunity and reward, a pleasant and safe environment and active and inclusive social community networks.'

8.15.3 The plan is primarily concerned with improving the economic vitality of the rural areas by utilising community economic development initiatives throughout the rural communities. Therefore, information is limited in terms of any specific land use implications for the Plan Area although it is recognized that the plan needs to be aware of and protect the cultural and linguistic diversity of the rural communities.

8.16 **CCBC Local Transport Plan 2001 - 2006**

8.16.1 The Local Transport Plan sets out how the authority would approach transport issues up to 2006 but has been superseded by the North Wales Regional Transport Plan previously referenced.

8.17 **Healthy Conwy Strategy 2008 - 2011**

8.17.1 This strategy has been written in response to Section 40 of the National Health Service (Wales) Act 2006. This requires each Local Health Board and Local Authority in Wales to jointly produce a strategy for the health and well-being of the local population and have regard to it in exercising their functions.

8.17.2 The strategy aims 'to enable the development of healthy and caring communities by focusing on preventing ill-health, promoting good health and encouraging self-help'. The themes include housing and the provision of facilities for a wide range of people with individual needs.

8.17.3 The general land use aims and objectives of the Healthy Conwy Strategy are summarised below:

- To ensure the development of appropriate, affordable housing linked to individual need and choice.
- To improve the provision of appropriate purpose built supported housing to meet the need of vulnerable people.
- To develop four further Primary Health and Social Care Centres throughout the County.

8.17.4 To summarise, the Healthy Conwy Strategy is primarily a partnership approach to improve the health of people in Conwy. The strategy ties in with other strategies, including the Community Strategy, Children and Young Peoples Plans and the LDP.

8.18 **Conwy Leisure and Community Development Services Strategy 2006-2010**

8.18.1 This strategy follows on from the Sports and Physical Activity Strategy published by the Welsh Assembly Government titled '*Climbing Higher*.' This report looks at the importance of sport and leisure from a local context, where it is recognised

that leisure and sport *'unites people of all ages and from different walks of life; and it helps promote team work, creativity, responsibility and healthy lifestyles.'*

- 8.18.2 Proposals for sport and community facilities are to be prioritised and resources identified in order to enable service provision.
- 8.18.3 The issue of open space remains an important one. There needs to be a balance between the need for land provision for new development and maintaining a network of open spaces and playing fields which make a key contribution to the quality of life in the Plan Area.
- 8.18.4 The provision of playing pitches is important in order to address their current deficiency. Allocations in the Plan are needed although the strategy recognises that at present, there is little prospect of proposals being realised.
- 8.18.5 There is a need for a well-balanced and appropriate provision of leisure facilities across the Plan Area, including their provision in rural areas.
- 8.18.6 The provision of play spaces for children is seen as a vital element of urban living and there is currently a shortfall. Housing developments of a substantial size are duty bound to incorporate play spaces through existing policy, or where this is not feasible, a financial contribution is made.
- 8.18.7 There are currently 11 designated allotment sites in various locations. The Leisure and Community Development Service aims to provide a cost-effective service to members of the public in the provision of allotments in order to promote healthy living.
- 8.18.8 There is a need for the provision of well-balanced and appropriate leisure facilities across the Plan Area. Additional provision outside of the current stock should only take place where it can be shown that there is a proven need and is complementary to existing provision. Criteria should be used for new developments as follows;
- Will it increase participation in leisure and physical activity?
 - Is it for the public good and have clear community benefits?

- Is it financially viable and will it attract partnership funding?
- Will it make a long-term difference to the area's quality of life?
- Does it demonstrate a clear contribution to the wider social agenda?
- Does it have support from within the community?
- Is it in line with the Council and WAG agenda?
- Does it complement other service provision in the area?
- Does it help to reduce the shortfall for facilities in the area?

8.18.9 In conclusion, community facilities such as open and recreational space, playing pitches, allotments and leisure facilities contribute significantly to the social well being of communities. Their provision should be reviewed and provided at strategic locations across the Plan Area, particularly in rural areas where there is a strong sense of local community.

8.19 **Draft Cultural Strategy for Conwy 2004 – 2009**

8.19.1 This strategy has been produced in order to ensure that there is a co-ordinated approach to the planning, provision and delivery of a variety of cultural activities in the Plan Area.

8.19.2 The strategy is largely concerned with raising awareness of the various cultural activities present in the Plan Area and the promotion of such activities. However, in terms of land use, the strategy states that there is a need for use of educational and other facilities to support existing cultural provision.

8.19.3 The rural potential of the countryside is a key issue where tourism opportunities can be utilised, a factor highlighted by the North Wales Tourism Strategy, in order to relieve pressure on the coastal resorts.

8.20 **Conwy Substance Misuse Action Plan 2005 - 2008**

8.20.1 The report was developed by the Substance Misuse Action Team with the sole intention to identify the current shortfall in services needed in order to tackle the problem of substance misuse. In land use planning terms, the report has few implications. However, a point emphasised as a key action area is the need for the area to provide a needle exchange facility in Colwyn Bay together with Harm

Reduction facilities. Applications for these will be assessed on their merits using the policies in the LDP.

8.21 **Summary of the Conwy Community Safety Partnership Action Plan April 2009 to March 2010**

8.21.1 Section 17 of the crime and disorder Act 1998 requires crime and disorder to be considered by all local authorities in all their work. The Conwy Community Safety Strategy 2005-2008 has been superseded by the Conwy Community Safety Partnership Action Plan which is reviewed every March. There are two main areas that are relevant to the LDP and they are to increase the use of CCTV and signage to reduce the levels of crime in the Borough;

8.21.2 **Effective use of CCTV Surveillance**

CCTV has an important role to play in reducing crime in our town centres and we will seek to build on progress already made by working in partnership. The role of CCTV will also be extended to tackle anti-social behaviour and other behaviour adversely affecting the environment and will be effective in tackling littering, dog fouling, and fly posting.

8.21.3 **Effective Signage**

Rule setting is an effective crime prevention technique. Alcohol Controlled Areas, and hotspot areas for Environmental crime, such as littering, dog fouling, Fly posting and graffiti will be appropriately signed and enforced.

8.22 **The Llandudno Junction Masterplan 2009**

8.22.1 **Introduction**

In September 2007 URBED were appointed by Conwy County Borough Council and the Welsh Assembly Government Department for the Economy & Transport to prepare a Masterplan for Llandudno Junction. The final report was received in April 2009 and was considered by the Communities Overview and Scrutiny Committee on the 23rd September and by Conwy Council Cabinet on the 13th October 2009. The resolution was to support the broad principles of the Masterplan.

8.22.2 Tremarl Industrial Estate/Area

Key Objectives:

- To provide modern units and workspace for industrial and workshop type uses of a high end; construction, vehicle repair and sale related business; (with the lower end uses being relocated to more suitable premises.
- To improve the accessibility, environmental quality and amenity of the industrial estate to create a prominent and high quality frontage along Conwy Road and Ffordd Maelgwyn through attractive and safe footways and cycles paths
- To create a high quality environment at Black Cat Roundabout
- To provide new office workspace
- To improve pedestrian linkages and crossings
- To integrate local public art as gateway features

Description of Masterplan recommendations:

Support businesses (particularly those in key sectors) on Tremarl Industrial Estate;

- Relocation advice
- Training and Recruitment
- Particular focus on encouraging businesses to take on young apprentices and on ensuring that local firms benefit from development activity.

Anticipated outcomes for the site:

An industrial estate with businesses located in the appropriate premises to maximise their efficiency. There is a particular focus on encouraging businesses to take on young apprentices, ensuring that local firms benefit from development activity.

8.22.3 High Street East

Key Objectives:

- To introduce environmental improvements along the high street to link the station to the new Welsh Assembly development
- The encourage a new food store in the town centre for local shoppers

Description of Masterplan recommendations:

Mixed use development adjacent to the Esso garage site at the eastern end of the High Street.

Anticipated outcomes for the site:

The service provision has spread along the high street connecting the WAG and The Point development area. The shops are flourishing and activity runs from The Station to The Point site.

8.22.4 **Youth Centre and Social Club**

Key Objectives:

- To create a new community centre offering flexible and multi-purpose spaces for local groups, classes, youth club and social club
- To create a new community centre to act as a focal point for local people and activity

Description of Masterplan recommendations:

Residential development and provision of a new community facility

Anticipated outcomes for the site:

The clubs are both thriving centres of activity that facilitate the needs of the surrounding community and offer a great range of services for all ages.

8.22.5 **Esgyryn**

Key Objectives:

- To provide a sustainable extension to Llandudno Junction based on best practice principles of sustainable design and construction
- To create a mixed use site successfully integrating housing, commercial and green spaces

- To provide high quality modern office workspace as part of a new economic hub around the new Welsh Assembly Government building.
- To provide a mix of housing type and tenure and pioneer new sustainable design innovations
- To improve views from the site to surrounding countryside
- To ensure excellent access to and through the area by foot, cycle, bus and car

Description of Masterplan recommendations:

Identification of area for longer term mixed use development.

Anticipated outcomes for the site:

A truly mixed use and integrated site comprising residential, office and leisure space. There will be approximately 410 dwellings at 55 dwellings per hectare and 20,000sqm of commercial floor space. The 5 office blocks will be located closest to the WAG and bring additional activity to enhance the high street in both social and economic terms. A mixed use site that has office accommodation that sits well with the WAG offices and a residential estate that comprises 410 dwellings at 55d

8.22.6 **Glan-y-Mor**

Key Objectives:

- To build on the businesses in the area and to create a distinctive antique retail environment that enhances the heritage surrounding the existing buildings
- To promote services that work in harmony with the existing residential development in the area
- To create a focal point to the Western part of the town that would attract visitor and residents alike.

Description of Masterplan Recommendations:

Identification of site as mixed use quarter comprising refurbishment and build development

Anticipated outcomes for the site:

All inappropriate uses have been relocated to other suitable sites and this becomes a mixed use quarter that supports some specialist businesses including antique dealerships. The area retains much of its townscape character and future development has fitted in with this.

8.22.7 **Phasing Plan:**

Site	Time scale
Tremarl	Short-medium term (2008-2017)
High Street East	Medium term (2013-2017)
Youth Centre and Social Club	Short term (2008-2012)
The Point	Short-medium term (2008-2017)
Esgyryn	Medium term (2013-2017)
Glan-y-Mor	Long term (2018+)
Albini House	Short-medium term (2008-2017)
Marineland	Short term (2008-2012)
Marl Farm	Short-medium term (2008-2017)

8.22.8 **Relationship to the LDP:**

- Tremarl; proposed uses of car showrooms/garages, commercial, open space and industrial units
- Youth and Social Club: this is a Brownfield site that is currently in use
- The Point: this site has Planning permission for employment use. Part of the site is currently being developed as the new Welsh Assembly Government offices as part of the first phase of its development.
- Esgyryn: the dates, densities and other details given in the Local Development Plan take precedence over those given in the Llandudno Junction Masterplan e.g. in the LDP the number of dwellings and their density is given at 120 dwellings at a density of 30 dwellings per hectare as opposed to the 410 dwellings at 55 dwellings per hectare stated in the Llandudno Junction Masterplan. The LDP proposes that the site is developed at a ratio of 60% employment land use and 40% residential land use where

as the Masterplan proposes that the site is developed as 70% residential land use and 30% employment land use.

- Glan-y-Mor: park and ride bus service and a selection of urban blocks including residential, commercial and industrial units
- Albini House: has planning permission for residential development but has not started the works
- Marineland and Marl Farm: have planning permission for residential development and have commenced works

8.22.9 **Cabinet resolution 13/10/2009:**

- (a) That the principles of the Masterplan be supported, insofar as they add value and provide evidence in support of the policies and proposals of the Local Development Plan and provide a framework for the consideration of:
- (i) Site specific planning/development briefs:
 - (ii) A programme of regeneration to attract further investment into Llandudno Junction and establish its position at the centre of North Wales:
 - (iii) Building the capacity of the Community to engage in the development, management of and to take 'ownership' of the community assets.
- (b) That officers be supported in bringing forward a managed programme of regeneration to deliver the objectives of the Masterplan at the earliest opportunity.

8.23 **Other plans and strategies**

In addition, the following plans and strategies have also been assessed, where it was decided that the information within them contained little relevance to land use planning within the Plan Area.

- Draft Conwy Children and Young People's Plan 2008 – 2011;
- Conwy Education Strategic Plan 2002 – 2005;
- All Wales Youth Offending Strategy;
- Tackling Substance Misuse in Wales; and,
- Tudno & Mostyn Communities First Llandudno.

9. Development plans of neighbouring authorities

9.1 Denbighshire Unitary Development Plan 1996 -2011

- 9.1.1 The Denbighshire Unitary Development Plan is effective for the county of Denbighshire sharing Conwy's eastern boundary. The policies of this UDP, whilst largely having effects contained within their County border, also have relevance to cross-boundary land issues shared between the two authorities and therefore these land use policies are detailed.
- 9.1.2 Policy CPZ8, concerning coastal planning, highlights the need for an environmental assessment in the development of Foryd Harbour, in order to assess the impact on the landscape and natural coast, nature conservation, features of historic value and any other impact likely to arise from proposed development.
- 9.1.3 Policy TSM14 states that a proposal to develop Foryd Harbour as a '*major tourism development area*' will be permitted provided that they include an assessment of the economic, social, visual, traffic and environmental impacts and that the proposal will bring about an overall improvement to the tourism appeal and overall attraction of the area.
- 9.1.4 Policy HSG1 allows for the provision of 4100 additional dwellings over the plan period. This includes new allocation sites for 880 dwellings. Policy HSG2 states that this will predominantly be in the main centres of Corwen (low growth), Llangollen, Rhyl, St Asaph, Denbigh, Prestatyn and Ruthin. It is considered that smaller settlements are not suitable for large scale expansion, but some allocations have been made. This is to ensure that existing infrastructure, transport systems and services are used efficiently and also to retain the mainly rural appearance of the county.
- 9.1.5 Policy EMP1 provides 164ha of employment land, 84ha of which is newly allocated. Policy EMP2 outlines that these are for Business Use B1, General Industry B2 and Warehousing and Distribution B8 uses only. St Asaph Business Park has its own guidance (Policy EMP3), which restricts use further to B1 and small scale retail, financial and other office, business or local convenience for the needs of the park. This is to ensure it remains as a high quality employment

site. Another large allocation is the site at Glasdir, Ruthin. Several smaller sites have also been allocated in the county. The main employment areas include, amongst others, Rhyl (several sites), St Asaph (2 sites) and Denbigh (2 sites). Employment development can take place in rural areas where there is no provision of employment land sites, to help ensure a diverse rural economy and to provide jobs. Another objective of their plan is to ensure employment development is not at the expense of the environment.

9.2 **Denbighshire Local Development Plan 2006-2021**

9.2.1 Denbighshire County Council has also progressed work on a new Local Development Plan. It is therefore of paramount importance that the two authorities work in a collaborative manner to ensure that an integrated and sustainable approach is taken in these documents. A public Examination into Plan commenced in January 2012.

9.2.2 The Vision for the document is “That Denbighshire, through sustainable development, will have a vibrant urban coast, with thriving market towns and rural areas. The housing and employment needs of the County will be met, the high quality environment protected and enhanced and a high quality of life maintained for all communities with full recognition that we have a strong Welsh language and culture that should be maintained and protected throughout the County”.

9.2.3 Based on this vision the Plan identifies 16 objectives to address identified issues and needs within the County, and the preferred level of growth to meet these has been identified as 500 homes per annum and 50 hectares of employment land over the LDP period. The LDP’s spatial option seeks to focus development into a small number of large sites in the north of the County. A Key Strategic mixed use site is identified at Bodelwyddan, capable of accommodating 1715 dwellings and 26 hectares of employment land within the Plan period.

9.2.4 Policy PSE 2 Land for Employment Uses seeks to protect land at St Asaph Business Park for high quality employment uses. The North Wales Coast Regeneration area (which includes Rhyl, Prestatyn, St Asaph and Bodelwyddan in addition to Colwyn Bay) is also referenced in Policy PSE 1 and Policy PSE 6

seeks to enhance Rhyl as a sub-regional shopping centre. Rhyl, St Asaph, Bodelwyddan, Prestatyn and Kinmel Bay have been identified as a strategic hub in the Wales Spatial Plan and so these policies are likely to impact Kinmel Bay. The proposed employment growth will also impact other areas in the east of Conwy.

9.2.5 Policy VOE 9 Renewable Energy refers to the Clocaenog Wind Farm Zone, part of which also lies in Conwy. This policy allows for large wind farms in this area only. The policy also mentions that Supplementary Planning Guidance will be produced, which will involve a review of the joint Interim Planning Guidance produced with Conwy. Further collaborative work will be required here to ensure a consistent approach across Clocaenog.

9.3 **Gwynedd Unitary Development Plan 2001 - 2016**

9.3.1 The structure of the adopted Gwynedd Unitary Development Plan adopts a themed approach as opposed to a topic based approach.

9.3.2 Strategic policy 15 and policy D1 illustrate that land has been safeguarded for employment use in the Bangor Development Catchment Area. Over 55 ha are available (including National Park land) and an additional 4 ha has been allocated in the UDP. Parc Menai, situated in Bangor, is a 14 ha employment site, which is likely to have cross border effects in the western part of Conwy's Plan Area in terms of daily commuting levels into Gwynedd. Other industrial estates include the 24 ha Llandegai Industrial Estate and the 36 ha Bryn Cegin Estate.

9.3.3 Strategic policy 10 states that 782 housing units have been allocated in the Bangor catchment area for the plan period 2001 – 2016, representing 47% of the Gwynedd's full housing land allocations. The coastlines of Penmaenmawr and Llanfairfechan are considerable constraints in terms of residential development due to the element of flood risk. The cross boundary impacts of increased residential development around the Sub-Regional Centre of Bangor are likely to be substantial in terms of potential migration patterns coupled with an increased number of employment opportunities in Gwynedd.

9.3.4 Therefore, it is evident that the main strategic issues to arise from the Gwynedd Unitary Development Plan are the economic regeneration around the Bangor catchments area and the economic and demographic implications for Conwy.

9.4 **Eryri Local Plan 1993 - 2003**

9.4.1 The local plan was adopted on 10th November 1999 by the Snowdonia National Park Authority and, together with the Gwynedd Structure Plan, formed the basis for planning decisions in the National Park until the adoption, in July 2011, of the Eryri Local Development Plan which now supersedes the Local Plan.

9.4.2 The Snowdonia Green Key Initiative 2005 has also been assessed. The land use implications contained therein are largely centred on the more efficient management of the National Park in terms of parking, transport improvements and funding. It is therefore considered to have minimal implications for land use planning in Conwy's Plan area.

9.5 **Eryri Local Development Plan 2007- 2022**

9.5.1 The Eryri Local Development Plan was adopted by the Snowdonia national Park Authority in July 2011 and, together with national policy will guide land use policy and decisions on planning applications for future development in the National Park for the period to 2012.

9.5.2 The vision for the Snowdonia national park as contained in the Local Development Plan (and as set out in the National park Management plan) is that; 'by 2035 Snowdonia will continue to be a protected and evolving landscape, safeguarded and enhanced to provide a rich and varied natural environment; providing social, economic and well being benefits nationally and internationally.'

9.5.3 Having regard to this vision and the aims for the National Park the LDP's policies and proposals are based on the following objectives:

- Protecting, Enhancing and Managing the Natural Environment;
- Protecting and Enhancing the Cultural and Historic Environment;
- Promoting Healthy and Sustainable Communities;
- Supporting the Rural Economy;

- Promoting Accessibility and Inclusion;

- 9.5.4 Environmental considerations are of vast importance in the National Park and Conwy as the two authorities share some of the protected land designations present in the region. The policies concerning their protection are similar in nature to those already existing in Conwy such as policies for the undeveloped coast, Sites of Specific Scientific Interest (SSSI) and internationally designated sites such as Special Areas of Conservation (SAC). Conwy and the National Park share the Coed Dolgarrog National Nature Reserve (NNR) and policy is in place in this plan to protect these areas from harmful development (policy GN2)
- 9.5.5 A number of settlements lie on the boundaries of the National Park and Conwy County Borough, namely; Dolgarrog, Dwygyfylchi, Capelulo, Trefriw, Tal-y-Bont, Castell, Rowen and Nebo. It is therefore important to understand the National Park's views on settlement hierarchies and potential future planning policies, which are underpinned by the hierarchy.
- 9.5.6 The National Park is proposing four tiers to their settlement hierarchy; Local Service Centres, Service Settlements, Secondary Settlements & Smaller Settlements. Dolgellau and Y Bala have been identified as local service centres where between 22 and 34% of the overall housing requirement will be delivered.
- 9.5.7 Housing issues have been identified as the main area of concern for many communities in Snowdonia: accessibility and affordability in particular. These matters have been identified as essential for securing long-term sustainability and viability of rural communities. The housing strategy seeks to meet local needs (not aspirations) within environmental capacity, overcoming access difficulties and to supply affordable housing. Based on Welsh Government population and household projections and the apportionment exercise undertaken by local planning authorities in North Wales, the LDP contains a new housing requirement for Snowdonia of 51-55 dwellings per year, which amounts to between 770 and 830 over the plan period.

- 9.5.8 The affordability of local housing is identified as a main issue in the Plan and within the settlements identified most housing development will be restricted to affordable housing for local need.
- 9.5.9 There are a number of settlements that are split between the two planning authorities of Conwy and Snowdonia National Park. In Dolgarrog for example, due to environmental constraints, the Plan references the affordable housing need being met outside the National Park within the Conwy LP area. In Trefriw however, land is allocated for affordable housing within the National Park area due to capacity and flood risk issues in Trefriw within the Conwy LP area. Future collaboration will need to ensure that there is a consistent approach to planning in these villages.
- 9.5.10 With regard to the economy and based on the Plan's objective of creating and retaining a sustainable rural economy the National Park Authority will support new employment development in the local service centres, service settlements and secondary settlements, commensurate with the settlements' scale and function. The Authority will seek to promote the re-use of underused and redundant land or buildings for economic use and support the agricultural sector and rural diversification opportunities that do not impact on the Park's special qualities.
- 9.5.11 Similarly, in recognition of the importance of tourism, the Plan supports tourism and recreational activity which maximises local economic benefits while maximising environmental impacts and safeguarding the Park's special qualities.

10. Glossary

Affordable housing – Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.

Biodiversity – The variety of life forms we see around us, encompassing the whole range of mammals, birds, reptiles, amphibians, fish, insects and other invertebrates, plants, fungi, and micro-organisms.

Brownfield/previously developed land – Land which is, or was, occupied by a permanent structure and associated, fixed surface infrastructure. It includes areas around buildings such as gardens, but not parks, agricultural or forestry buildings or land on which the remains of buildings have blended into the landscape over time. There is a fuller definition of previously used land in Figure 4.1 of the Welsh Assembly Government's document 'Planning Policy Wales'.

Business-led investment – Economic investment from the public and private sector used to create further employment opportunities.

Community Strategy – Local authorities are required by the Local Government Act 2000 to prepare these, with the aim of improving the social, environmental and economic well being of their areas. In Conwy, the responsibility for preparing the Community Strategy rests with the Conwy Local Strategic Board

Devolution – In Wales, devolution is the delegation of central powers from central government to another authority, in this instance, the Welsh Assembly Government.

Diversification – The process by which an established type of activity expands to enable a wider range of goods and services in order to meet changing demand.

European Spatial Development Perspective (ESDP) – A planning document detailing how spatial planning ideas can be integrated across Europe as a whole.

Historic Landscape – Areas of land protected from inappropriate forms of development for their special historic character as designated by the Countryside Council for Wales (CCW)

Local Development Plan – The required statutory development plan for each local planning authority in Wales under the Planning and Compensation Act 2006.

Local Nature Reserve – A locally designated area protected from inappropriate forms of development by reason of their nature conservation interests.

Non-renewable energy sources – Energy sources which once used cannot be reused or reclaimed such as oil, coal and gas reserves.

Outward migration – Residents who move from inside the Plan Area to areas outside of the Plan Area.

Parking standards – The number of car parking and other vehicle spaces for specific types of new development.

Plan Area – The County Borough of Conwy, excluding that part that is within the Snowdonia National Park.

Renewable energy – Energy resources such as wind power or solar energy that can keep producing indefinitely without being depleted.

Sites of Special Scientific Interest (SSSI) – These are nationally important sites of biological or geological value as designated by the Countryside Council for Wales (CCW) in accordance with allowances stipulated by the Wildlife and Countryside Act 1981 and the Countryside and Rights of Way Act 2000.

Sustainable Communities – Places where people want to live and work, now and in the future. They meet the diverse needs of existing and future residents, are sensitive to their environment and contribute to a high quality of life. They are safe and inclusive, well planned, built and run and offer equality of opportunity and good services for all.

Sustainable Development – Development which meets present needs whilst striving equally to allow for those of future generations.

Unitary Development Plan (UDP) – Plan prepared by the local planning authority setting out the policies and proposals for the development and use of land in its area.

Wales Spatial Plan – A plan prepared and approved by the National Assembly for Wales, which sets out a strategic framework to guide future development and policy interventions, whether or not these relate to formal planning control.

Under the Planning and Compulsory Purchase Act 2004, a local planning authority must have regard to this plan in preparing an LDP.

Waste management facilities – Facilities for storing, sorting, treating and disposing of waste. They include, for example, Household Recycling Centres, waste transfer stations, landfill sites, composting facilities and various methods of recovering energy.

Wildlife Sites – Non-statutory sites of nature conservation importance, which are selected and designated according to strict criteria relating to the rarity, diversity, naturalness and size of the site.

Appendix 1

LDP Objective	One Conwy Outcomes							
	People in Conwy are educated & skilled	People in Conwy are safe and feel safe	People in Conwy live in safe and appropriate housing	People in Conwy are healthy and independent	People in Conwy live in a County which has a thriving economy	People in Conwy live in a sustainable environment	People in Conwy live in a County whose heritage, culture and the Welsh language thrive	People in Conwy are informed, included and listened to
SO1. <i>To accommodate sustainable levels of population growth.</i>	•	•	•	•	•	•	•	
SO2. <i>To promote the comprehensive regeneration of Colwyn Bay, Abergele, Towyn and Kinmel Bay to broaden economic activity, address social exclusion and reduce deprivation through the Strategic Regeneration Area Initiative.</i>	•	•	•	•	•	•	•	•
SO3. <i>To provide land and develop a diverse supply of housing to contribute to needs, including affordable housing for local need, and to meet the need for Gypsies and Travellers, at a scale that is consistent with the ability of different areas and communities to grow.</i>		•	•	•		•		•

<p>SO4.</p> <p><i>Identify and safeguard land to meet the community's needs for more jobs and greater economic prosperity and reduced out-commuting levels focussing, in particular, on higher value employment opportunities and skills development within and around the strategic hubs of Conwy, Llandudno, Llandudno Junction and Colwyn Bay and in the accessible and sustainable location of Abergele</i></p>	•			•	•	•		
<p>SO5.</p> <p><i>Encourage the strengthening and diversification of the rural economy where this is compatible with local economy, community and environmental interests</i></p>	•	•			•	•		

<p>SO6.</p> <p><i>Develop vibrant town centre destinations for shopping, business and commerce, culture, entertainment and leisure through the protection and enhancement of the vitality, viability and attractiveness of Llandudno as the strategic sub regional retail centre, and regeneration of Colwyn Bay town centre and other key shopping centres.</i></p>		•		•	•	•	•	
<p>SO7.</p> <p><i>Concentrate development along existing and proposed infrastructure networks and, in particular, at locations that are convenient for pedestrians, cyclists and public transport.</i></p>		•	•	•	•	•		
<p>SO8.</p> <p><i>Assist tourism through the protection and enhancement of coastal and rural based tourism attractions and accommodation and further exploit the potential to develop, strengthen and encourage an all year round tourism industry;</i></p>		•		•	•	•	•	•

<p>SO9.</p> <p><i>To encourage efficient patterns of movement and to recognise the strategic role that the A55 and rail corridors will play in meeting the development needs of the Plan Area, and to give particular attention to development locations that are convenient for pedestrians, walking and cycling in Conwy to aid the reduction of transport CO2 emissions.</i></p>		•		•	•	•		
<p>SO10.</p> <p><i>Ensure that good, sustainable, inclusive design is delivered which includes the opportunity to design out crime, to develop strong, safe and locally distinctive communities and encourage the younger population to remain and return to the area.</i></p>	•	•	•					•

<p>SO11.</p> <p><i>Reduce energy consumption through the careful siting and design of buildings and the promotion of renewable energy developments where they have prospects of being economically attractive and environmentally and socially acceptable.</i></p>			•		•	•		
<p>SO12.</p> <p><i>Safeguard and enhance the character and appearance of the undeveloped coast and countryside, sites of landscape/conservation importance, features of historic or architectural interest and ensure the conservation of biodiversity and protected species.</i></p>				•		•	•	
<p>SO13.</p> <p><i>To protect and improve accessibility to essential services and facilities, including open space, allotments, health, education and leisure.</i></p>	•	•	•	•	•			

<p>SO14.</p> <p><i>To promote the prudent use of resources through the minimisation of waste and assist in providing an integrated network of waste management facilities consistent with the needs of the area and the waste hierarchy.</i></p>					•	•		
<p>SO15.</p> <p><i>Contribute to regional and local mineral needs in a sustainable manner.</i></p>		•		•		•		
<p>SO16.</p> <p><i>Ensure that development supports and sustains the long-term wellbeing of the Welsh language and the character and linguistic balance of communities within the County Borough.</i></p>	•				•		•	•

Appendix 2

LDP Objective	Wales Spatial Plan theme				
	Building sustainable communities	Promoting sustainable economy	Valuing our environment	Achieving sustainable accessibility	Respecting distinctiveness
SO1. <i>To accommodate sustainable levels of population growth.</i>	•	•	•	•	
SO2. <i>To promote the comprehensive regeneration of Colwyn Bay, Abergel, Towyn and Kinmel Bay to broaden economic activity, address social exclusion and reduce deprivation through the Strategic Regeneration Area Initiative</i>	•	•		•	•
SO3. <i>To provide land and develop a diverse supply of housing to contribute to needs, including affordable housing for local need, and to meet the need for Gypsies and Travellers, at a scale that is consistent with the ability of different areas and communities to grow.</i>	•	•		•	
SO4. <i>Identify and safeguard land to meet the community's needs for more jobs and greater economic prosperity and reduced out-commuting levels focussing, in particular, on higher value employment opportunities and skills development within and around the strategic hubs of Conwy, Llandudno, Llandudno Junction and Colwyn Bay and in the accessible and sustainable location of Abergel</i>	•	•		•	•

<p>S05.</p> <p><i>Encourage the strengthening and diversification of the rural economy where this is compatible with local economy, community and environmental interests.</i></p>	•	•			•
<p>S06.</p> <p><i>Develop vibrant town centre destinations for shopping, business and commerce, culture, entertainment and leisure through the protection and enhancement of the vitality, viability and attractiveness of Llandudno as the strategic sub regional retail centre, and regeneration of Colwyn Bay town centre and other key shopping centres.</i></p>	•	•		•	•
<p>S07.</p> <p><i>Concentrate development along existing and proposed infrastructure networks and, in particular, at locations that are convenient for pedestrians, cyclists and public transport.</i></p>			•	•	
<p>S08.</p> <p><i>Assist tourism through the protection and enhancement of coastal and rural based tourism attractions and accommodation and further exploit the potential to develop, strengthen and encourage an all year round tourism industry;</i></p>	•	•	•		•

<p>SO9.</p> <p><i>To encourage efficient patterns of movement and to recognise the strategic role that the A55 and rail corridors will play in meeting the development needs of the Plan Area, and to give particular attention to development locations that are convenient for pedestrians, walking and cycling in Conwy to aid the reduction of transport CO2 emissions.</i></p>		•	•	•	
<p>SO10.</p> <p><i>Ensure that good, sustainable, inclusive design is delivered which includes the opportunity to design out crime, to develop strong, safe and locally distinctive communities and encourage the younger population to remain and return to the area.</i></p>	•	•			•
<p>SO11.</p> <p><i>Reduce energy consumption through the careful siting and design of buildings and the promotion of renewable energy developments where they have prospects of being economically attractive and environmentally and socially acceptable.</i></p>	•	•	•		•
<p>SO12.</p> <p><i>Safeguard and enhance the character and appearance of the undeveloped coast and countryside, sites of landscape/conservation importance, features of historic or architectural interest and ensure the conservation of biodiversity and protected species.</i></p>			•		•

<p>SO13.</p> <p><i>To protect and improve accessibility to essential services and facilities, including open space, allotments, health, education and leisure</i></p>	•	•		•	
<p>SO14.</p> <p><i>To promote the prudent use of resources through the minimisation of waste and assist in providing an integrated network of waste management facilities consistent with the needs of the area and the waste hierarchy.</i></p>			•		
<p>SO15.</p> <p><i>Contribute to regional and local mineral needs in a sustainable manner.</i></p>		•	•		
<p>SO16.</p> <p><i>Ensure that development supports and sustains the long-term wellbeing of the Welsh language and the character and linguistic balance of communities within the County Borough.</i></p>	•				•

Appendix 3

LDP Objective	LDP chapter heading / PPW sustainability theme			
	Social progress, which recognises the needs of everyone	Maintenance of high and stable levels of economic growth and employment	Prudent use of natural resources	Effective protection of the environment
SO1. <i>To accommodate sustainable levels of population growth.</i>	•	•		•
SO2. <i>To promote the comprehensive regeneration of Colwyn Bay, Abergele, Towyn and Kinmel Bay to broaden economic activity, address social exclusion and reduce deprivation through the Strategic Regeneration Area Initiative</i>	•	•		•
SO3. <i>To provide land and develop a diverse supply of housing to contribute to needs, including affordable housing for local need, and to meet the need for Gypsies and Travellers, at a scale that is consistent with the ability of different areas and communities to grow.</i>	•	•		•
SO4. <i>Identify and safeguard land to meet the community's needs for more jobs and greater economic prosperity and reduced out-commuting levels focussing, in particular, on higher value employment opportunities and skills development within and around the strategic hubs of Conwy, Llandudno, Llandudno Junction and Colwyn Bay and in the accessible and sustainable location of Abergele.</i>	•	•		

<p>SO5.</p> <p><i>Encourage the strengthening and diversification of the rural economy where this is compatible with local economy, community and environmental interests.</i></p>	•	•		•
<p>SO6.</p> <p><i>Develop vibrant town centre destinations for shopping, business and commerce, culture, entertainment and leisure through the protection and enhancement of the vitality, viability and attractiveness of Llandudno as the strategic sub regional retail centre, and regeneration of Colwyn Bay town centre and other key shopping centres.</i></p>	•	•		•
<p>SO7.</p> <p><i>Concentrate development along existing and proposed infrastructure networks and, in particular, at locations that are convenient for pedestrians, cyclists and public transport.</i></p>	•	•		•
<p>SO8.</p> <p><i>Assist tourism through the protection and enhancement of coastal and rural based tourism attractions and accommodation and further exploit the potential to develop, strengthen and encourage an all year round tourism industry;</i></p>	•	•		•

<p>SO9.</p> <p><i>To encourage efficient patterns of movement and to recognise the strategic role that the A55 and rail corridors will play in meeting the development needs of the Plan Area, and to give particular attention to development locations that are convenient for pedestrians, walking and cycling in Conwy to aid the reduction of transport CO2 emissions.</i></p>	•	•	•	
<p>SO10.</p> <p><i>Ensure that good, sustainable, inclusive design is delivered which includes the opportunity to design out crime, to develop strong, safe and locally distinctive communities and encourage the younger population to remain and return to the area.</i></p>	•			•
<p>SO11.</p> <p><i>Reduce energy consumption through the careful siting and design of buildings and the promotion of renewable energy developments where they have prospects of being economically attractive and environmentally and socially acceptable.</i></p>		•	•	•
<p>SO12.</p> <p><i>Safeguard and enhance the character and appearance of the undeveloped coast and countryside, sites of landscape/conservation importance, features of historic or architectural interest and ensure the conservation of biodiversity and protected species.</i></p>			•	•

<p>SO13.</p> <p><i>To protect and improve accessibility to essential services and facilities, including open space, allotments, health, education and leisure.</i></p>	<p>•</p>		<p>•</p>	<p>•</p>
<p>SO14.</p> <p><i>To promote the prudent use of resources through the minimisation of waste and assist in providing an integrated network of waste management facilities consistent with the needs of the area and the waste hierarchy.</i></p>	<p>•</p>		<p>•</p>	<p>•</p>
<p>SO15.</p> <p><i>Contribute to regional and local mineral needs in a sustainable manner.</i></p>	<p>•</p>		<p>•</p>	<p>•</p>
<p>SO16.</p> <p><i>Ensure that development supports and sustains the long-term wellbeing of the Welsh language and the character and linguistic balance of communities within the County Borough.</i></p>	<p>•</p>			<p>•</p>