

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



## **REVISED BACKGROUND PAPER 8 – SUBMISSION**

### **Hierarchy of Settlements and Settlement Boundaries**

**August 2012**

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## **Chapter One**

### **Proposed settlement hierarchy**

#### **1. Purpose of report**

- 1.1 This report sets out how the Revised Deposit Local Development Plan will address the roles and functions of settlements within Conwy County Borough. This will determine, in general terms, the overall scale and nature of development that each settlement can support.
- 1.2 A tiered process is adopted to group settlements of similar characteristics in terms of size, facilities, growth pressures and available services. This enables sustainable and proportionate growth levels.

#### **2. The existing policy context**

- 2.1 The Gwynedd Structure Plan identifies Llandudno/Conwy and Llanrwst as Focal Centres, and Llandudno, Llandudno Junction, Llanfairfechan, Conwy Morfa and Llanrwst as employment locations.
- 2.2 The Clwyd Structure Plan identifies the areas from Rhos-on-Sea to Old Colwyn and from Abergele to Kinmel Bay as Main Settlements.
- 2.3 The Colwyn Borough Local Plan follows a three-tier approach. The Main Settlements in the Clwyd Structure Plan are identified as Urban Areas. The Local Plan also identifies seven Main Villages, as well as 21 Minor Settlements. In the case of the Minor Settlements, housing development is restricted to single affordable dwellings for local needs.
- 2.4 The Conwy Unitary Development Plan (UDP) did not proceed beyond draft status, but is referred to for comparative purposes. The draft UDP also followed a three-tier approach, identifying all of the coastal settlements and Llanrwst as Urban Areas. Below this, the UDP proposed 13 Main Villages and 20 Minor Settlements.
- 2.5 The Eryri LDP applies to the National Park. Whilst this Plan does not relate to the area of the Conwy Deposit LDP, it affects a number of communities in Conwy, and is referred to for comparative purposes. It adopts a four-tier approach which

consists of 2 Local Service Centres, (Dolgellau and Bala), 5 Service Settlements, 38 Secondary Settlements and 29 Smaller Settlements.

### **3. The emerging policy context**

- 3.1 The roles of key settlements have been identified through the Wales Spatial Plan studies.
- 3.2 The draft Conwy LDP Preferred Strategy (PS) was published in October 2006. It identified 25 Main Settlements, which include at least 100 dwellings, a primary school, a regular bus service (bearing in mind the different circumstances of some rural communities) and in most cases, a shop, post office and public house and a community centre or other meeting place. The PS also proposed that a number of Minor Settlements would be identified in the Deposit Plan.
- 3.3 The National Park Authority has adopted its LDP, which includes a five-tiered approach similar to that used in Conwy but with slight variation including a higher level tier.
- 3.4 There was also need to review the settlements that are partly within the National Park in order to seek a consistent approach and to have an approach for any cross-boundary issues. A separate paper has been prepared to look into this and is attached as Chapter Two.

### **4. Why the need for a review?**

- 4.1 There is a need to review the settlement hierarchy in the revised PS for the following reasons:
  - Concerns that the October 2006 PS did not include a sufficient spatial component;
  - The need to ensure that the LDP has regard to emerging Spatial Plan studies;
  - The need to ensure that the Conwy LDP is consistent, as far as practical, with LDPs produced by neighbouring authorities; and
  - The need for the LDP to be more responsive to affordable housing for local needs, particularly in the smaller settlements.

## **5. Proposed hierarchy**

5.1 This paper uses the principles of sustainability to assess the hierarchy of settlements to establish the most suitable locations for new development. As has been used in past plans; analysis and characteristics of each settlement have informed a hierarchical approach to grouping settlements and thus controlling the rate and location at which new development occurs. The key messages from existing documents and approaches are that:

- Most development should be directed to existing towns to help maximise accessibility to employment, education and services by walking, cycling and public transport.
- In rural areas, development should be focused on settlements that can act as centres for surrounding areas.
- In the case of housing, only a limited amount of growth should be expected through the expansion of villages, with significant development being appropriate only where a) it can be shown to be necessary for maintaining local services, and b) the houses are required to meet local needs, and c) it will be in keeping with the character of the village.

5.2 The focus for significant development should be in the Urban Areas that are well served by public transport and other facilities. Development may be provided for in villages and other small rural communities where needed to contribute to their sustainability. The priority for development is to make the best use of brownfield land, but where this is insufficient or unavailable, suitable greenfield land may need to be used.

5.3 It is proposed that the LDP should follow a five-tier approach as follows:

- Urban Areas
- Tier One Main Villages
- Tier Two Main Villages
- Minor Villages
- Hamlets

- 5.4 The characteristics of each settlement and the type of development that may be permitted are described below, and summarised in Table 1 of this report.

### **Urban Areas**

- 5.5 These consist of larger settlements, with a minimum population of 3,000. They are well served by public transport, support a wide range of facilities and have employment sites within them or nearby. They consist of Abergele, Bay of Colwyn, Conwy, Deganwy, Llandudno, Llandudno Junction, Llanfairfechan, Llanrwst, Penmaenmawr, Penrhyn Bay / Penrhynside and Towyn / Kinmel Bay.
- 5.6 In most cases, the Urban Areas will accommodate the greatest share of development, subject to the capacity of each settlement. Housing will be accommodated both on allocated and windfall sites. Allocated sites are those that are shown on the Proposals Map. It is recommended that sites that are capable of accommodating 10 or more dwellings should normally be allocated.
- 5.7 Windfall sites are typically located on previously developed land. They are not allocated on the Proposals Map, either because they fall below the size threshold, or because their development prospects are too uncertain. However, they can form a significant proportion of a settlement's total housing development. The number of dwellings that are to be permitted on windfall sites will reflect the capacity of each settlement to grow.
- 5.8 A proportion of dwellings on both allocated and windfall sites will be reserved as Affordable Housing for Local Needs (AHLN), in accordance with emerging policies on affordable housing.
- 5.9 In the case of Urban Areas, no housing development would be allowed outside the settlement boundaries.
- 5.10 The Urban Areas will also accommodate the greater share of retail, commercial and leisure development. In each case, the development must meet the sequential tests in Planning Policy Wales, and be at a scale that is proportional to the function of the settlement.

## **Main Villages**

- 5.11 Main Villages, which include at least 100 dwellings, a primary school, a regular bus service (bearing in mind the different circumstances of some rural communities) and in most cases, a shop, post office and public house and a community centre or other meeting place. Dwygyfylchi, Glan Conwy, Llanddulas and Llysfaen are categorised as Tier 1 Main Villages. Betws-yn-Rhos, Cerrigydrudion, Dolgarrog\*, Eglwysbach, Llanfair Talhaearn, Llangernyw, Llansannan, Tal-y-Bont / Castell and Trefriw\* are categorised as Tier 2 Main Villages.
- 5.12 The Tier 1 Main Villages provide a higher level of facilities and services than the Tier 2 Main Villages and have greater sustainable access to the higher order urban areas. It is important that their existing level of facilities and services are protected wherever possible.
- 5.13 The Plan will play its part by resisting the loss of village shops and post offices and safeguarding existing open space. The Tier 1 Main Villages will provide a combination of market value and AHLN from existing commitments, on allocated sites and from windfall development, to realise the spatial objectives for the delivery of AHLN and protection of the natural and historic environment.
- 5.14 Within the Tier 2 Main Villages the Council will seek to achieve 100% AHLN on allocated and windfall sites within the settlement boundary to represent the level of facilities and services and to safeguard the Welsh language. Such schemes will generally be smaller than those permitted in the Urban Development Strategy Areas, and will be phased in line with the provision of infrastructure. Small scale 100% AHLN may be permitted on the edge of the settlement where it meets local need. Smaller retail, commercial and leisure development will be permitted at a scale appropriate to the function of the settlement and where it enhances sustainability.
- 5.15 Over the Plan period, approximately 952 (15%) of the housing requirement will be distributed between these settlements (inclusive of the Minor Villages and Hamlets) through existing commitments, 'windfall sites' and new allocations primarily in the Tier 1 settlements. Approximately 15% of the employment requirement (B1, B2 & B8) will be permitted in these locations to support sustainable development.



However, the Plan recognises the development constraints in Dolgarrog, Tal y Bont and Trefriw and the links with Snowdonia National Park. In Dolgarrog, the existing employment site at the former Aluminium Works will have been safeguarded for mixed use (employment/leisure/tourism) uses. There will no further development outside the settlement boundary of Trefriw over the Plan period as a result of the flooding and topographical constraints.

### **Minor Villages**

- 5.16 Minor Villages have typically between 50 and 100 dwellings, but have one or more community facility. Whilst the LDP will not allocate land for development in Minor Villages, it will allow for up to three AHLN within, or at the edge of, the settlements. This is a more flexible approach than in Policy CH9 of the Colwyn Borough Local Plan, in that it permits schemes of more than one dwelling and also allows edge-of-settlement sites to be considered. This greater flexibility should encourage the submission of more applications for AHLN in the Minor Villages.
- 5.17 Minor villages will also accommodate retail, commercial and leisure development permitted at a scale proportional to the function of the settlement.

### **Hamlets**

- 5.18 Hamlets form the smallest category of settlement. They form an easily identifiable cluster of dwellings, typically between 20 and 50. In many cases, they also have one or more community facilities. However, public transport services are generally infrequent and the scale of development must be strictly controlled. It is not proposed to allocate land or designate settlement boundaries in Hamlets. However, single AHLN within, or at the edge of, the settlement may be allowed, as well as small-scale other development on previously developed land or which sustains the viability of the hamlet, in line with Policies DP/2, DP/6, HOU/1 and HOU/2.

## **6. Settlement boundaries**

- 6.1 These are used to clearly show the extent of an urban area and are used for Tier 2 Main Villages and those settlements higher in the tier. Minor Settlements and Hamlets do not have settlement boundaries. Settlement boundaries will be amended to include proposed residential sites, previous committed or windfall residential sites, and proposed employment and mixed use sites to safeguard that

those appropriate uses are delivered. Further amendments will only include logical amendments adjacent to the above sites. The settlement boundaries can be viewed on the Proposal Maps

## **7. Recommendation**

- 7.1 To follow the general approach summarised in Table 1, subject to a further review of those settlements straddling the National Park boundary.
- 7.2 To redesignate settlement boundaries to accommodate proposed LDP residential sites and committed sites in accordance with the Proposal Maps (available separately).

**Table 1 - Proposed settlement hierarchy**

**Note: This table is intended as information only. Please refer to specific policies for further guidance.**

Category	Settlements	Defining characteristics	Housing development	Other development
Urban areas	Abergele / Pensarn Bay of Colwyn Conwy Deganwy / Llanrhos Llandudno (inc. Craig y Don / Craigside ) Llandudno Junction Llanfairfechan Llanrwst Mochdre Penmaenmawr Penrhyn Bay / Penrhynside Towyn / Kinmel Bay	Towns or settlements forming part of an urban conurbation. Have good public transport services, and a broad range of shops, services and employment	<b>Within settlement</b> - Urban areas will provide a combination of market value and Affordable Housing for Local Needs (AHLN) on both allocated sites and windfalls. Larger developments will be phased <b>Outside settlement boundary</b> – No development allowed (except for AHLN on exception sites adjoining Llanrwst)	Retail, commercial and leisure development permitted where they meet national planning policy, at a scale appropriate to the function of the settlement
Main villages Tier 1	Glan Conwy Llysfaen Llanddulas Dwygyfylchi*	Villages that have over 100 dwellings, which support a range of facilities (typically including a school, shop and post office) and which have a good public transport service and close links to larger urban areas.	<b>Within settlement</b> – Main villages will provide a combination of market value and AHLN on both allocated sites and windfalls. Such schemes will generally be smaller than those permitted in urban areas, and will typically be phased <b>Outside settlement boundaries</b> – small-scale 100% AHLN on edge of settlement	Smaller retail, commercial and leisure development permitted at a scale appropriate to the function of the settlement
Main villages Tier 2	Betws-yn-Rhos Cerrigydrudion Dolgarrog* Eglwysbach	Villages that have over 100 dwellings, which support a range of facilities (typically	<b>Within settlement</b> – Main villages will provide AHLN on both allocated sites and windfalls. Such schemes will generally be smaller	Smaller retail, commercial and leisure development permitted at a scale appropriate to the function of

	Llanfair Talhaearn Llangernyw Llansannan Trefriw* Tal-y-Bont / Castell	including a school, shop and post office) and which have a reasonable public transport service	than those permitted in urban areas, and will typically be phased <b>Outside settlement boundaries</b> – small-scale 100% AHLN on edge of settlement	the settlement
Minor villages	Bryn Pydew Glanwydden Groes Henryd Llanbedr-y-Cennin* Llanddoged Llanelian Llangwm Llannefydd Pentrefelin Pentrefoelas Rhyd-y-Foel Rowen* St George Tal-y-Cafn Tyn-y-Groes	Minor villages have typically between 50 and 100 dwellings and one or more community facility. Public transport services may be variable	No allocated sites or settlement boundaries Windfall sites – single or small estates of AHLN within, or at the edge of, settlements	Smaller retail, commercial and leisure development permitted at a scale proportional to the function of the settlement
Hamlets	Bodtegwel Bryn-y-Maen Brymbo Bylchau Cefn Berain Cefn Brith Dinmael Glasfryn Groesffordd Gwytherin Hendre Llanfihangel GM Maerdy	Hamlets generally have between 20 – 50 dwellings and limited services. Public transport accessibility is generally poor/infrequent	No allocated sites or settlement boundaries Windfall sites – single AHLN within, or at the edge of, settlement.	Small-scale development on previously developed land or which sustains the viability of the hamlet

	Melin y Coed Nebo* Pandy Tudur Pentre-llyn-cymmer Pentre Tafarn-y-Fedw Tan-y-Fron Capelulo* Bryn Rhyd-y-Arian Pentre Isa Glan Rhyd Rhydlydan			
Open countryside			Agricultural or forestry worker dwellings; conversions to dwellings (usually AHLN)	Farm diversification schemes; developments with specific locational requirements (e.g. wind turbines)

\* settlements that are partly in the Snowdonia National Park

## **Chapter Two**

### **A review of settlement hierarchies of shared settlements on the Conwy and Snowdonia National Park border.**

#### **8. Purpose of report**

- 8.1 This report sets out how the revised Deposit Plan will address the roles and functions of settlements shared between Conwy County Borough Council and Snowdonia National Park Authority. The report will form a Background Paper to inform the LDP of any planning implications or needs deriving from the shared settlements. The report will evaluate, in general terms, how each village can be expected to develop in light of settlement hierarchy policies and other constraints each side of the authorities' border.

#### **9. The existing policy context (shared settlements)**

- 9.1 Villages which extend into each LPA's area include: Dolgarrog, Dwygyfylchi/Capelulo, Tal-y-Bont and Trefriw. These settlements were identified in the Draft Conwy UDP as 'main villages' in Conwy. Trefriw is identified as a Secondary Settlement in the Eryri LDP, while the others are identified as a Smaller Settlements in the Eryri LDP.
- 9.2 Nebo and Llanbedr-y-Cennin also lie on both sides of the border and are classed as a 'minor settlement' by Conwy LPA and Smaller Settlement in the Eryri LDP.
- 9.3 Rowen lies almost completely within SNP except for a shop and a primary school which are within the area of Conwy LPA. These 'facilities' are separated from the main cluster of dwellings forming the village. Rowen is not classed at all in the Conwy UDP but is included as a minor village in the LDP and a Smaller Settlement in the Eryri LDP.

#### **Conwy**

- 9.4 The Gwynedd Structure Plan (GSP) identifies Llandudno/Conwy and Llanrwst as 'focal centres', and Llandudno, Llandudno Junction, Llanfairfechan, Conwy Morfa and Llanrwst as 'employment locations'. The GSP does not directly affect any

shared communities but does have implications on development surrounding the shared villages.

- 9.5 The Colwyn Borough Local Plan follows a three-tier approach to classification. The Local Plan also identifies 7 'main villages', as well as 21 'minor settlements'. In the case of the 'minor settlements', housing development is restricted to single affordable houses for local needs (AHLN). The CBLP does not directly affect any shared communities.
- 9.6 The Conwy Unitary Development Plan (UDP) did not proceed beyond draft status, but is referred to for comparative purposes. The draft UDP also followed a three-tier approach, identifying Dolgarrog, Dwygyfylchi, and Trefriw as 'main villages'. Below this level, the UDP proposed 20 'minor settlements' including Nebo.

### **Snowdonia**

- 9.7 The Eryri LDP applies to the National Park. Whilst this Plan does not relate to the area of the Conwy LDP, it affects the above communities shared with Conwy CBC. It adopts a four-tier approach which consists of 2 Local Service Centres, (Dolgellau and Bala), 5 Service Settlements, 38 Secondary Settlements and 29 Smaller Settlements. Trefriw is identified as a Secondary Settlement in the Eryri LDP, while Dolgarrog, Dwygyfylchi, Tal-y-Bont and Rowen are identified as Smaller Settlements.

Issues	Shared settlements											
	Dolagrog		Dwygyfylchi		Trefriw		Nebo		Tal-y-Bont		Capelulo	
	CCBC	SNP	CCBC	SNP	CCBC	SNP	CCBC	SNP	CCBC	SNP	CCBC	SNP
<b>Classification in CCB</b>	Main village	Secondary Settlement	Main village	Secondary Settlement	Main village	Secondary Settlement	Minor Settlement	Smaller settlement	Main village	Secondary Settlement	Not recognized as being separate to Dwygyfylchi.	Smaller settlement
<b>Settlement Boundary?</b>	✓ UDP	✓ ELP	✓ UDP	✓ ELP	✓ UDP	✓ ELP	X	X	✓ UDP	X	X	X
<b>Relevant Policies</b>	GP3 and H3 (UDP)	T1 (ELP)	GP3 and H3 (UDP)	T1 (ELP)	GP3 and H3 (UDP)	T1 (ELP)	H4 (UDP)	T1 (ELP)	GP3 and H3 (UDP)	T1 (ELP)	H5 (UDP)	T6 (ELP)
<b>Policy restrictions</b>	Suitable development allowed within s/b	Suitable development allowed within s/b	Suitable development allowed within s/b	Suitable development allowed within s/b	Suitable development allowed within s/b	Suitable development allowed within s/b	Exceptional cases for single dwellings.	Suitable development allowed within s/b	Suitable development allowed within s/b	Suitable development allowed within s/b	Only suitable dwellings for agric/forest ry workers supported	Up to 2 new dwellings within the plan period
<b>Other restrictions</b>	Topographical restrictions to the west (SNP) and C2 Flood zone to east (CCB). Majority of existing housing in SNP. Current uncertainty of large employment site to east (CCB). Very few options for future residential growth unless extension to north or south of settlement.		Topographical and access issues. Majority of likely expansion would be within Conwy and adjacent to Dwygyfylchi settlement and not towards Capelulo.		Majority of existing housing in SNP. Topographical restrictions to the west (SNP) and C2 Flood zone to east (CCB). Majority of housing in SNP. Few options for future residential growth unless extension to west, north or south of settlement.		Majority of settlement in CCB. Logical areas for future expansion each side of the boundary. No sites require identifying.		Majority of existing settlement in CCB and in C2 Flood zone.		C2 Floodzone through centre of settlement. Majority of existing settlement in SNP.	
<b>Recommendation</b>	Some small sites to east of B5106 and west of C2 FZ. Almost at capacity.		S/B to be extended for potential LDP allocations only in Conwy LPA area.		Future housing requirement will need to be found elsewhere in the short term. Capacity has been reached. No gain in extending settlement boundary. Exception sites ought to be identified outside Conwy LPA area.		No real restrictions other than landscape impact. No settlement boundary		Possible exception sites may come forward in Conwy LPA area due to C2 FZ restriction and minor opportunity in SNP.		Need to remove S/B to be consistent. Capelulo should be classed as a hamlet. Dwygyfylchi S/B to remain.	



## **10. The emerging policy context – Conwy**

- 10.1 Work is in progress on identifying the roles of key settlements through the Wales Spatial Plan studies.
- 10.2 The draft LDP Preferred Strategy (PS) was published in October 2006. It identified 25 Main Settlements, which have at least 100 dwellings, a primary school, a regular bus service (bearing in mind the different circumstances of some rural communities) and in most cases, a shop, post office and public house and a community centre or other meeting place. The PS also proposed that an unspecified number of Minor Settlements would be identified in the deposit plan.

## **11. Hierarchy**

- 11.1 It has been identified that the classification of settlement varies slightly between the two authorities, however, the impact this will have on the related policy and rate of growth of each settlement is non-conflicting.

## **12. Why the need for a review?**

- 12.1 There is a need to review the settlement hierarchy in the revised PS for the following reasons:
- concerns that the October 2006 Preferred Strategy did not include a sufficient spatial component;
  - the need to ensure that the LDP has regard to emerging Spatial Plan studies;
  - the need to ensure that the Conwy LDP is consistent, as far as practical, with LDPs produced by neighbouring authorities; and
  - The need for the LDP to be more responsive to affordable housing for local needs, particularly in the smaller settlements.

## **13 Cross boundary policy comparisons**

### **Main Villages – Conwy**

- 13.1 Main Villages include at least 100 dwellings, a primary school, a regular bus service (bearing in mind the different circumstances of some rural communities) and in most cases, a shop, post office and public house and a community centre or other

meeting place. These include Betws-yn-Rhos, Cerrigydrudion, **Dolgarrog**, **Dwygyfylchi/Capelulo**, Eglwysbach, Glan Conwy, Llanddulas, Llanfair Talhaearn, Llangernyw, Llansannan, Llysfaen, **Trefriw** and **Tal-y-Bont / Castell**.

- 13.2 As with the Urban Areas, housing will be provided through a combination of commitments, allocated and windfall sites. In the case of Main Villages, sites that are capable of accommodating more than ten dwellings will normally be allocated. A proportion of the dwellings on each allocated site will normally be provided for AHLN, in accordance with emerging policies on Affordable Housing. Where there is evidence of a particular need for AHLN within a community, a site could be reserved for 100% AHLN.
- 13.3 Windfall sites in Main Villages will normally accommodate up to four dwellings, including a proportion intended for AHLN. Windfall developments exceeding four dwellings will only be allowed where they can be justified, for example, by providing a higher proportion of AHLN.
- 13.4 The Plan will also allow for 'exception sites' which are outside but immediately adjoining settlement boundaries. These will provide small-scale 100% AHLN.
- 13.5 Main Villages will also accommodate retail, commercial and leisure development permitted at a scale proportional to the function of the settlement.
- 13.6 *Comparison to SNP's approach.*  
*'Local Service Centres and Service Towns in SNP typically have a population of over 500, with a primary school, doctor's surgery, post office and local food shop. They also have a range of community facilities and good public transport service.'*

## **14. Minor Villages**

- 14.1 Minor Villages in Conwy have typically between 50 and 100 dwellings, and one or more community facility. Whilst the LDP will not allocate land for development in Minor Villages, it will allow for up to three AHLN within, or at the edge of, the settlements. This is a more flexible approach than in Policy CH9 of the Colwyn Borough Local Plan, in that only schemes of more than one dwelling were permitted.

This greater flexibility should encourage the submission of more applications for AHLN in the Minor Villages.

14.2 Minor villages will also accommodate retail, commercial and leisure development permitted at a scale proportional to the function of the settlement.

14.3 *Comparison to SNP's approach.*

*The equivalent of Conwy's Minor Villages are classed as smaller settlements by SNPA, (Dolgarrog, Dwygyfylchi, Tal-y-Bont, Llanbedr-y-Cenin, Trefriw and Rowen). These have a population of above 50 and have one or more key local facility and additional community facilities. Affordable housing for local needs will only be allowed in the 'Smaller Villages', this is a similar approach taken to 'Minor Villages' in Conwy LPA.*

## **15. Hamlets**

15.1 Hamlets form the smallest category of settlement. They form an easily identifiable cluster of dwellings, typically between 20 and 50. In many cases, they also have one or more community facilities. However, public transport services are generally poor or non-existent and the scale of development must be strictly controlled. It is not proposed to allocate land or designate settlement boundaries in Hamlets. However, single AHLN within, or at the edge of, the settlement may be allowed, as well as small-scale other development on previously developed land or which sustains the viability of the hamlet.

15.2 *Comparison to SNP's approach*

*In SNP, 'hamlets' (Capelulo and Nebo) have a population of below 70, they do not have any key local facilities with very few community facilities. There will be no settlement boundary in hamlets. Single affordable housing units for local need will be allowed (2/3 across 15 year Plan period). This is again a similar approach to that proposed in Conwy.*

## **16. Issues**

- 16.1 There is a need for consistency. Although the hierarchies differ slightly between authorities there are similar policy approaches; however a number of issues have been identified which include:

### **Trefriw**

- 16.2 There are serious topographical and flood risk issues which restrict the extent that the settlement can develop, especially in terms of housing. The main issues are flood risk, topographical and county boundary restrictions. Map 5 illustrates that capacity has been reached within Conwy LPA area and that future housing will have to be found outside Conwy CB and inside SNP or elsewhere.

### **Dwygyfylchi and Capelulo**

- 16.3 There is confusion as to why Capelulo requires a settlement boundary. For consistency Conwy LPA need to remove the settlement boundary around Capelulo and class it as a 'hamlet'. The settlement boundary around Dwygyfylchi shall remain as this is classed as a main village. Any further extension of the settlement boundary will be a result of the LDP process.

### **Exception Sites**

- 16.4 Similar to the situation in Trefriw, the settlements of Tal-y-Bont and Dolgarrog are restricted by the C2 flood zone and topographical features. If the settlements are to be supported in their growth then there is a likely need for Conwy LPA to identify exception sites as there is minimal scope within SNP.

## **17. Recommendations**

### **17.1 Action points include:**

- The need to acknowledge that capacity has been reached in Trefriw. This is due to flood risk, topographical, and county boundary restrictions. Future community housing need will have to be found outside Conwy CB and inside SNP.
- The need for Conwy to remove the settlement boundary for Capelulo and class it as a 'hamlet' for consistency with the approach taken for other hamlets and the approach in SNP.
- The need for close collaboration between authorities to aid in the process of the LDP and ensure consistency.

## Appendix 1

**Table 10.1a: Facilities and Services found in each Settlement.**

Settlement	Population 2007	Range of shops and services	Doctor's surgery	Access to secondary education	A range of employment opportunities	Good non-car access to town centre	Number of criteria met
Abergele / Pensarn	10,200	✓	✓	✓	✓	✓	5
Bay of Colwyn	25,400	✓	✓	✓	✓	✓	5
Conwy	14,200 (4,300 Conwy Ward)	✓	✓	✓	✓	✓	5
Deganwy / Llanrhos	(3,700 Ward)	✓	✓	X	✓	✓	4
Llandudno (inc. Craig y Don / Gogarth, Mostyn and Tudno)	15,300 (Wards Craig y Don, Gogarth, Mostyn and Tudno)	✓	✓	✓	✓	✓	5
Llandudno Junction	(6,400 Marl and Pensarn)	✓	X	X	✓	✓	4
Llanfairfechan	3,700	✓	✓	X	✓	✓	4
Llanrwst	3,100	✓	✓	✓	✓	✓	5
Mochdre	1,900	✓	X	X	✓	✓	3
Penmaenmawr	2,500 (Pant y Afon and Penmaenan)	✓	X	X	✓	✓	3
Penrhyn Bay / Penrhynside	4,800 (ward)	✓	X	✓	✓	✓	4
Towyn / Kinmel Bay	8,300	✓	X	X	✓	✓	3
Glan Conwy	2,300	X	✓	X	X	✓	2
Llysfaen	2,800	✓	X	X	X	✓	2
Llanddulas	1,600 (inc Rhyd y Foel)	✓	X	X	X	X	1
Dwygyfylchi	1400 (Capelulo)	X	X	X	X	✓	1
Betws-yn-Rhos	1000	X	X	X	X	X	0
Caerhun CC	1,300	X	X	X	X	X	0

Cerrigydrudion	700	X	X	X	X	X	0
Dolgarrog*	400 (inc SNP portion)	X	X	X	X	X	0
Eglwysbach	900	X	X	X	X	X	0
Llanfair Talhaearn	1,000	X	✓	X	X	X	1
Llangernyw	1,000	X	X	X	X	X	0
Llansannan	1,300	X	X	X	X	X	0
Trefriw*	900 (inc SNP portion)						
Tal-y-Bont / Castell	(in Caerhun)	X	X	X	X	X	0
Bryn Pydew	(in Penrhyn)	X	X	X	X	X	0
Glanwydden	(In Penrhyn)	X	X	X	X	X	0
Groes	In Llansannan	X	X	X	X	X	0
Henryd	700	X	X	X	X	X	0
Llanbedr-y-Cennin	In Caerhun	X	X	X	X	X	0
Llanddoged	600	X	X	X	X	X	0
Llanelian	In Betws yn Rhos CC	X	X	X	X	X	0
Llangwm	500	X	X	X	X	X	0
Llanefydd	600	X	X	X	X	X	0
Pentrefelin	In Glan Conwy	X	X	X	X	X	0
Pentrefoelas	300	X	X	X	X	X	0
Rhyd-y-Foel	In Llanddulas	X	X	X	X	X	0
Rowen*	In Caerhun	X	X	X	X	X	0
St George	In Abergele CC	X	X	X	X	X	0
Tal-y-Cafn	In Eglwysbach	X	X	X	X	X	0
Tyn-y-Groes	In Caerhun	X	X	X	X	X	0
Bodtegwel	In Abergele CC	X	X	X	X	X	0
Bryn Rhyd-y-Arian	In Llansannan	X	X	X	X	X	0
Bryn-y-Maen	In Colwyn Bay (Rhiw)	X	X	X	X	X	0
Brymbo	In Eglwysbach	X	X	X	X	X	0
Bylchau	In Llansannan	X	X	X	X	X	0

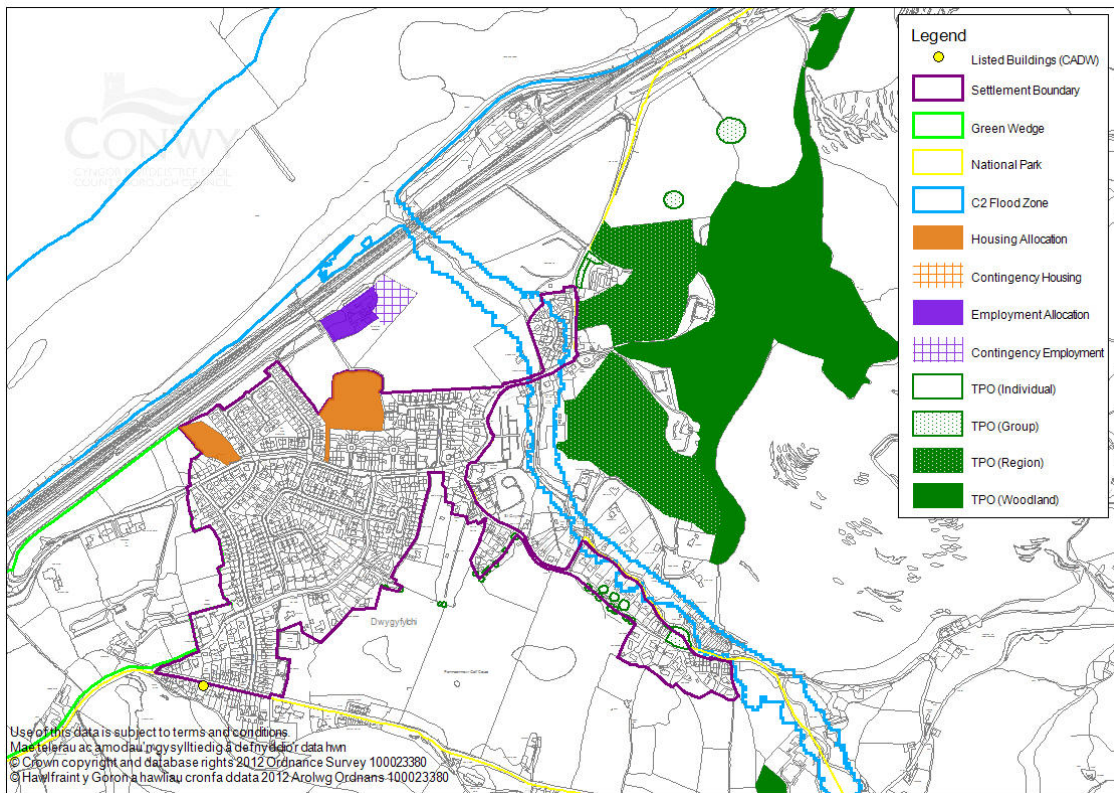
Cefn Berain	In Llanefydd	X	X	X	X	X	0
Capelulo*	In Dwygyfylchi	X	X	X	X	X	0
Cefn Brith	In Cerrigydrudion CC	X	X	X	X	X	0
Dinmael	In Llangwm CC	X	X	X	X	X	0
Glan Rhyd		X	X	X	X	X	0
Glasfryn	In Cerrigydrudion CC	X	X	X	X	X	0
Groesffordd	In Henryd CC	X	X	X	X	X	0
Gwytherin	In Llangernyw CC	X	X	X	X	X	0
Hendre	In Llanddulas CC	X	X	X	X	X	0
Llanfihangel GM	200	X	X	X	X	X	0
Maerdy	In Llangwm CC	X	X	X	X	X	0
Melin y Coed	Not shown	X	X	X	X	X	0
Nebo*	Not shown	X	X	X	X	X	0
Pandy Tudur	In Llangernyw CC	X	X	X	X	X	0
Pentre Isa		X	X	X	X	X	0
Pentre-llyn-cymmer	In Cerrigydrudion CC	X	X	X	X	X	0
Pentre Tafarn-y-Fedw	In Llanrwst CC	X	X	X	X	X	0
Rhydlydan		X	X	X	X	X	0
Tan-y-Fron	In Llansannan CC	X	X	X	X	X	0
<b>Total Conwy CB pop</b>	<b>111,700</b>						



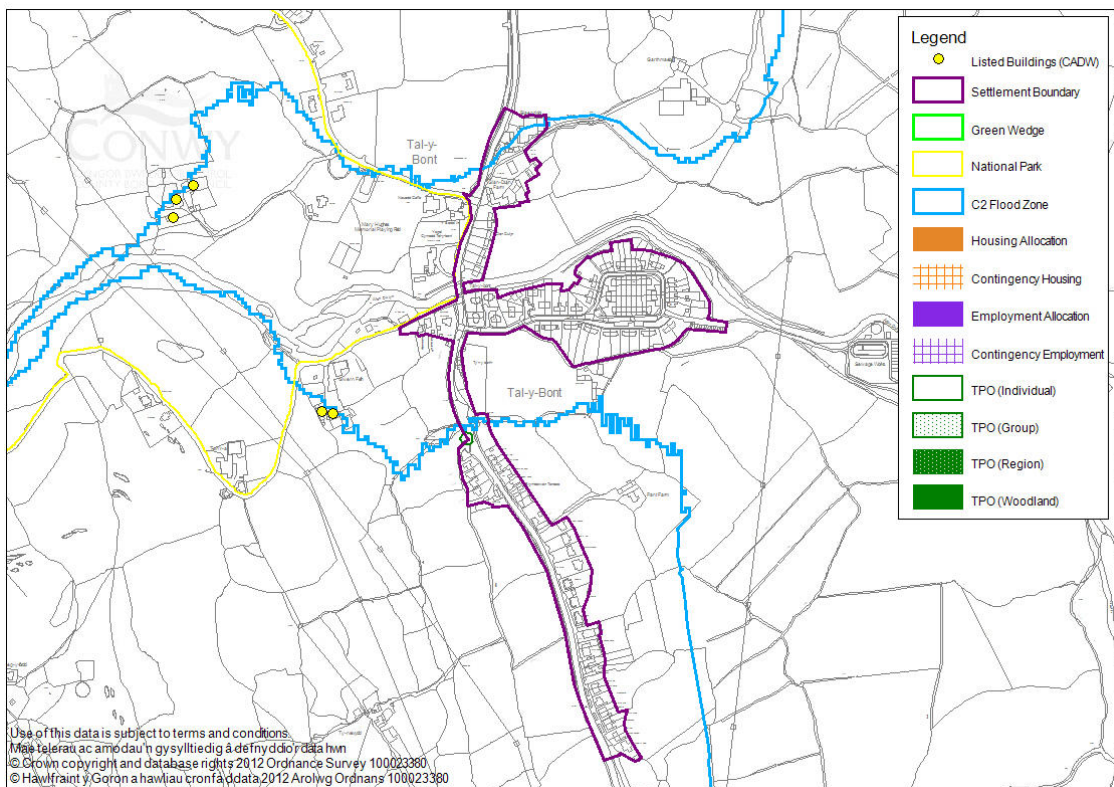
## Appendix 2

### Maps of Shared Settlements

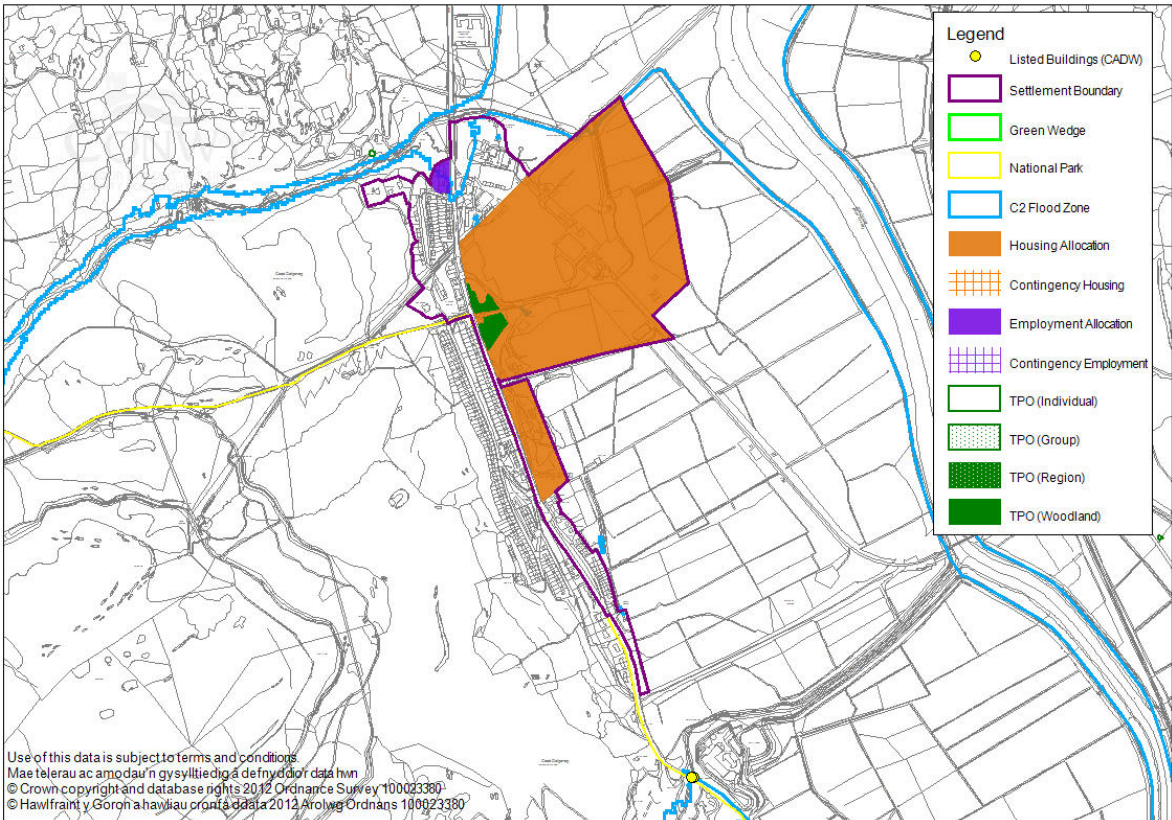
#### Map 1 Capeulo and Dwygyfylchi



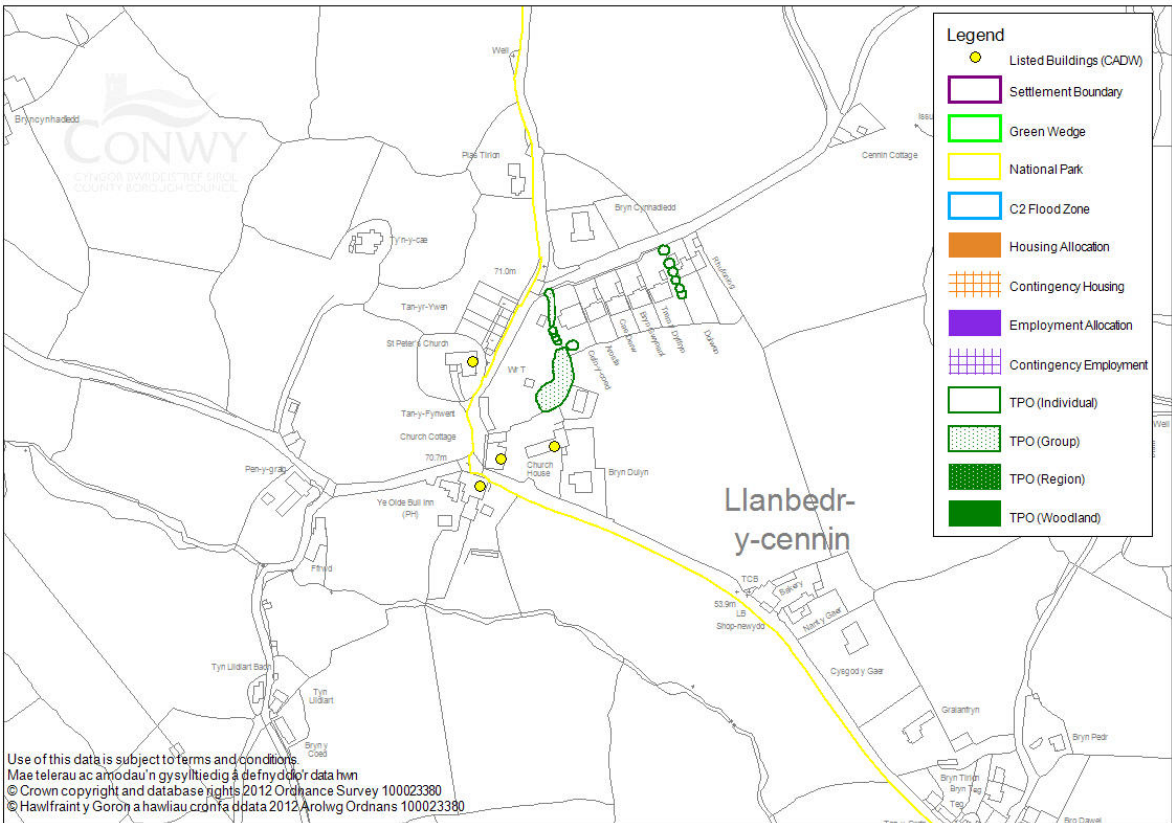
#### Map 2 Tal-y-Bont



**Map 3** Dolgarrog (land outside C2 Flood zone and in Conwy CB)

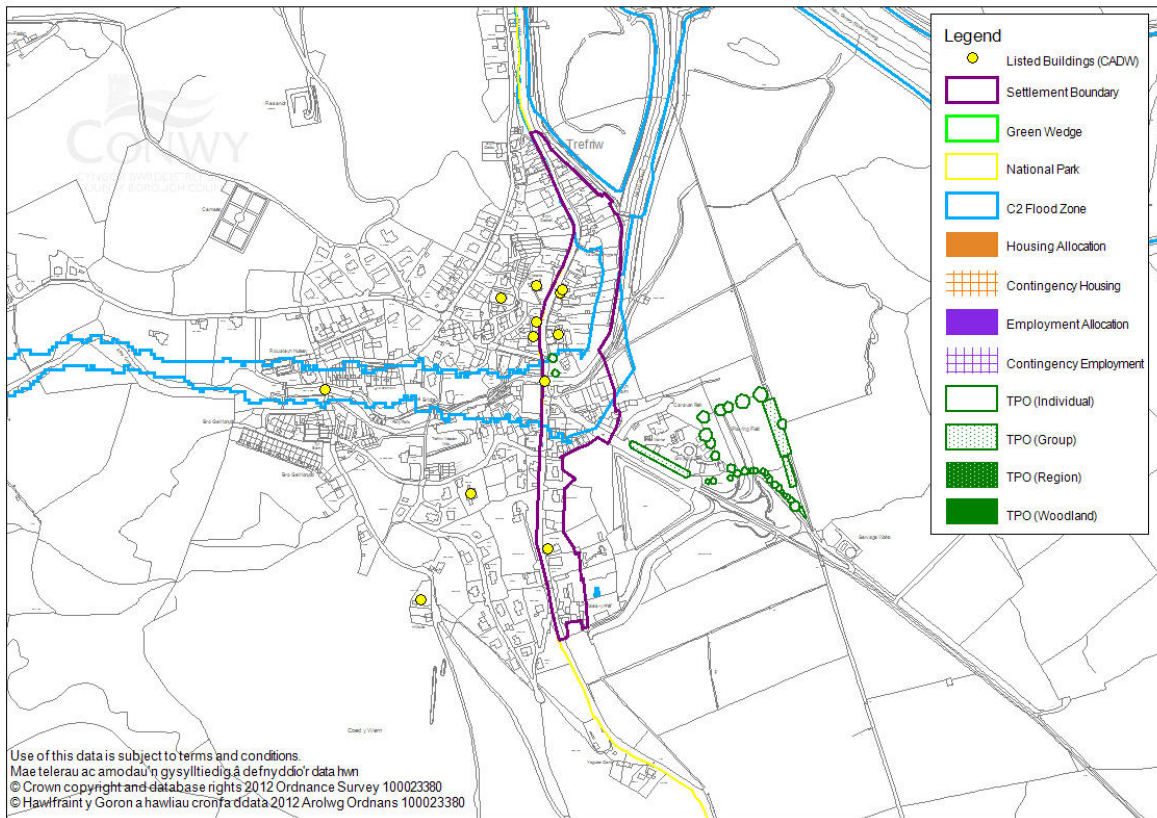


**Map 4** Llanbedr-y-Cennin

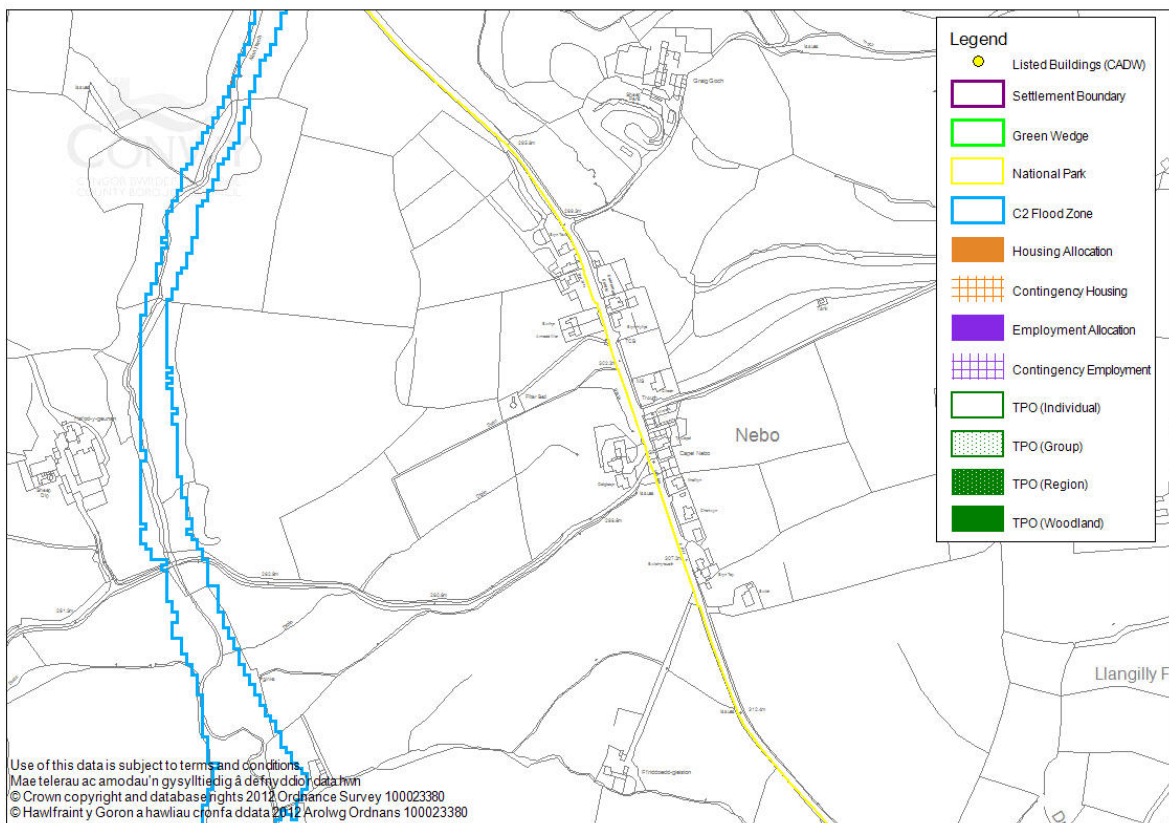




## Map 5 Trefriw



## Map 6 Nebo



## Appendix 3

### 2001 Census data – The Welsh Language

	All people aged 3 and over	One or more skills in Welsh		Total Welsh speakers		No knowledge of Welsh	
<b>Wales</b>	<b>2,805,701</b>	<b>797,717</b>	<b>28.4%</b>	<b>575,640</b>	<b>20.5%</b>	<b>2,007,984</b>	<b>71.6%</b>
<b>County Borough</b>	<b>106,316</b>	<b>42,174</b>	<b>39.7%</b>	<b>31,042</b>	<b>29.2%</b>	<b>64,142</b>	<b>60.3%</b>
<b>Abergele</b>	9,742	2,846	29.2%	2,008	20.6%	6,896	70.8%
<b>Betws y Coed</b>	519	349	67.2%	298	57.4%	170	32.8%
<b>Betws-yn-Rhos</b>	921	551	59.8%	447	48.5%	370	40.2%
<b>Bro Garmon</b>	630	448	71.1%	419	66.5%	182	28.9%
<b>Bro Machno</b>	604	422	69.9%	369	61.1%	182	30.1%
<b>Caerhun</b>	1,169	691	59.1%	556	47.6%	478	40.9%
<b>Capel Curig</b>	218	135	61.9%	115	52.8%	83	38.1%
<b>Cerrigydrudion</b>	674	540	80.1%	515	76.4%	134	19.9%
<b>Colwyn Bay</b>	9,449	2,769	29.3%	1,836	19.4%	6,680	70.7%
<b>Bay of Colwyn*</b>	23,804	7,214	30.3%	4,847	20.4%	16,590	69.7%
<b>Conwy</b>	13,777	5,881	42.7%	4,103	29.8%	7,896	57.3%
<b>Dolgarrog</b>	401	270	67.3%	200	49.9%	131	32.7%
<b>Dolwyddelan</b>	419	269	64.2%	232	55.4%	150	35.8%
<b>Eglwysbach</b>	897	520	58.0%	439	48.9%	377	42.0%
<b>Henryd</b>	670	342	51.0%	261	39.0%	328	49.0%
<b>Llanddoded &amp; Maenan</b>	557	382	68.6%	347	62.3%	175	31.4%
<b>Llanddulas</b>	1,523	518	34.0%	352	23.1%	1,005	66.0%
<b>Llandudno</b>	19,521	6,336	32.5%	4,205	21.5%	13,185	67.5%
<b>Llanfairfechan</b>	3,640	2,326	63.9%	1,828	50.2%	1,314	36.1%
<b>Llanfairtalhaearn</b>	959	518	54.0%	421	43.9%	441	46.0%
<b>Llanfihangel Glyn Myfyr</b>	191	151	79.1%	133	69.6%	40	20.9%
<b>Llangernyw</b>	961	704	73.3%	639	66.5%	257	26.7%
<b>Llangwm</b>	500	372	74.4%	356	71.2%	128	25.6%
<b>Llanefydd</b>	534	362	67.8%	327	61.2%	172	32.2%
<b>Llanrwst</b>	2,919	2,270	77.8%	1,876	64.3%	649	22.2%

<b>Llansanffraid Glan Conwy</b>	2,227	1,073	48.2%	790	35.5%	1,154	51.8%
<b>Llansannan</b>	1,240	903	72.8%	834	67.3%	337	27.2%
<b>Llysfaen</b>	2,513	878	34.9%	591	23.5%	1,635	65.1%
<b>Mochdre</b>	1,794	654	36.5%	434	24.2%	1,140	63.5%
<b>Old Colwyn</b>	7,400	2,640	35.7%	1,775	24.0%	4,760	64.3%
<b>Penmaenmawr</b>	3,734	1,955	52.4%	1,402	37.5%	1,779	47.6%
<b>Pentrefoelas</b>	331	271	81.9%	256	77.3%	60	18.1%
<b>Rhos-on-Sea</b>	6,955	1,805	26.0%	1,236	17.8%	5,150	74.0%
<b>Towyn &amp; Kinnel Bay</b>	7,617	1,297	17.0%	814	10.7%	6,320	83.0%
<b>Trefriw</b>	894	540	60.4%	448	50.1%	354	39.6%
<b>Ysbyty Ifan</b>	216	186	86.1%	180	83.3%	30	13.9%