

**MINUTES OF AN EXTRA-ORDINARY MEETING OF THE BAY OF COLWYN TOWN COUNCIL, HELD IN THE COMMITTEE ROOM, TOWN HALL ONLINE (VIA ZOOM) AT 6.00<sup>PM</sup> ON MONDAY 2<sup>nd</sup> MARCH 2026**

**PRESENT:** The Mayor, Cllr J Nuttall (Chair)  
Cllrs: P Ashe, T Davies, H Fleet, J Higgins, A Jones, T Lee, T Maclean, S McAllister, R Owen, D Wilkins, L Wilkins, G Wynne

**OFFICERS:** C Earley, Town Clerk and RFO  
R Gill, Place Plan Officer and Deputy Clerk

**IN ATTENDANCE:** Cty Cllrs C Carlisle and G Jones

**ABSENT:** Cllrs: C Bell, D Carr, J Clayton, N Coverley, D Jones, K Roberts and S Price

**414/25 Welcome and Apologies for Absence:**

The Chair welcomed members to the meeting. Apologies for absence were received from Cllrs C Brockley, C Hughes, P Hughes and A Khan.

**415/25 Declarations of Interest:**

Members were reminded that they must declare the existence and nature of any personal and/or prejudicial interests. None were declared.

**416/25 Conwy Housing and Homelessness Strategy:**

(a) The Clerk submitted notice of a consultation on the new Housing and Homelessness Strategy for Conwy, which closes on 11<sup>th</sup> March.

(b) The Deputy Clerk submitted a draft response to the consultation, approved by the Place Plan's Housing and Future Development Working Group.

A Member raised a concern about vulnerable families and rapid housing and queried whether prison leavers who originated from outside of the county would also qualify for rapid re-housing support.

***Resolved to approve the response for submission, with the addition of these concerns.***

**417/25 Conwy Replacement Local Development Plan (RLDP) 2018-2033 – Deposit Plan Written Statement Consultation Matters:**

(a) The Clerk submitted notice of the consultation with links to the RLDP documents, for consideration by Members.

(b) The Deputy Clerk submitted a draft response, which had been considered by the Place Plan's Housing and Working Development Group during two recent meetings. Members considered the draft response and made a number of additional comments, particularly in relation to the Peulwys Farm proposed housing development site.

The Clerk tabled the response form, which it appeared had to be completed for each policy that the Council wished to comment upon (either to object or support). It was noted that the consultation deadline had been extended earlier today and the closing date for comments is now 22<sup>nd</sup> March 2026.

***Resolved to request that the response be updated to reflect the additional comments and concerns expressed by Members, as detailed in Schedule 'A' attached, and that the***

***updated draft response form(s) be submitted to the next Council meeting for approval (due to be held on 9<sup>th</sup> March).***

The meeting closed at 7:55pm

..... Chair

# Conwy County Borough Council

## Replacement Local Development Plan 2018–2033

### Deposit Plan

### Representations Form



*Office Use Only*

*Representor No.*

*Date received:*

*Date acknowledged:*

We would like your views on the Conwy Replacement Local Development Plan (RLDP) Deposit Plan and its supporting documents.

**We would prefer that your comments are made online at [www.conwy.gov.uk/spps/consultations](http://www.conwy.gov.uk/spps/consultations). This method of online response ensures your comments are recorded and received safely.** However, if you intend to submit comments using this form, please follow the steps below.

This form should be used for all representations (i.e. supporting or objecting). If you are submitting a paper copy of your response, you are welcome to attach additional sheets as necessary to support your comments.

This form has two parts: Part A (Personal details) and Part B (Your representation). Please note that Part B only will be made publicly available and will be forwarded to the Planning Inspectorate.

**Your representations must be received on or before 8th March 2026** by returning it either via email to [cdll.ldp@conwy.gov.uk](mailto:cdll.ldp@conwy.gov.uk) or via post to the Strategic Planning Policy Service, Conwy County Borough Council, PO Box 1 Colwyn Bay, LL29 0GG

## PART A: Contact details

| Your / your client's details  |                                                                                       | Agent's details (if relevant) |
|-------------------------------|---------------------------------------------------------------------------------------|-------------------------------|
| Name                          | Rachael Gill, Deputy Clerk and Place Plan Manager                                     |                               |
| Organisation (where relevant) | Bay of Colwyn Town Council                                                            |                               |
| Email address                 | placeplan@colwyn-tc.gov.uk                                                            |                               |
| Address                       | Town Hall, Ffordd Rhiw Road, Bae Colwyn Bay, LL29 7TE<br>Ffôn/Telephone: 01492 532248 |                               |
| Signed                        |                                                                                       |                               |
| Date                          |                                                                                       |                               |

## PART B: Your representation

### 1. Please indicate if you support or object?

|         |        |
|---------|--------|
| Support |        |
| Object  | Object |

### 2. Which part(s) of the Plan (or supporting documents) are you commenting on?

|                                                                                                                                        |       |
|----------------------------------------------------------------------------------------------------------------------------------------|-------|
| LDP policy or site allocation number(s)                                                                                                | PL/19 |
| LDP paragraph or section number(s)                                                                                                     |       |
| LDP Proposals Map reference(s)                                                                                                         |       |
| If your representation relates to a supporting document (e.g. the Sustainability Appraisal), insert the name(s) and reference(s) here. |       |

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*For more information on soundness and procedural requirements, see the guidance notes below.*

|                                                             |  |
|-------------------------------------------------------------|--|
| I think the LDP is sound and meets procedural requirements. |  |
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| I think that the procedural requirements have not been met. |  |

### 4. Does the Plan comply with the Duty to Cooperate

*For more information on the Duty to Cooperate, see the guidance notes below.*

|     |  |
|-----|--|
| Yes |  |
| No  |  |

### 5. What effects will the proposals in the RLDP have on Welsh Language?

See section 8 for comments relating to PL/19 Site

### 6. Would you like the LDP to include a new policy, site allocation or paragraph?

Tick all that apply.

NO

|                                  |  |
|----------------------------------|--|
| New site allocation              |  |
| New Policy                       |  |
| New paragraph or supporting text |  |

### 7. If you want to add a new site allocation, have you previously submitted the site as a Candidate Site? If so, please give the Candidate Site name and reference (if known).

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Site name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |     |
| Site reference                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | N/A |
| <p>If you want to suggest a new site, please attach a site plan identifying the boundaries of the site you wish to be included in the Plan and provide details of its proposed use. You should consider whether it is necessary for this comments form to be accompanied by a sustainability appraisal. Where proposed changes to a development plan have significant sustainability effects, you will need to provide the relevant sustainability appraisal information. This information must be consistent with the scope and level of detail of the sustainability appraisal conducted by the Authority. It should also refer to the same baseline information in identifying the likely significant effects of the revised policy or new site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |     |
| <p><b>8. Please set out your comments below.</b></p> <p>Include all the information, evidence and supporting information necessary to support / justify your representation. Please indicate which soundness test(s) the LDP meets or does not meet, and why (see guidance notes for more information). This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you may have made in response to previous consultations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |     |
| <p><b>Objection to Policy PL/19 – Peulwys Farm, Old Colwyn</b></p> <p>The Town Council objects to Policy PL/19 on the grounds that it fails:</p> <ul style="list-style-type: none"> <li>• <b>Soundness Test 2 – Is the Plan Appropriate?</b></li> <li>• <b>Soundness Test 3 – Will the Plan Deliver?</b></li> </ul> <p>While housing growth is accepted in principle, the site allocation does not demonstrate sufficient infrastructure capacity, environmental resilience or enforceable mitigation to ensure sustainable delivery.</p> <p><b>1. Health Infrastructure and Deliverability</b></p> <p>(Soundness Tests 2 &amp; 3)</p> <p>The Plan relies on a Statement of Common Ground with Betsi Cadwaladr University Health Board (BCUHB). However, the Statement does not provide:</p> <ul style="list-style-type: none"> <li>• Defined capacity increases;</li> <li>• Secured funding mechanisms;</li> <li>• Phasing triggers linked to occupation;</li> <li>• Monitoring or enforcement arrangements.</li> </ul> <p>Local experience reflects ongoing difficulty accessing GP appointments, with Old Colwyn surgery not taking new patients and difficulties in getting appointments at West End Medical Centre, there is an absence of accessible NHS dental provision locally and clear evidence of sustained operational pressures at Glan Clwyd Hospital.</p> <p>Without measurable commitments and delivery mechanisms, the allocation does not demonstrate how additional population growth will be supported by expanded health infrastructure, to include not only additional GP surgery capacity, but related local health provisions such as District nurses and emergency response teams. Reliance on high-level statements is insufficient to demonstrate deliverability.</p> <p><b>2. Education Capacity, Welsh-Medium Provision and School Safety</b></p> <p>(Soundness Test 2)</p> <p>The Town Council has significant concerns regarding education provision and school safety.</p> |     |

Schools potentially affected by proposed traffic mitigation have not been directly consulted. The implications for congestion and safe access have not been comprehensively assessed. One specific area of concern is the proposed closure of Holyrood Avenue and redirection of traffic from Ysgol Bryn Elan along Hesketh Road, where a busy community hospital site and car park is located.

Another particular concern is Welsh-medium provision. **Ysgol Bod Alaw is understood to be at or near capacity.** The Plan does not clearly demonstrate:

- Projected pupil yield for Welsh-medium education;
- Capacity modelling specific to Ysgol Bod Alaw;
- Secured funding or expansion mechanisms;
- Phasing to align development with education capacity.

Given national policy commitments under Cymraeg 2050, failure to safeguard Welsh-medium provision is a material concern.

High School capacity is also of concern, with Bryn Elan currently reported as being over-subscribed.

### **3. Flood Risk and Surface Water – Coed Coch Road**

(Soundness Tests 2 & 3)

Members raised concerns regarding existing flooding and surface water issues affecting CoedCoch Road and surrounding areas.

The allocation has potential to increase runoff and place additional pressure on drainage infrastructure. The Plan does not clearly demonstrate:

- A comprehensive site-specific flood and drainage assessment;
- Modelling of off-site impacts, including Coed Coch Road;
- Secured and phased mitigation works.

In the context of increasing extreme rainfall events, flood resilience must be embedded as a core infrastructure requirement. Without robust evidence, the allocation cannot be considered fully appropriate or deliverable.

### **4. Traffic Mitigation and Phasing**

(Soundness Test 3)

There is insufficient clarity that proposed traffic mitigation:

- Is fully costed and funded;
- Reflects peak and cumulative modelling;
- Has been developed in consultation with affected institutions;
- Is tied to enforceable occupation triggers.

Without funding certainty and phased delivery safeguards, mitigation risks being delayed or diluted.

### **5. Masterplanning and Infrastructure Safeguards**

(Soundness Test 3)

Development of this scale requires:

- A comprehensive masterplan agreed prior to detailed applications;
- Clear infrastructure phasing aligned with occupation;
- Defined funding sources and timing commitments;

Explicit occupation triggers preventing development ahead of mitigation delivery.

These safeguards are not sufficiently embedded within Policy PL/19 as drafted.

#### **Requested Amendments**

Policy PL/19 should require:

- Measurable and time-bound health infrastructure commitments;
- Explicit assessment and safeguarding of Welsh-medium capacity at Ysgol Bod Alaw;
- Direct consultation with affected schools;
- Independent school safety assessment;

Tick here if you are submitting additional material to support your representation.

#### **9. If you are objecting to the LDP, do you want to speak at a hearing session of the public examination?**

At this stage, you can only make comments in writing (these are called 'written representations'). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those who want to provide oral evidence.

I do not want to speak at a public hearing and am happy for my written representations to be considered by the Inspector.

I want to speak at a public hearing.

If you want to participate in a hearing, indicate below what you want to speak about (e.g. 'Housing site' or 'The overall housing target').

#### **10. If you wish to speak, it would be helpful if you could indicate in which language you would like to be heard.**

I wish to be heard in Welsh

I wish to be heard in English.

# Guidance notes

The Conwy Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets 'Procedural Requirements' and three 'Tests of Soundness'.

## Procedural Requirements

- Has preparation of the plan complied with legal and regulatory procedural requirements? (Local Development Plan (LDP) Regulations, Delivery Agreement (DA), Community Involvement Scheme (CIS), Strategic Environmental Assessment (SEA) Regulations, Sustainability Appraisal (SA), Habitats Regulations Assessment (HRA), etc)
- Is the plan in general conformity with Future Wales 2040 'The National Plan' and/or Strategic Development Plan (SDP)? (when published or adopted respectively)

## Soundness Tests

'Sound' may be considered in this context within its ordinary meaning of 'showing good judgement' and 'able to be trusted'. The questions or 'tests' which the Inspector will consider in deciding whether the Plan is sound are:

1. Does the plan fit? (i.e. is it consistent with other plans and strategies?)
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# Conwy County Borough Council

## Replacement Local Development Plan 2018–2033

### Deposit Plan

### Representations Form



*Office Use Only*

*Representor No.*

*Date received:*

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## PART A: Contact details

| Your / your client's details  |                                                                                       | Agent's details (if relevant) |
|-------------------------------|---------------------------------------------------------------------------------------|-------------------------------|
| Name                          | Rachael Gill, Deputy Clerk and Place Plan Manager                                     |                               |
| Organisation (where relevant) | Bay of Colwyn Town Council                                                            |                               |
| Email address                 | placeplan@colwyn-tc.gov.uk                                                            |                               |
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| Signed                        |                                                                                       |                               |
| Date                          |                                                                                       |                               |

## PART B: Your representation

### 1. Please indicate if you support or object?

|         |         |
|---------|---------|
| Support | Support |
| Object  |         |

### 2. Which part(s) of the Plan (or supporting documents) are you commenting on?

|                                                                                                                                        |       |
|----------------------------------------------------------------------------------------------------------------------------------------|-------|
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### 4. Does the Plan comply with the Duty to Cooperate

*For more information on the Duty to Cooperate, see the guidance notes below.*

|     |     |
|-----|-----|
| Yes | YES |
| No  |     |

### 5. What effects will the proposals in the RLDP have on Welsh Language?

|  |  |
|--|--|
|  |  |
|--|--|

### 6. Would you like the LDP to include a new policy, site allocation or paragraph?

Tick all that apply.

NO

New site allocation

New Policy

New paragraph or supporting text

### 7. If you want to add a new site allocation, have you previously submitted the site as a Candidate Site? If so, please give the Candidate Site name and reference (if known).

|                |     |
|----------------|-----|
| Site name      |     |
| Site reference | N/A |

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#### RLDP Deposit – PL/25 (Dinerth Road)

##### Position: Support with Safeguards

- The Town Council supports this allocation in principle.
- The focus is on strengthening pedestrian safety measures.

##### Key Concern Raised

- **Pedestrian Safety**

Members raised concerns regarding:

- Crossing safety on Llandudno Road near Hickories
- Pedestrian movement and safety along Dinerth Road near the Co-op
- These are busy areas with regular footfall

##### What the Council Is Requesting

Not removal of the site, but:

- A pedestrian safety assessment
- Review of crossing provision
- Clear safe walking links to local services, including local primary school

Tick here if you are submitting additional material to support your representation.

### 9. If you are objecting to the LDP, do you want to speak at a hearing session of the public examination?

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|                                                                                                                                                                                                                                                                                                                                                                                                             |  |
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|                                                                                                                                                                                                                                                                                                                                                                                                             |  |
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|                                                                                                                                                                                                                                                                                                                                                                                                             |  |

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| I think the LDP is unsound and should be changed.           |     |
| I think that the procedural requirements have not been met. |     |

### 4. Does the Plan comply with the Duty to Cooperate

*For more information on the Duty to Cooperate, see the guidance notes below.*

|     |     |
|-----|-----|
| Yes | YES |
| No  |     |

### 5. What effects will the proposals in the RLDP have on Welsh Language?

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### 6. Would you like the LDP to include a new policy, site allocation or paragraph?

Tick all that apply.

NO

|                                  |  |
|----------------------------------|--|
| New site allocation              |  |
| New Policy                       |  |
| New paragraph or supporting text |  |

### 7. If you want to add a new site allocation, have you previously submitted the site as a Candidate Site? If so, please give the Candidate Site name and reference (if known).

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
| Site name                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |     |
| Site reference                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | N/A |
| <p>If you want to suggest a new site, please attach a site plan identifying the boundaries of the site you wish to be included in the Plan and provide details of its proposed use. You should consider whether it is necessary for this comments form to be accompanied by a sustainability appraisal. Where proposed changes to a development plan have significant sustainability effects, you will need to provide the relevant sustainability appraisal information. This information must be consistent with the scope and level of detail of the sustainability appraisal conducted by the Authority. It should also refer to the same baseline information in identifying the likely significant effects of the revised policy or new site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |     |
| <p><b>8. Please set out your comments below.</b></p> <p>Include all the information, evidence and supporting information necessary to support / justify your representation. Please indicate which soundness test(s) the LDP meets or does not meet, and why (see guidance notes for more information). This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you may have made in response to previous consultations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |     |
| <p>This representation has been prepared by Bay of Colwyn Town Council following consideration by Members and discussion within the Bay of Colwyn Place Plan Housing and Development Working Group.</p> <p>The response reflects locally evidenced priorities contained within the <b>Bay of Colwyn Place Plan (January 2024)</b> and seeks to provide constructive place-based feedback on the Replacement Local Development Plan Deposit.</p> <p>The Town Council broadly supports the strategic direction of the Plan, particularly its emphasis on placemaking and town-centre regeneration. However, Members consider that several areas of the Plan would benefit from refinement to improve clarity, deliverability and alignment with local circumstances.</p> <p><b>Relationship to the Bay of Colwyn Place Plan</b></p> <p>The Bay of Colwyn Place Plan was co-produced with residents, businesses and stakeholders across Old Colwyn, Rhos on Sea and Colwyn Bay.</p> <p>Engagement demonstrated that communities:</p> <ul style="list-style-type: none"> <li>• Recognise the need for new housing, including affordable housing;</li> <li>• Accept growth where it is well planned, proportionate and integrated;</li> <li>• Expect development to contribute positively to community well-being, local character and sustainability.</li> </ul> <p>The Town Council therefore supports the strategic intent of the RLDP in principle but believes certain areas of the Plan could be strengthened to ensure they reflect locally evidenced priorities and deliver sustainable outcomes.</p> <p><b>Colwyn Bay Town Centre and Station Road</b></p> <p>The RLDP confirms that Station Road is no longer treated as part of Colwyn Bay's core retail area,</p> |     |

instead forming part of the wider Shopping Zone, where a broader mix of uses is anticipated and retail-only protection is reduced.

This reflects current conditions along the street, including fragmented frontages and persistent vacancy, and introduces welcome flexibility to support a wider range of uses including:

- Services
- Food and drink
- Workspace
- Community facilities
- Mixed-use development

From a Place Plan perspective, it is important that this change in status is clearly articulated within the Plan's supporting text and preamble to avoid misunderstanding and provide clarity for property owners, investors and potential occupiers.

Explicit recognition of Station Road's revised position could help attract new business activity and investment while supporting the street's evolving role within the town centre.

Station Road also presents clear opportunities to support Place Plan priorities around:

- Bringing vacant properties back into use;
- Making better use of existing buildings;
- Increasing town-centre living through upper-floor residential development.

While the RLDP enables this flexibility in principle, clearer policy encouragement for upper-floor residential reuse could strengthen regeneration outcomes.

### **Reuse of Existing Buildings and Town Centre Regeneration**

Members strongly support the principle of making better use of existing buildings within established urban areas.

The Place Plan identifies significant opportunities to bring vacant or under-used properties back into productive use, particularly through residential reuse of space above shops and other town centre buildings.

Encouraging the adaptive reuse of existing buildings can deliver multiple benefits including:

- Supporting town centre vitality;
- Increasing natural surveillance and footfall;
- Making efficient use of existing infrastructure;
- Reducing pressure for greenfield development.

### **Policy Tension Around Reuse of Older Buildings**

Members note growing concern that current Welsh Government housing and funding policies, while rightly prioritising energy efficiency and decarbonisation, can unintentionally discourage the

reuse and conversion of older buildings.

In practice, grant frameworks often favour new build schemes which can more easily meet high environmental standards. This can create a structural disincentive for housing associations to retrofit or convert existing buildings.

For areas such as Colwyn Bay, where the Place Plan identifies reuse of existing buildings and space above shops as a key regeneration opportunity, this tension is particularly significant.

The Town Council therefore encourages Welsh Government and local authorities to ensure that funding mechanisms support retrofit and adaptive reuse, recognising the role these projects play in town centre regeneration and reducing embodied carbon.

### **Housing Mix and Community Sustainability**

The Town Council supports RLDP policies that promote:

- A genuine mix of tenures;
- Affordable housing accessible to local residents;
- Innovative delivery models such as self-build and custom-build housing.

Residents also expressed concerns regarding the cumulative impact of short-term holiday lets and second homes on housing availability and community cohesion.

Continued monitoring and evidence gathering would assist in ensuring that permanent residential occupation remains a priority where appropriate.

### **Community Benefit and Section 106**

Members strongly support closer alignment between development contributions and locally identified priorities.

Section 106 contributions could provide opportunities to support:

- Green infrastructure;
- Active travel improvements;
- Play areas and community facilities;
- Public realm improvements.

Aligning such contributions with Place Plan priorities could help ensure that new development delivers tangible local benefits.

### **Community-Led and Small-Scale Housing Opportunities**

The Place Plan identifies interest in community-led housing initiatives and smaller-scale development opportunities.

Members therefore support policy flexibility that enables:

- Community-led housing projects;

Small infill development within settlement boundaries.

These approaches can provide incremental growth while maintaining local character and strengthening community confidence.

### Overall Conclusion

Bay of Colwyn Town Council supports the overarching direction of the Replacement Local Development Plan (excluding PL/19) and recognises the need to plan positively for future housing growth.

Members encourage continued emphasis on:

- Making best use of existing buildings and previously developed land;
- Delivering mixed, affordable and sustainable homes;
- Supporting town centre regeneration;
- Aligning development with locally evidenced Place Plan priorities.

With these considerations in mind, the Town Council believes the RLDP can provide a strong framework for sustainable growth across the Bay of Colwyn area.

Tick here if you are submitting additional material to support your representation.

|                                                                                                                 |  |
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| <b>9. If you are objecting to the LDP, do you want to speak at a hearing session of the public examination?</b> |  |
|-----------------------------------------------------------------------------------------------------------------|--|

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| At this stage, you can only make comments in writing (these are called 'written representations'). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please also note that the Inspector will determine the most appropriate procedure for accommodating those who want to provide oral evidence. |  |
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| I do not want to speak at a public hearing and am happy for my written representations to be considered by the Inspector. |  |
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|                                      |  |
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| I want to speak at a public hearing. |  |
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| If you want to participate in a hearing, indicate below what you want to speak about (e.g. 'Housing site' or 'The overall housing target'). |  |
|---------------------------------------------------------------------------------------------------------------------------------------------|--|

|                                                                                                                          |
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| <b>10. If you wish to speak, it would be helpful if you could indicate in which language you would like to be heard.</b> |
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| I wish to be heard in Welsh |
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| I wish to be heard in English. |
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# Guidance notes

The Conwy Replacement Local Development Plan (RLDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets 'Procedural Requirements' and three 'Tests of Soundness'.

## Procedural Requirements

- Has preparation of the plan complied with legal and regulatory procedural requirements? (Local Development Plan (LDP) Regulations, Delivery Agreement (DA), Community Involvement Scheme (CIS), Strategic Environmental Assessment (SEA) Regulations, Sustainability Appraisal (SA), Habitats Regulations Assessment (HRA), etc)
- Is the plan in general conformity with Future Wales 2040 'The National Plan' and/or Strategic Development Plan (SDP)? (when published or adopted respectively)

## Soundness Tests

'Sound' may be considered in this context within its ordinary meaning of 'showing good judgement' and 'able to be trusted'. The questions or 'tests' which the Inspector will consider in deciding whether the Plan is sound are:

1. Does the plan fit? (i.e. is it consistent with other plans and strategies?)
2. Is the plan appropriate? (i.e. is it appropriate for the Conwy area in the light of the evidence?)
3. Will the plan deliver? (i.e. is it likely to be effective?)

More information on the soundness tests and procedural requirements can be found in the Planning Inspectorate's LDP Examinations Procedural Guidance [Local development plan examinations: procedural guidance | GOV.WALES](#) and Welsh Government's Development Plans Manual (Edition 3) [Development Plans Manual \(Edition 3\) March 2020 | GOV.WALES](#)

## Duty to Cooperate

Duty to Co-operate was inserted into the Planning and Compulsory Purchase Act 2004, through the Localism Act 2011. The Duty requires local planning authorities to "engage constructively, actively and on an ongoing basis" with neighbouring authorities whilst preparing their local plan.

The duty to cooperate is not a duty to agree. But local planning authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters before they submit their Local Plans for examination.

If you are making an objection, you should say why you think the Plan is unsound and how the Plan should be changed to make it sound.

Where you propose a change to the Plan it would be helpful to make clear which test(s) of soundness you believe the Plan fails. If your comment relates to the way in which the Plan has been prepared or consulted on, it is likely that your comments will relate to 'procedural requirements'.

Failing to identify a test will not mean that your comments will not be considered, providing it relates to the Plan or its supporting documents. You should include all your comments on the form, using accompanying documents and supporting evidence where necessary.

If you seek more than one change to the Plan, it is not always necessary to complete separate forms for each part of your representation. It may, however, be helpful to use two separate forms if you wish to speak at a hearing about some objections but not others.

Where a group shares a common view on how it wishes the Plan to be changed, it would be helpful for that group to send a single form with their comments, rather than for a large number of individuals to send in separate forms repeating the same point. In such cases the group should indicate how many people it is representing and how the representation has been authorised. The group's representative (or chief petitioner) should be clearly identified.