

Kath Evans

From: James Harland <james.harland@conwy.gov.uk>
Sent: 13 April 2026 18:03
To: Barry Griffiths; Shane D. Wetton
Cc: Kath Evans; Cllr Bernice McLoughlin; Lyndao Griffiths
Subject: RE: RLDP

Hi Barry

Please see below responses to your questions raised. Please don't hesitate to get back in touch once you have considered the responses and links provided.

I have not provided a chapter and verse response to all questions, but provided links to the relevant detail which is in public domain for you to digest.

Is Place Planning / Parc Hanes in the RLDP – when will Parc Hanes be made available for community development?

Parc Hanes is not in the RLDP due to land ownership. CCBC cannot allocate land without landowner consent (i.e. Welsh Government). However, the site is proposed in the Towyn and Kinmel Bay Place Plan SPG. You'll also be aware that the Council have contacted the First Minister regarding land disposal and Parc Hanes (no reply received to date)

Place Planning is heavily considered in the RLDP – Please see the Placemaking Section of the RLDP within the Written Statement [RLDP Deposit written statement](#)

Please also note that it is for the owners of the Place Plan to take the lead and manage projects working closely with CCBC Services. Parc Hanes is an exciting project which will result in significant benefits for the community. We will continue to push WG to release the land to the Council/Community Group.

Does the RLDP take account of the tourism on our community, the health service impact at Kinmel Bay and in A+E?

Yes – please see the RLDP Health and Population Background Papers at this link: [Deposit Replacement Local Development Plan: Background papers - Conwy County Borough Council](#)

Please also see the Statement of Common Ground between CCBC and BCUHB at this link: [BCUHBfinalSoCG](#)

Are there plans of ambition for our future generations other than moving away for added value employment?

Yes – the RLDP is based on the creation of a balanced age structure, which considers various growth factors related to future generations and sustainable places (e.g. Housing, jobs, infrastructure etc). Please see the Employment Strategy within the RLDP Deposit written statement and related Background Papers (see above links) related to employment.

Does the RLDP meet community ambition in terms of future employment.

Yes – See above links provided.

Does the RLDP recognise the impact of tourism on medical services.

Yes – We work closely with BCUHB to consider impact from population change and housing. BCUHB consider tourism in their reply. Please see above Background Paper links provided.

Have TAN15 and other considerations been built into the 2026 RLDP and does this anticipate a time when residential development may return to TKB.

Yes, it is essential that TAN15 implications are considered. Please see the above Background Paper list, in particular the Strategic Flood Consequences Assessment and related supporting documents for sites.

Residential development in a flood risk area is subject to current policy (nationally and locally). It is impossible to say when, or if, residential development may return against the current national position. The RLDP recognises the flood risk and resilience issues in the area, and has such proposed a Eastern Improvement Area. Such an area will need to concentrate on betterment and redevelopment to meet needs within the community.

We need a clear plan for Sandy Cove and other unmade roads which do not appear in the RLDP.

This is not an RLDP issue. This is a matter for the Highways Authority to consider adopted and unadopted road matters.

The RLDP needs to include visitors and recognise their unserved accommodation and considerations for safety in a duty of care.

The RLDP does consider visitors, their impacts and related accommodation needs. Please see the tourism strategy within the Written Statement and related Background Papers at the links above.

As above, please get back in touch once you have considered the background papers and related links provided.

Kind Regards

James Harland MRTPI | Rheolwr Polisi Cynllunio Strategol / Strategic Planning Policy Manager
Gwasanaethau Rheoleiddio a Thai/Regulatory and Housing Services
Cyngor Bwrdeistref Sirol CONWY County Borough Council
Ffon/Tel: 01492 575180 **Ebost/Email:** james.harland@conwy.gov.uk

From: Barry Griffiths
Sent: 31 March 2026 13:50
To: Shane D. Wetton ; James Harland
Cc: Kath Evans ; Cllr Bernice McLoughlin ; Lyndao Griffiths
Subject: RLDP

Good afternoon,

We met early Feb., in the RLDP consultation and as agreed I submitted re-attached few questions.

The RLDP process is substantial with many support docs produced and the process is managed expertly by qualified and experienced CCBC officers. The few questions we submitted are relevant to our place planning and ambition for our community.

If the questions could be answered it will help us to better understand the whole process.

Kind regards,

Barry.

Cllr Barry Griffiths
TKBTC

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Mae'r neges e-bost hon ac unrhyw ymgysylltiadau yn gyfrinachol, ac wedi eu bwriadu ar gyfer yr un sy'n cael ei h/enwi yn unig. Gallent gynnwys gwybodaeth freintiedig. Ar gyfer yr amodau llawn ynglŷn â chynnwys a defnyddio'r neges e-bost hon ac unrhyw atodiadau, gweler https://www.conwy.gov.uk/ebost_ymwadiad

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