

3. THE APPRAISAL

STRATEGIC POLICY		ENVIRONMENTAL					SOCIAL				ECONOMIC				COMMENTS	
		Energy Efficiency	Natural Resources	Pollution	Landscape	Biodiversity	Built Form	Health & Security	Social Inclusion	Community Provision	Welsh Language	Wealth Creation	Economic Diversification	Regeneration		Infrastructure
ST1	THE USE OF PREVIOUSLY DEVELOPED LAND FOR DEVELOPMENT IS PREFERRED. WHERE SUITABLE DERELICT, VACANT OR UNDERUSED LAND AND BUILDINGS ALREADY EXIST WITHIN SETTLEMENT LIMITS, THE USE OF GREENFIELD SITES FOR NEW DEVELOPMENT WILL NOT BE PERMITTED.	+	+	O	+	+	+	O	+	O	O	+	O	+	+	None.
ST2	DEVELOPMENT WILL BE CONCENTRATED IN THE MAIN URBAN AREAS AND MAIN VILLAGES.	+	+	-	+	+	O	O	+	+	O	+	+	+	+	Most development will inevitably create some pollution. Development will be subject to controls aimed at reducing/minimising pollution.
ST3	DEVELOPMENT OUTSIDE THE MAIN URBAN AREAS AND MAIN VILLAGES WILL BE KEPT TO A MINIMUM.	+	+	+	+	+	O	O	O	+	+	O	O	O	O	The control of development in rural areas will safeguard the position of the Welsh language in the community.
ST4	DEVELOPMENT PROPOSALS THAT WILL HAVE AN UNACCEPTABLE EFFECT ON THE ENVIRONMENT WILL NOT BE PERMITTED.	O	+	+	+	+	+	+	O	O	O	-	-	-	-	Most forms of development will be acceptable but those having unacceptable effects will not. This may cause some loss of potential investment.
ST5	DEVELOPMENT THAT HAS A SIGNIFICANT ADVERSE EFFECT ON THE EXISTING CHARACTER OF THE LANDSCAPE WILL NOT BE PERMITTED.	O	+	O	+	+	+	O	O	O	O	-	-	-	-	Many forms of development will be acceptable but those having significant adverse effects will not. This may cause some loss of potential investment.
ST6	DEVELOPMENT THAT WILL HAVE AN ADVERSE EFFECT ON THE CHARACTER AND APPEARANCE OF THE UNDEVELOPED COASTAL BELT WILL NOT BE PERMITTED.	O	+	O	+	+	+	O	O	O	O	-	-	-	-	Those forms of development having an adverse effect will not be permitted. This may cause some loss of potential investment.

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ST7	THE PLAN MAKES PROVISION FOR THE CREATION OF UP TO 6,440 JOBS BETWEEN 1998 AND 2013.	-	-	-	-	-	O	O	+	+	O	+	+	+	O	In this case, the benefits arising from development outweigh the negative effects on the environment.
ST8	SITES ARE IDENTIFIED WEST OF BRYN Y NEUADD HOSPITAL, LLANFAIRFECHAN AND EAST OF ABERGELE AS OPPORTUNITY SITES FOR MAJOR INWARD INVESTMENT/ LARGE-SCALE EMPLOYMENT. THE SITES WILL BE SAFEGUARDED FOR THIS PURPOSE.	-	-	-	-	-	O	O	+	+	O	+	+	+	+	In this case, the benefits arising from development outweigh the negative effects on the environment.
ST9	THE COUNTY BOROUGH COUNCIL WILL COLLABORATE WITH OTHER ORGANISATIONS TO ATTRACT AND ENCOURAGE DEVELOPMENT IN THE RURAL COMMUNITIES WHICH WILL PROVIDE EMPLOYMENT AND INCREASE THE RANGE OF EMPLOYMENT OPPORTUNITIES.	-	-	-	-	-	O	O	+	+	+	+	+	+	O	In this case, the benefits arising from development outweigh the negative effects on the environment.
ST10	DEVELOPMENTS WHICH MAINTAIN AND ENHANCE THE ROLE OF LLANDUDNO AS A MAJOR RESORT TOWN AND SUB-REGIONAL SHOPPING CENTRE, AND THE ROLE OF COLWYN BAY AS A MAIN SHOPPING CENTRE, WILL BE ENCOURAGED.	+	+	-	+	O	O	O	+	+	O	+	+	+	+	Most development will inevitably create some pollution. Development will be subject to controls aimed at reducing/minimising pollution.
ST11	THE WELSH LANGUAGE IS AN IMPORTANT ELEMENT IN THE BUSINESS, SOCIAL AND CULTURAL LIFE OF THE COUNTY BOROUGH. ANY DEVELOPMENT THAT UNDERMINES THE POSITION OF THE WELSH LANGUAGE IN THE COMMUNITY WILL BE DISCOURAGED.	O	O	O	O	O	O	O	O	O	+	-	-	-	O	The priority given to safeguarding the position of the Welsh language in the community may limit the scale of new development in some areas.

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ST12	PROVISION IS MADE FOR THE DEVELOPMENT OF 4500 ADDITIONAL DWELLINGS BETWEEN 1998 AND 2013. THESE WILL BE DISTRIBUTED THROUGHOUT THE COUNTY BOROUGH AS FOLLOWS: ABERGELE 454 LLANFAIRFECHAN 189 COLWYN BAY 1237 LANRWST 135 CONWY 156 PENMAENMAWR 168 LLANDUDNO 437 PENRHYN BAY 115 LLANDUDNO RURAL CONWY 641 JUNCTION/ TOWYN/ DEGANWY 399 KINMEL BAY 569	-	-	-	-	-	O	O	+	+	O	+	+	+	+	In this case, the benefits arising from development outweigh the negative effects on the environment.
ST13	DEVELOPMENT WILL BE LOCATED TO MAKE THE BEST USE OF EXISTING AND FUTURE TRANSPORT INFRASTRUCTURE.	+	O	+	O	O	O	+	+	O	O	O	+	+	+	There may on occasions be conflicts between the location of development and the environment that will need to be considered and resolved as they occur.
ST14	IMPROVEMENTS TO THE TRANSPORT SYSTEM WILL BE DEVELOPED WITHIN THE CONTEXT OF THE INTEGRATED TRANSPORT STRATEGY SET OUT IN THE LOCAL TRANSPORT PLAN.	+	O	+	O	O	O	+	+	O	+	+	+	+	+	None.