

Conwy Local Development Plan 2007 – 2022



LDP REVIEW REPORT

September 2017

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1 Introduction

- 1.1 The adopted Conwy Local Development Plan (LDP) sets out the Council's priorities for the development and use of land in the County Borough and its policies to implement them over the fifteen year plan period between 2007 and 2022. The LDP was adopted on 23rd October 2013 and, in accordance with statutory requirements, has subsequently been monitored on an annual basis with the publication of two Annual Monitoring Reports (AMRs) to date. Each AMR assesses the extent to which the LDPs strategy, policies and development sites are being delivered.
- 1.2 Having an up-to-date LDP is a fundamental part of the plan-led system and in accordance with Section 69 of the 2004 Act, LPAs must commence a review of their LDPs no more than four years following adoption; earlier if the results of an AMR indicate that this is required.
- 1.3 The first AMR for the period 2014-15 identified some policy areas that had failed to meet the target during the monitoring period, housing land supply being one of the most significant. As this was only the first AMR since adoption of the LDP however, it was felt that further information was required prior to making the decision to review the LDP. The second AMR, submitted to WG in October 2016 found a number of concerns in relation to LDP policy implementation; in particular due to delivery of new housing and employment land. This confirmed the continuation of some trends identified in the first AMR and proposed an early review.
- 1.4 This Review Report is the first step in moving towards production of a Replacement Local Development Plan (RLDP) for Conwy, which will address the issues that have been identified to date. This report does not form an exhaustive list of all the changes required; over the course of the Review process, the evidence gathered may identify further amendments to be incorporated into the RLDP.
- 1.5 This Review Report will:
 - summarise the findings of the two Annual Monitoring Reports to date,
 - detail the policy implementation concerns that have led to the LDP being reviewed, with further analysis on these topics,
 - highlight other areas which, despite having met indicator targets, the LPA believes need revision due to other evidence gathered since LDP adoption,
 - identify what further research is required to inform the LDP Review,
 - demonstrate how the LPA's approach to reviewing the LDP relates to Conwy's Local Well-Being Plan and LDPs of neighbouring authorities,
 - identify how contextual changes to National policy and guidance affect the LDP moving forward,
 - outline the proposed means of delivering the Conwy RLDP.

2 Background

- 2.1 Welsh Government Regulations, the LDP Manual and Planning Policy Wales outline the process for the preparation and on-going monitoring of a LDP. In addition to Annual Monitoring Reports (AMRs) an Authority should undertake a more thorough full review of its LDP at least once every 4 years following adoption, potentially sooner subject to AMR findings. The production of an amended or replacement LDP must be preceded by an LDP Review report that details the reasons and evidence for proposing changes to the Plan. Such reasons could include national policy or legislation, local context and potential concerns from the findings of the AMR in terms of policy effectiveness, progress rates and implementation. This Review Report highlights the extent of changes required to the LDP and the procedure to be followed.
- 2.2 The Conwy Local Development Plan 2007 – 2022 was adopted in October 2013 and therefore the Council would be required to start carrying out the review in 2017 in any event. The indicators contained within the second AMR (October 2016) demonstrated that challenges identified in the first AMR were continuing and increasing. The shortfall in the housing land supply has increased and the delivery of employment land both in the urban and rural areas is significantly below target.
- 2.3 The Well-Being of Future Generations (Wales) Act 2015 came into force on the 1st April 2016. It requires public bodies such as CCBC to consider not only the present needs of local communities but also how their decisions may affect people in the future. CCBC has a statutory duty to implement the principles of sustainable development in every decision making process. Accordingly, all elements contained in the replacement LDP will be subject to a well-being impact assessment and, if required, subject to amendments in line with recommendations derived from the assessment.
- 2.4 Welsh Government consider that the strategic elements of LDPs, such as housing, employment, transport, gypsy and traveller provision, minerals and waste, should be elevated for discussion and conclusion in a Strategic Development Plan (SDP) for the region. It is argued that this will result in a consistent, effective and efficient approach, reflecting strategic priorities, with key decisions taken once rather than numerous times. WG also considers that SDPs should only be prepared in areas where there are matters of greater than local significance and therefore identify the focus for three SDPs across Wales including the A55 Corridor in North Wales.
- 2.5 In future LDPs will be required to be in conformity with the relevant SDP. Where an SDP covers an LDP area, the LDP should be rationalised so that it only focuses on local matters, particularly site specific allocations, in accordance with the scale and location of growth set out in the SDP. Issues such as the overall level of housing, employment, retail provision and strategic sites will have already been addressed in the SDP and do not need to be repeated.
- 2.6 It is highly likely that the review of the LDP will precede the preparation of any potential A55 corridor SDP but would have potentially significant implications for the future function and content of the replacement Conwy Local Development Plan.

3 Vision and Objectives

3.1 The vision of the LDP sets out where we want Conwy to be in the future and it is essential that it remains relevant to local needs and aspirations for the period of the revised LDP. The LDP vision was developed through a partnership approach and was informed by a range of plans and strategies. The two key strategies which informed the LDP Vision were summarised in– the ‘One Conwy’ Community Strategy and Conwy Corporate Plan, however both of these documents are now out of date. The Conwy County Borough Council Corporate Plan (which will include the well-being statement) will be formally approved by 19th October 2017. Following this, the Conwy & Denbighshire Public Service Board Well-being Plan will be approved by 31st March 2018. These strategies will form evidence base that will in turn inform the review of the vision and objectives of the LDP.

3.2 The adopted LDP vision is:

“By 2022, the communities of Conwy will be more sustainable, offer a higher quality of life and be supported by a more balanced age structure.

The development needs generated by future changes in population and reducing out-commuting levels will have been achieved. The housing needs of the area will be better accommodated, with greater access to affordable housing for local need. Communities will be educated and skilled and have greater access to high quality, better paid jobs, particularly in the higher value service industries and year-round tourism sectors, resulting in a more prosperous and thriving Conwy. Through the promotion of an Urban Development Strategy Area, the sustainable and accessible urban coastal belt settlements of Abergele, Colwyn Bay, Conwy, Llandudno and Llandudno Junction will have become the economic, social and cultural focus of the Plan Area. The strengthening of the strategic hubs and regeneration areas along the key road and rail corridor will have been achieved as a result. Through a Rural Development Strategy Area, the special character of the rural areas as places to live and work will have been fostered through the provision of locally accessible jobs and services. Within these communities, development will have supported and sustained the long-term wellbeing of the Welsh Language.

People in Conwy will feel safer and healthier, resulting from accessible, higher quality energy efficient and well-designed developments that protect and enhance the natural and built environment. Essential recreation and open spaces will have been protected and enhanced and Green Wedges and Special Landscape Areas will have secured community and settlement identity.

An improved public transport, walking and cycling network will have been secured and a sustainable public transport interchange facility at Llandudno and Colwyn Bay realised. A long-term supply of aggregates will have been safeguarded and waste minimisation and energy generation promoted.”

3.3 It is considered that the Vision for the LDP is still broadly relevant, however further work is needed to understand if any changes or additions should be made in light of key evidence base such as population projections, housing land supply, economic development opportunities and emerging new strategic plans such as Conwy County Borough Council Corporate Plan and the Wellbeing Plan.

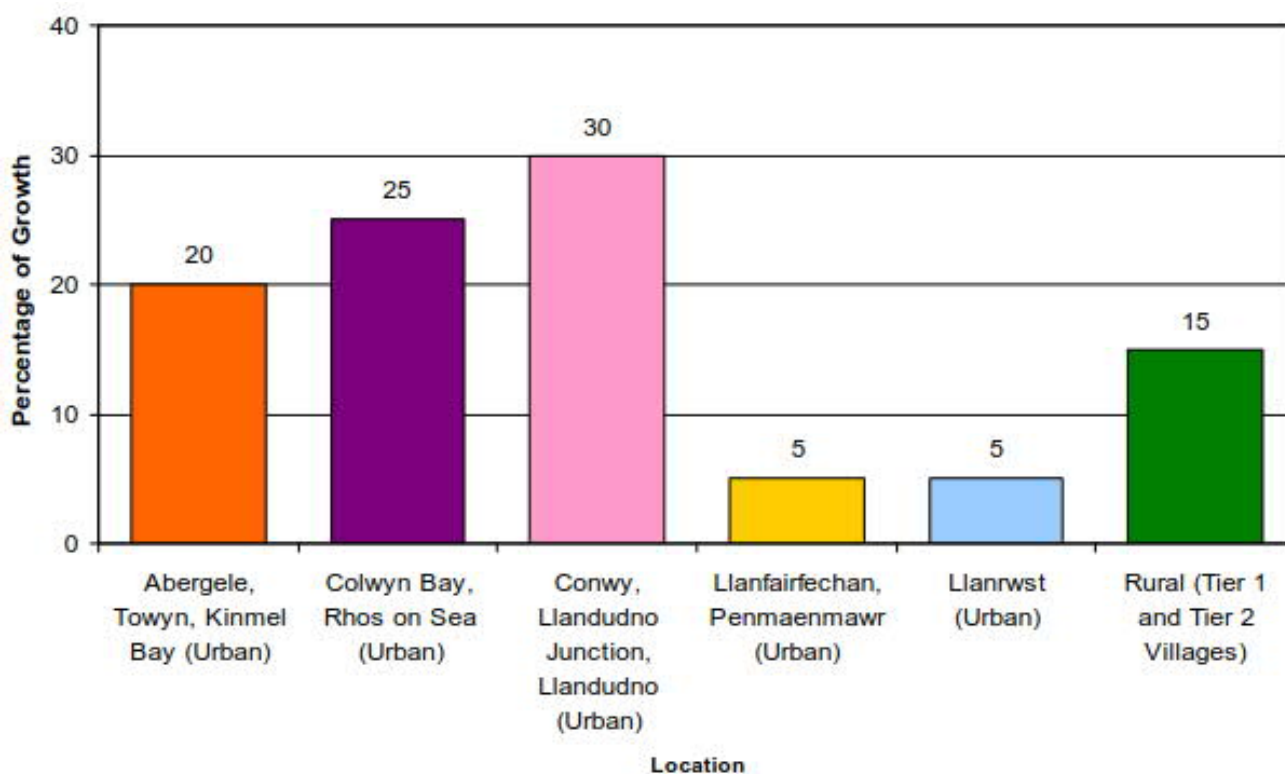
3.4 A number of spatial objectives were formulated as a means of delivering the vision and tackling priority issues within the plan area. These 16 strategic objectives covering

social, economic, environmental and cultural matters, in general remain appropriate and collectively contribute to meeting the majority of the priority outcomes of the LDP. However a review is still thought necessary due to the numerous changes to evidence base and legislation since adoption of the LDP. Depending on the outcome of this, some revision may be required to ensure that the objectives become more specific, recognising key local priorities and well-being goals.

4 LDP Strategy

- 4.1 The LDP spatial strategy, as set out in Section 3 and policy DP/2 of the LDP, distributes residential and employment growth based on the hierarchy of settlements and the preferred spatial distribution of growth. Background Papers BP/8: Hierarchy of Settlements and Settlement Boundaries and BP/37: Growth Distribution Options Report describe the evidence and justification for the strategy chosen.
- 4.2 The LDP Plan Area covers the area of Conwy County Borough which is outside the Snowdonia National Park. The overarching strategic approach identifies the relative distribution of residential and economic growth between the urban (UDSA) and rural (RDSA) development strategy areas. 85% of growth is allocated to the UDSA (the built-up coastal region and Llanrwst) and 15% to the remaining RDSA. Within the UDSA, the growth is further distributed in accordance with the Hybrid Strategy as explained in BP/37 and shown in Chart 4.1 below.

Chart 4.1: Preferred spatial option – Hybrid Strategy



Supply

- 4.3 The residential element of this growth comprises a number of different sources to reach the LDP target of 6520, including completions since the start of the LDP period in 2007; committed sites, allocations, windfall developments and empty homes. Table 4.1 shows the housing supply as it was anticipated at LDP adoption in 2013 and Table 4.2 as it stood based on the 2017 JHLAS. It is important to note that the 2013 table assumes that all allocations are in the land supply over the subsequent 9 years, whereas in table 4.2 the only sites included in the allocations column are those which are in the 5 year supply but have yet to receive planning permission. Any allocations which have received planning permission (except for those units which have been completed) are included in the 'Permissions' column.

Table 4.1: LDP Housing supply 2013

		Completions	Permissions	Windfall	Allocations	Empty Homes	TOTALS	%
U R B A N	Abergele, Towyn & Kinmel Bay	143	245	95	800	116	1399	21.3%
	Conwy, Llandudno Junction & Llandudno	485	424	426	305	135	1775	27.1%
	Colwyn Bay, Rhos on Sea & Mochdre	506	245	352	574	174	1851	28.2%
	Llanfairfechan & Penmaenmawr	132	53	80	40	44	349	5.3%
	Llanrwst	33	0	58	200	21	312	4.8%
	Urban Total	1299	967	1011	1919	490	5686	86.8%
R U R A L	Tier 1 Main Villages	28	70	43	235	8	384	5.9%
	Tier 2 Main Villages	46	0	103	170	12	331	5.1%
	Minor Villages	16	0	33	0	6	55	0.8%
	Hamlets	6	0	31	0	4	41	0.6%
	Open Countryside	23	0	35	0	0	58	0.9%
	Rural Total	119	70	245	405	30	869	13.2%
TOTALS		1418	1037	1256	2324	520	6555	100.0%
School Modernisation							199	
TOTAL							6754	
Contingency							522	
OVERALL HOUSING TOTAL							7276	

Table 4.2: LDP Housing supply 2017

		Completions	Permissions	Windfall	Allocations	Empty Homes	TOTALS	%
U R B A N	Abergele, Towyn & Kinmel Bay	280	243	25	266	128	942	18.3
	Conwy, Llandudno Junction & Llandudno	1130	148	93	85	132	1588	30.9
	Colwyn Bay, Rhos on Sea & Mochdre	650	289	69	215	317	1540	29.9
	Llanfairfechan & Penmaenmawr	178	35	15	0	48	276	5.4
	Llanrwst	50	0	17	30	27	124	2.4
	Urban Total	2288	715	219	596	653	4471	86.9
R U R A L	Tier 1 Main Villages	84	91	8	165	27	375	7.3
	Tier 2 Main Villages	54	0	8	67	21	150	2.9
	Minor Villages	22	0	6	0	7	35	0.7
	Hamlets	11	0	5	0	3	19	0.4
	Open Countryside	48	0	25	0	21	94	1.8
	Rural Total	219	91	52	232	79	673	13.1
TOTALS		2507	806	271	828	732	5144	100
							School Modernisation	199
							OVERALL HOUSING TOTAL	5343

4.4 Key changes to the housing supply since 2013 include the inevitable increase in completions; due to the number of dwellings built during the intervening period. One of the most concerning changes is the significant reduction in windfall. This includes the anticipated dwellings coming forward on small sites (<10) until the end of the Plan Period and is based on previous completions data. A reduction by approximately half would be expected as there are now fewer years remaining until 2022, however the figure has collapsed from 1256 to 271. These projections reflect the reduction in completions on small sites that have been observed since the economic crisis of 2007-08. Details of past completions on small and large sites are listed at Appendix 2 of published JHLAS reports.¹

Review of the Spatial Strategy

4.5 In terms of the Spatial Strategy, housing supply falls broadly in line with the preferred option, although anticipated growth of 13.1% in the RDSA is a little weaker than the 15% target of the strategy. In the UDSA, growth in the Conwy, Llandudno & Llandudno Junction; Bay of Colwyn and Llanfairfechan & Penmaenmawr areas has been strong in terms of the proportion of growth expected, whilst Abergele, Towyn & Kinmel Bay and Llanrwst are falling short. In absolute terms however, all areas are below the level required to meet the housing targets for their area, resulting in a land supply shortfall.

4.6 Employment development has been slow throughout the authority, but especially in the rural area. According to the 2016 AMR, 11.7ha employment land has been developed in the UDSA since the start of the LDP period, but none in the RDSA.

4.7 Many areas of the County Borough have localised flood risk issues affecting development, however in some places this has more serious implications for the wider strategy. In the Abergele, Towyn & Kinmel Bay area, large areas of land (some of which had previously been identified as housing allocations in the 2009 Deposit LDP) were ruled out for development purposes following updated advice from Environment Agency Wales (now NRW). An employment site (Tir Llwyd) has also been affected, having been partially built out with significant infrastructure installed but little prospect of the vacant plots being granted permission for development.

4.8 The previous assessment of the hierarchy of settlements and settlement boundaries (BP/8) was based on sustainability criteria dependent on the community facilities and access to transport of each settlement. Policy CFS/6 – “Safeguarding of Community Facilities outside the Sub-Regional Centre and the Town Centres” has endeavoured to use the planning system to help retain community facilities and the trigger in relation to this policy has not been reached in the 2016 AMR. Some settlements have nevertheless been affected by issues such as the loss of shops and pubs, closure of schools and changes to bus routes.

LDP Housing Requirements

4.9 The 2009-based WG population projections on which the LDP growth targets were based did not take into account the effects of the global economic crisis. The projected target of 6520 dwellings used a period of exceptionally high growth to project forward, despite the impact of the subsequent recession on house prices and completions in Conwy being clear. This was an unrealistic target bearing in mind the state of the housing market in North Wales. With each year that CCBC has failed to reach the housing target, the annual requirement for the remainder of the LDP period increases. This issue was exacerbated in 2015 by changes to TAN1 which removed the past build rates method of calculating land supply, which until then had provided a ‘sense check’ of land supply calculations where the residual method ‘...indicated land shortages or surpluses, which do not exist in practice.’

¹ Available from www.conwy.gov.uk/jhlas

- 4.10 In February 2014, four months after adoption of the LDP, revised household projections were published by WG based on the 2011 census. As anticipated, these demonstrated a significantly reduced housing requirement, however it has been made clear through a letter from the Minister (April 2014) and changes to PPW (9.2) that local planning authorities should reduce the emphasis given to WG household projections when determining LDP housing requirements, as a number of other material considerations must also be taken into account.

Conclusion

- 4.11 As detailed above, a number of significant issues have affected the implementation of the LDP strategy since adoption. It is clear that the LDP Review will need to re-consider both the scale and distribution of growth proposed. The capacity of settlements to absorb additional employment and residential development will need to be assessed in light of the evidence to be collected through the Review.

5 Policy Introduction

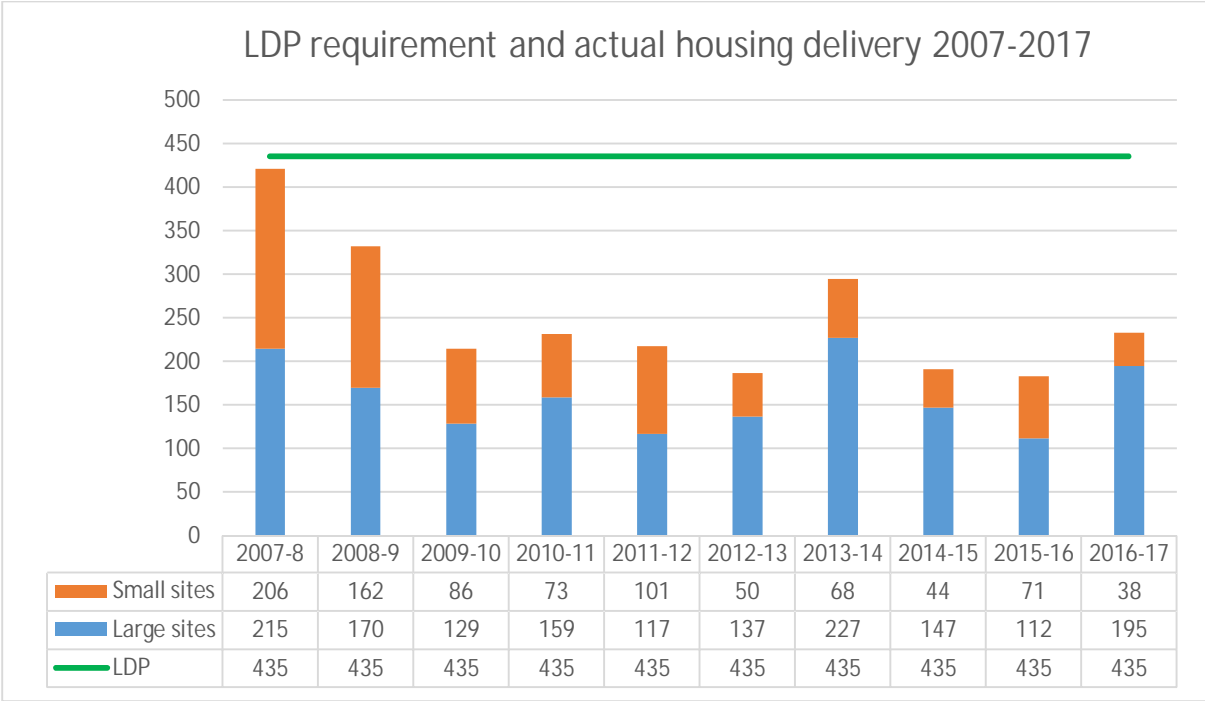
- 5.01 The purpose of the monitoring process is to proactively review whether the policies of the LDP are being implemented and the plan strategy is being delivered. There is a need to review the level of population and household growth that the LDP will provide for within the revised plan period. The level of growth that is planned for needs to be reconsidered in order to ensure that sufficient development and in particular housing and economic development is provided to meet the anticipated need of the population over the revised plan period.
- 5.02 Therefore, CCBC will undertake a review of all LDP policies based on the findings of previous annual monitoring reports and evidence of any significant contextual changes, such as changes in the local context and/or changes to national policy or legislation. A summary of whether a policy is functioning effectively and whether changes are necessary as part of the plan revision is provided in Appendix 3. Policies that are significantly affected by contextual changes and are likely to require modification are discussed in more detail below under their relevant topic headings.

5.1 Development Principles

- 5.1.1 The Development Principles chapter of the LDP sets out a number of policies against which all developments must adhere to. This includes strategic policies relating to the overall spatial strategy, which are likely to change as part of the LDP Review. Changes to these policies will need to reflect the latest evidence available at the time of Examination of the replacement LDP. Policy DP/2 sets out the overall spatial distribution of development, hierarchy of settlements and affordable housing requirements. Further detail in relation to these issues are set out in Chapter 4 and the Housing section of this Review Report.
- 5.1.2 Policies DP/3 and DP/4 provide a number of development management criteria against which proposals are assessed. These cover a wide range of issues including design, access, biodiversity, safety and flood risk. Whilst the overall aims of these policies are unlikely to change significantly, as part of the Review there may be some amendments required as priorities for development change or new arise issues that need to be considered.
- 5.1.3 The preparation of a CIL charging schedule in Conwy is in progress but pending a national review of CIL in Wales. Policy DP/5 may need amending to reflect that some infrastructure may be delivered via CIL in future. Site specific infrastructure requirements will continue to be secured via current mechanisms.
- 5.1.4 Since adoption of the LDP, support for Place Plans has gained momentum at a National level through the Planning Act and changes to the LDP Manual. A pioneering Place Plan in Abergele is moving forward under the emerging national framework. Policy DP/7 will need to be reviewed to ensure that the policy and any future Place Plans align with the new national guidance.
- 5.1.5 The Colwyn Bay Masterplan was originally produced in 2009/10 and formed the culmination of a consultancy commission led by DPP Shape, working with Arc 4, Keppie Massie and Martin Stockley Associates. Throughout the process of creating a Masterplan, the challenge has been to re-invent Colwyn Bay as a 21st century town with a renewed focus on its role as a seaside town and an attractive place to live, visit and invest. Since the start of the project the Bay Life programme has successfully completed a number of projects in Colwyn Bay and other significant projects are currently ongoing.
- 5.1.6 In 2014 at the request of the Council, Nathaniel Lichfield and Partners (NLP) undertook a review of the draft Masterplan SPG in terms of correlation with both local and national planning policy. The outcome from this exercise was a series of recommendations on how the supplementary planning guidance to support LDP policy DP/8 should be revised to reflect such policy linkages. At a similar time it was considered that the town centre options for the Masterplan should be reconsidered to ensure feasibility and reflect a number of significant developments and changes that have occurred since the Masterplan was first compiled.
- 5.1.7 To summarise, the work on the town centre review of the Masterplan is currently ongoing and the outcomes of this are likely to lead to a review of policy DP/8, with possible implications for review of the LDP proposals map in terms of designations / allocations in Colwyn Bay town centre.

5.2 Housing

5.2.1 The LDP Strategy seeks to deliver approximately 6,520 new dwellings inclusive of completions, commitments, windfall and new allocations over the Plan period. This target equates to a build rate of 435 new dwellings per annum which is extremely ambitious compared to the past build rates in Conwy shown in the graph below.



5.2.2 The 2017 Joint Housing Land Availability Study (JHLAS) indicates that 3114 dwellings have been delivered. Whilst this represents a large number of dwellings, the level is significantly below the LDP requirements. There is little doubt that the economic downturn has had a significant effect on the delivery of dwellings over recent years.

5.2.3 Planning Policy Wales 9th Edition (2016) is clear in that local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5 year supply of land for housing (paragraph 9.2.3). CCBC has not achieved a 5 year land supply since 2009/10 and the most recent JHLAS has calculated a 3.1 year housing land supply in 2017 (Table 5.1).

5.2.4 Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (January 2015) states that where the local planning authority has a shortfall in housing land supply, consideration should be given to the reasons for the shortfall. As indicated above, the economic downturn has had a significant effect on the delivery of housing allocations and this is considered to be principal reason for not achieving a 5 year land supply since 2009/10. Notwithstanding this, there remains a need to review all undeveloped housing allocations in the LDP to ensure that development on these sites remains viable and the allocations will be delivered. This could result in certain housing allocations being removed from the LDP and new sites being allocated to meet local housing needs up to 2031. A formal ‘call for candidate sites’ inviting anyone to put forward potential sites for development will form part of this process. In order to accommodate changes that are required to allocations, settlement boundaries will be revised where necessary.

5.2.5 It is important to note that where the housing land supply figure is below the 5 year requirement, TAN1 6.2 states that the need to increase supply should be given

considerable weight when dealing with planning applications for housing, provided that the development would otherwise comply with the development plan and national policies. Given that CCBC only has a 3.1 year housing land supply, considerable weight would have to be given to any speculative housing development that meets the aforementioned criteria, as was the case in the recent appeal decision for residential development at Sychnant Pass, Conwy (planning ref 0/41960). This situation, therefore, has the potential to undermine the plan-led approach which provides certainty for developers and the public about the type of development that will be permitted at a particular location.

Table 5.1

A	Total LDP requirement (1/4/2007 – 31/3/2022)	6520
B	Completions 1/4/2007 – 31/3/2017	2507
C	Empty Homes Delivery 1/4/2007 – 31/3/2017	607
D	Total Completions 1/4/2007 – 31/3/2017 (B + C)	3114
E	Residual Requirement (A - D)	3406
F	Years Remaining of LDP	5
G	Residual Annual Requirement (E / F)	681
H	JHLAS Sites (including Contingency Sites)	1749
I	Small sites contribution	271
J	Empty Homes contribution	125
K	Total 5 Year Land Supply (H + I + J)	2145
L	Land Supply in Years (K / G)	3.1

Affordable Housing

- 5.2.6 A shortage of Affordable Housing for Local Need (AHLN) is one of the most pressing priority issues for Conwy and many other Local Authorities in Wales. WG Technical Advice Note (TAN) 2: 'Planning & Affordable Housing' requires local authorities to include an affordable housing target in their development plans and indicate how this target will be achieved using identified policy approaches. Local Housing Market Assessments (LHMA) provide the evidence base for policies to deliver both market and affordable housing.
- 5.2.7 In line with the findings of the Affordable Housing Viability Study and Conwy's priority objectives to contribute to affordable housing delivery, Policy HOU/2 seeks a viable contribution from all housing developments of varying percentages within the Urban Development Strategy Area and Tier 1 Main Villages. Within the Tier 2 Main Villages, Minor Villages and Hamlets, development should only take place to meet evidenced local need for affordable housing. In some circumstances, subject to viability, market housing may be permitted where necessary to bring forward the affordable housing development.
- 5.2.8 Actual delivery of affordable housing on most sites has been below the levels required by policy HOU/2. This has been for several reasons, with circumstances differing on individual sites. To address this, the policy will need to be reviewed through further

viability testing, whilst the call for sites will include more rigorous assessment of viability at an early stage to reduce the possibility of planning obligations being reduced due to high land values or abnormal costs. In addition, the approach to the affordable housing requirements for conversions will need to be reviewed; particularly in the open countryside where an appeal decision has identified a gap in LDP policy relating to the lack of a specific AH requirement.

5.2.9 A total of 277 affordable housing units have been delivered through the planning system since the LDP was adopted in 2013. It should be noted that CCBC also delivers affordable housing through other mechanisms including through grant funding, bringing empty homes back into use and work with housing partners, RSLs, etc.

5.2.10 It is anticipated that the recently adopted Affordable Housing SPG will assist in the delivery of AH and provides necessary guidance around the following areas:

- a) Defining Affordable Housing & Affordability
- b) Housing Need
- c) Affordable Housing Provision
- d) Exception Sites
- e) Rural Enterprise Dwellings (REDs)
- f) Design
- g) Housing Density & Mix
- h) Eligibility
- i) Viability and Delivery

5.2.11 The latest LHMA (2016-2021) shows a total annual affordable housing need of 199 dwellings compared to an annual requirement of 123 dwellings identified in the 2013 LHMA. However, the final level of Affordable Housing will be subject to the LDP Review process having considered the new population/household projections, growth strategy options and related evidence.

Houses in Multiple Occupation

5.2.12 Policy HOU/10 – ‘Houses in Multiple Occupation and Self Contained Flats’ states that all proposals to create Houses in Multiple Occupation (HMOs) will be resisted. This stance was based on historic problems in Conwy, particularly in Colwyn Bay, where HMOs often provided a relatively poor living environment and rarely made a positive contribution towards the housing quality of an area.

5.2.13 The type of building that can be described as a HMO has broadened since the policy was adopted. It now includes blocks of self-contained flats and converted houses. Since March 2017, new requirements for property owners to seek permission for a change of use from ‘dwelling house’ to ‘small HMO’ (where they are let to 3-5 unrelated persons), extends the scope of the policy application to shared housing arrangements. These changes could not have been foreseen when the policy was adopted.

5.2.14 Since the adoption of the Policy, significant changes to the regulation of private sector rented accommodation have come into force allowing for the poor physical property standards, social and environmental issues, to be addressed directly.

5.2.15 CCBC Local Housing Market Assessment (LHMA) 2016-2021 says that;

‘HMOs cover a wide range of housing types mainly in the private rented sector, including bedsits and other types of accommodation with shared facilities. They are often occupied by single persons with lower incomes and can include some vulnerable and disadvantaged groups. Well managed and maintained HMOs are an important tenure choice for households on low incomes, in particular single persons under the

age of 35 who typically are only eligible for housing benefit at the shared accommodation rate.'

- 5.2.16 Welsh Government is expecting social housing providers to develop shared housing and Conwy has set up a shared housing working group to develop opportunities within the Borough. The young person positive pathway work being undertaken between Housing and Social Care has underlined the need for affordable shared housing. The existing policy restricts the development of affordable, social shared and supported housing schemes and limits the Council's ability to respond to social, environmental and strategic housing priorities.
- 5.2.17 In view of the identified need, the impact of Welfare Reform, Local Housing Allowance levels, changes in guidance and recent appeal decisions, it is considered that a further assessment of HOU/10 is required as part of the LDP Review process.

Gypsy & Traveller Sites

- 5.2.18 Policy HOU/9: '*Meeting the site need for Gypsies & Travellers*' of the existing LDP was informed by the 2013 Gypsy & Traveller Accommodation Needs Assessment (GTANA) which identified a need for 3 residential pitches in Conwy by 2016 (projected to grow by 3% per annum) and a transit site for up to 7 caravans on the County border with Denbighshire County Council, where the two authorities may be able to co-operate in provision in order to maximise usage.
- 5.2.19 CCBC have now developed a 4 pitch residential site on the outskirts of Conwy town with the aid of WG grant funding and four families are now occupying the site.
- 5.2.20 The latest GTANA (January 2017) indicates a need for one additional residential pitch and the same transit need as the previous GTANA (7 pitches).
- 5.2.21 In relation to the additional residential pitch, it should be noted that it will be challenging to provide a further pitch at the Conwy town site due to a lack of available land. CCBC and WG also acknowledge that a one pitch site may not represent value for money.
- 5.2.22 Police have separate powers under the Public Order Act 1994 to direct both trespassers and Travellers to leave land and remove any vehicle and property from the land where there is a suitable pitch available on a caravan site elsewhere in the local authority area. Therefore, if a transit site was provided in Denbighshire only, unauthorised encampments within Conwy County could not be moved onto it. In view of this it was considered that a joint transit site would be inadequate.
- 5.2.23 CCBC have now begun the 'call for sites' process for finding and developing a suitable transit site with the aid of WG grant funding. Subject to further agreement by Cabinet, the preferred location for a transit site will then be progressed via a formal planning application and/or the formal LDP Review process.

5.3 Employment

The issues:

Policy performance

5.3.1 Poor take-up of employment land

LDP Policies EMP/1 & EMP/2 identify a need for a total of 39.5 hectares of B1, B2 & B8 office and industrial employment land (including completions, committed sites, allocations and contingencies) over the Plan period in the Urban Development Strategy Area and the Rural Development Strategy Area.

5.3.2 There are a number of concerns emerging relating to the implementation of the Economic Strategy, some of these are relating to the take-up of employment land in terms of new permissions and completions. The performance against indicators within the AMR appear to be showing a lack of demand for new employment (B class) land uptake in Conwy, and whilst the general economic climate could be a prevailing factor, it may also be an indication that the amount, location and supply of employment land is not matched to demand. It has also been noted that a number of applications are being made for use of allocated and safeguarded B1, B2 and B8 sites for other uses such as health facilities, schools and gymnasiums rather than B class uses. Further examination of economic activity since adoption of the LDP is analysed further below:

5.3.3 Monitoring indicator MI/026 measures development of employment land within the Urban Development Strategy Area. The target is for the development of 3 hectares of employment land by 2022, with milestones set in between. During the period 2007 – 2012 approximately 8.4 hectares of B1, B2 and B8 commercial floor space equating to 11.7ha gross of employment land has been completed within the Urban Development Strategy Area. This is the baseline figure with the expectation that a further 3 hectares will be developed by 2022. When looking at the 2016 AMR, only an additional c.2,500sqm (0.3ha gross) has been constructed since the adoption of the LDP. This development took place on the North Wales Business Park, Abergele during 2015, and was for a care centre (Sui Generis use class) rather than a B class use.

5.3.4 In addition, recent permissions within the Urban Development Strategy Area include;

- Esgyryn, Narrow Lane, Llandudno Junction – 0.2 hectares (approx. 750 sq. m) of B1 office space creating up to 80 jobs
- Former Brickworks site, Llandudno Junction – permission granted for 8,700 sq. m retail superstore, petrol filling station and restaurants (x4 = approx. 1400 sq. m) creating approx. 250 jobs.

5.3.5 Regarding development in the Rural Strategy Area monitoring indicator MI/027, the target is 3 hectares of development by 2022, with a baseline of 0ha since 2007. Since adoption of the LDP, no commercial development has been *completed* on allocated sites within the Rural Development Strategy Area, although 1,500sqm of B1 class use at Ty Gwyn, Llanrwst is currently under construction.

5.3.6 Despite such developments as those mentioned above, the conclusion within the 2016 AMR is that the performance against the monitoring indicators is below what is expected in terms of B1, B2 and B8 use. It is possible that this is reflective of economic conditions generally, but failure to meet the LDP targets suggests that further work is needed to understand if the quantity and location of the supply of employment land is capable of matching current and future demand.

- 5.3.7 Policy EMP/3 is a criteria based policy which supports employment development on non-allocated sites where the criteria is fulfilled. The spirit of this policy is in line with new national planning guidance which requires LDPs to incorporate flexibility (para 4.7.1, TAN 23), however criteria within will need to be reviewed to ensure it is in line with other LDP policies that may be subject to change.
- 5.3.8 Criteria based Policy EMP/4 on safeguarding has been cited on numerous occasions when dealing with planning applications since LDP adoption. Due to changes in national planning policy guidance, EMP/4 will require review. More details on EMP/4 are given in section 5.2.2.
- 5.3.9 Office and industrial employment improvement areas are covered under policy EMP/5. There is support for making less environmentally sensitive areas (such as those brownfield sites listed in the policy) more attractive for potential investors rather than pursuing greenfield land, for example (para 2.1.14, TAN 23). However the list of employment sites within will need to be reviewed to ensure it is in line with other LDP policies that may be subject to change.
- 5.3.10 EMP/6 deals with re-use and adaptation of redundant rural buildings. National guidance para 3.2 TAN 23 also has criteria which covers this. This policy should therefore be reviewed to ensure it is not repeating or in conflict with national planning policy.

Changes to National Planning Policy Guidance (PPW) Chapter 7 and TAN 23 – November 2014.

- 5.3.11 Since the adoption of the Conwy LDP in October 2013, Planning Policy Wales and TAN 23 – Economic Development have been revised / produced and have implications on the planning decisions made. Planning Policy Wales (PPW) at paragraph 7.5.1 states that Development Plans should:
- provide targets on land provision for the employment uses (Classes B1-B8), showing net change in land / floor space for offices and industry/warehousing separately, and protect these sites from inappropriate development;
 - include policies relating to future development on existing employment sites to protect them from inappropriate development:
 - to encourage the regeneration and re-use of sites which are still suitable and needed for employment;
 - to control and manage the release of unwanted employment sites to other uses;
- 5.3.12 PPW chapter 7 also advocates the production of Employment Land Reviews (ELRs), and the need to undertake such reviews in line with the published Practice Guidance (August 2015).
- 5.3.13 Whilst TAN 23 acknowledges that economic activity can stem from the public, private or voluntary sector and include uses beyond the traditional B-class uses such as retail, tourism and leisure; it is held that the aforementioned retail, tourism and leisure uses are subject to a variety of other policies. Consequently the TAN primarily deals with B-class uses given that they require a traditional yet sustainable method of planning. The TAN promotes careful consideration when releasing traditional employment sites to alternative uses as they often make a valid contribution to the local economy and are difficult to replace once lost.
- 5.3.14 TAN 23 also provides guidance on economic development proposals. Paragraph 4.6.8 states “The traditional employment uses tend to generate lower land values than many

other land uses, especially housing and retail, consequently, any land lost to these uses is generally difficult to replace. Planning authorities should avoid releasing for other uses sites where there is strong evidence of likely future need for B1-B8. In some areas, older, lower-cost employment areas may be required, especially for small and new firms who cannot afford newer and more prestigious accommodation. The loss of such areas may cause harm to local economies and should be avoided.”

5.3.15 Criteria contained at paragraph 4.6.9 also impacts upon existing LDP policy:

“Existing employment sites should only be released for other uses if one or more of the following apply:

- they have poor prospects of being re-occupied for their previous use;
- the particular market that the site is part of is oversupplied;
- the existing employment use has unacceptable adverse impacts on amenity or the environment;
- the proposed redevelopment does not compromise unduly neighbouring employment sites that are to be retained;
- other priorities, such as housing need, override more narrowly focussed economic considerations; and/or
- land of equal or better quality is made available elsewhere, even if this is not within the local planning authority boundary.”

5.3.16 The changes to national planning policy on economic development mean that some LDP policies, particularly EMP/4 on safeguarding require review to ensure they are in-line with national policy. The need to undertake an Employment Land Review may also mean that an updated evidence base may be at odds with adopted policy and the Economic Strategy.

Population Projections & Housing Growth Strategy

5.3.17 Revised population projections have been released from Welsh Government which will influence the strategy for employment land provision and housing growth. This is detailed within the Strategy section of this Review Report.

Local Economic Strategy

5.3.18 The Conwy Economic Strategy 2017 – 2027 has recently been adopted (February 2017). It considers the initiatives which can be undertaken to enable businesses within the county to grow, diversify, upskill and compete in UK and global markets. It identifies strategic opportunities which would both create new jobs and improve the quality of existing jobs within the local economy, moving from seasonal to year-round employment. It is therefore important that the LDP strategy is broadly in line with the drivers and evidence base contained within this strategy going forward to 2027.

Regional Growth Drivers

5.3.19 Taking account of new regional considerations the 2016 AMR highlighted the potential land requirement impacts resulting from Wylfa B Nuclear Power Station in terms of the potential for new employment, housing and strategic transport locations. The requirement detailed in the Planning Act 2015 to consider preparing a regional A55 Corridor Strategic Plan will also have an influence. In particular, the North Wales Economic Ambition Board are progressing an Economic Growth Vision that would require statutory support via the LDP, which currently it does not have in various areas. Other regional evidence, such as the Regional Transport Plan will also need to be taken into account during the LDP review.

Emerging Conwy Employment Land Review 2017

- 5.3.20 In response to all these factors, an Employment Land Review (ELR) for Conwy has commenced and will be a significant evidence base in determining the future direction of the LDP Economic Strategy and future supply, location and type of employment land. The ELR will be fundamental in establishing the regional growth drivers as identified in the last paragraph and their implications on Conwy's employment strategy and the amount of employment land needed up to 2031.

5.4 Tourism

5.4.1 North Wales has been recognised as the fourth best tourism destination in the world by Lonely Planet, and Conwy County is at the heart of that tourism offer. The town of Conwy has an international reputation because of its world class heritage and Llandudno is named as the best seaside town in the UK and the 4th best destination in the UK by TripAdvisor. The county is becoming world renowned as a centre of excellence for adrenaline adventure with Surf Snowdonia, Go Below, and Zip World Forest all leading the way. Major events have attracted new audiences to the county and made significant economic contributions. The key now is to build on that success and to improve the quality of jobs that are linked to this tourism industry.

5.4.2 Planning Policy Wales (9th Edition);
'Tourism is vital to economic prosperity and job creation in many parts of Wales. It is a significant and growing source of employment and investment, based on the country's cultural and environmental diversity. Tourism can be a catalyst for environmental protection, regeneration and improvement in both rural and urban areas.'

5.4.3 WG 'Partnership for Growth 2013 – 2020' strategy identifies a product-led approach to developing and marketing tourism in Wales. This means working with iconic, high quality, reputation-changing products and events. It is unfortunate that whilst tourism is recognised by WG as vital to the Welsh economy the 'Tourism' Technical Advice Note (TAN): 13 released in 1997 remains very much outdated.

5.4.4 Conwy County's 'Economic Growth Strategy 2017 – 2027' aims to make Conwy a truly international, vibrant and year-round tourism destination across all aspects of the visitor experience. There is a need to develop a night-time economy to underpin further growth in the business tourism market which contributes to high visitor spend.

5.4.5 'Destination Conwy Management Plan 2015 -2018' identifies a project-like approach to delivering and marketing tourism in Wales. The Plan focuses on higher quality hotels and facilities with more all year round attractions, activities and cultural experiences that are innovative, unusual and distinctive.

5.4.6 There are no concerns over the implementation of the strategic objectives. It is considered that the policies are aiding the delivery of the Strategic Objectives in the strengthening and diversification of the rural economy where this it is compatible with local economy, community and environmental interests. They also assist tourism through the protection and enhancement of coastal and rural based tourism attractions and accommodation and further exploit the potential to develop, strengthen and encourage an all year round tourism industry where development complies with other policies in the LDP.

New Sustainable Tourism and Recreational Developments

5.4.7 Policy TOU/2 'New Sustainable Tourism and Recreational Developments' was formed for large scale tourism developments, especially accommodation additions to recreation sites. It is generally working well and has been used to promote and defend sites which do not comply, however, minor amendments to help clarify the Policy will be required at Review.

Holiday Accommodation Zones

5.4.8 Policies within the Local Development Plan support the improvement of existing serviced accommodation and will support new build tourist accommodation. The Local Development Plan recognises the importance of maintaining a good range of holiday accommodation for visitors.

- 5.4.9 The Holiday Accommodation Zone (Policy TOU/3) was somewhat of an inherited situation which was updated and revised according to the latest survey work. However, market influences will have the ultimate control and previously the area has seen a small number of properties wishing to close and be put on the market for various reasons. Lenders also prefer the open market properties to economic ones. However, Conwy is presently experiencing an uplift in tourism related trade and it is important to ensure that the tourism industry demands are being met. CCBC will fully assess this demand as part of the tourism growth strategy in order to provide sufficient, well-informed evidence. An amendment at Review is considered necessary to ensure the need is addressed whilst also allowing for some flexibility in the policy.

Chalet, Caravan and Camping Sites

- 5.4.10 Policy TOU/4 'Chalet, Caravan and Camping Sites' is strictly in terms of the coastal areas in only allowing improvements of existing sites and promoting lower densities in preference to environmental or amenity improvements. In the rural area there is some change to the policy needed in order to address the existing large scale static sites from over-developing into sensitive landscapes. There is also a need to improve reference to the growing popularity of the 'alternative camping' (yurts, pods, shepherd huts, etc). An amendment/assessment at Review will be necessary.

Adventure & All year Tourism

- 5.4.11 Adventure Tourism is a growing market, with new attractions opening within North Wales and existing attractions expanding to cater for this new type of tourism. Welsh Government wish to promote Wales as the world's capital of adventure tourism following 2016's Year of Adventure. Further themes were envisaged for 2017 and 2018 to promote Wales' greatest strengths and focuses activities, events and attractions on the strongest qualities of the Welsh tourism offer. The Welsh Government has invested consistently in adventure tourism products in recent years, many of these attractions are serviced by the facilities and accommodation within Conwy.
- 5.4.12 The night-time economy and a compelling winter visitor offer are fundamental to establishing Conwy County as a year-round destination. Venue Cymru attracts a wide variety of conferences and business bookings throughout the year. To grow this market, and ensure as many of these bookings as possible are overnight stays, Llandudno needs to offer more things for visitors to do in the evening, including an extended café/restaurant offer. Data shows that visitor numbers across the county dip significantly from November through to February. Investing in attractor events at this time of year and developing attractions which can be enjoyed through the winter period would increase visitor numbers, contributing to the overall tourism economy and creating the environment for more full-time, quality jobs.
- 5.4.13 As part of the LDP review, and having the Conwy Economic Growth Strategy ambitions and other growth drivers in mind, CCBC will be preparing a tourism growth strategy related to policies/designations for tourism/leisure growth e.g. higher value tourism, all year round in the leisure/activity/adventure sectors, etc.

5.5 Community Facilities

Retail

- 5.5.1 PPW chapter 10 and TAN4 were revised in November 2016. Key retailing objectives are similar to previous, but there are some new policy requirements that should be included in LDP policies. These will need reviewing to assess whether the Community Facilities and Services and Development Principles policies provide suitable detail for assessing planning applications. National policy encourages a mix of uses in town centres and suggests that a flexible approach be adopted for change of use. The thresholds identified in LDP monitoring and SPG LDP23 Change of Use in Town and Neighbourhood Centres may need revising to reflect this.
- 5.5.2 CCBC published a Retail Capacity Study in April 2013. It concluded that there was a need for new retail development in the County Borough to meet demand until 2022:
- Coastal area: 75,000 sq ft convenience floorspace
 - Llanrwst: 18,000 sq ft convenience floorspace
 - Colwyn Bay: 40-50,000 sq ft comparison floorspace and increase efficiency of current floorspace by 5%, 30-40,000 sq ft comparison floorspace and increase efficiency of current floorspace by 10%, or no additional comparison floorspace and only increase efficiency of current floorspace.
 - Llandudno: 15,000 sq ft comparison floorspace and increase efficiency of current floorspace, or no additional comparison floorspace and only increase efficiency of current floorspace.
- 5.5.3 The comparison floorspace requirement in Llandudno has been met by the TK Maxx application and development in Mostyn Champneys Retail Park. An application for a supermarket proposal in Llandudno Junction has been approved, which meets the majority of the coastal convenience floorspace identified. Progress of developing this site will need to be monitored to ensure that the identified retail need is met. Consideration will be given to designating the wider site to protect its retail and leisure use.
- 5.5.4 The population figures revised following the 2011 Census and update to population and household projections will impact retail need and demand. These were published after the last Retail Study (2013). Retail habits such as the increase in internet shopping will also need to be allowed for.
- 5.5.5 An up-to-date retail study will be required to assess changes in retail supply and demand as a result of the updated population base figures and projections, the new Economic Strategy for the region, update to national retail planning policy and changes in shopping patterns. Allocations may be required should a need be found.
- 5.5.6 The AMR highlighted some concerns in the retail health check indicators (flagged as amber). LDP policies are considered to be operating effectively, but town centre health can be further assessed in an updated Retail Study. Policies may need reviewing to improve vibrancy, viability and attractiveness of the shopping centres. New national policy seeks to secure a mix of uses in secondary retailing areas. The target of non-A1 uses set in the monitoring needs reviewing to reflect this.

Open space

- 5.5.7 The Open Space Assessment is currently being updated. It assesses the quantity and accessibility of the existing open space sites at settlement level in the Plan Area of the County Borough. It is likely that a shortfall of some open space types will be identified, which impacts on health and wellbeing. Allocations may be required to address this shortfall.

5.5.8 Fields in Trust have published new guidance detailing recommended open space standards for Wales. These vary from previous for some typologies. TAN16 outlines that these standards are the starting point for setting standards in LDPs. LDP policy CFS/11 will need reviewing to reflect this update. In addition, the Council is progressing towards CIL adoption, but a national review in Wales is pending. Major open space provision may be delivered via CIL. CFS/11 may need revising to reflect this.

Rural facilities

5.5.9 Monitoring indicates that policy CFS/6 is protecting community facilities as intended. These are vital for rural communities and so minimal changes to the policy are proposed to ensure that facilities continue to be protected. The rural facilities survey will be updated to inform this policy.

Allotments

5.5.10 Planning permission has been granted for the housing and allotments site in Dwygyfylchi. Work has commenced on construction. The allotments will be delivered as a community garden, which still meets requirements. A financial contribution was sought for viability reasons at Esgyryn, Llandudno Junction.

5.5.11 Fields in Trust have recommended a new standard for delivering allotments and community gardens. Updated evidence base is required to assess whether the remaining allocations meet the identified need, or if further sites are required. CFS/10 needs updating to reflect this.

Burial grounds

5.5.12 The sites allocated have not yet been delivered. A review of updated evidence base is required to assess if new allocated sites are required to meet need.

Education

5.5.13 Primary School Modernisation is on-going. One application for a new school in Llandudno Junction has been submitted and approved during the plan period to date. The evidence base and modernisation proposals may result in allocated sites being required. Applications for extending or redeveloping existing school sites may be submitted.

Health

5.5.14 Changes to population structure and new residential development impact on the level of primary care sites and other health care provision required. Evidence base needs reviewing to ensure that service provision can accommodate the change in demand. Allocations may be required to ensure need is met.

Other community facilities

5.5.15 Evidence base for other community facilities will be reviewed and updated where required. This includes leisure, youth and libraries.

5.6 The Natural Environment

5.6.1 The LDP's Natural Environment section is broad and includes policies on renewable energy, water and flood risk, air quality and biodiversity, which in general have been well received and utilised. Whilst most of the policies are meeting the Annual Monitoring targets there are some significant changes foreseen through the Review process.

5.6.2 CCBC is committed to protecting and preserving its natural heritage and cultural assets for its own value as well as the draw it has on bringing tourists to the area. When adopting the Conwy LDP, the Authority had also prepared joint supplementary planning guidance on Landscape Capacity in terms of wind turbine development Character Areas. This additional guidance has reinforced existing policies and has identified and helped protect the most sensitive and vulnerable landscapes.

Changes to National Planning Policy

5.6.3 Planning Policy Wales was revised in November 2016. The Environment (Wales) Act 2016 sets out the approach to help Wales reduce its carbon emissions. It places a duty on Welsh Ministers to ensure that in 2050 net emissions are at least 80% lower than the baseline set in legislation. This will be achieved through the setting of interim targets for 2020, 2030 and 2040 and 5 yearly carbon budgets up until 2050. Guidance on carbon reduction and LDPs is partly linked to the role and requirements set out in the Renewable Energy Assessments discussed below.

5.6.4 Environment (Wales) Act 2016 also introduces Area Statements in a new approach to landscape mitigation and management within which development will need to be carefully controlled in line with national guidance and any future local designations. The Wales National Marine Plan 2015 is still at initial draft stage but is likely to progress through 2017-18.

5.6.5 Natural environmental objectives and monitoring are continuous, but there are some new policy requirements and legislation that need to be included in LDP policies through the Review. The primary purpose is to protect and enhance the natural environment where new development has an effect. However it is considered that the subject areas need separation to provide clarity to the plan users. TAN 5 "Nature, Conservation and Planning" 2009 has not been updated since publishing.

5.6.6 The Conservation of Habitats and Species Regulations 2010 includes the requirement to carry out a Habitats Regulations Assessment to assess likely impacts. A HRA was carried out for the adopted LDP based on the European Habitats Directive guidance at the time and this will be revised in light of the current Regulations.

Renewable Energy

5.6.7 The Welsh Government's policy on planning for renewable energy is set out in Planning Policy Wales – edition 9. November 2016 (PPW) and Technical Advice Note (TAN) 8: Renewable Energy. The Welsh Government sent a letter to local planning authorities in 2015 outlining the Minister for Natural Resources' expectations for energy policies in LDPs. A "Practice guidance: Planning for renewable and low carbon energy – a toolkit for planners" was published in 2015 and CCBC have been working alongside consultants to carry out a Renewable Energy Assessment in the Plan area and to introduce policies to ensure RE is integrated from an early stage of the planning process. In particular is the Welsh Government requirement for spatial policies to reflect RE aspirations and its concern that local authorities had not been fully implementing these requirements in their LDPs.

5.6.8 The current adopted LDP was not influenced by the current energy policies in PPW as the requirements were set out just after the LDP was put on deposit. PPW states that

local planning authorities should facilitate the development of all forms of renewable and low carbon energy by considering the contribution their area can make and creating LDP policies that enable this contribution to be delivered. It also suggests that development management decisions are consistent with national and international climate change obligations.

- 5.6.9 Recent changes include a revision to the Renewable Energy Toolkit which was published by the Welsh Government in 2015. The Department of Energy & Climate Change became part of the Department for Business, Energy & Industrial Strategy in July 2016. It now makes decisions on large scale RE projects. National guidance is provided in Energy Wales; A Low Carbon Transition 2012 (updated 2016). It is clear that significant contextual changes have taken place in respect of renewable and low carbon energy since the adoption of the LDP and several changes are foreseen for the LDP.
- 5.6.10 A revised version of the Renewable Energy Toolkit was published by the Welsh Government in 2015 and Renewable Energy Assessments (REAs) are expected to form part of the Local Development Plan (LDP) evidence base.
- 5.6.11 The aforementioned letter clarifies that REAs should inform policies, areas of search and allocations which guide local-authority scale (5MW – 25MW) renewable energy schemes or other low carbon technologies to the most appropriate locations. It explains it is imperative that the planning system identifies and protects areas with renewable energy generation potential for the long term.
- 5.6.12 Policy regarding the control and assessment of wind turbine development is well used however requires amendment through the LDP review process. This issue of defining 'proportionate' and 'predominant energy' could not be overcome as part of the SPG as it changed the essence of the policy. It is clear that significant contextual changes have occurred in respect of renewable and low carbon energy since the adoption of the LDP. This will be a key issue for a revised LDP and policy changes are anticipated.

Landscape

- 5.6.13 The Landscape element of the LDP needs amending to reflect the Well-being of Future Generations (Wales) Act 2015, the Environment (Wales) Act 2016 and the Active Travel (Wales) Act 2016. Other national initiatives such as the Woodlands for Wales Action Plan, Agricultural grading of land and peat protection will also influence land use and policy change.
- 5.6.14 A Heritage Coast policy would be beneficial as there is a designation without any associated policy. A design and landscape policy would be useful as it needs more than a link to DP6 to promote it and would allow the LPA to seek improved design when challenged with poorly designed schemes.

Green Wedges

- 5.6.15 The green wedge policy is based on national guidance and is considered robust and consistent in its approach. It is intended to undertake another review of these areas in the future, where some areas may change. This will be undertaken through revisions to the existing Background Paper.

Sustainable Drainage Systems

- 5.6.16 The policy with regards to SUDS, Foul Drainage and Water Conservation has not changed since the adoption of the LDP. Therefore is unlikely to require any change. Water Resource Management Plans (WRMPs) need to be taken into account and the Revised LDP will include reference to their requirements. Water companies are required to prepare WRMPs that look ahead 25 years or more and ensure sufficient

water supply to the public and maintain adequate water in the environment. The current WRMPs cover the period 2015-2040 for Conwy area and Dŵr Cymru/Welsh Water is the company operating in the Plan area.

5.7 Cultural Heritage

The issues:

Policy performance

- 5.7.1 The policies continue to perform well in general. Five SPGs (including two Conservation Area Management Plans) have been agreed since the adoption of the LDP which provide applicants and decision makers with further guidance when submitting / assessing applications. One issue of concern is regarding the production and adoption of the remaining Conservation Area Management Plans within a 24 month timescale from the date of LDP adoption, as the deadline for this has now passed. Indeed, since adoption of the LDP, the approach to these SPGs has changed in that an individual SPG for each Conservation Area will now be produced rather than 'generic' Management Plans as first planned. This has led to the prioritisation of Management Plans on the basis of need and existing condition of the Conservation Area in question, with the Conwy and Llandudno Conservation Area Management Plans being adopted in the first instance and Colwyn Bay and Llanellian currently in draft having been out to public consultation. As such, it is felt that LDP monitoring indicator MI/088 is no longer appropriate for this work stream.
- 5.7.2 The SPG on Listed Buildings was put on hold due to the imminent publication of Welsh Government Practice Guidance on Listed Buildings. This is discussed further under 5.7.3.

Changes to Planning Law – Historic Environment (Wales) Act (2016)

- 5.7.3 The Historic Environment (Wales) Act 2016 received Royal Assent on the 21st March 2016. The Act forms part of a suite of legislation, policy and advice that makes improvements to the existing systems in place to protect and sustainably manage the historic environment in Wales. Some of the Act's provisions make it harder for those who unlawfully damage a scheduled monument to escape prosecution.
- 5.7.4 The Act also introduced new structures to support the positive management of change in the historic environment. One of the Act's measures allows owners and the relevant authorities to negotiate agreements for improved management of historic assets over a period of years.
- 5.7.5 The Act will be complemented by a number of policy and guidance documents that will help to keep the management of the Welsh historic environment in step with current conservation practice. Public consultation has been undertaken on a revised chapter 6 of PPW and a new TAN 24. Other consultations are currently on-going and more are expected during the course of 2017.

Changes to National Planning Policy – Planning Policy Wales (PPW) Chapter 6, TAN 24, Draft Practice Guidance and implications on the LDP

- 5.7.6 Planning Policy Wales Edition 9 was published in November 2016. The key issues from the revised chapter 6 in PPW for development plans are concerning Historic Environment Records (HERs), Conservation Areas, Listed Buildings, World Heritage Sites, archaeological remains, local historic assets and historic parks and gardens. TAN 24 (published May 2017) and the Practice Guidance documents (still in draft at the time of this report) are also considerations at this point.
- 5.7.7 With regards to the first of the issues raised in PPW, PPW states that HERs must be used as a key source of information for the formulation of development plans and advice on their use should be sought from the Welsh Archaeological Trusts. When undertaking an SEA and SA, assessment of the cultural heritage (as guided by HERs) is required in consultation with Cadw. PPW also states that 'In undertaking the

(sustainability) appraisal, an up-to-date evidence base, including those provided by the HER for the local authority area and the National Monuments Record, must be used.' A review of the LDP will require the above process to ensure all the relevant historic asset data has been considered.

- 5.7.8 Concerning conservation areas, listed buildings and historic landscapes, parks and gardens, PPW states that development plans should, where appropriate, include *locally specific* policies for the conservation of the built environment, including the protection or enhancement of listed buildings conservation areas and historic parks and gardens. Given the publication of draft Practice Guidance on Listed Buildings, it is considered that there is no need to replicate this in the form of planning policy and SPG. The same could be said for landscapes, parks and gardens unless the review process identifies Conwy-specific issues.
- 5.7.9 PPW emphasises that World Heritage Sites have been inscribed by UNESCO because of their Outstanding Universal Value, and development plans must reflect this. New evidence base is emerging in the form of a Management Plan for the Castles and Town Walls of King Edward in Gwynedd World Heritage Site produced by Cadw. This is explored in more detail at 5.6.4 below.
- 5.7.10 PPW states that archaeological remains and their settings and, in appropriate circumstances, other unscheduled archaeological remains of local importance and their settings, may be identified in development plans as of local importance and worthy of conservation. It goes on to say that local planning authorities may also develop supplementary planning guidance to provide further detail on any locally specific archaeological remains and their settings included as policy in development plans. Consultation with the Archaeological Trusts should identify any unscheduled archaeological remains and whether they merit protection in the LDP.
- 5.7.11 It is now recognised in PPW the desirability of designating historic assets locally. The LDP already has a policy (CTH/3) and accompanying SPG in place regarding this. It is expected that this policy and SPG will be retained, but the SPG may benefit from review in order to streamline the process of local listing.
- 5.7.12 Paragraph 6.5.30 of PPW sets out criteria for granting schemes of enabling development. The LDP currently has a policy on Enabling Development (CTH/4) and accompanying SPG. These will need to be reviewed to ensure they are in line with national guidance whilst not repeating such guidance.

World Heritage Site Management Plans

- 5.7.13 A consultation on a new Management Plan for the Castles and Town Walls of King Edward in Gwynedd World Heritage Site was recently published by Cadw. The recommendations within the action plan put the onus on local planning authorities to work together to produce joint SPG based on the content of the WHS Management Plan. The LDP will therefore need to address the recommendations in this Management Plan and provide mechanisms for the adoption of policy and SPG.

Welsh language – Policy/Legislative Changes

- 5.7.14 Since Examination of the Conwy LDP, the national planning policy context in relation to the Welsh Language has changed, with publication of the new TAN20 (October 2013) and a revised PPW. PPW para 2.4.4 Fig 4.1, section 4.13, para 9.2.2, 9.2.9 In addition, the Planning (Wales) Act 2015 and Wellbeing of Future Generations Act (2015) give weight to the need to consider the Welsh language through plan preparation and development management.

5.7.15 A new draft TAN20 has been consulted on, which will be updated as a consequence of legislative changes. The LDP review will take account of all new and emerging guidance.

Welsh language – implications for LDP Review

5.7.16 The LDP Review will need to incorporate a more detailed Welsh Language Impact Assessment than that undertaken prior to adoption of the present Plan. This is to align the policies with the requirements of PPW and TAN20 to front-load this work and avoid the need for impact assessments to be submitted with planning applications in all but a limited number of cases.

5.7.17 Policy CTH/5 and the LDP proposals maps will need to be amended to reflect changes to national guidance and to take account of the results from the new strategic Welsh Language Impact Assessment, when completed. This may include identifying language sensitive areas; significant applications within these areas for developments not anticipated as part of the adopted replacement LDP would be subject to Welsh language impact assessment.

5.8 Sustainable Transport

- 5.8.1 Key changes include the Well-being and Future Generations (Wales) Act 2015, National Development Framework for Wales (2017), Walking and Cycling Action Plan for Wales (2009-2013) and Active Travel (Wales) Act 2013.
- 5.8.2 PPW was also revised in November 2016. The Growth Vision and Strategy for the economy of North Wales (2016) and Conwy Corporate Plan have also been introduced. Key sustainable transport objectives are similar to previous, but there are some new policy requirements and legislation that need to be included in LDP policies.
- 5.8.3 Conwy Regional Transport Plan, in part, informed the preparation of the adopted LDP and the North Wales Joint Transport Plan (NWJTP) is also being reviewed which will determine some aspects of the LDP review. Projects that are linked to development within the LDP or otherwise considered as deliverable within the Plan period will also be included.
- 5.8.4 The priority transport schemes identified in the NWJTP are not fully reflected in the LDP and as such, further consideration needs to be given to the policy and land use implications of such schemes in order to ensure that they are deliverable in the context of local policy.
- 5.8.5 Rail freight safeguarding is not used and it is considered that the policy could be deleted.

Active Travel Plan

- 5.8.6 Active Travel (Wales) Act 2013 became law in Wales on 4th November 2013, making it a legal requirement for local authorities in Wales to continuously improve facilities and routes for walkers and cyclists (non-motorized users) in settlements with a population of 2,000 or more within a built up area. It will be necessary to formulate land use policy to support, protect and enhance the elements identified in the Conwy ATP and its Integrated Network Mapping (INM) within the LDP.

5.9 Minerals and Waste

The issues:

Policy performance

- 5.9.1 Overall, considering the changes to national planning policy for waste management since adoption of the LDP, the strategic policy (currently MWS/1) is lacking in that it does not make reference to the principles of the waste hierarchy, and this needs to be addressed. The policy would also benefit from having more focus in terms of where new waste facilities should be directed. Another element which requires further elaboration is around reducing the production of waste and managing waste recycling. PPW (para 12.6.3) and TAN 21 require LDPs to seek opportunities to reduce, recycle and store waste at the design stage of development. At the moment there is a link from Policy DP/1 to MWS/1 but it is considered that the policy in the Minerals and Waste chapter could go further to address this and provide a further policy basis for the adopted SPG on Waste Storage and Collection in New Developments.
- 5.9.2 Regarding minerals, The Regional Technical Statement 1st Review (2014) includes a number of recommendations for each local authority which in some cases differ to those contained within the 2009 Regional Technical Statement (the evidence base used when producing the LDP.) However, the advice for Conwy remains largely the same given the extensive hard rock reserves which remain, and the distribution of sand and gravel. Therefore policies MWS/2, MWS/3 and MWS/4 are still relevant in that they reflect the most up to date evidence base, although they may benefit from SPG.
- 5.9.3 The Conwy Local Development Plan was written in the context of the Regional Waste Plan 1st Review and both policies MWS/5 and MWS/6 and the monitoring indicator and trigger levels were established using the capacity requirements contained within the RWP 1st Review. The capacity calculations contained within the Region Waste Plan (RWP) 1st Review are now out of date and have been superseded by national policy. National policy now requires LPAs to consider waste as part of an employment land review.
- 5.9.4 Policy MWS/5 includes a test that requires proposals to demonstrate they meet a need identified within the Regional Waste Plan or a need arising at the local level. Since the requirement to produce and have regard to the Regional Waste Plans have been removed from national policy and guidance, the strict application of this test could result in the approval of proposals that are contrary to national policy and/or guidance. The revised national policy and guidance seeks to avoid overprovision of certain facility types, i.e. disposal and recovery. Therefore within the updated guidance 'need' in relation to other facility types only becomes relevant where a proposal is outside an allocated site, and is more likely to be related to local need. It is recommended that this policy is amended during the review of the LDP to enable this inconsistency to be addressed and to ensure that the 'need' test is applied in line with TAN 21. MWS/5 will therefore need to be reviewed and updated in line with current evidence base to ensure that any emerging requirements can be met through the LDP.
- 5.9.5 Although national policy and guidance has changed with respect to waste management, policies MWS/6 and MWS/7 have so far been considered sufficiently flexible to enable waste infrastructure to be delivered. However, given the slow take-up of allocated sites and potential problems in terms of delivery, it may be necessary to undertake a call for new sites / consider a quota of land as part of the call for employment sites during the Employment Land Review. There is also a need as identified within TAN 21 for LDPs to specifically allocate 'urban quarry' sites for the storage of inert wastes.

- 5.9.6 Regarding landfill, capacity exists at the regional level and it is anticipated that due to increases in recycling rates, this will be the case during the lifetime of the LDP. TAN 21 identifies a 7 year trigger (the level at which void capacity should be maintained) and a 5 year trigger (the point at which action would need to be taken to facilitate future landfill provision). The regional monitoring identifies whether either of these triggers has been met and to date this identifies that the void within the region is well above both of these triggers. Therefore there is no need to undertake a landfill study site search / allocate additional landfill capacity at this time, although the situation will need to be kept under review.
- 5.9.7 Policy MWS/8 is still relevant in that it applies to the landfill site at Llanddulas. It has been queried if some of the wording in the supplementary text should be added to the policy itself. This will be addressed at the review.

Changes to National Planning Policy Guidance (PPW) Chapters 12 (February 2014) Chapter 14 (January 2016) and TAN 21 (February 2014)

- 5.9.8 Since the Local Development Plan was adopted, the Welsh Government has updated Planning Policy Wales which contains a revised section on waste at Chapter 12. The Welsh Government has also published a revised TAN 21 which removed the requirement to produce Regional Waste Plans and the need for development plans to have regard to the relevant Regional Waste Plan.
- 5.9.9 TAN 21 includes a regional requirement for monitoring which will monitor progress and level of need. These monitoring arrangements to be established with the aim of publishing an annual Waste Planning Monitoring Report, which would set out an up to date position with respect to need for disposal and recovery capacity. An interim Regional Waste Monitoring report (2013/14) has been produced for North Wales and a draft RWM report produced (2014/15). The findings of the interim report were that there is no additional requirement for disposal capacity within the region as reflected above in terms of landfill need, and the conclusion contained within the Interim RWM report and the draft RWM report is that any proposals for further residual waste treatment should be carefully assessed to ensure that the facility would not result in overprovision.
- 5.9.10 In order to establish monitoring indicators and triggers which would be appropriate, the requirements of TAN 21 are considered below. TAN 21 requires Local Development Plans to ascertain whether:
- a) Support for any local authority procurement programmes is necessary;
 - b) Any agreement contained within the Regional Waste Monitoring Report needs to be addressed by way of a site allocation; and
 - c) Whether any opportunities exist to derive benefits from facilitating co-location and the development of heat networks.
- 5.9.11 In terms of a) during development of the LDP consideration was given to any spatial requirements of the local authority procurement programmes, namely the North East Wales Hub Food Waste Project, a collaboration between Denbighshire, Flintshire and Conwy to procure food waste treatment and the North Wales Residual Waste Treatment Partnership Project, a collaboration between Denbighshire, Flintshire, Conwy, Gwynedd and Anglesey to procure residual waste treatment. No spatial requirements were identified within Conwy for either the North East Wales Hub Food Waste Project or the North Wales Residual Waste Partnership Project. This matter should however be kept under review, particularly as supporting infrastructure requirements may change. Consultation with the Waste Manager is recommended to ascertain local need and if this can be factored into the LDP review.

- 5.9.12 Regarding point b) the Interim Regional Waste Monitoring Report and Draft Regional Waste Monitoring (RWM) Report both conclude that there is no further need for disposal capacity within the North Wales region and any proposals for further residual waste treatment capacity should be carefully assessed to ensure that the facility would not result in overprovision. However, this matter should be kept under review.
- 5.9.13 When considering point c) the North Wales Residual Waste Partnership project has not identified any spatial requirement for Conwy and secured planning permission for a facility on the Deeside Industrial Estate, a location which also offers potential opportunities for the development of heat networks. There is a fine balance to be met between having sufficient capacity to manage residual waste arisings and having an overprovision, which the Collections, Infrastructure and Markets Sector Plan cautions against. Proposals for such facilities would therefore need to be rigorously tested to ensure that they would meet a required need and not result in overprovision of recovery. So, whilst it is important to recognise the potential opportunities that may exist within the County Borough, it is considered unnecessary to include a specific allocation at this moment in time.
- 5.9.14 With respect to monitoring, TAN 21 (para 3.22) recommends that take up of sites by waste management uses should be monitored as part of the AMR process. Other aspects such as need for recovery and disposal sites should also be considered as a future review of policy would be prompted by the significant contextual change demonstrated within the Waste Planning Monitoring Report.

6 Sustainability Appraisal

- 6.1 The Council is required to appraise the sustainability of its proposed land use strategy and policies at each stage of the Local Development Plan process. This is done through the publication of a Sustainability Appraisal (SA) which incorporates the key themes of the Strategic Environmental Assessment (SEA). An SA of the current LDP took place prior to consultation and was considered by the Inspector. This is available at: www.conwy.gov.uk/ldp/bp10
- 6.2 The Council is legally required to undertake a SA of the LDP to ensure that social, environmental and economic considerations are considered at each stage of document production. The SA will be developed in a way that it will be compliant with the requirements of the European Strategic Environmental Assessment (SEA) Directive, transposing the Directive into UK law.
- 6.3 The main objectives of a full Sustainability Appraisal will be to address the following:
- Ensure that the LDP takes account of policies, plans and programmes on an international, national and local scale.
 - Establish a baseline assessment of Conwy, outlining the environmental, social and economic characteristics and raising any issues that the Plan will need to account for.
 - Creating a sustainability framework that respects the sustainability of Conwy. Testing sites and policies as part of the LDP against the Conwy sustainability framework to assess the impact of the policy options, including the preferred option.
 - Ensuring that realistic and meaningful alternative options are tested as part of the process, reflecting on potential improvements to the LDP.
- 6.4 The scoping report will need to cover a range of information to demonstrate consistency with the SEA Directive. The Review of LDP preparation and stages of SA (incorporating SEA) are outlined in Table 1 below:

Local Plan Pre-production – SA Stage A: Setting the context and objectives, establishing the baseline and deciding the scope.		
Replacement LDP Stage	SA Stages	SA Process
Review Report	A1: Identifying other relevant policies, plans and programmes, and sustainability objectives.	Brings together a range of information to address potential constraints and influence options.
	A2: Collecting baseline information	Helps identify sustainability problems by creating indicators based on gathered evidence.
	A3: Identifying sustainability issues and problems.	Opportunity to define key issues for the LDP and bring forward any potential inconsistencies that may arise.

	A4: Developing the SA framework.	The framework provides a way in which the sustainability effects can be appraised.
	A5: Consulting on the scope of the SA.	Views sought from statutory bodies in 6 weeks consultation.

This stage brings together a range of information to address potential constraints and influence options for change.

6.5 A Scoping Report will be prepared to meet the stages outlined in the ODPM guidance. Each of the SEA topic areas will also be addressed which will have regard for the legislative framework and local context. Any notable sustainability issues that arise in each section will be noted and indicators will be defined which will assist in testing proposals in the LDP to understand likely impacts.

6.6 What will be the scope of the SA?

The SA is required to appraise the impacts of emerging plans against a number of thematic objectives responsible for the environmental, economic and social effects of development. Annex 1 of the SEA Directive classifies the following areas such as issues which SAs should pay regard to in order to meet the requirements of the Directive.

- Air Quality
- Biodiversity
- Climate Change mitigation
- Community & Wellbeing
- Economy & Employment
- Housing
- Landscape & Cultural Heritage
- Soil
- Transport & Accessibility
- Waste
- Water (including Flood Risk)

6.7 In terms of plans, policies and programmes, there has been significant contextual change since 2007 such as the introduction of the Well-being of Future Generations (Wales) Act 2015, the Planning (Wales) Act 2015, the Environment (Wales) Act 2016 and the Active Travel (Wales) Act 2013 for example. Key national policy and guidance documents such as Planning Policy Wales, Technical Advice Notes, Circulars and the LDP Manual have all seen updates.

6.8 The scoping report will assess any local challenges based on the current position, and outline the likely issues that may arise as part of any future plan. The document will be consulted on with key stakeholders, including environmental agencies and neighbouring authorities. This will be undertaken as part of a minimum 6 week consultation.

6.9 Environmental data is also being continuously updated. Initial observations indicate that a revised LDP will have similar environmental and social conditions but altered challenges to consider. There may also be scope to refine the Strategic Objective against which the Plan is assessed in light of the updated information.

7 Joint Plans

- 7.1 The Planning and Compulsory Purchase Act 2004 makes provision for two or more local planning authorities to prepare a joint local development if they so wish. In addition to this, The Planning (Wales) Act 2015 now gives Welsh Ministers the power to direct local authorities to produce joint local development plans. Furthermore, the consideration of joint plans is also set out the Welsh Government's 'Local Development Plan Manual (Edition 2, August 2015)' and the White Paper on 'Reforming Local Government: Resilient and Renewed (January 2017)'.
- 7.2 Given these contextual and legislative changes, consideration needs to be given to the issue of joint working and plan preparation with neighbouring local authorities. Conwy have investigated a number of potential options for a Joint LDP, the starting point of which was to assess the individual stages of Plan preparation that our neighbours are at in August 2017.
- 7.3 Snowdonia National Park Authority are currently at a Deposit Plan stage following agreement by Welsh Government to progress a selective review. Due to the timing of the plan preparation it is not possible to progress a joint plan with SNPA. Despite this, Conwy continue to work closely with SNPA, especially in drawing up appropriate policies and land allocations within the shared settlement locations
- 7.4 Denbighshire County Council offers the only potential opportunity to progress a joint plan having considered the start of the LDP review stage (review started in June 2017), shared administrative boundaries and related cross boundary issues. However, both local planning authorities are also independent, self-governing bodies. Both have their own strategic direction to address specific challenges, issues and opportunities as contained within Corporate/Well-being Plans and programmes. As it is a requirement and a 'test of soundness' in preparing LDPs to conform to strategic County Borough documents, the emerging LDP Review is unlikely to be succinct and integrated.
- 7.5 Additionally, difficulties of joint plan preparation also arise as a result of national and regional plan and policy preparation. The National Development Framework (NDF) is still in production and the development of an A55 Strategic Development Plan (SDP) is still to be decided regionally. Despite these national and regional uncertainties, Conwy consider that to progress an LDP Review now is unlikely to impact on their progression. For example, the Conwy LDP will be subject to future review at which point it can reflect changes in regional and national guidance.
- 7.6 Conwy have already stated that there is an urgency to review the Conwy LDP, primarily to overcome the impact of changes to technical Advice Note 1 (TAN1) 'Joint Housing Land Availability Studies' and the lack of a 5 year housing land supply. To progress a joint plan now, which will require further delay, will exacerbate the 5 year supply situation and put further pressure on greenfield lands from speculative developments.
- 7.7 Given this current uncertainty and challenges detailed above, and the fact that the evidence contained in this Report supports a full revision of the Conwy LDP, a joint LDP is not considered a suitable option at present. However, both Strategic Planning teams have developed comprehensive collaborative working relationships that includes joint production of evidence base and understanding of cross-border impacts and mitigation. This will be further built-on and continue in the future.

8 Conclusion

- 8.1 Whilst many aspects of the LDP and supporting SPGs are considered to be functioning effectively, for a number of reasons, including external factors, certain elements of the Spatial Strategy which underpins the LDP is not currently being delivered. While there are signs of economic conditions improving, there remains uncertainty over when and whether delivery rates can reach the level necessary to meet the requirements of the Strategy. Therefore, growth rates and strategies need to be reconsidered in order to inform a strategy that is most appropriate for delivering realistic and sustained growth throughout the revised plan period.
- 8.2 The Review process needs to take into account additional primary legislation such as the Planning (Wales) Act 2015 and The Well-being of Future Generations (Wales) Act 2015 together with welfare reform changes, potential growth levels and updates to national planning policy; including further changes which emerge during the Review. Also, the Planning (Wales) Act 2015 introduced a new hierarchy of development plans including a National Development Framework (NDF) and Strategic Development Plans (SDPs) which would have significant implications on the content and function on any replacement LDP.
- 8.3 The Review Report outlines the need to review the LDP strategy. As a consequence the plan will undergo a full revision procedure and a replacement LDP will be prepared. Whilst many other aspects of the LDP are considered to be functioning effectively, contextual and evidence base changes, appeal decisions and new legislation, policy and guidance will identify the need to revise certain policies and allocations within the Plan.

Appendix 1 – AMR Performance Summary

1 Development Principles

Monitoring indicator		2014/15	2015/16
MI/001	% of housing development take up in the Urban and Rural Development Strategy Areas (UDSA – RDSA) in meeting predicted population change requirements.		
MI/002	% of employment land take up in the Urban and Rural Development Strategy Areas in meeting predicted population change requirements.		
MI/003	Amount of new developments (ha) permitted via conversions and brownfield redevelopment as a % of all development permitted.		
MI/004	The number of reported crime incidents by type as a total.		
MI/005	Number of Planning applications approved not in accordance with the relevant Supplementary Planning Guidance (i.e. Design SPG) or Planning Brief		
MI/006	Total successful obligations negotiated with developers.		
MI/007	Total number of planning applications being approved against Policy DP/6 – ‘National Guidance’.		
MI/008	Prepare and Adopt the Design SPG		
MI/009	Amount of greenfield and open space lost to development (ha) which is not allocated in the LDP or in accord with LDP Policy		

2 The Housing Strategy

Monitoring indicator		2014/15	2015/16
MI/010	Number of net additional affordable and general market dwellings built per annum.		
MI/011	5 Year Housing Land Supply		
MI/012	Number of contingency sites released, based on Location : Priority will be given to releasing one or more contingency sites in the same general area in which a shortfall is identified; Capacity : The contingency site released should be capable of providing the approximate dwelling numbers required; Deliverability : A contingency site should be deliverable within the period anticipated.		
MI/013	Number of vacant dwellings brought back into use.		
MI/014	Amount of housing development permitted on allocated sites (a) as a % of development plan housing allocations and (b) as a % of total housing development permitted.		
MI/015	Average density of housing development permitted on allocated development plan sites.		
MI/016	The number of housing schemes developing housing types and sizes against the evidence set out in the Local Housing		

	Market Assessment and/or Social/Affordable Housing Registers.		
MI/017	Amount of affordable housing permitted via 'exception sites'.		
MI/018	The number of applications for Houses of Multiple Occupation achieving planning permission.		
MI/019	Prepare and adopt SPG on affordable housing.		
MI/020	Prepare and adopt SPG on self-contained flats		
MI/021	Number of private / Council planning applications for G&T sites granted and refused in accord or contrary to Policy HOU/9		
MI/022	Provision of Gypsy & Traveller Site		
MI/023	Undertake assessment of site needs for travelling show people.		

3 The Economic Strategy

Monitoring indicator		2014/15	2015/16
MI/024	Annual Unemployment Level.		
MI/025	Number of Plan Area Residents in Employment.		
MI/026	Employment land development per annum in the Urban Development Strategy Area.		
MI/027	Employment land development per annum in the Rural Development Strategy Area		
MI/028	Number of Conwy residents out-commuting to work to locations outside of the Plan Area.		
MI/029	The amount of new employment permitted on allocated sites in the development plan (a) as a % of all development plan employment allocations and (b) as a % of total development permitted (ha and units).		
MI/030	Prepare and adopt SPG on Rural Conversions.		

4 Tourism

Monitoring indicator		2014/15	2015/16
MI/031	Level of serviced accommodation within Holiday Accommodation Zones (HAZ)	Zone 1	
		Zone 2	
		Zone 3	
		Zone 4	
		Zone 5	
MI/032	New Chalet, Caravan and Camping Sites in the Urban Development Strategy Area granted permission against Policy.		
MI/033	New Chalet, Caravan and Camping Sites in the Rural Development Strategy Area granted permission against Policy.		
MI/034	Extension of the holiday season for existing caravans, chalets and camping sites granted against officer recommendation.		

MI/035	Number of decisions supporting the loss of tourism facilities against officer recommendation.		
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5 Community Facilities and Services

Monitoring indicator		2014/15	2015/16
MI/036	Percentage of vacant units within the primary shopping areas and shopping zones.		
MI/037	'Clustering' of non-A1 uses in the primary shopping areas and shopping zones.		
MI/038	Number of applications for new non-bulky retail floor space outside of centres defined in the retail hierarchy.		
MI/039	Percentage of A1 units in Primary Shopping Areas.		
MI/040	Loss of community facilities outside Llandudno and town centres.		
MI/041	Number of relevant applications granted resulting in the shop front having a negative impact on the area.		
MI/042	Net loss of land for allotments.		
MI/043	Number of applications approved for new allotments on allocated sites and other suitable sites where a need exists and which accord with development principles.		
MI/044	Number of developments for 30 or more dwellings which provide on-site provision for open space in line with Policy CFS/11 and LDP4 – 'Planning Obligations'.		
MI/045	Number of developments of fewer than 30 dwellings which make provision for a commuted sum for open space in line with Policy CFS/11 and LDP4 – 'Planning Obligations'.		
MI/046	Net loss of open space.		
MI/047	Applications approved for new areas of open space in locations across the Plan Area.		
MI/048	Applications approved for new areas for burial grounds on allocated sites and elsewhere where need exists.		
MI/049	Applications approved for new school developments complying with development principles.		
MI/050	Review the Conwy Retail Study		
MI/051	Amount of major retail, office and indoor leisure development (m2) permitted in town centres as a % of all major development permitted within the Plan Area.		

6 The Natural Environment

Monitoring indicator		2014/15	2015/16
MI/052	Permissions granted for development which is considered to have a negative impact on an LBAP (full list) species/habitats.		
MI/053	Development adversely affecting a RIG granted permission against Officer or local archaeological organisation recommendations.		
MI/054	Development within a green wedge (excluding one planet, rural enterprise dwelling or affordable housing for local need) granted against officer recommendations.		

MI/055	Proposals approved without Management Agreements or unimplemented Management Agreements contrary to Officer recommendations.		
MI/056	Development greater than 0.5 ha on Grade 2 and 3a agricultural land which does not comprise an LDP allocation.		
MI/057	Applications granted permission against Officer recommendations where a detrimental impact on an SLA had been identified.		
MI/058	Development within Coastal Zone granted permission against officer recommendation or against Policy NTE/1.		
MI/059	On shore wind turbine development within SSA achieving below 5MW against officer recommendation.		
MI/060	Total installed capacity of on shore wind turbine development within SSA.		
MI/061	On shore wind turbine development greater than 5MW approved outside SSA.		
MI/064	Applications granted permission against Officer or advice of the SAB to incorporate SUDS or adequate drainage provision.		
MI/066	New developments of 1,000m ² or 10 dwellings not submitting a Water Conservation Strategy when requested by officers.		
MI/067	Produce SPG on Renewable Energy.		
MI/068	Produce SPG on Landscape, Access and Design		
MI/069	Produce SPG on onshore wind turbine development		
MI/070	Development permitted in C1 and C2 floodplain areas not meeting all TAN15 tests or NRW recommendations.		
MI071	The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type (TAN8).		
MI072	Applications granted permission which result in the loss of land within an SPA, SAC or SSSI against officer or statutory body advice.		
MI/073	Applications granted permission against Officer or NRW advice considered to have potential to cause harm to a protected site or species.		
MI/074	Number of Biodiversity conditions not implemented.		
MI/075	Any negative effect highlighted by a statutory body relating to a degradation of a water body within a European site as a result of Conwy LDP promoted development.		
MI076	Any negative effect caused in a neighbouring authority area brought to the attention of a statutory body thought to be caused by a development or Policy in the Conwy LDP.		

7 Cultural Heritage

Monitoring indicator		2014/15	2015/16
MI/077	Appeals won by LPA following refusals under Policy CTH/3 relating to development adversely affecting buildings and structures of local importance.		
MI/078	The number of applications granted that adversely affect known archaeological sites and unregistered sites of archaeological importance.		
MI/079	Land designated as conservation areas.		
MI/080	Number of listed buildings or structures demolished.		
MI/081	Applications for development which affects listed buildings or structures within a conservation area granted against the recommendations of the Conservation Officer.		
MI/082	Applications for development which affects buildings or structures of local importance granted against the recommendations of the Conservation Officer		
MI/083	Enabling development granted that it conforms to the requirements of Policy CTH/4 and facilitates preservation of a historic asset.		
MI/084	SPG produced on General Issues within Residential and Commercial Conservation Areas.		
MI/087	Appendix to the Conservation Area SPG – Conwy		
MI/088	Appendix to the Conservation Area SPG – remaining Conservation Areas		
MI/090	Number of windfall sites delivered in Urban and Rural Development Strategy Areas		
MI/091	Applications submitted with Community and Linguistic Statements, Community and Linguistic Impact Assessments and Mitigation Statements in line with policy thresholds in CTH/5.		
MI/092	Applications on allocated housing sites at Abergele & Llanrwst, and mixed use site at Dolgarrog, submitted with Welsh Language 'Mitigation Statement'.		
MI/093	Assess effectiveness of Community and Linguistic Statements, Community and Linguistic Impact Assessments and Mitigation Statements submitted.		

8 Sustainable Transport Strategy

Monitoring indicator		2014/15	2015/16
MI/095	Development approved without a Transport Assessment, Travel Plan or Road Safety Audit contrary to Officer or statutory consultee recommendation.		
MI/096	Development approved without financial contribution towards improvements in transport infrastructure contrary to Officer or statutory consultee recommendation.		
MI/097	Development approved contrary to Officer or statutory consultee recommendation which would adversely affect the use of safeguarded rail freight facilities at Llandudno Junction and Penmaenmawr.		

MI/098	Development approved contrary to Officer or statutory consultee recommendation which has a negative impact on accessibility to essential services and facilities, including open space, allotments, health, education and leisure.		
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9 Minerals and Waste Strategy

Monitoring indicator		2014/15	2015/16
MI/099	The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a % of the total capacity required as identified in the Regional Technical Statement.		
MI/100	The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a % of the total capacity required as identified in the Regional Technical Statement.		
MI/101	Number of planning permissions granted for extraction of aggregate mineral not in line with Policy MWS/2		
MI/102	Number of planning permissions granted in the safeguarding hard rock and sand and gravel designations not in line with Policy MWS/3.		
MI/103	Number of planning permissions for inappropriate development, e.g. dwellings/mineral working, granted in the Quarry Buffer Zone and Landfill Buffer Zone Designations.		
MI/104	Rates for recycling, preparation for re-use and composting compared with national targets (Wales Waste Measure 2010).		
MI/105	Amount of waste management capacity developed in the Plan Area, or outside of the Plan Area to deal with waste arising in Conwy.		

Appendix 2 – Delivery of LDP Allocations

The table below sets out the current development status of all LDP allocations.

Site Ref	Site	Status	
Housing allocations			
434	Plas yn Dre, Llandudno	Complete	40 dwellings
31	Adjacent to Glanafon, Llanfairfechan	Complete	28 dwellings
439	Social Club/Youth Club, Llandudno Junction	Permission granted on part, 10 dwellings under construction	40 dwellings
67	Glyn Farm, Colwyn Bay	Planning permission granted	39 dwellings
79/80/ 81/82/E3	Abergele South East	Permission granted on part for 100 dwellings (under construction) Development Brief SPG adopted.	600 dwellings
287/458/ 459	Bryn Hyfryd/Ffordd Tan yr Ysgol, Llanrwst	Development Brief SPG in progress	150 dwellings
71/348	Dinarth Hall Farm, Rhos on Sea	Development Brief SPG adopted	80 dwellings
449	Plas Penrhyn, Penrhyn Bay	CCBC owned; disposal agreed by Cabinet	30 dwellings
496	Ty Mawr, Old Colwyn	CCBC owned; Development Brief SPG in progress	255 dwellings
494	Ysgol y Graig, Old Colwyn	CCBC owned; unlikely to be developed in the near future	30 dwellings
247	Dinerth Road, Rhos on Sea	WG owned; occupied by CCBC offices – due to be vacated winter 2018	65 dwellings
217	BT Exchange, Colwyn Bay	Unlikely to become available in the short term	70 dwellings
488	Lawson Road, Colwyn Bay	No known progress	35 dwellings
406	Pencoed Road, Llanddulas	No known progress	20 dwellings
403	South of the Mill, Llanddulas	No known progress	20 dwellings
160	Adjoining Ysgol Cynfran, Llysfaen	CCBC owned	40 dwellings
87	Adjacent to former rectory, Llysfaen	No known progress	30 dwellings
91/284	Ffordd Llanelwy, Betws yn Rhos	No known progress	10 dwellings
92/274	Minafon, Betws yn Rhos	No known progress	10 dwellings
470	Tan y Ffordd, Dolgarrog	Planning permission granted	12 dwellings
60	Off Heol Martin, Eglwysbach	No known progress	10 dwellings
454	The Smithy, Llanfair TH	No known progress	25 dwellings
289	North of Llansannan	No known progress	25 dwellings
429	Dexter Products, Llanfairfechan	No known progress	15 dwellings
521	West Coast Building, Llanfairfechan	Planning permission granted on part	10 dwellings
277	Coed Digain, Llangernyw	No known progress	25 dwellings
14	Woodland, Llandudno Junction	Application due to be submitted soon for 52 dwellings	75 dwellings

Site Ref	Site	Status		
56	Off Ysguborwen Road, Dwygyfylchi	CCBC owned	15 dwellings	
Employment allocations				
CR16	NE of Former Goods Yard, Llandudno Junction	No known progress		
452	Penmaen Road, Conwy	CCBC owned		
E2	Abergele Business Park	No known progress		
CR34	The former Goods Yard, Llandudno	No known progress		
MS9	Land at Orme View Filling Station, Dwygyfylchi	No known progress		
R47	Land at Memorial Hall, Dolgarrog	No known progress		
R44	The Stag Yard, Llangernyw	No known progress		
R30	Land at Llansannan	No known progress		
Mixed use allocations				
MS25	Aluminium works, Dolgarrog	Housing, Tourism	Surf Snowdonia leisure facility developed across whole site – housing unlikely to be built	
E2	Abergele Business Park	Employment, Housing	Planning Permission granted	158 dwellings
176	Esgyryn, Llandudno Junction	Employment, Housing, Allotments	Residential development complete Employment development under construction in part.	128 dwellings
270	Top Llan Road, Glan Conwy	Housing, Open space	Planning application submitted on part. Development Brief SPG in progress.	80 dwellings
455	Site A N of Llanrwst	Allotments, Housing	No known progress	50 dwellings
53	N of Groesfordd, Dwygyfylchi	Allotments, Housing	Under Construction	46 dwellings
453	Land fronting B5105, Cerrigydrudion	Employment, Housing	CCBC owned; Development Brief SPG adopted	20 dwellings
Other allocations				
E24	Former landfill site, Gofer, Abergele	Waste		
E25b	Llanddulas Quarry	Waste		
N/A	Adjacent to Penmaenmawr Cemetery	Burial Ground		
N/A	Adjacent to Llanrwst Cemetery	Burial Ground		
N/A	West of Gwrych Lodge, Abergele	Allotments		

Site Ref	Site	Status	
Contingency housing sites			
384	W of Penmaen Park, Llanfairfechan	No known progress	45 dwellings
135	Conway Road, Penmaenmawr	No known progress	15 dwellings
457	Site C NE of Llanrwst	No known progress	70 dwellings
78	Llanfair Rd, Abergele	No known progress	100 dwellings
37/38	Off Derwen Lane, Penrhyn Bay	No known progress	175 dwellings
SR85	Nant y Gamar Road, Llandudno	No known progress	60 dwellings
SR43	Henryd Rd, Gyffin, Conwy	No known progress	10 dwellings
502	Llysfaen Road, Old Colwyn	No known progress	20 dwellings
67	Glyn Farm, Colwyn Bay	No known progress	27 dwellings
Contingency employment sites			
MS9B	Land at Orme View Filling Station, Dwygyfylchi	N/A	

Note: Dwelling numbers in bold text are based on planning permission where granted. Otherwise figures are from allocated number of dwellings.

Appendix 3 – Review of LDP Policy Effectiveness

1 Development Principles

Policy	Comment
DP/1 - Sustainable Development Principles	Review – changes are likely to be needed based on amendments elsewhere in the LDP
DP/2 - Overarching Strategic Approach	Review – a new assessment of facilities will be needed to determine whether the settlement hierarchy remains appropriate
DP/3 - Promoting Design Quality and Reducing Crime	Functioning effectively – minor amendments may be required
DP/4 - Development Criteria	Functioning effectively – minor amendments may be required
DP/5 - Infrastructure and New Developments	Review – changes in means to secure infrastructure requirements may be needed once national CIL review is published
DP/6 - National Planning Policy and Guidance	Functioning effectively
DP/7 - Masterplans and Community Appraisals	Revise to incorporate latest national guidance regarding Place Plans
DP/8 - Colwyn Bay Urban Regeneration Masterplan	Review to reflect emerging new evidence base

2 Housing

Policy	Comment
HOU/1 – Meeting the Housing Needs	Revise to incorporate latest evidence base
HOU.2 – Affordable Housing for Local Need	Revise to incorporate latest evidence base
HOU/3 – Phasing Housing Development	Functioning effectively – minor amendments may be required
HOU/4 – Housing Density	Functioning effectively – minor amendments may be required
HOU/5 – Housing Mix	Functioning effectively – minor amendments may be required
HOU/6 – Exception Sites for Affordable Housing for Local Need	Functioning effectively – minor amendments may be required
HOU/7 – Council and Government Owned Sites in the Plan Area	Functioning effectively – minor amendments may be required
HOU/8 – Register of Land Holdings	Review policy, to assess whether it is still required
HOU/9 – Meeting the Site Need for Gypsies and Travellers	Functioning effectively – minor amendments may be required
HOU/10 – Houses in Multiple Occupation and Self Contained Flats	Revise to incorporate latest evidence base
HOU/11 – Residential Care Homes and Extra Care Housing	Functioning effectively – minor amendments may be required
HOU/12 – Re-Use and Adaptation of Redundant Rural Buildings for Residential Use	Functioning effectively – minor amendments may be required

3 Employment

Policy	Comment
EMP/1 - Meeting B1, B2 & B8 Office and Industrial Employment Needs.	Revise to incorporate latest evidence base
EMP/2 - Allocation of New B1, B2 & B8 Office and Industrial Employment Development Sites.	Revise to incorporate latest evidence base
EMP/3 - New B1, B2 & B8 Office and Industrial Development on Non-Allocated Sites.	Functioning effectively – minor amendments may be required
EMP/4 - Safeguarding B1, B2 & B8 Office and Industrial Sites.	Revise to incorporate latest evidence base
EMP/5 - Office and Industrial Employment Improvement Areas	Functioning effectively – minor amendments may be required
EMP 6- Re-Use and Adaptation of Redundant Rural Buildings	Functioning effectively – minor amendments may be required

4 Tourism

Policy	Comment
TOU/1 – Sustainable Tourism	Functioning effectively – minor amendments required
TOU/2 – New Sustainable Tourism and Recreational Developments	Functioning effectively – minor amendments required
TOU/3 – Holiday Accommodation Zone	Revise – in line with tourism growth strategy
TOU/4 – Chalet, Caravan and Camping Sites	Revise – in line with tourism growth strategy

5 Community Facilities and Services

Policy	Comment
CFS/1 – Community Facilities and Services	Review to incorporate latest evidence base, including any new allocations that are required and reflect change in national policy. Revise to remove sites that have been delivered.
CFS/2 – Retail Hierarchy	Review to incorporate findings of new Retail Study and to reflect changes to national policy.
CFS/3 – Primary Shopping Areas	Functioning effectively – minor amendments may be required. SPG may need amending to reflect changes in national policy.
CFS/4 – Shopping Zones	Functioning effectively – minor amendments may be required. SPG may need amending to reflect changes in national policy.
CFS/5 – Retail Parks	Revise to reflect changes in planning permission granted during plan period to date.

CFS/6 – Safeguarding of Community Facilities outside the Sub-Regional Centre and the Town Centres	Functioning effectively – minor amendments may be required.
CFS/7 – Shop Front Design	Functioning effectively – minor amendments may be required.
CFS/8 – Shopping Street Frontage Security	Functioning effectively – minor amendments may be required.
CFS/9 – Safeguarding Allotments	Functioning effectively – minor amendments may be required.
CFS/10 – New Allotments	Revise to remove sites that have been delivered. Review to incorporate latest evidence base including allocating new sites if required.
CFS/11 – Development and Open Space	Revise to incorporate findings of the Open Space Assessment and latest Fields in Trust Standards. CIL may impact how major open space is sought.
CFS/12 – Safeguarding Existing Open Space	Functioning effectively – minor amendments may be required.
CFS/13 – New Open Space Allocations	Review to incorporate findings of new Open Space Assessment.
CFS/14 – New Burial Ground Allocations	Review to incorporate latest evidence base including any new allocations that are required.
CFS/15 – Education Facilities	Review to incorporate latest evidence base including any new allocations that are required.

6 Natural Environment

NTE/1 – The Natural Environment	Revise to incorporate latest evidence base
NTE/2 – Green Wedges and meeting the development needs of the community	Functioning effectively – minor amendments may be required.
NTE/3 – Biodiversity	Functioning effectively – minor amendments may be required.
NTE/4 – The landscape and protecting special landscape areas	Functioning effectively – minor amendments may be required.
NTE/5 – The coastal zone	Functioning effectively – minor amendments may be required.
NTE/6 – Energy efficiency and renewable technologies in new development	Revise to incorporate more technologies
NTE/7 – Onshore wind turbine development	Revise to amend guidance around proportionality.
NTE/8 – Sustainable drainage systems	Functioning effectively – minor amendments may be required
NTE/9 – Foul drainage	Functioning effectively – minor amendments may be required
NTE/10 – Water conservation	Functioning effectively – minor amendments may be required

7 Cultural Heritage

Policy	Comment
CTH/1 – Cultural Heritage	Revise to incorporate latest evidence base

CTH/2 – Development Affecting Heritage Assets	Revise to incorporate latest evidence base
CTH/3 – Buildings and Structures of Local Importance	Functioning effectively – minor amendments may be required
CTH/4 – Enabling Development	Revise to incorporate latest evidence base
CTH/5 – The Welsh Language	Revise to take account of latest evidence base and updated national guidance

8 Sustainable transport

Policy	Comment
STR/1 – Sustainable Transport, Development And Accessibility	Revise to incorporate latest evidence base
STR/2 – Parking Standards	Functioning effectively – minor amendments may be required
STR/3 – Mitigating Travel Impact	Revise to incorporate latest evidence base
STR/4 – Non-Motorised Travel	Revise to incorporate latest evidence base
STR/5 – Integrated Sustainable Transport System	Revise to incorporate latest evidence base
STR/6 – Railfreight	Delete

9 Minerals and Waste

Policy	Comment
MWS/1 - Minerals and Waste	Revise to incorporate latest evidence base
MWS/2 - Minerals	Functioning effectively – minor amendments may be required
MWS/3 - Safeguarding Hard Rock and Sand and Gravel Resources	Functioning effectively – minor amendments may be required
MWS/4 - Quarry Buffer Zone	Functioning effectively – minor amendments may be required
MWS/5 - Proposals for Waste Management	Revise to incorporate latest evidence base
MWS/6 - Locations for Waste Management Facilities	Revise to incorporate latest evidence base
MWS/7 - Use of Industrial Land for Waste Management Facilities	Revise to incorporate latest evidence base
MWS/8 - Landfill Buffer Zone	Functioning effectively – minor amendments may be required

NB The above assessment is not definitive and further consideration will be given to amending local policies as part of the plan revision process, including consideration of their need alongside national development management policies contained in Planning Policy Wales.

Appendix 4 – Summary List of Further Research Required

BP01 - Related Plans and Strategies
BP02 - Population and Household Projections
BP03 - Growth Level & Distribution Options Report
BP04 - Housing Land Supply
BP05 - Housing Land Availability Study
BP06 - Housing Mix LHMA
BP07 - Local Housing Market Assessment
BP08 - Hierarchy of Settlements
BP09 - Affordable Housing Viability Study
BP10 - Sustainability Appraisal and Strategic Environmental Assessment
BP11 - The Habitats Regulations Appraisal
BP12 - Green Wedge & Settlement Boundary Assessment
BP13 - Employment Land Monitoring Report
BP14 - Employment Land Study Review
BP15 - Retail Study
BP16 - Primary & Secondary Retail Areas & Hierarchy Study
BP17 - Conwy Strategic Flood Consequences Assessment
BP18 - Primary Holiday Accommodation Areas Study
BP19 - Open Space Assessment
BP20 - Waste Management
BP21 - Site Deliverability Assessment
BP22 - Gypsy and Traveller Site Demand Assessment
BP23 - Colwyn Bay Masterplan Baseline Report
BP24 - Conwy Primary School Modernisation Report
BP25 - Allotment Site Demand and Supply Report
BP26 - Special Landscape Areas
BP27 - Historic Environment
BP28 - Safeguarding Aggregate Resources
BP29 - Phasing Plan
BP30 - Capacity of the House Building Industry
BP31 - Burial Grounds Demand and Supply Report
BP32 - Welsh Language
BP33 - Site Viability Assumptions Paper
BP34 - Tourism and Leisure Growth Strategy
BP35 - Affordable Housing Needs Calculation
BP36 - Collaborative Working with Neighbouring Councils
BP37 - Release of Contingency Sites
BP38 - Renewable Energy Assessment
BP39 - Population Increase, Housing & Health/Primary Care Impact
BP40 - Population Increase, Housing & Education Impact
BP41 - Community Appraisals
BP42 Education Skills Assessment

This list may change subject to newly arising evidence