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Contents

- Executive summary 4**
- 1 Introduction 8**
 - 1.1 Requirement for LDP monitoring 8
 - 1.2 Requirement for Strategic Environmental Assessment / Sustainability Appraisal monitoring 9
 - 1.3 Structure of the AMR..... 9
- 2 Monitoring framework 10**
- 3 Contextual changes 12**
 - 3.1 National policy and legislation 12
 - 3.2 External conditions (national) 17
 - 3.3 External conditions (regional)..... 19
 - 3.4 Local considerations 20
- 4 Summary of LDP indicators 35**
 - 4.1 Development principles 35
 - 4.2 The housing strategy..... 36
 - 4.3 The economic strategy..... 39
 - 4.4 Tourism..... 40
 - 4.5 Community facilities & services 42
 - 4.6 The natural environment 44
 - 4.7 Cultural heritage..... 47
 - 4.8 Sustainable transport strategy..... 49
 - 4.9 Minerals and waste strategy..... 50
- 5 Summary of SEA/SA indicators 52**
- 6 Conclusions and recommendations 54**
- Appendix 1: Monitoring framework for LDP indicators 59**
 - Development Principles..... 59
 - The Housing Strategy..... 69
 - The Economic Strategy..... 85
 - Tourism 95
 - Community Facilities & Services 100
 - The Natural Environment..... 117
 - Cultural Heritage 139
 - Sustainable Transport Strategy 155
 - Minerals and Waste Strategy 160
- Appendix 2: Monitoring framework for SA/SEA indicators 167**
- Appendix 3: Changes to the monitoring framework 180**
- Appendix 4: Status of allocated sites 184**
- Appendix 5: Status of housing land supply 186**
- Appendix 6: List of Supplementary Planning Guidance 187**

Executive summary

The Conwy Local Development Plan was formally adopted by Conwy County Borough Council on 24th October 2013.

Under section 76 of the Planning and Compulsory Purchase Act 2004, it is a requirement for local planning authorities to monitor the implementation of their adopted Local Development Plan (LDP) by producing an Annual Monitoring Report (AMR) that is submitted to the Welsh Government by the end of October each year. The AMR considers the extent to which the policies of the monitoring framework are being applied and the overall effectiveness of the LDP, and identifies significant contextual changes that may influence implementation.

This is the first AMR to be prepared since the adoption of the Conwy LDP, and it covers the period of 1st April 2014 – 31st March 2015. The LDP runs from 2007 – 2022, therefore this AMR provides a picture of the halfway point in the formal Plan, despite application of the policies not coming into force until 24th October 2013. The LDP had little or no influence on planning applications determined within the plan area prior to its adoption in 2013; therefore it is acknowledged that a number of developments completed and permitted since 2007 will not be in agreement with the Conwy LDP.

The LDP Regulations and the LDP Manual specify that the AMR is to include the following:

- An Executive Summary
- A review of local factors, plus changes to national and regional policy and guidance, and their implementations for the LDP (Section 3)
- Statutory national and LDP indicators (Section 4 and Appendix 1)
- SEA/SA monitoring based on the SEA/SA Monitoring Framework (Section 5 and Appendix 2)
- Conclusions and recommendations for future SEA and LDP policy monitoring and implementation (Section 6)

National and local considerations

The AMR includes a section on any updates to national policy and legislation. The updates have been considered and it is concluded that no action is required in terms of the LDP at this stage. The new Planning Act (2015) and the requirement to prepare an A55 Corridor Strategic Development Plan will impact on a future review.

The AMR must also consider external influences, which impact upon the implementation of the LDP. Although external influences are often beyond the Council's control, the Council has a duty to identify any possible changes in its policy framework which may assist in reducing the impact(s) of external conditions to

LDP Annual Monitoring Report 2015

successfully implement LDP policies and achieve Strategic Environmental Assessment (SEA) objectives.

The national economic downturn has impacted on LDP delivery of housing and employment sites. LDP allocations are starting to come forward, however, and over the next year the build rate is likely to increase as developers have now had sufficient opportunity to gain permissions and commence development.

Consideration has been given to the 2011 Census and resulting Population and Household Projections in terms of their impact on the growth strategy. No review is considered necessary at this stage, due to Welsh Government guidance. A further revision to the projections is likely again in the near future, which are likely to be different again in terms of a future LDP review.

New local level technical documents have highlighted a need for new land requirements upon review. Whilst the current policies in the LDP are sufficient to assess applications related to these land requirements, a review in the future provides an opportunity to undertake a land search and assessment and allocate lands to provide certainty to developers. For example, the 2015 AMR shows that the Conwy Retail Study has been completed with requirements for new lands. Additionally, the Council have a duty to prepare a new Gypsy and Traveller Accommodation Needs Assessment by February 2016, which could result in new land requirements.

LDP policy monitoring

LDP policies have been considered against the adopted LDP monitoring framework, so that policies can be assessed in terms of their effectiveness and policies which are not delivering as intended can be identified. These are based on a short period of monitoring and so only limited conclusions can be drawn at this stage.

In summary, the LDP Strategy and distribution of growth is being implemented successfully and policies are working effectively. The Council has also progressed significantly in adopting additional supplementary planning guidance to support policies and site development briefs to provide further certainty to developers and investors.

Strategic Environmental Assessment / Sustainability Appraisal

The Strategic Environmental Assessment Directive requires local authorities to undertake Strategic Environmental Assessment (SEA) as part of the preparation of the LDP. In addition to this the LDP Regulations requires a Sustainability Appraisal (SA) to be undertaken. In preparing the LDP the council undertook joint SEA and SA and produced and published its SEA/SA Report in conjunction with the LDP. The SEA Directive also requires that the Council monitor the state of the environment through monitoring the sustainability objectives set out in the SEA/SA Report.

The SEA/SA monitoring indicates a positive change to the environment thus far in the plan period. The results indicate that overall, the plan is travelling in a positive direction and the objectives of the plan are being delivered. In conclusion it is found that the SA monitoring raises no significant issues which warrant further action. No mitigation measures have been identified at this stage, however indicators relating to growth strategy and distribution, population, employment and housing take-up, tourism and natural environment will need to be monitored in future SA monitoring, alongside future LDP monitoring.

Conclusion and recommendations

This 2015 AMR has highlighted five key considerations for future AMRs to closely monitor and which are likely to trigger a review as follows:

Key Consideration 1 (National): Take account of new national guidance and regulations. The AMR highlights the new Planning Act 2015 with regards to the potential changes to the Conwy LDP and in relation to the proposed A55 Corridor Strategic Plan. There are also potential implications that could result from Government reform and local authority mergers with regards to the potential to prepare joint or wider LDPs at review stage.

Key Consideration 2 (Regional): Take account of new regional considerations. The AMR highlights the potential land requirement impacts resulting from Wlyfa B Nuclear Power Station in terms of the potential for new employment, housing and strategic transport locations. The requirement detailed in the New Planning Act 2015 to prepare a regional A55 Corridor Strategic Plan as above under Key Consideration 1, will influence this element. Other regional evidence, such as the Regional Transport Plan will also need to be reflected in any review.

Key Consideration 3 (Local): The AMR highlights the implications of the current and future population and household projections with regards to review.

Key Consideration 4 (Local): The lack of a 5 year housing land supply is a significant concern, especially when having regard to the current population and household projections. Whilst no review is proposed at this 2015 AMR stage due to several factors detailed in the AMR, the issue will be a key consideration for the future with regards to the Council's obligation to retain a 5 year housing land supply. Other evidence base work (e.g. Retail Study, Employment Land Review, etc.) will also need to be reflected in future reviews in terms of new land allocations.

Key Consideration 5 (Local): Minor amendments to policies contained within the LDP. It is highly likely at the a review stage following further AMRs that minor adjustments to policy criteria will be proposed as a result of planning application and appeal decisions since the LDP adoption and national requirements. Such changes will be minor, but overall they will provide for more appropriate and robust polices for the County Borough. For example, some policies have been considered too strict and requiring greater flexibility, which has been supported at appeal (e.g. Holiday

Accommodation Zone policy TOU/3, Chalet, Caravan and Camping Sites TOU/4 and the Wind Turbine Policy NTE/7).

In the Council's opinion, there is no evidence to suggest a need for a full or partial review at this time. While this first AMR identifies a number of matters which the Council will need to continue to monitor, the AMR is based on a relatively short monitoring period and the findings will need to be compared with future monitoring data prior to recommending a review of the LDP. A review is likely to be required, either partially or in full, following further AMRs, or at the statutory full 4 year period (2018).

1 Introduction

In 2004, the Planning and Compulsory Purchase Act was introduced. It placed a requirement on local planning authorities (LPA) to produce a Local Development Plan (LDP). Conwy County Borough Council (CCBC) prepared a LDP, which was adopted on 24th October 2013. It applies to the area of the County Borough which lie outside of Snowdonia National Park.

The 2004 Act also requires each LPA to prepare an Annual Monitoring Report (AMR) once the LDP is adopted. The purpose of the AMR is to improve transparency of the planning process, keeping councillors, the community and other interested parties informed. It should assess whether the policies monitored are being implemented correctly and whether the LDP is delivering the Vision and Strategic Objectives it sets out to. If it is concluded that these are not being delivered, a partial or full review of the LDP may be necessary, which can take place four years after adoption. Recommendations for changes likely to be required in a future review can be included before this.

This is the first AMR for the Conwy LDP, and covers the period 01/04/2014 to 31/03/2015.

1.1 Requirement for LDP monitoring

Section 76 of the 2004 Planning and Compulsory Purchase Act outlines the requirement for LPAs to produce an AMR of its LDP once adopted. LDP Regulation 37 requires the AMR to cover the period 1st April to 31st March and to be submitted to Welsh Government (WG) and published on CCBC website by 31st October each year.

Regulation 37 requires the AMR to identify any policy that is not being implemented, reasons why, any steps the LPA intends to take to secure the implementation of the policy; and any intention to revise the LDP by replacing or amending the policy. The AMR should include an assessment of:

- i. whether the basic strategy remains sound (if not, a full plan review may be needed);
- ii. what impact the policies are having globally, nationally, regionally and locally;
- iii. whether the policies need changing to reflect changes in national policy;
- iv. whether policies and related targets in LDPs have been met or progress is being made towards meeting them, including publication of relevant supplementary planning guidance (SPG);
- v. where progress has not been made, the reasons for this and what knock on effects it may have;
- vi. what aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives; and
- vii. if policies or proposals need changing, what suggested actions are required to achieve this.

The AMR must include two indicators set out in Regulation 37: the housing land supply as in the current Joint Housing Land Availability Study and the number of net affordable and general market dwellings built during the monitoring period. The LDP Manual also sets out further output indicators, which have been included in the AMR framework. Reporting the extent to which the LDP policies are being achieved, should be set in the context of the overall plan strategy.

1.2 Requirement for Strategic Environmental Assessment / Sustainability Appraisal monitoring

The LDP Manual also sets out guidance for monitoring the Strategic Environmental Assessment (SEA) and Sustainability Appraisal (SA). There is an overlap between monitoring these and LDP monitoring, therefore, this AMR also includes details of the SEA/SA monitoring.

1.3 Structure of the AMR

The structure of the AMR is as follows:

- **Introduction:** an introduction to the AMR, outlining the requirement for LDP and SEA/SA monitoring and the structure of the AMR.
- **Monitoring framework:** an explanation of how the indicators have been monitored and how changes to indicators have been dealt with.
- **Contextual changes:** an analysis of national, regional and local external influences that may have influenced LDP delivery, including changes to national planning policy and legislation.
- **Summary of LDP indicators:** the main findings from the LDP monitoring framework. Details for each indicator can be seen in Appendix 1.
- **Summary of SA/SEA indicators:** the main findings from the SA/SEA monitoring framework. Details for each indicator can be seen in Appendix 2.
- **Conclusions and recommendations:** an overview of main findings of the monitoring framework and recommends any changes to the LDP strategy or policies that may be required.

2 Monitoring framework

Appendix 2 of the LDP sets out indicators, targets and trigger levels to assess the performance of LDP policies and objectives. A traffic light system has been used to monitor policies, so that it can be easily identified if there are any policies not meeting targets and any which result in concern regarding policy implementation. Where an indicator does not meet a target or trigger point, the indicator is assessed to see whether it has affected policy implementation. Any policies that are affected, have been considered in further detail in the AMR.

Targets / objectives are being achieved	Green
Targets have not been achieved but there are no concerns over the implementation of policy / objectives.	Yellow
Targets have not been achieved with resulting concern over the implementation of policy / objective	Red

Indicators which have hit triggers or missed targets may not always be identified as failing. There may be external circumstances that are affecting policy performance, which the LDP is unable to influence. It would also be inappropriate to solely rely on statistical information gathered for the indicator, as this would fail to take into account the full range of factors which can influence the LDP and delivering policies. The AMR will assess the implementation of the policy and all external factors. Where it is considered that amending the LDP will not guarantee the implementation of the policy, the policy cannot be considered to be failing and will be identified as amber in the monitoring framework.

Where targets are not being achieved and there is concern over policy implementation, which is not influenced by external circumstances, the indicator will be marked as red in the monitoring framework. Clear recommendations have been made to overcome this in Section 6.

National indicators identified in the LDP Manual have also been included. In total, there are 101 indicators. See Section 4 and Appendix 1 for more details.

The AMR also considers the SEA/SA monitoring framework. There are 63 indicators, which have been taken from the LDP monitoring framework. See Section 5 and Appendix 2 for more details.

2.1 Changes to the indicators

The monitoring framework is set out in the Adopted LDP. Therefore, cannot be amended until the LDP is reviewed. However, the indicators are dependent on a range of sources, including local authority and external bodies. CCBC cannot control changes or amendments to external data sources. In other cases, national planning policy has been changed, which has resulted in the indicator no longer being applicable. Where a change is required, or it is no longer possible to monitor an indicator, the following actions have been taken:

Amendment	The indicator has been amended to reflect changes in data sources/collection. Amendments will not significantly alter the scope of indicators.
Replacement	The original indicator has been deleted and replaced with a new indicator, which monitors the same issue and/or policy as the original.
Omission	The original indicator has been deleted. No replacement indicator is available to monitor the issue and/or policy. Any omitted indicators will be reviewed at each subsequent AMR to assess whether a replacement indicator is possible. This is a last resort action.

Appendix 3 outlines details of which indicators have been changed.

3 Contextual changes

3.1 National policy and legislation

Planning (Wales) Act 2015

At the time of drafting this 2015 AMR and whilst falling outside of this reporting period, the Planning (Wales) Act 2015 gained Royal Assent on 6 July 2015. It Act intends to create a planning system in Wales 'fit for the 21st Century' by addressing five key objectives:

- A modernised framework for the delivery of planning services
- Strengthening the plan-led approach
- Improved resilience
- Frontloading and improving the development management system
- Enabling effective enforcements and appeals.

Rather than being a wholesale reform, the Act builds on and amends existing and primary legislation to provide a 'legislative framework' to deliver the above objectives. The Act introduces a legislative basis for the introduction of a National Development Framework, which will effectively replace the Wales Spatial Plan. The Framework will set out national policies in relation to the development and use of land in Wales, as well as designating 'Developments of National Significance'. A draft of the Framework must be published for a 12-week consultation period.

The Act also introduces powers to designate strategic planning areas and establish strategic planning panels. The Panels, to be made up of members of relevant local planning authorities and other nominated members, will be responsible for preparing a Strategic Development Plan, a new sub-regional strategic level development plan. These strategic plans will only apply to areas of greater than local significance (expected to be Cardiff, Swansea and the A55 corridor). Issues covered could include strategic allocations, housing provision and transport infrastructure.

The Council is currently reviewing the content of the Act and awaits further WG guidance, which will need to be considered and reported upon in next year's AMR.

Housing (Wales) Act 2014

Wales' first ever housing act aims to improve the supply, quality and standards of housing in Wales.

The key elements of the act are:

- introduction of a compulsory registration and licensing scheme for private rented sector landlords and letting and management agents, which will be delivered by Rent Smart Wales
- reform of homelessness law, including placing a stronger duty on local authorities to prevent homelessness and allowing them to use suitable accommodation in the private sector
- placing a duty on local authorities to provide sites for Gypsies and Travellers where a need has been identified
- introduction of standards for local authorities on rents, service charges and quality of accommodation
- reform of the Housing Revenue Account Subsidy system
- giving local authorities the power to charge more than the standard rate of council tax on long-term empty properties and certain types of second homes
- assisting the provision of housing by Co-operative Housing Associations, and
- amendment of the Leasehold Reform, Housing and Urban Development Act 1993.

The production of the Gypsy and Traveller Accommodation Needs Assessment (GTANA) is a particular consideration for the next AMR in 2016. The Conwy GTANA is currently being prepared with a completion date planned for February 2016. The results of which will inform the next AMR.

Reforming Local Government in Wales

The WG published for consultation its White Paper: 'Reforming Local Government – Power to Local People' in February 2015, The proposals for reform outlined in the paper cover the following areas; local democracy, the roles and remuneration of elected members and senior officers, community governance and community councils, community rights, corporate improvement, service performance, scrutiny, audit, inspection and regulation, and local government finance. The period of consultation ends on 28th April 2015.

Following this, the WG published its map for the future configuration of Wales' current 22 local authorities, proposing eight local authorities. Further consideration has been given to a range of issues including the views of individual Local Authorities. In the case of North Wales and Conwy, further debate is to be had on two options in terms of the future structure:

- Option One: Isle of Anglesey, Gwynedd and Conwy
- Option Two: Conwy and Denbighshire

It is clear that significant consideration needs to be had in the next AMR with regards to resulting direction and structure of local authorities in North Wales and in having regard to the implications of the Planning Act 2015.

Planning Policy Wales (PPW) (7th edition, July 2014)

Since the Conwy LDP has been adopted, there have been changes to PPW:

Chapter 4 Planning for Sustainable Buildings has been updated. The national development management policy on sustainable building standards has been deleted and replaced with reference to new Practice Guidance which provides guidance to local planning authorities and developers on how sustainable building design can be incorporated into development proposals. These changes have been made in light of amendments to Part L of Building Regulations on energy efficiency coming into force.

Chapter 12 Infrastructure and Services has been revised in line with the Revised Waste Framework Directive (Directive 2008/98/EC on waste) and WG policy Towards Zero Waste (TZW) and the Collection, Infrastructure and Markets Sector Plan (CIMS). PPW states that development plans should now demonstrate how national policy such as the CIM sector plan have been taken into account. This new policy approach supersedes the need for LDPs to have regard to the Regional Waste Plans.

Historic Environment (Wales) bill

The Historic Environment (Wales) Bill was introduced into the National Assembly for Wales on 1 May 2015. Although the publication of the Bill post dates this first AMR, the Bill was being drafted and consulted upon during the AMR period and is considered relevant to some of the indicators within the monitoring framework. The Bill will make important changes to the existing laws for the historic environment to deal with current weaknesses and inconsistencies. The Bill will also be introducing new structures to support the positive management of change in the historic environment. One of the Bill's measures will allow owners and the relevant authorities to negotiate agreements for the coherent and consistent management of historic assets over a period of years. The Historic Environment (Wales) Bill will be complemented by a suite of policy, advice and guidance to assist with interpretation and application of the new legislation.

Technical Advice Notes (TAN)

The revised TAN1 was published in January 2015 to come into effect from the 2015 JHLAS process onwards. The new TAN1 replaced the 2006 version and the subsequent Guidance Notes that had sought to amend the JHLAS process in the face of a decline in housebuilding. The key changes TAN1 include new simplified site categories (down to 4 categories from 6 previously); a tighter timetable for JHLAS production to enable the studies to link in to the AMR and removal of the past building rates method as a way of calculating the housing land supply. Although the last point

LDP Annual Monitoring Report 2015

only primarily affects LPAs without a current adopted LDP or UDP, the 2006 TAN1 did also allow LPAs to use past building rates as an alternative calculation when the residual method ‘...has indicated land shortages or surpluses, which do not exist in practice.’ (TAN1 2006, 7.5.2) However this is no longer an option.

TAN 12: Design was updated in 2014. The purpose of this TAN is to equip all those involved in the design of development with advice on how ‘Promoting sustainability through good design’ and ‘Planning for sustainable buildings’ may be facilitated through the planning system; and the preparation and validation of mandatory design and access statements. This TAN provides advice on definition of design, the design process, design issues by topic, LPA design policy and advice, design and access statements and sustainable buildings. The implications of the new TAN 12 do not impact on the LDP Policy wording. However, the guidance and advice provided within the TAN have informed the production of the Council Design SPG, which was adopted by the Council July 2015.

TAN 20 Planning and the Welsh language was revised and published in October 2013. It provides guidance to LPAs on considering the implications of the Welsh language in LDP production. The LDP was produced with the upcoming TAN in mind, with Welsh Language policies conforming to both the published TAN and the draft TAN20.

TAN 21: Waste was revised and published in February 2014. This document provides technical guidance to the changes made to chapter 12 of PPW regarding the need for Planning Authorities to take the new WG policy into account.

TAN 22: Planning for Sustainable Buildings has been deleted. Key aspects have been included in the new TAN12. Practice Guidance: Planning for Sustainable Buildings has also been published. No intervention is required to the LDP as a result. However, the Council have adopted a Design SPG having regard to Policy DP/3 of the LDP and the subsequent amendments to TAN12 ‘Design’ and the newly published Practice Guidance

TAN23: Economic Development provides detailed advice with regard to national planning policy as contained within Chapter 7 of PPW on economic development. The guidance contained therein is intended to assist local authorities in: developing high-level economic planning objectives; assessing the economic benefits of new development and helping to determine the employment land supply. It further provides advice on economic development and the rural economy, as well as on preparing an evidence-base and creating an economic development vision for the LDP.

Whilst the TAN 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 further advocates 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. The Council currently has a healthy employment land supply with existing sites well-distributed throughout the

County Borough for a variety of uses. Additionally, a robust site release methodology, using existing LDP policy, is employed to ensure due consideration when releasing employment sites to alternative uses.

The Town and Country (General Permitted Development) (Amendment) (Wales) Order 2014

The Order has been amended to give new permitted development rights (PDR) for industry, businesses, education institutions and hospitals. Changes came into force April 2014. Parts 8 and 32 were amended and Parts 41 and 42 were introduced.

- provide more flexible PDRs for industrial and warehouse premises, schools, colleges, universities and hospitals
- provide new permitted development rights for offices, shops, financial and professional services
- require the use of porous or permeable materials for hardstandings associated with industrial and warehouse development
- provide PDRs for cycle and refuse stores
- provide greater protection for World Heritage Sites for the classes of development in the Amendment Order
- the Compensation Regulations are amended and consolidated by The Town and Country Planning (Compensation) (Wales) Regulations 2014 to take account of the new PDRs.

The amendments and additions have no direct impact on the LDP, but some development may no longer need to submit a planning application, as it has become permitted development.

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) regulations came into force in England and Wales on 6th April 2010 and subsequently amended in 2011, 2012 and 2013. CIL is intended to be used for general infrastructure contributions whilst S106 obligations are for site specific mitigation. The regulations have three important repercussions for Section 106 (S106) obligations:

- Making the test for the use of S106 obligations statutory (S122)
- Ensuring that there is no overlap in the use of CIL and S106 (S123)
- Limiting the use of 'pooled' S106 obligations post April 2015 (S123)

CIL remains discretionary for the LPA. However, scaling back the use of S106 obligations is not discretionary and will have significant implications if the Authority chooses not to adopt a CIL, having in particular an impact on the potential use of tariff payments secured through S106 obligations. Although the LDP has been written to anticipate the potential adoption of CIL, changes will in time need to be made to SPGs that relate to planning obligations. However because CIL has not yet been adopted, these changes are outside the scope of this first AMR.

Biodiversity: Code of Practice for Planning and Development (BS42020:2013)

This publication provides guidance on what should be submitted when submitting a planning application, which could impact biodiversity. CCBC produced its own SPG on Biodiversity following this release and both are adopted local SPG. This document provides guidance to both decision makers and applicants as to what is expected in terms of process, data, reports etc. when applying for planning where there are potential impacts to biodiversity.

3.2 External conditions (national)

Housing

The downturn in the economy since 2008 at a national level has had a significant impact on housing provision in the UK as a whole, having placed restrictions on the access to lending both to finance housebuilders and prospective purchasers. At its highest point before the crash in November 2007, the England & Wales house price index only recovered back to this point in February 2015¹. Taking Wales alone however, the recovery over this period has not taken place as illustrated in the two charts below.

Over the LDP Monitoring period, the average house price in England & Wales increased by 5% to £179,436, as opposed to the Welsh index that showed a 1.8% increase to £118,567 over the same period.¹ Housebuilding in Wales fell to its lowest point in decades during the period 2010-11 and has shown a gradual increase since then, but at 6170 during the 2014-15 is still some way below the pre-crash peak of 9334 in 2006-07.²

The rise in house prices that has been seen across England & Wales is driven by a strong market in the south east, whilst markets elsewhere often remain stagnant or in decline. The buoyant market surrounding London has helped to draw national housebuilders to the more profitable areas, reducing the capacity of the housebuilding industry in other regions.

¹ Source: Land Registry House Price Index

² Source: StatsWales house building completions data

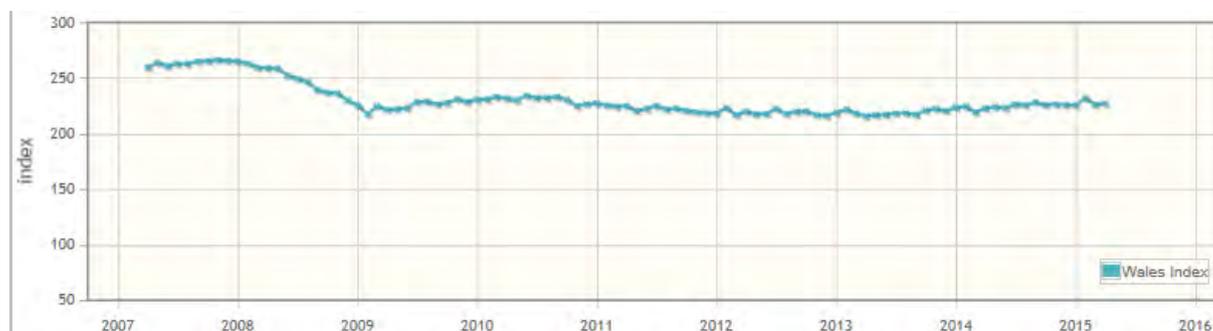
Chart 1: House Price Index: England & Wales April 2007 – April 2015

Source: Land Registry



Chart 2: House Price Index: Wales April 2007 – April 2015

Source: Land Registry



Economy

In the last quarter the UK economy grew by 0.7%. This was the tenth quarter of GDP growth. However, GDP per capita has recovered only some of the fall seen during the recession, as population has grown faster than GDP. In Q1 2015, GDP per head was at 99.4% of its Q1 2008 level, with Real Net National Disposable Income at 96.2%.

For the second quarter of 2015 construction output was at only 96.8% of the Q1 2008 level, and production at 91.1%. Neither of these sectors has seen sustained growth since 2008. The service sector – by far the largest sector in the economy – has lifted the overall index into growth. GDP is currently at 109.3% its Q1 2008 level.

The JSA unemployment rate for June 2015 was 1.9% – the lowest it has been since the end of 2007. Whilst unemployment rates have fallen in recent months, the reduction is not as sustained or stable as for the GB rate.

Nearly a half (48.7%) of all claimants have been unemployed for at least six months and over a quarter of all claimants have been claiming Job Seekers Allowance for 12 months or longer – a total of 345 people.

3.3 External conditions (regional)

Wylfa Newydd Project

The Wylfa Newydd Project proposes to construct and operate a new nuclear power station, including two UK Advanced Boiling Water Reactors supplied by Hitachi-GE Nuclear Energy, Ltd. associated plant and ancillary structures and features, along with associated development to support its delivery. The Power Station will deliver at least 2,700 megawatts of electricity, enough power for around 5 million homes.

The main plant and structures of the operational Power Station, will be situated to the west of Cemaes, next to the existing Magnox power station, on the Wylfa peninsula in north Anglesey.

The Power Station is a Nationally Significant Infrastructure Project for the purposes of the Planning Act 2008 and so we will need to make an application to the Secretary of State for the Department of Energy and Climate Change for a development consent order under that Act to authorise it.

The Wylfa Newydd Project would bring significant (multi-billion pound) investment and benefits to the economy of Anglesey and North Wales. We will create many thousands of construction jobs, which could reach 8,500 during peak periods at the Power Station Site, as well as creating and supporting further employment and supply chain opportunities in support services and industries. Once operational the Power Station is expected to employ up to 1,000 workers, with approximately 1,000 additional workers estimated during planned periods of plant outage for maintenance.

The Wylfa Newydd Project would also be a large construction project, with significant construction activities taking place on the Power Station Site and the surrounding area over a number of years. Whilst at the early stages of preparation it has many potential wider impacts and benefits, covering socio-economics, Welsh language, recreation, traffic and transport, noise, air quality, soils, hydrology, ecology, tides and sea currents and existing views.

There is no immediate action to be taken in relation to the LDP, however, any review of the LDP will need to take into account the progression of the project from a regional and local perspective.

Minerals Regional Technical Statement 2014

The Conwy Local Development Plan was produced using the Regional Technical Statement published in 2009, which recommended that no rock resource allocation is required at present (sic) and that no allocation for sand and gravel should be made. Since the Conwy Local Development Plan was adopted in October 2013, the North Wales Aggregates Working Party has undertaken a review of the Regional Technical Statement, culminating in the publication of the Regional Technical Statement 1st Review on the 1st August 2014. The Regional Technical Statement 1st Review includes a number of recommendations for each local authority which in some cases differs to those contained within the 2009 Regional Technical Statement. However,

LDP Annual Monitoring Report 2015

the advice for Conwy remains largely the same given the extensive hard rock reserves which remain and the distribution of sand and gravel.

North Wales Regional Waste Plan 2009

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. Since the Local Development Plan was adopted the WG has published Planning Policy Wales Edition 7 (July 2014) which contains a revised section on waste in Chapter 12. The WG has also published a revised TAN 21 (February 2014) which removed the requirement to produce Regional Waste Plans and the need for development plans to have regard to the relevant RWP.

The WG published its Waste Strategy: Towards Zero Waste in 2010, after the RWP 1st Review had been published, which set far more stringent requirements regarding recycling and recovery of waste than the previous waste strategy, Wise About Waste (2002). In order to deliver the Waste Strategy, the WG has published a number of Sector Plans, including the Collections, Infrastructure and Markets Sector Plan (CIMSP) in July 2012. The CIMSP has effectively superseded the RWP in terms of assessing need and Planning Policy Wales identifies the need for LDPs to demonstrate how national policy, and in particular the CIMSP, has been taken into account.

The Regional Waste Plan (RWP) 1st Review was adopted in 2009 and is now considered out of date. The document is based upon a number of assumptions regarding the growth of waste arisings and waste management which have not been realised and is considered likely to overstate the need for certain types of waste management facility. The CIMSP doesn't set out need in the same way that the Regional Waste Plan, so whilst there is commentary regarding the requirements for capacity to manage various waste types there is only limited guidance regarding capacity requirements at the all-Wales level and in some cases the regional level. Information is not given at the individual local authority level. The CIMSP does provide a regional capacity gap for the recovery of residual waste and identifies the level of provision for disposal, specifically non-hazardous landfill at the regional level.

3.4 Local considerations

Housing market in CCBC

The average (mean) house price in Conwy CB has fallen by -4.0% in the last year – the recent rise in national house prices which is reported in the media is very much driven by price increases in London and the south east of England and is not yet part of a sustained upward trend in Conwy CB.

The median house price for Conwy County Borough was £148,000 in 2014, an increase of 2.4% since the previous year. The lower quartile house price was £115,000, an increase of 4.5% since the previous year.

Since 2006 house prices have fallen for each accommodation type. The price of flats has fallen the most at the lower quartile level, and detached house prices have fallen the most at the median level. There has been a drop of 15.7% in the number of house sales since 2006. Sales of detached properties have seen the lowest decrease. Terraced housing – typically at the lower end of the housing market price range – has seen the biggest decline in proportion of sales.

Housing delivery

For each year since April 2007 (the start date for the LDP) the provision of new dwellings has fallen below the annual figure needed to reach the identified requirement of 6,800 additional dwellings by 2022. In the 8 years to April 2015 only 2,136 additional dwellings have been provided – if the requirement was shared equally across that period, that figure should be closer to 3,600. That is a shortfall of about -1,500 or -41% below target.

Completions over the period 2014-15 were 191 dwellings³, in comparison with a figure of 434 per year if the total LDP requirements were split evenly over the Plan Period. Using the residual method of calculating housing land requirement as detailed in TAN1, over the remainder of the Plan Period there is a need to deliver 584 dwellings per year, which is significantly higher than the pre-crash peak of 421 per year 2007-08.

LDP allocations are starting to come forward however and over the next year the build rate is likely to increase as developers have now had sufficient opportunity to gain permissions and commence development, however delivery is limited by the build rate of housebuilders in the area. With national housebuilders having pulled out of Conwy to concentrate on more profitable areas, there is a limit to the number of dwellings the three main builders (Anwyl, Beech and MacBryde) can build in a year.

Conwy has historically had a large portion (in some years more than half) of development taking place on smaller sites, however from 2009-10 onwards this proportion has declined substantially. One possible reason for this is the falling house prices having hit smaller developers particularly hard, reducing completion rates on smaller sites.

Affordable housing

The reduction in total housing delivery as detailed above has resulted in a reduced delivery of Affordable Housing on private sites. Fewer sites being developed than anticipated means that less AH dwellings can be delivered via S106, whilst increasing

³ 2015 JHLAS. Available from: www.conwy.gov.uk/jhlas/2015

costs of housebuilding combined with a declining or stagnant housing market makes provision of AH on such sites difficult due to financial constraints and the need to consider financial viability of development when requesting obligations. The flexibility of Policy HOU/2 has worked enable sites to come forward in such instances when the full policy requirements cannot be delivered, however high landowner expectations remain an issue.

Housing Association developments have maintained a strong contribution to affordable housing provision, with a number of large schemes either having been completed or in progress over the monitoring period. Such developments have also played an important part in redeveloping brownfield sites in some areas and in bringing forward development on stalled sites. During 2014-15, 49 units were delivered by one Housing Association as part of a redevelopment scheme, with a further 105 units forming part of the 5-year supply.⁴

The latest Local Housing Market Assessment (LHMA) for Conwy, adopted in 2015 identifies an annual need for 123 additional affordable dwellings over the period 2013 – 2018. This compares with the figure of 125 per year in the LDP. It should be noted however that the LHMA area includes the part of Conwy CBC that falls within the Snowdonia National Park, so the requirement within the LDP Plan Area will be slightly lower. The identified need is split quite evenly between social housing need (59 per year) and intermediate need (64 per year).

Population and household projections

The LDP was based on population and household data, and population and household projections available at the time of drafting. The LDP assumes a population growth by around 7,850 from the start of the plan period to its end in 2022.

Population and household projections for the LDP were based upon the methodology adopted by WG for 2008-based local area projections of population and household numbers, and used the same official data sources as the WG projections. The projections produced for the LDP varied from the official 2008-based WG projections in using a longer historical population trend from 2009.

Having had regard to all these factors, the LDP promotes a sustainable level of growth consisting of between approximately:

- 6,520 new housing units with a 10% contingency level of up to 7,170 new housing units to reflect natural population change, household size change and net in-migration
- 2,350 new jobs with a contingency level up to 2,585 new jobs to reflect natural population change, household size change and net in-migration.
- 1,800 jobs with a contingency level up to 1,980 new jobs to contribute to reducing out-commuting levels.

⁴ 2015 JHLAS Available from: www.conwy.gov.uk/jhlas/2015

- 1,875 new affordable housing units (1,000 from new build).

In February 2014, the WG released a new set of household projections for Wales, based on the data collated during the 2011 Census. The projections, which the WG has stressed should not be used in isolation, indicate a fall in the number of new dwellings required per annum from previous projections. This is the case for all Welsh authorities with the exception of Newport. This has stemmed, to a certain extent, from a change in household formation in addition to reduced population projections. This will need to be given further consideration following future AMRs and/or during the review of the LDP in 2018. Incidentally, by that date a new set of projections will have been produced, to which we can confidently predict that they, again, will be very different to what went before.

With regards to the new figures, they are very different to the 2006 and 2008- based projections that were published in 2008 and 2010 respectively. The household projections give figures for most local authorities – including Conwy County Borough – which are much lower than presented in 2008-based household projections, and this has caused some concern.

The new projections show that for Conwy County Borough:

- 12.7% growth for households was predicted in 2008 for the period 2007 to 2022, whereas the new 2011-based projections suggest only 6.4% growth for the principal (5 year migration trend) projection and only 8.5% growth for the 10 year migration trend variant.
- the indicative dwelling requirement falls significantly from a total of 6,800 predicted in the 2008-based projections and presented in Conwy County Borough Council's adopted local development plan (LDP) to either 3,500 (5 year migration trend) or 4,650 (10 year migration trend).

It is the nature of projections that they only take what has happened in the past and see what would happen if those trends continue. And if the period from which the trend is measured is anomalous, it may not give the full picture. They present only one possible picture of the future – and we can even influence that future by our own decisions. Approval for the development of employment land could attract workers and their families to the area, for example.

We must also bear in mind that the detailed and complex strategies laid out in the LDP were based on a wide range of impact assessments, consultations, research studies, statistical data analyses and policy priorities, of which the household projections form only a part. A shift to the 2011-based projections for dwelling requirements would require a recalibration of many other targets and policies within the larger Plan.

For example:

- The 2011-based projections could not deliver the affordable housing requirements laid out in the LDP. Targets would have to be reduced by at least 50%

- They also fail to supply housing for employment growth – predicted growth in total labour force which is shown for the new 2011-based projections comes solely from the fact the state retirement age is being raised to 65 for women. A reduced housing supply (and the expected upward price pressures on the market that under supply is proven to cause) is unlikely to attract – or retain – the working age population.

Most importantly, WG have indicated that they would not be inclined towards reducing the dwelling figures laid out in the adopted LDP at this early stage in the LDP implementation. As already stated, the 2011-based projections are based mainly on a period of economic slow-down and WG have said that though the principal projection (5 year migration trend) has traditionally been

“(t)he latest Assembly Government local authority level Household Projections for Wales [which] should form the starting point for assessing housing requirements”⁵,

The WG Minister for Housing and Regeneration has indicated⁶ that

“it is not prudent for a Plan, looking 15-20 year ahead to replicate a period of exceptionally poor growth”.

Furthermore, enquiries directly to WGs Planning Directorate about the need to review the LDPs aspirations in light of the very different household figures coming from the 2011-based projections resulted in the following response

“The plan should only be reviewed based on evidence and the results of the AMRs. As less than 12 months has passed since the adoption of the plan [it] would be very difficult to understand what evidence the authority would have to base its decision to change the plan. It is also important to remember that the housing needs of the authority would also need to be reflected in the economic aspirations for the authority. The housing figures [are] not a standalone figure it is considered in relation to the issues and objectives identified by the authority.

“...It is considered that two formal AMR should be completed before a plan is reviewed in order to demonstrate specific patterns emerging ... The Minister is fully aware of the costs involved in preparing the local development plan and it is essential therefore that the authority has the evidence to justify the need to change/amend the plan.

“If you consider in the future that your LDP needs revising, the evidence to support this conclusion will derive from a series of your AMRs... Robust evidence is key not just when preparing a plan, but also when revising a plan. Changing the plan without the evidence does not create certainty in the local development plan process.”

The differences between the 2008-based and 2011-based projections are due to:

- the recalibration of all data after the results of the 2011 Census were published

⁵ Planning Policy Wales Edition 4 - February 2011 - Chapter 9 Housing

⁶ 2 Letter from Minister of Housing, Welsh Government to all Local Authority Cabinet members with Responsibility for Housing, 10th April 2014 – topic ‘Use of 2011 household projections’ (Ref: SF/CS/1070/14)

- changes in the migration trend that was used – the 2011-based principal projection is based on a five year migration trend that looks at a period of economic slowdown which led to much lower levels of migration than had been seen in previous years (annual ave. net migration = 407). 2008-based projections took a trend starting from 2003/04, which was still mostly a period of economic migration expansion (annual ave. net migration = 622). The 2011-based 10 year trend projection took a longer period, which evened out some of the peaks and troughs seen over the shorter periods (annual ave. net migration = 615).
- the difference between predicted and observed household size at 2011 – average household size was larger than expected, so fewer households were forming than past trends had predicted. This is the biggest factor in explaining the difference between 2008- and 2011-based projections

Average household size was bigger than expected because

- fewer young people than predicted are leaving the family home and forming their own households, perhaps due to housing costs
- fewer people than predicted are living alone or in small households after family break-up
- death rates for men have reduced, meaning fewer household of lone older females living alone than predicted
- there are more households where adult children are living with their parents
- there are more households made up of unrelated adults who are sharing living costs
- Overall, however, the trend is still towards more smaller households and fewer large households in the future, though growth is at a slower rate than predicted in the past.

As per Section 69 of the 2004 Act, CCBC will undertake a review of an LDP and report to the WG at such times as prescribed, and as per Section 70(1) of the 2004 Act prepare a revision of the LDP at any time. Any revision will be preceded by a Review Report (Regulation 41).

Clearly, there is a need to monitor the situation and take account of the results of future AMRs with regards to undertaking a short or full review of the LDP. At this first AMR stage, and having considered the above, it is too early to seek a review. However, the Council will consider the implications of the LDP Manual 2015, in particular for example, considering an extension to the plan dates having taken account of the needs assessments underpinning the adopted LDP.

The local economy

46,400 people in Conwy CB were in employment in the last recorded quarter, but figures are still below the 2007 high of 49,000 in employment.

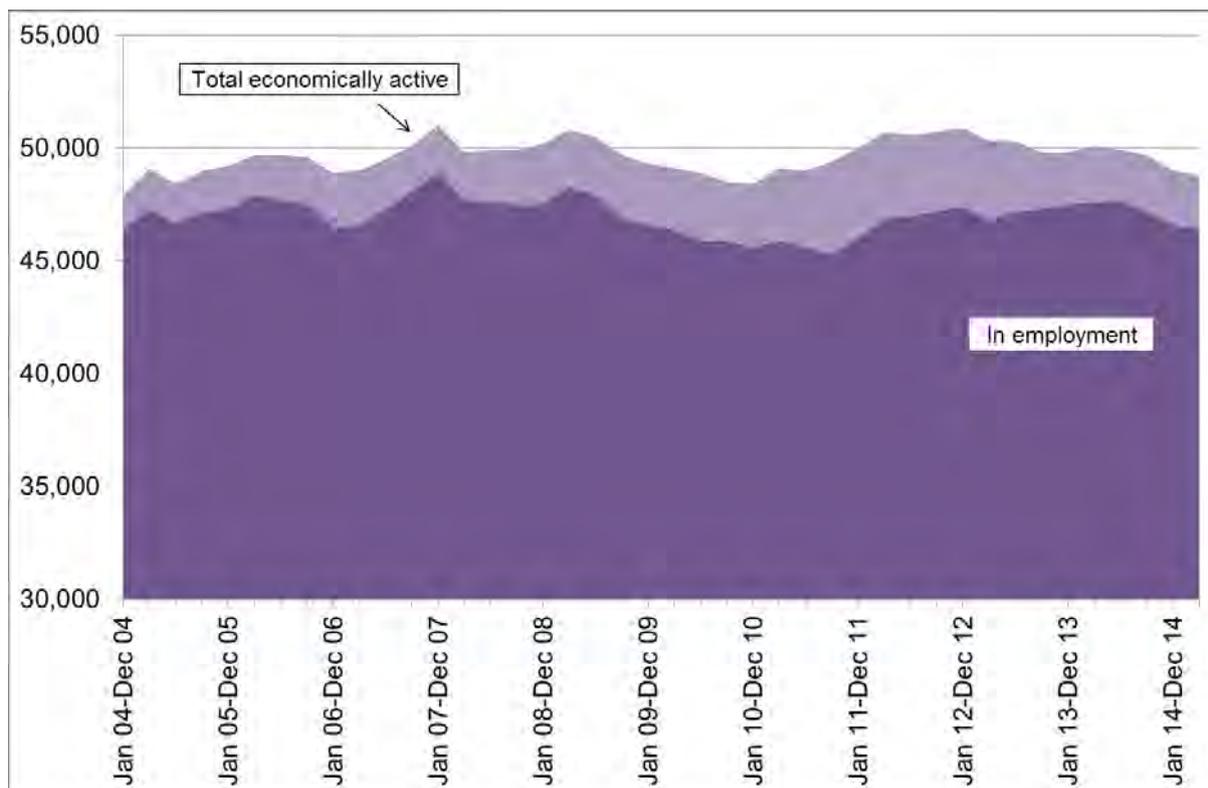
More people travel out of Conwy for work than travel in to the County Borough – a net out-flow of about 6,900 commuters. Altogether, around 29% of Conwy’s working population travel out of the area for employment. Most of these outward commuters travel to the neighbouring Welsh authority areas (to Denbighshire in particular), though an estimated 2,400 people travel to England for work.

Conwy CB has a high proportion of programmes within the health and public service sector – 37% of apprenticeships (34% for Wales) and 30% of all programmes (25% for Wales). Other sectors which have a higher proportion of learning programmes than the Wales average are hospitality, business administration and retail & customer services. Work-based learning programmes in the manufacturing, engineering, management & professional and construction sectors are under-represented.

6,200 people were either unemployed or economically inactive and wanting a job in March 2015 but Jobcentre’s Universal Jobsmatch system showed only 750 jobs available within a 10 mile radius of Llandudno, and only 2,150 jobs available within a 20 mile radius.

Table 1: Total economically active residents (aged 16-64), Conwy County Borough

Sources: ONS annual population survey, (NOMIS)



Though economic activity rates are on an upward trend, the total number of people who are economically active is more volatile. This is affected by the size of the working age population, and is possibly starting to decline due to the large 'baby boomers' cohort moving out of the workforce as they reach retirement age. The number of people who were in employment or otherwise economically active fell between 2008 and 2011 due to the economic recession. Though numbers have started to rise again (46,400 people were in employment in the last recorded quarter), they are currently below the 2007 high of 49,000 in employment.

In 2014 there were an estimated 3,930 business enterprises with their operational base in Conwy County Borough. The proportion of businesses which are within the agricultural sector (nearly 18%) is particularly high (GB = only 6%), reflecting the rural nature of much of the County Borough. The accommodation and food services sector also accounts for a high proportion of businesses (12%) in comparison to the national trends, as a result of the importance of the tourism industry within the area. The high skill sectors (professional, scientific and technical; information and communication) are under-represented in Conwy CB when compared to GB as a whole.

Wage levels for jobs in Conwy CB are significantly below levels for Great Britain as a whole. The 2014 median gross weekly wage (including overtime and bonuses) for all full-time employees in Conwy CB was £458. This was 97% of the Welsh average and only 88% of the British average.

The annual average (median) household income fell by about £1,650 between 2011 and 2014 to £23,650. In the same period the households with lowest incomes in the County Borough also became worse off – lower quartile household income fell by

£1,200 to just £13,350 and the proportion of households with income falling below 60% of the median for Great Britain increased.

Within CCBC, providing the infrastructure for our economic growth is vital. The primary focus of the Business & Enterprise section is to ensure that residents live in a County which has a thriving economy which directly links to the outcomes of the Corporate Plan. The Council are actively engaged in the development, management and improvement of sites, premises and communications infrastructure in the County, with the following aims;

- work in partnership with the Welsh Development Agency, private developers and the National Assembly to help realise site developments.
- maintain a portfolio of starter business units at modern sites across the county.
- develop new sites, including the major new Business Park at Tir Llwyd, Kinmel Bay.
- inform on planning policy, and review developments that have an economic, tourism or employment impact.
- provide comprehensive support to Businesses seeking to locate in the county, or which have specific location needs.

The Council works closely with WG and the other local authorities in North Wales, through the North Wales Economic Ambition Board, to promote the County as a place to locate business and to ensure that the infrastructure and services are available to support the expansion of existing businesses, in line with the Conwy Economic Regeneration Strategy.

The North Wales Economic Ambition Board (EAB) consists of representatives of each local authority in North Wales. To date the Board has: -

- Received a review of economic development activity undertaken by local authorities in the region
- Published an economic strategy for the region which was endorsed by each council in the region
- Provided the WG with data for a strategic outline case to modernise the railway infrastructure of the region.

The EAB is currently seeking representation from the private sector and putting together a project team to help take forward its work. Its objective is to work in partnership with the WG to improve job creation and retention in the region.

Policies developed under the Economic Strategy seek to focus attention on accessible locations with good infrastructure. This should contribute towards meeting population objectives, reducing out-commuting levels, meeting identified needs in the urban and rural settlements, developing skills and creating higher value employment. The Council are working closely with private and public partners to formulate an

investment strategy for the Plan Area that takes account of potential financial incentives which may become available through various schemes such as the Wales Infrastructure Investment Plan.

The Wales Spatial Plan identifies strategic hub areas within which future investment for employment, housing, retail, leisure and services should be focused. Conwy/Llandudno Junction/Llandudno/Colwyn Bay is recognised as one such hub, and the designation of Colwyn Bay – Rhyl as a Strategic Regeneration Area adds emphasis. The Council recognises this through seeking to concentrate development within the Urban Development Strategy Area. To that end the publication of the Colwyn Bay Masterplan is a key delivery vehicle in creating employment and overcoming deprivation and economic decline, of which jobs creation represents a key driver. However, the economic strategy recognises the high level of constraints within the strategic hub to the east of the Plan Area in distributing and safeguarding employment supply.

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. In addition, Policies EMP/4 & EMP/5 safeguard existing designated sites and promote the retention and improvement of other employment sites.

There are a number of sites, council and privately owned, that have been identified in the County that are suitable for development for industrial and commercial use, such as;

- Mochdre Commerce Park
- Esgyryn, Llandudno Junction
- Abergele Business Park and Abergele South East
- Former goods yard, Llandudno Station
- Parc Ty Gwyn, Llanrwst
- Former Hotpoint site, Llandudno Junction

During the period 2007 – 2012 approximately 8.4 hectares of B1, B2 & B8 commercial development has been completed within the Urban Development Strategy Area. In that same period no commercial development has been completed on allocated sites within the Rural Development Strategy Area.

In allocating the sites in the LDP, the Council considered that the most appropriate and suitable sites were allocated to meet the calculated need for new major employment land in the County Borough. The Council will continue to monitor progress towards the monitoring targets and assess any opportunities that arise to intervene in the delivery of new employment land. Whilst it is expected that the delivery of new employment land will be challenging, the Council is confident that as

the economy recovers and opportunities to secure employment related inward investment increase, it will have both suitable allocated sites and existing sites to meet this need.

Regeneration

The WG designated the North Wales coast a Strategic Regeneration Area (SRA) in October 2008, and the funding for this programme ran until 2014.

In Conwy, the designated area extended from Kinmel Bay in the east to Mochdre in the west. It consists primarily of coastal communities which are linked by the A55 trunk route, the A547 coastal road and the north Wales mainline railway.

In June 2014, it was announced that Conwy had been successful in its bid for funding through the WG's Vibrant and Viable Places regeneration scheme for £12.02m funding for projects in Colwyn Bay.

The Bay Life Programme covers the same geographical area as the Assembly's Regeneration Area; it includes the Colwyn Bay focused work of Bay Life and the work taking place in Conwy East and is more than just physical regeneration - it aims to improve and bring together all the things that make up a community.

Conwy County Borough Council is leading the Bay Life Programme, working with partner organisations such as Coleg Llandrillo, CVSC, North Wales Police, the National Zoo of Wales and with over 30 community groups and 200 businesses.

Tourism

The 2014 STEAM report estimates that there were 8.8 million tourist visitors the County Borough in 2014. The report also estimates that approximately 9,800 jobs are provided directly by the tourism industry and a further 2,400 jobs are indirectly supported by tourism – more than 12,200 jobs in total, which is well over a quarter of all employment in Conwy County Borough.

Surf Snowdonia in Dolgarrog officially opened in August with the creation of 90+ construction jobs over the 2-year construction programme and 100+ permanent direct and indirect jobs when fully operational. The developers hope the proposal will generate 75,000+ additional tourism trips and £5m+ annual on and off-site tourism expenditure.

Community facilities and services

CCBC published a Retail Capacity Study in April 2013. It concluded that there was a need for new retail development in the County Borough:

- Coastal area: 75,000 sq ft convenience floor space
- Llanrwst: 18,000 sq ft convenience floor space
- 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.

In response to the need identified, CCBC conducted a Call for Sites consultation exercise. Sites submitted were assessed for their sequential acceptability by consultants on behalf of CCBC.

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 has been submitted in Llandudno Junction, which would meet the majority of the coastal convenience floorspace identified. It is considered that the LDP policies are currently sufficient to appraise any retail applications received, however, sites may be allocated if required at a future LDP review.

The Primary School Modernisation Project is on-going. Some schools have closed and sites have been submitted for redevelopment where appropriate. A new area school in Llandudno Junction has been granted permission during the AMR period. Any applications for new schools and redevelopment for old school sites will continue to be assessed using LDP policies. No intervention or review is considered necessary at this stage.

Cultural heritage

The Colwyn Bay Townscape Heritage Initiative (THI) is heritage led regeneration funded by the Heritage Lottery. The project commenced in 2012 and extends to 2017. The aim of the programme is to conserve, enhance and regenerate the THI conservation area. This project dovetails with many policies within the LDP, including CTH/1 and CTH/2.

There are two other key local issues regarding the conservation element to the cultural heritage section of the LDP. The first is regarding the quality of applications for listed building consent. Generally speaking a considerable amount of applications are considered to be poor quality when received by the Conservation Officer. This impacts on service delivery due to the need to go back to the applicant and seek additional information / amended plans. The Conservation Section are considering producing a guidance note which could become SPG once adopted by the Council.

LDP Annual Monitoring Report 2015

Secondly, it has become apparent that there is a need for greater engagement with the Dioceses of Bangor and St. Asaph when exercising their rights of Ecclesiastical Exemption. As this is outside of the scope of the LDP, the approach proposed will be for Conservation Officers to attend the respective Diocese Council meetings and discuss/resolve issues via that route.

Minerals and waste

As stated earlier under the Regional Context, the Regional Technical Statement 1st Review includes a number of recommendations for each local authority which in some cases differs to those contained within the 2009 Regional Technical Statement. However, the advice for Conwy remains largely the same given the extensive hard rock reserves which remain and the distribution of sand and gravel.

Since the Regional Waste Plan was adopted planning permission was granted for the construction of a Material Recovery Facility at Llanddulas to manage up to 100ktpa, though the planning permission has not been implemented to date. The Collections, Infrastructure and Markets Sector Plan (CIMSP) identifies that there is significant spare capacity across Wales for the treatment and storage of waste prior to recycling. However, it is identified that the spatial distribution of facilities may not be sufficient.

The Regional Waste Plan based its assessment of food waste need on In-Vessel-Composting (IVC) and identified a need for capacity of 27,033 tonnes per annum in Conwy to manage food wastes. Anaerobic digestion was modelled as part of an MBT process to treat residual waste. Since the RWP 1st Review was published the WG has identified that the most sustainable method of managing food waste is to treat it using anaerobic digestion⁷. Furthermore, the CIMSP advises that the preferred method of treating food waste is by anaerobic digestion to produce a Quality Protocol compliant digestate⁸.

The CIMSP identifies a capacity gap of between 296-390 thousand tonnes for managing food waste at an all-Wales level, excluding capacity with planning permission which has not yet been implemented (125 thousand tonnes per annum) and capacity which is being procured by local authorities (approximately 140 thousand tonnes per annum).

Planning permission has been granted for an anaerobic digestion facility in Denbighshire for up to 22,500 tonnes per annum capacity and has been implemented since the publication of the CIMSP and provides a significant contribution towards the sub-regional need for food waste treatment, serving Flintshire, Denbighshire and Conwy.

The Regional Waste Plan identified a requirement for 10,278 tonnes capacity for managing green waste in Conwy. Since the publication of the Regional Waste Plan planning permission was granted for green waste composting at Llanddulas,

⁷ Guidance on Applying the Waste Hierarchy (January 2012) Welsh Government
<http://wales.gov.uk/docs/desh/publications/120119wastehierarchyguideen.pdf>

⁸ Collections, Infrastructure and Markets Sector Plan (July 2012) Welsh Government, page 188

reference number 0/38492, to manage up to 20,000tpa. The planning permission is time limited until 2022.

The CIMSP does not identify a capacity gap for green waste.

The Regional Waste Plan modelled a number of different scenarios for managing residual waste and the capacity requirements, and resultant landtake required, varied depending upon the scenario. Capacity requirements for Conwy for incineration with energy recovery⁹ were 76,603 tonnes per annum.

The CIMSP identified an estimated residual treatment capacity gap for 2024/25 of between 203 to 468 thousand tonnes per annum for North Wales (including north Powys and Wrexham).

A number of North Wales authorities (Flintshire, Denbighshire, Conwy, Gwynedd and Anglesey) are in the process of procuring residual waste treatment. As part of this procurement process, planning permission has been granted in Flintshire, reference number 052626, for the construction of an Energy Recovery Facility (ERF) which would manage up to 200,000 tonnes per annum. This is the maximum that the plant would manage, with the average tonnage likely to be around 175,000tpa (due to the anticipated calorific value of the waste). The facility would be able to manage local authority collected wastes and some commercial and industrial wastes. This demonstrates Conwy's commitment towards meeting regional needs for waste management in partnership with other North Wales authorities.

The RWP 1st Review identified an annual regional requirement for disposal capacity in North Wales. However, due to significant reductions in the volumes of waste being disposed of in landfill there remains significant void within the region. Planning permission has also since been secured for a non-hazardous landfill site in Flintshire.

The CIMSP modelled a number of scenarios regarding the availability of non-hazardous landfill in North Wales which estimated that as a worst case scenario landfill will run out in 2016/17 and a best case scenario landfill will not run out (assuming landfill void remains at the point when alternative means of managing waste are available and no further disposal capacity is required). The document notes that close attention needs to be paid to the landfill capacity situation in North Wales.

TAN 21 requires 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. To date, however, no annual Waste Planning Monitoring Report has been published and the assessment of need is therefore based upon the best available information. NRW publish data regarding remaining landfill void which can be used to estimate landfill life using existing deposition rates. Landfill void remaining at the end of 2014 is estimated to be in excess of 8 years, which, in accordance with TAN 21, is deemed to be above the level at which sufficient capacity is likely to exist within a region. Furthermore, this doesn't include capacity with planning permission for non-hazardous landfill at a site in Flintshire.

⁹ This is used as an example because it is the technology option that is being procured through the North Wales Residual Waste Treatment Partnership.

Inspector's Report

The Inspector's Report to the soundness of Conwy LDP was received in September 2013. The Inspector suggests that for any future review:

“the LDP should only be submitted and accepted for Examination in a form finally regarded by CCBC as sound, based on a single round of public consultation, recorded on a simple database with minimal post-deposit changes”.

This is to overcome the additional length of time it took to review the evidence base that covered three versions of the LDP, and not the latest version which was submitted for Examination. The database used to record comments was considered to be over-complicated, as representations received for the three versions of the LDP were included. The Inspector considers that this would save time, should a review be considered necessary.

4 Summary of LDP indicators

4.1 Development principles

The indicators for the development principle policies of the LDP are as follows:

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 development (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.	

Summary on policy performance and conclusion of whether strategic objectives are being achieved

Overall, the Development Principle Section and related policies are performing very well and contributing positively to the strategic objectives. All strategic objectives are relevant to this LDP section. The majority of targets are currently being exceeded and there is no concern over the implementation of the policies.

The ‘direction of travel’ towards policy goals for refocusing growth in the sustainable Urban Development Strategy Area (UDSA) as shown in the results is positive and therefore there are no significant concerns over policy implementation at this stage. With regards to M1001 & M1/002, the findings of the analysis are positive insofar as the proportional split of employment and housing commitments is moving towards the strategy. It is expected that the split will move further towards the actual percentages as the Plan becomes more mature and allocations are realised.

The amount of new developments (ha) permitted via conversions and brownfield redevelopment has exceeded targets significantly, demonstrating that the related strategy policies are working effectively. The settlement boundary policy is proving to be an extremely effective mechanism for ensuring that new development promotes the effective use of urban land, concentrates development within settlements and prevents inappropriate development in the countryside. However, as a result of the 5 year land monitoring conclusions (refer to M1/010) and potential pressures for greenfield developments, there is likely to be a reduction in the overall percentage of PDL delivery over the next monitoring period. In the meantime, the Council will continue to monitor and prepare development briefs for allocated sites to provide certainty to developers and encourage delivery.

With regards to the total successful planning obligations negotiated with developers (Refer to MI/006), it can be shown that the processes put in place by the LPA are being extremely effective. The adoption of the Planning Obligations SPG, establishment of the Section 106 Monitoring Group and adoption of the developer pre-application Viability Assessment Protocol have clearly assisted in exceeding the target over the monitoring period. CCBC is currently working towards adopting a Community Infrastructure Levy (CIL). If adopted, it is likely that the majority of planning obligations will be sought by this means and not Section 106 Agreements. Therefore, the Council need to ensure that further processes are put in place to avoid a negative impact on performance in the future.

4.2 The housing strategy

The indicators for the housing strategy policies of the LDP are as follows:

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	

Summary on policy performance

There are a number of indicators relating to the Housing Strategy where targets have been missed. For the key indicators relating to housing delivery and land supply, this is primarily due to issues in the wider economy and housing market that have led to local problems. Whilst there are small ways in which LDP policies can be used to assist in housing delivery, e.g. providing flexibility in planning obligations requirements, producing supplementary planning guidance, conducting site viability assessments, generally speaking the issues are outside the control of the LPA and therefore failure to meet the targets does not represent a fundamental problem in the implementation of the relevant LDP Policies.

Although the main issues affecting housebuilding remain the housing market and rates of development on housing sites, deliverability issues have hit some sites. Concerns were raised by developers during the JHLAS process about the timetable for release of CCBC owned sites, as a number of these form part of the housing land supply. Additionally, one site (Interleisure) that formed part of the committed supply in the LDP was removed from the 2014 JHLAS by the appointed Inspector, despite the site having an extant permission and 3 dwellings having been built on the site during the year.

Delivery of affordable housing has been below target although not as far below as has been the delivery of market housing; due in part to the delivery of large schemes via Housing Associations. Exception sites have also suffered with the target having been missed here, although a number of dwellings on Exception sites are in the pipeline.

Empty homes brought back into use has once again exceeded the target of 25 per annum. A permission has been granted for conversion of HMOs to self contained flats, with no permissions for new HMOs having been granted. The SPGs on HMOs and Affordable Housing have been adopted, albeit slightly later than target.

Full planning permission for a permanent residential Gypsy & Traveller site was granted in April 2015. The delay in obtaining planning permission was due to protracted land ownership and trunk road (A55) discussions with WG. A subsequent Welsh Government grant application was submitted thereafter in June 2015 for the sum of £542,000, which was accepted in late July 2015. The Planning Policy Service has prepared a tendering package to be advertised via Sell2wales and it is anticipated that work will commence on site November/December 2015.

As a result of new WG requirement to prepare updated GTANA reports by February 2016, CCBC are proposing to undertake a joint call for sites with Denbighshire County Council (DCC) and await the outcome of the reviewed GTANA in 2016. The new GTANA will include an assessment of the need for a transit site and the need for travelling show people accommodation within CCBC & DCC.

Conclusion of whether strategic objectives are being achieved

Four strategic objectives are of particular relevance to this LDP area:

- SO1: To accommodate sustainable levels of population growth.
- SO2: To promote the comprehensive regeneration of Colwyn Bay, Abergele, Towyn and Kinmel Bay to broaden economic activity, address social exclusion and reduce deprivation through the Strategic Regeneration Area Initiative.
- SO3: To provide land and develop a diverse supply of housing to contribute to needs, including affordable housing for local need, and to meet the need for gypsies and travellers, at a scale that is consistent with the ability of different areas and communities to grow.
- SO12: Safeguard and enhance the character and appearance of the undeveloped coast and countryside, sites of landscape/conservation importance, features of historic or architectural interest and ensure the conservation of biodiversity and protected species.

The monitoring demonstrates that Conwy is not at present accommodating the level of growth that forms the basis of the LDP targets. Whilst revised population and household projections released since adoption of the LDP (as detailed in Chapter 3) indicate lower levels of growth than the LDP has planned for, they do not form part of the LDP evidence base at this stage therefore are not taken into account.

Planning applications granted and development underway in Colwyn Bay support regeneration initiatives in these areas. Additionally, a new 'Abergele Placemaking Plan' is in production – intended to use money available from various sources including S106 contributions from applications on the strategic allocation to put in place the town centre regeneration and other improvements to the natural and built environment that local residents want to see. An extensive and well received public consultation has taken place, with project prioritisation by the Project Board being the next step.

The applications granted on both allocated and windfall sites are contributing to the supply of market and affordable housing across the authority, with the type and scale of development being appropriate to local needs, in accordance with the LHMA and evidence from Housing Strategy. A residential site for gypsies and travellers has received planning permission, with work on the site due to commence later in 2015.

Landscape, heritage and biodiversity issues are key considerations on sites across the authority and have been addressed as part of pre-application advice and planning applications to maintain and enhance these issues which contribute an important part to the urban and rural landscapes of Conwy.

4.3 The economic strategy

The indicators for the economic strategy policies of the LDP are as follows:

MI/024	Annual Unemployment Level.	Amber
MI/025	Number of Plan Area Residents in Employment.	Green
MI/026	Employment land development per annum in the Urban Development Strategy Area.	Amber
MI/027	Employment land development per annum in the Rural Development Strategy Area	Amber
MI/028	Number of Conwy residents out-commuting to work to locations outside of the Plan Area.	Green
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).	Amber
MI/030	Prepare and adopt SPG on Rural Conversions.	Amber

Summary on policy performance

There are no major concerns over the implementation of the Economic Strategy policies at this early stage of the adopted LDP. The green indicators relating to an increase in the number of residents in employment and a reduction of out-commuting levels are very positive bearing in mind the challenging economy over the last few years.

In relation to the amber indicators the results show a slow take up of land in both the Rural and Urban Development Strategy Areas on both allocated and non allocated sites. This reflects the general UK economy over the last few years, the short adoption period for the LDP and the long lead in time for the larger mixed use (employment and housing) allocated sites as promoted in the LDP. The Council has arranged the Conwy Business Week, to be held November 2016. LDP sites will be promoted at this event. Planning consultants, property agents, land agents and developers have been invited. A new employment land monitoring database has been set-up, which will monitor all safeguarded employment areas. An Employment Land Protocol has been introduced, which sets out the process to land availability to potential investors. It is hoped that these measures will help bring sites forward in the future.

Conclusion of whether strategic objectives are being achieved

Two strategic objectives are of particular relevance to this LDP area:

- SO4: Identify and safeguard land to meet the community's needs for more jobs and greater economic prosperity and reduced out-commuting levels focussing, in particular, on higher value employment opportunities and skills development within and around the strategic hubs of Conwy, Llandudno, Llandudno Junction and Colwyn Bay and in the accessible and sustainable location of Abergele.

- SO5: Encourage the strengthening and diversification of the rural economy where this is compatible with local economy, community and environmental interests.

In addition to the allocated sites, the Council annually monitors the existing employment sites across the County Borough, which consists of primarily B1, B2 and B8 employment units. As well as ensuring the ability of new sites to come forward, the LDP also plays a key role in protecting and managing these sites. In allocating the sites in the LDP, the Council considered that the most appropriate and suitable sites were allocated to meet the calculated need for new major employment land in the County Borough. The Council will continue to monitor progress towards the monitoring targets and assess any opportunities that arise to intervene in the delivery of new employment land both in the Urban and Rural Development Strategy Areas. Whilst it is expected that the delivery of new employment land will be challenging, the Council is confident that as the economy recovers and opportunities to secure employment related inward investment increase, it will have both suitable allocated sites and existing sites to meet this need.

4.4 Tourism

The indicators for the tourism policies of the LDP are as follows:

MI/031	Level of serviced accommodation within Holiday Accommodation Zones (HAZ).	
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.	
MI/035	Number of decisions supporting the loss of tourism facilities against officer recommendation.	

Summary on policy performance

Policy TOU/1 Sustainable Tourism Development sets out the key objectives with regards to the Councils approach the areas of where tourism development will be supported. It is clear and does not require any amendment.

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. No change necessary at this stage.

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 have the ultimate control and 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. An amendment at Review is considered necessary to allow for greater flexibility in the policy.

Policy TOU/4 Chalet, Caravan and Camping Sites is strictly in terms of the coastal areas in only allowing site improvements and promoting lower densities. 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. An amendment at Review will be necessary.

Conclusion of whether strategic objectives are being achieved

Two strategic objectives are of particular relevance to this LDP area:

- SO5: Encourage the strengthening and diversification of the rural economy where this is compatible with local economy, community and environmental interests.
- SO8: 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.

There are no concerns over the implementation of the strategic objectives. As stated above some factors have become apparent with TOU/3 and TOU/4 and minor amendments planned at LDP Review stage, but neither go to the heart of the plan or strategy but both will add further clarity.

It is considered that the policies are aiding to deliver the Strategic Objectives SO5 and SO8 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 policy in the LDP.

4.5 Community facilities & services

The indicators for the Community facilities and services policies of the LDP are as follows:

MI/36	Percentage of vacant units within the primary shopping areas and shopping zones.	Green	Yellow
MI/37	'Clustering' of non-A1 uses in the primary shopping areas and shopping zones.	Yellow	Yellow
MI/38	Number of applications for new non-bulky retail floor space outside of centres defined in the retail hierarchy.	Green	Green
MI/39	Percentage of A1 units in Primary Shopping Areas.	Green	Green
MI/40	Loss of community facilities outside Llandudno and town centres.	Green	Green
MI/41	Number of relevant applications granted resulting in the shop front having a negative impact on the area.	Yellow	Yellow
MI/42	Net loss of land for allotments.	Green	Green
MI/43	Number of applications approved for new allotments on allocated sites and other suitable sites where a need exists and which accord with development principles.	Green	Green
MI/44	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'.	Green	Green
MI/45	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'	Green	Green
MI/46	Net loss of open space.	Green	Green
MI/47	Applications approved for new areas of open space in locations across the Plan Area.	Green	Green
MI/48	Applications approved for new areas for burial grounds on allocated sites and elsewhere where need exists.	Green	Green
MI/49	Applications approved for new school developments complying with development principles.	Green	Green
MI/50	Review the Conwy Retail Study	Green	Green
MI/51	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.	Green	Green

*No target or trigger level has been set.

Summary on policy performance

There are no concerns over the implementation of the community facilities and services policies. Three of the retail indicators have been highlighted where the target has not been met, but these are not impacting on the overall delivery of the relevant policies and objectives. Vacancies in the shopping zone in Colwyn Bay is above target, but has reduced from the previous year. This will continue to be monitored. Shopping frontages have been found to be above target for non-A1 use. SPG has been produced and adopted in May 2015. This should prevent further loss of A1 use, but does allow some flexibility in exceptional circumstances, for example, where the unit has been vacant in the long-term. There has been one application granted, which has resulted in a negative impact on the area. It is considered that no amendment to policy is required, however, SPG will be drafted over the next few months to provide further detail on what is considered acceptable.

Community Facilities – Policy CFS/11 will be considered for amendment if the CIL is adopted in Conwy. This is to reflect the fact that ‘strategic’ open space provision such as outdoor sports, playing pitches and major amenity space will be included as part of the CIL whereas on site / neighbourhood type open space such as children’s play areas and amenity space within or directly serving new developments will remain as per S.106 agreements.

Conclusion of whether strategic objectives are being achieved

Two strategic objectives are of particular relevance to this LDP area:

- SO6 Develop vibrant town centre destinations for shopping, business and commerce, culture, entertainment and leisure through the protection and enhancement of the vitality, viability and attractiveness of Llandudno as the strategic sub regional retail centre, and regeneration of Colwyn Bay town centre and other key shopping centres.
- S013 To protect and improve accessibility to essential services and facilities, including open space, allotments, health, education and leisure.

Surveys of the designated primary shopping areas and shopping zones evidence that vacancies reduced between 2015 and 2014, indicating that town centres are performing well. There are concerns with clusters of non A1 uses in some shopping frontages, but overall, A1 use in the designated areas is high. SPG has been produced to provide further guidance on this, however, it should be noted that national policy does seek to ensure a range of services in secondary shopping areas. There has been one shop front application which has impacted the attractiveness of the area. SPG will be produced in future to ensure that policy is made clearer on this. The Retail Capacity Study has been completed and has been used as evidence to guide planning application decisions to ensure that new retail provision is needed and in the correct location. No applications for non-bulky goods have been approved outside of Llandudno, helping to maintain its role as sub-regional centre.

Access to services such as open space, allotments, health, education and leisure is considered to have been protected, if not enhanced. All residential applications for over 30 dwellings have provided for on-site neighbourhood open space and planning obligations have been sought where viability permitted. Funds received via Section 106 Agreements for open space has been spent during the monitoring period on improving open space sites across the County Borough. There have been no applications for new allotments, but none have been lost during the monitoring period. Where viability permitted, planning obligations towards allotments have been sought. Permission for one new school has been granted and where viable, obligations towards school places have been secured. Applications relating to health and leisure have been assessed in line with Development Principle policies. There has been no loss of community facilities in areas outside of town centres, where there is no similar facility in the same settlement, ensuring access to services in rural communities is maintained.

4.6 The natural environment

The indicators for the natural environment policies of the LDP are as follows:

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	Onshore wind turbine development within SSA achieving below 5MW.	
MI/060	Onshore wind turbine development within SSA.	
MI/061	Onshore 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 development of 1,000 m ² or 10 dwellings not submitting a Water Conservation Strategy.	
MI/067	Produce SPG on Renewable Energy.	
MI/068	Produce SPG on Natural Environment	
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 EAW recommendations.	
MI/071	The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type (TAN8).	
MI/072	Applications granted permission which result in the loss of land within an SPA, SAC or SSSI	
MI/073	Applications granted permission against Officer or CCW 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.	
MI/076	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.	

Summary on policy performance

There is much pressure on the environment and not all as a result or in the control of the planning system. However the Conwy LDP has performed well in safeguarding protected areas and seeking further biodiversity enhancements than any former plan.

Policy NTE/2 Green Wedge and the designation are very clear and have some historic (pre-LDP) safeguard so are well established and generally accepted. The policy has continued to strictly control development in these areas and is not considered to require any change at this stage.

One change which occurred post adoption of the LDP relevant to policy NTE/3 Biodiversity was the British Standards for Biodiversity: Code of Practice for Planning and Development (BS42020:2013). This was produced at the same time as Conwy produced its own SPG on Biodiversity so the two were dovetailed together and both adopted as local SPG. This document provides guidance to both decision makers and applicants as to what is expected in terms of process, data, reports etc. when applying for planning where there are potential impacts to biodiversity.

Some changes to the LPA's internal procedures are being looked at to ensure that the monitoring is carried out these targets are met next year. Action is needed in relation to increased involvement of LA ecologist in relevant applications and an improvement in understanding with regard to the reasons for and the importance of including environmental enhancements as part of most developments.

The main pressures on the Landscape and Protecting Special Landscape Areas (policy NTE/4) is from small scale wind turbine development and static caravan site extensions. There is also a current housing application on land within an SLA which has been submitted to take advantage of the current 5 year supply deficiency in accordance with national TAN1 guidance. Wind turbines have so far been refused however one was approved at a recent planning committee and then refused after a months 'cool off' consideration so this is the likely way development will be approved contrary to officer recommendation, highlighting the risk in the planning system and inconsistency in the decision making process.

Two planning applications granted in TAN15 Zone C did not meet the target however favourable comments received from NRW in one case and the existing use in the other resulted in the applications being supported.

There have only been a small number of planning applications within the Coastal Zone (policy NTE/5) and some of these as a result of extant permissions. The policy is clear and works well when considering new development within it.

The big increase seen in regard to policy NTE/6 Energy Efficiency and Renewable Technologies in New Development, is the number of solar farm developments seen through enquiry and planning application with two farms granted since adoption. There had been none granted prior to the LDP. There is a slight void in policy guidance however it was intended to expand on solar farms guidance specifically in the Renewable Energy SPG which is in production and due to be adopted in early 2016.

Policy NTE/7 Onshore Wind Turbine Development seems to be working reasonably well and links together with other related policy. The main area of concern is the wording to part 3 of the policy with regards to the assessment of proportionality. The Onshore Wind Turbine SPG will help in this regard but ultimately this section of the policy should be reworded at review stage.

Other factors out of the remit of the policy or Council include grid connection and tariff both of which are the biggest influences on build rate.

Conclusion of whether strategic objectives are being achieved

Three strategic objectives are of key relevance to this LDP area:

- SO11: Reduce energy consumption through the careful siting and design of buildings and the promotion of renewable energy developments where they have prospects of being economically attractive and environmentally and socially acceptable.
- SO12: Safeguard and enhance the character and appearance of the undeveloped coast and countryside, sites of landscape/conservation importance, features of historic or architectural interest and ensure the conservation of biodiversity and protected species.
- SO14: To promote the prudent use of resources through the minimisation of waste and assist in providing an integrated network of waste management facilities consistent with the needs of the area and the waste hierarchy.

There are no concerns over the implementation of the strategic objectives. As stated above, some factors have become apparent with NTE/7 and minor amendments planned at Review stage. Neither go to the heart of the plan or strategy, but both will add further clarity to users of the the LDP.

It is considered that the policies are aiding to deliver the Strategic Objectives SO11, SO12 and S014 in the promotion of reducing energy consumption through the careful siting and design of buildings and the promotion of renewable energy developments where they are economically viable and environmentally and socially acceptable.

There is a strong emphasis on safeguarding and enhancing the character and appearance of the undeveloped coast and countryside, sites of landscape / conservation importance, features of historic or architectural interest and ensure the conservation of biodiversity and protected species. The policies used together are a tool in achieving this in resisting inappropriate development.

More could be done to promote the prudent use of resources through the minimisation of waste and assist in providing an integrated network of waste management facilities consistent with the needs of the area and the waste hierarchy. However much depends on developer will to go over and above national or regional guidance.

4.7 Cultural heritage

The indicators for the cultural heritage policies of the LDP are as follows:

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/086	Appendix to the Conservation Area SPG – Llandudno	
MI/087	Appendix to the Conservation Area SPG – Conwy	
MI/088	Appendix to the Conservation Area SPG – remaining Conservation Areas	
MI/089	SPG produced on Enabling Development.	
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.	

Summary on policy performance

The policies are performing well in general. This may have been aided by the fact that a number of SPGs have been adopted during the AMR period which have provided applicants and decision makers with further guidance when submitting / assessing applications. One issue of future concern is regarding the production and adoption of the remaining Conservation Area Management Plans within a 24 month timescale. It is likely that the some of the Conservation Areas will be subject to review by another Council Department (Conservation section) so it may not be necessary to produce Management Plan SPGs for all of the remaining conservation areas. Instead the approach will be to prioritise the Management Plans on the basis of need / existing condition of the Conservation Area.

A second issue is concerning indicator MI/081. The target within this indicator was not met owing to circumstances beyond the control of the planning policy framework,

however, despite this, it is considered that further policy guidance (in the form of Shop Front SPG) may reduce the chances of a similar decision being made in the future.

The Welsh Language policy CTH/5 and corresponding monitoring indicators generally show good performance. The areas which did not meet the targets in this respect relate to submissions for applications on unallocated sites. The mitigation statements were not submitted for these sites primarily because the applications were submitted prior to the Welsh Language SPG having been adopted (November 2014) therefore due to the lack of appropriate guidance at this time, a mitigation statement was not requested. All allocated sites that met the criteria in CTH/5 had the relevant supporting documentation submitted.

Conclusion of whether strategic objectives are being achieved

Three strategic objectives are of key relevance to this LDP area:

- SO6: Develop vibrant town centre destinations for shopping, business and commerce, culture, entertainment and leisure through the protection and enhancement of the vitality, viability and attractiveness of Llandudno as the strategic sub regional retail centre, and regeneration of Colwyn Bay town centre and other key shopping centres.
- SO12: Safeguard and enhance the character and appearance of the undeveloped coast and countryside, sites of landscape/conservation importance, features of historic or architectural interest and ensure the conservation of biodiversity and protected species.
- SO16: Ensure that development supports and sustains the long-term wellbeing of the Welsh language and the character and linguistic balance of communities within the Plan Area.

Cultural heritage policies seek to protect and enhance the character and appearance of the town centres.

The indicators show that in the majority of cases the character and appearance of sites of conservation importance are being safeguarded and or enhanced where appropriate.

The Welsh Language SPG was adopted in November 2014 and since then a number of planning applications have included submissions of mitigation statements and impact assessments, with a working group having been established to assess the appropriateness of the proposed measures. To date a number of proposals have been amended following this process to support and sustain the use of Welsh. The development on the allocated site off St George Road in Abergele is subject to a S106 agreement requiring a financial contribution for this purpose.

4.8 Sustainable transport strategy

The indicators for the sustainable transport policies of the LDP are as follows:

MI/094	Approval of planning permission which does not conform to LDP2 – ‘Parking Standards’ SPG.	
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 railfreight 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.	

Summary on policy performance

Policy STR/1 Sustainable Transport, Development and Accessibility is the overarching policy for all sustainable transport development and has been widely referred to through development management whilst assessing planning applications.

Policy STR/2 Parking Standards has been widely referred to and in combination with the Parking Standards SPG. It clearly sets out the requirements and no changes are considered necessary at this stage.

Policy STR/3 Mitigating Travel Impact is clear in its requirements and there is no change necessary.

Policy STR/4 Non-Motorised Travel is a supportive mechanism for schemes including non-motorised travel. The policy will also be used in combination with other LDP policies however the key support is clear.

LDP STR/5 Integrated Sustainable Transport System is a supportive mechanism for schemes including non-motorised travel. The policy will also be used in combination with other LDP policies however the key support is clear. In listing schemes the policy will also need to be amended at review opportunity to include other future schemes and links to the Active Travel Bill and schemes promoted by STR/4.

Policy STR/6 Railfreight is purely a support of designated areas for freight. The reasons behind the need for the land are largely out of the control of planning, but no negative impact has been identified as part of the monitoring.

There are no concerns over the implementation of the policies in general and the section is performing well as a whole.

Conclusion of whether strategic objectives are being achieved

Four strategic objectives are of key relevance to this LDP area:

- SO1: To accommodate sustainable levels of population growth.
- SO7: Concentrate development along existing and proposed infrastructure networks and, in particular, at locations that are convenient for pedestrians, cyclists and public transport.
- SO9: To encourage efficient patterns of movement and to recognise the strategic role that the A55 and rail corridors will play in meeting the development needs of the Plan Area, and to give particular attention to development locations that are convenient for pedestrians, walking and cycling in Conwy to aid the reduction of transport CO2 emissions.
- SO13: To protect and improve accessibility to essential services and facilities, including open space, allotments, health, education and leisure.

It is considered that the policies are aiding to deliver the Strategic Objectives SO1, SO7, SO9 and SO13 in accommodating sustainable levels of population growth in accordance with the LDP. Promotion of pedestrian and cycling routes will also be promoted through masterplanning and the progression of the Active Travel Plan.

4.9 Minerals and waste strategy

The indicators for the minerals and waste policies of the LDP are as follows:

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		
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).	

Summary on policy performance

Although national policy and guidance has changed with respect to waste, policies MWS/6 and MWS/7 are considered sufficiently flexible to enable waste infrastructure to be delivered. This matter should be kept under review, however, to ensure that any emerging requirements can be met through the LDP. TAN 21 includes a regional requirement for monitoring which will monitor progress and level of need with respect to recovery and disposal and where necessary identify where additional provision

needs to be made. In the event that additional provision is identified as necessary in Conwy the waste policies would need to be reviewed to ensure that an appropriate allocation can be identified. It is not considered necessary to identify a monitoring target or trigger level within the monitoring for the LDP to address this, as a review of policy would be prompted by the significant contextual change demonstrated by the Waste Planning Monitoring Report.

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. In reality, however, when making decisions regarding proposals for waste management the Local Authority would be obliged to consider whether any material considerations would support a different decision being taken. The changes to national policy and guidance would be considered significant in this respect. It is, however, 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.

Despite the change in national planning policy since adoption of the LDP, the policies on Minerals and Waste appear to be performing well with a caveat that the 'need' element in policy MWS/5 has been superseded by changes to national planning policy on Waste. This will be subject to a review at the appropriate time.

Conclusion of whether strategic objectives are being achieved

Two strategic objectives are of key relevance to this LDP area:

- SO14: To promote the prudent use of resources through the minimisation of waste and assist in providing an integrated network of waste management facilities consistent with the needs of the area and the waste hierarchy.
- SO15: Contribute to regional and local mineral needs in a sustainable manner.

The objectives are being met, however it is necessary to continue to monitor performance and consider the conclusions/recommendations of the the annual Waste Monitoring Report when it is produced.

5 Summary of SEA/SA indicators

The Strategic Environmental Assessment Directive requires local authorities to undertake Strategic Environmental Assessment (SEA) as part of the preparation of the LDP. In addition to this the LDP Regulations requires a Sustainability Appraisal (SA) to be undertaken. In preparing the LDP the council undertook joint SEA and SA and produced and published its SEA/SA Report in conjunction with the LDP.

The SEA Directive also requires that the Council monitor the state of the environment through monitoring the sustainability objectives set out in the SEA/SA Report. The Scoping Report, Part 1 of the SEA/SA Report, sets out a framework consisting of 16 Objectives, which are broken down into 64 Indicators. This forms an integral part of the AMR and is contained in Appendix 2.

To effectively monitor the changes to the environment a strategic approach needs to be adopted and, as a result, the SEA monitoring is based on the 16 Objectives. Using the Objectives allows for a more strategic consideration that provides an overall picture of the effect that the plan is having on the environment, whilst taking account of the specific information provided by the Indicators and the potential for Indicators to conflict with one another.

The SEA monitoring uses the normal 'traffic light' system to identify how the state of the environment is changing during the plan period. As with the LDP monitoring, the LDP is at a very early stage in its implementation with no previous AMR data against which to assess performance.

Sustainability objective	2014/15
Ensure access for all to facilities, goods and services in order to combat social exclusion and deprivation	
Maintain and enhance community cohesion and identity	
Provide a clean, healthy and safe environment for all	
Ensure all have access to good quality housing to meet their needs, including affordable housing for local needs	
To maintain and enhance the diversity and abundance of indigenous species in the plan area	
Ensure special and distinctive, semi-natural and historic landscapes and their specific features are conserved and enhanced	
Conserve and enhance the existing built form and design, and ensure that new developments are built to high standards of design	
Conserve and enhance the built and archaeological cultural heritage features of the area	
Ensure new development takes into account the need for more efficient energy use and, and the LDP promotes energy generation from renewable resources	
Make the most use of land through appropriate allocations and determination of need, and through ensuring the appropriate remediation of contaminated land where relevant	
Prevent pollution of all water bodies, including surface and groundwaters, and ensure that development takes into account the need for efficient water use. Development must also be located so as not to increase the risk of flooding or be at risk from flooding	

Reduce all forms of air pollution locally and globally improve the atmosphere	Green	
Safeguard non-renewable resources and promote reuse of primary resources	Green	
Encourage diversification of the economic base in rural and urban areas	Yellow	Green
Ensure that there is good access for all to employment	Yellow	
Emphasise and increase factors conducive to wealth creation and attractiveness to investors	Yellow	

The SEA/SA monitoring indicates a positive change to the environment thus far in the plan period. The results indicate that overall, the plan is travelling in a positive direction and the objectives of the plan are being delivered. In conclusion it is found that the SA monitoring raises no significant issues which warrant further action. This is as expected, being the first AMR, and this report will provide the baseline for subsequent monitoring reports. Future reports will compare year on year progress, providing valuable information on trends and identifying any need for intervention, including reviews of policies.

No mitigation measures have been identified at this stage, however indicators relating to growth strategy and distribution, population, employment and housing take-up, tourism and natural environment will need to be monitored in future SA monitoring, alongside future LDP monitoring. Some key considerations have been identified in the LDP AMR and should the trends continue these will need to be addressed at LDP review (2018) or earlier should the need arise.

6 Conclusions and recommendations

The 2015 AMR is the first monitoring report to be prepared since the adoption of the LDP in October 2013. The findings of this first AMR provide an opportunity for the Council to assess the effectiveness of the Plan and to determine whether or not it may in the future need to be amended (subject to further AMRs).

LDP Wales states at paragraph 4.43 that an assessment of seven key issues should be included within the AMR. While all of these issues have been covered within earlier sections of this report, it is necessary to set out each answer specifically below to ensure that the AMR complies with its statutory requirements.

Does the basic Strategy remain sound?

The evidence collected for 2014/2015 indicates that the LDP strategy remains sound, and is in the most part being delivered. However, it is noted that certain elements of the Plan, for example, the housing strategy and the lack of a five year housing supply is of some concern.

The downturn in volume house building experienced nationally caused by the economic recession has resulted in a reduction of house building activity in the County Borough and therefore a reduction in the provision of affordable homes. As the economy recovers the Council is confident that opportunities to secure further affordable homes will increase.

The implications at national level resulting from the new Planning Act 2015 and the requirement to prepare an A55 Corridor Strategic Development Plan will impact on a review in the future as new national guidance is released. Furthermore, at a more local level, consideration has been given to the 2011 Census and resulting Population and Household Projections in terms of their Impact and potential to trigger a future review of the LDP growth strategy. Whilst this AMR does not trigger a review regarding this matter, due to Welsh Government guidance as presented in the Report, a further revision to the projections is likely again in the near future, which are likely to be different again in terms of a future LDP review.

Overall it is concluded that all strategy elements of the LDP, those being the Growth Strategy, Housing, Employment, Tourism, Community Facilities & Services, Natural Environment, Cultural Heritage, Sustainable Transport and Minerals & Waste are being implemented effectively with no key triggers being met at present to expedite a review. Where triggers are partially met, they relate predominantly to external influences outside of the Council's control i.e. market conditions.

What impact the policies are having globally, nationally, regionally and locally?

The SEA/SA monitoring indicates a positive change to the environment thus far in the plan period. The results indicate that overall, the plan is travelling in a positive direction and the objectives of the plan are being delivered. In conclusion it is found that the SA monitoring raises no significant issues which warrant further action. This is

as expected, being the first AMR, and this report will provide the baseline for subsequent monitoring reports. Future reports will compare year on year progress, providing valuable information on trends and identifying any need for intervention, including reviews of policies.

No mitigation measures have been identified at this stage, however indicators relating to growth strategy and distribution, population, employment and housing take-up, tourism and natural environment will need to be monitored in future SA monitoring, alongside future LDP monitoring. Some key considerations have been identified in the LDP AMR and should the trends continue these will need to be addressed at LDP review (2018) or earlier should the need arise.

Do any of the policies need changing to reflect changes in national policy?

As indicated within section 3 of this AMR, there have been several changes to national planning policy and legislation. The changes in national policy and guidance have not resulted in any significant changes that need to be addressed immediately, although it is likely that there may be future changes as a result of external (and internal) influences once evidence from future AMRs transpire. An analysis of future policy changes can be viewed within Section 4 of the AMR.

Are the policies and related targets being met or is progress being made towards meeting them (including the publication of SPG)?

The AMR process has identified that many of the policies and targets are being met, and where there are concerns, these relate mainly to changes in national guidance or mitigating circumstances that do not reflect failure of the strategy or policies.

With regards to the SA, no mitigation measures have been identified at this stage, however indicators relating to growth strategy and distribution, population, employment and housing take-up, tourism and natural environment will need to be monitored in future SA monitoring.

Since the adoption of the LDP, significant strides have been made in the adoption of SPG. A total of 16 SPG spanning most of the LDP topic areas have been adopted since adoption of the LDP to date, with a further 17 SPG scheduled adoption during the next AMR period and beyond. Please see Appendix 6 for further details. The adoption of such SPG has no doubt assisted with the application of policy and improved the quality of outcomes, and it is envisaged it will continue to do so as decision makers and applicants become more experienced when applying LDP policy.

Where progress has not been made, what are the reasons for this and what knock on effects does this have?

As this is the first AMR, it is difficult to establish trends or patterns with the progress of delivering the LDP strategy, however, a number of recommendations have been set out in the relevant sections of this AMR which suggest areas for future improvement. The lack of a 5 year housing land supply is a significant concern, especially when having regard to the current population and household projections. Whilst no review is proposed at this AMR, the issue will be a key consideration for the future with regards to the Council's obligation to retain a 5 year housing land supply. Other evidence base work (e.g. Retail Study, Employment Land Review, etc.) will also need to be reflected in future reviews in terms of new land allocations.

This 2015 AMR has highlighted five key considerations for future AMRs to closely monitor and which are likely to trigger a review as follows:

Key Consideration 1 (National): Take account of new national guidance and regulations. The AMR highlights the new Planning Act 2015 with regards to the potential changes to the Conwy LDP and in relation to the proposed A55 Corridor Strategic Plan. There are also potential implications that could result from Government reform and local authority mergers with regards to the potential to prepare joint or wider LDPs at review stage.

Key Consideration 2 (Regional): Take account of new regional considerations. The AMR highlights the potential land requirement impacts resulting from Wlyfa B Nuclear Power Station in terms of the potential for new employment, housing and strategic transport locations. The requirement detailed in the New Planning Act 2015 to prepare a regional A55 Corridor Strategic Plan as above under Key Consideration 1, will influence this element. Other regional evidence, such as the Regional Transport Plan will also need to be reflected in any review.

Key Consideration 3 (Local): The AMR highlights the implications of the current and future population and household projections with regards to review.

Key Consideration 4 (Local): The lack of a 5 year housing land supply is a significant concern, especially when having regard to the current population and household projections. Whilst no review is proposed at this 2015 AMR stage due to several factors detailed in the AMR, the issue will be a key consideration for the future with regards to the Council's obligation to retain a 5 year housing land supply. Other evidence base work (e.g. Retail Study, Employment Land Review, etc.) will also need to be reflected in future reviews in terms of new land allocations.

Key Consideration 5 (Local): Minor amendments to policies contained within the LDP. It is highly likely at the a review stage following further AMRs that minor adjustments to policy criteria will be proposed as a result of planning application and appeal decisions since the LDP adoption and national requirements. Such changes will be minor, but overall they will provide for more appropriate and robust polices for the County Borough. For example, some policies have been considered too strict and requiring greater flexibility, which has been supported at appeal (e.g. Holiday

Accommodation Zone policy TOU/3, Chalet, Caravan and Camping Sites TOU/4 and the Wind Turbine Policy NTE/7).

The table below summarises the targets/objectives in a traffic light format to highlight progress / concerns:

Policy	Status
DP/1, DP2, DP/3, DP/4, DP/5, DP/6, HOU/1, HOU/4, HOU/5, HOU/10, HOU/11, HOU/12, EMP/1, EMP/3, EMP/4, EMP/5, EMP/6, TOU/1, TOU/2, CFS/1, CFS/2, CFS/5, CFS/6, CFS/8, CFS/10, CFS/11, CFS/15, NTE/1, NTE/2, NTE/3, NTE/4, NTE/5, NTE/6, NTE/7, NTE/8, NTE/9, CTH/1, CTH/3, CTH/4, STR/1, STR/2, STR/3, STR/4, STR/5, MWS/1, MWS/2, MWS/3, MWS/4, MWS/6, MWS/7, MWS/8	Policy is delivering as intended.
HOU/2, HOU/3, HOU/6, HOU/9, EMP/2, TOU/3, TOU/4, CFS/3, CFS/4, CFS/7, NTE/10, CTH/2, CTH/5, MWS/5	Policy is not delivering as intended, but is delivering sufficiently that no intervention is required.
	Policy is not delivering as intended and intervention is required.
DP/7, DP/8, HOU/7, HOU/8, CFS/9, CFS/12, CFS/13, CFS/14, STR/6	No conclusion can be drawn at this stage

Do any aspects of the LDP need adjusting or replacing because they are not working as intended or are not achieving the Objectives of the Strategy and/or Sustainable Development Objectives?

This AMR also highlights where a minor number of policies will need to reviewed and potentially revised in the future (section 4). For example, there may be minor changes required to the tourism and natural environment policies, specifically those related to the holiday accommodation zone and wind turbines. Such issues are minor, but require change to tighten policy having had regard to planning application or appeal decisions.

If policies or proposals need changing, the suggested actions required to achieve them

The Council does not consider that any policies or proposals need changing at this time, however it is aware of the external and internal influences surrounding the delivery of the LDP strategy and will continue to monitor such influences alongside the indicators when producing the next AMR.

RECOMMENDATIONS:

In the Council's opinion, there is no evidence to suggest a need for a full or partial review at this time. While this first AMR identifies a number of matters which the Council will need to continue to monitor, the AMR is based on a relatively short monitoring period and the findings will need to be compared with future monitoring data prior to recommending a review of the LDP. A review is likely to be required, either partially or in full, following further AMRs, or at the statutory full 4 year period (2018).

Appendix 1: Monitoring framework for LDP indicators

Development Principles

<p>Monitoring reference: MI/001 Strategic objective: SO1, SO3, SO4, SO7, SO10, SO11, SO14 Aspect monitored: Housing development take up in the UDSA and RDSA Policies monitored: DP1 and DP/2 Level: Local Frequency: Annually Source: CCBC (through the Joint Housing Land Availability Study)</p>				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
% of housing development take up in the Urban and Rural Development Strategy Areas (UDSA – RDSA) in meeting predicted population change requirements.	85% in the UDSA and 15% in the RDSA by 2010, 2017 and 2022.	10% deviation in each strategic development area.	Urban – Rural – (2010 baseline from completions, commitment and windfall forecasts).	91.6% Urban (175) 8.4% Rural (16)
<p>Analysis The LDP promotes a hybrid strategy, where 85% of growth is concentrated predominantly within the Urban Development Strategy Area (UDSA) along the coastal strip, in sustainable accessible locations and where the high majority of affordable housing is required. Additionally, the strategy takes account of the significant constraints within the east of the county (Pensarn, Towyn & Kinmel Bay) with regards to overall distribution within the UDSA. Therefore, development is distributed predominantly within the Abergele, Llandudno, Llandudno Junction and Colwyn Bay areas, being classed sustainable within the hierarchy of settlements and locations where there is significant affordable housing need. Other urban settlements within the UDSA are also be expected to contribute to the overall housing and employment land requirements being sustainable and accessible locations.</p> <p>This strategy also allows for 15% of the remaining growth in the Rural Development Strategy Area (RDSA), which again best meets the affordable housing need and encourages growth in the rural economy, but at the same time protects the natural and built environment.</p> <p>Overall, the findings of this analysis in relation to commitment are positive insofar as the proportional split of housing commitments is moving towards the strategy. It is expected that the split will move further towards the actual percentages as the Plan becomes more mature and allocations are realised.</p>				

It will be a key objective to have a watching eye over the UDSA delivery, which does fall slightly below target. This maybe a reflection of factors such as the more complex nature of financing requirements, the lack of volume builders, the limited commercial finance available to small builders and the cautious approach of mortgage companies to house purchasers. The Council are fully promoting allocated sites in addition to the exceptions policy in rural areas. To further assist, the Council have recently contacted all Town and Community Council's in the UDSA to start discussions over allocated sites and encourage submission of other exceptional sites to meet needs. A bespoke website has been developed, which provides the facility for T&CCs or landowners to submit sites for appraisal and suitability against LDP policy. Developments Briefs are also being prepared to provide certainty to developers in addition to encouraging Pre-application Viability Assessments. However, whilst the Council are looking proactively at development promotion and investment, it should be noted that the delivery of the target is not directly under the control of the Local Authority due to the impact of market forces, etc., and therefore, working towards the correct balance as promoted in the LDP is all that can realistically be aimed for at this point in time.

Conclusion

The 'direction of travel' towards policy goals for refocusing growth in the sustainable UDSA as shown in the results is positive and therefore there are no significant concerns over policy implementation at this stage. No intervention required at this stage.

<p>Monitoring reference: MI/002 Strategic objective: SO1, SO3, SO4, SO7, SO10, SO11, SO14 Aspect monitored: Housing development take up in the UDSA and RDSA Policies monitored: DP1 and DP/2 Level: Local Frequency: Annually Source: CCBC</p>				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
% of employment land take up in the Urban and Rural Development Strategy Areas in meeting predicted population change requirements.	85% in the UDSA and 15% in the RDSA by 2010, 2017 and 2022.	10% deviation in each strategic development area.	2010	100% UDSA 0% RDSA
<p>Analysis Whilst the take-up of employment land has been depressed, the overall distribution has been in line with the target LDP Growth Strategy. The take-up results (see Economic Strategy Section below) do, however, reflect the fact that the LDP has only been adopted for a short period. They also reflect the fact that the adoption of the Plan also coincides with relatively depressed market conditions. This is compounded by the fact that there is a relatively long lead in time for larger mixed-use (employment and housing) allocated sites as promoted in the LDP. The LPA is working with allocated site owners/developers to encourage early preparation for site delivery/land assembly etc. where necessary. As a direct result of the number of pre-application discussions, it should lead to an increase in the number of applications on allocated sites in the next monitoring year. Furthermore, the Council is preparing an Employment Land Investment Protocol, which steers potential developers to various sources of employment lands, including a flexible policy approach to deliver greenfield lands for employment where all other LDP sites are unsuitable or have been developed. The resulting planning permissions will of course take a few years to translate into completions for employment, but overall the LPA is being proactive and flexible in promoting investment both within the UDSA and RDSA.</p>				
<p>Conclusion The performance is generally in line with expectations at this early stage of the adopted plan and therefore there are no concerns over the implementation of policy. No intervention required at this stage.</p>				

Monitoring reference: MI/003 Strategic objective: SO1, SO3, SO4, SO7 Aspect monitored: Residential development on brownfield land Policies monitored: DP/1 Level: National Frequency: Annually Source: CCBC (through the Joint Housing Land Availability Study)				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Amount of new developments (ha) permitted via conversions and brownfield redevelopment as a % of all development permitted.	60% and above	Decrease below base level.	0.5	77%
Analysis <p>The delivery of conversions and previously developed brownfield land has been extremely positive over the past 3 years, exceeding 60% and above each year. The settlement boundary policy is proving to be an extremely effective mechanism for ensuring that new development promotes the effective use of urban land, concentrates development within settlements and prevents inappropriate development in the countryside. However, as a result of the 5 year land issue and potential pressures for greenfield developments, there is likely to be a reduction in the overall percentage of PDL delivery over the next monitoring period. In the meantime, the Council will continue to prepare development briefs for allocated sites to provide certainty to developers and encourage delivery.</p>				
Conclusion <p>The targets are currently being met and there is no concern over the implementation of the policies.</p>				

Monitoring reference: MI/004 Strategic objective: SO10, SO11, SO14 Aspect monitored: Crime Policies monitored: DP/3 Level: Local Frequency: Annually Source: Crime Survey for England and Wales (CSEW), Office for National Statistics				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
The number of reported crime incidents by type as a total.	15% decrease overall 7,299 (2012) 6,831 (2017) 6,386 (2022)	Increase from the base level for 3 more consecutive years.	7,510* (crime incidents 2009/2010)	5,759
Analysis Crime has fallen each year from the base level of 2009/10 to 2014/15. The LPA have established a bespoke LDP Sites Project Team, which encourages very early discussions with developers over scheme layouts, viability, etc. The Projects Team has proven extremely beneficial in discussing layouts against Policy DP/3 and in ensuring such issues are assessed and planned for in their supporting planning documents e.g. DAS. Overall, it is difficult to assess the potential impact the development schemes have had on the reduction of crime, but the LPA are confident that such issues are being appriased by developers and planned for as per Policy DP/3, especially via pre-application negotiations.				
Conclusion The targets are currently being exceeded and there is no concern over the implementation of the policies.				

*Data is for June 2009-May 2010

Monitoring reference: MI/005 Strategic objective: SO1 – SO16 Aspect monitored: SPG and planning brief compliance Policies monitored: All relating to adopted SPG Level: Local Frequency: Annually Source: CCBC Planning Applications and M3 System.				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Number of Planning applications approved not in accordance with the relevant Supplementary Planning Guidance (i.e. Design SPG) or Planning Brief	100%	3 in any year.	0	0
Analysis No applications have been approved against the Supplementary Planning Guidance adopted within the monitoring period. In general, the SPGs adopted to date have provided more specific guidance to assess applications. The SPGs have provided greater certainty to developers in submitting applications, and as a result of early consultation with developers/agenst/landowners, planning applications have looked to comply with the SPG documents				
Conclusion The targets are currently being met there is no concern over the implementation of the policies.				

Monitoring reference: MI/006 Strategic objective: SO6, SO13 Aspect monitored: Planning obligations and new infrastructure requirements Policies monitored: DP/5 and CFS/11 Level: Local Frequency: Annually Source: CCBC Planning Applications and M3 System and CCBC S106 Database.				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Total successful obligations negotiated with developers.	5 a year (2010) 10 a year (2017) 20 a year (2022)	Less than base level.	5 a year	29 applications
Analysis Planning contributions were requested on a total of 29 applications in the monitoring period. Contributions requested included: affordable housing, highways, open space, waste, allotments, libraries and town centre regeneration. These have been secured via legal agreements. CCBC is currently working towards adopting a Community Infrastructure Levy. If adopted, it is likely that the majority of planning obligations will be sought by this means and not Section 106 Agreements. It is argued here that the resulting 29 applications has been largely down to a transparent and flexible policy guidance. The LPA have established a pre-application Viability Assessment Protocol, where developers can discuss at the earliest opportunity the likely planning obligation based on an open book viability discussions. The service provided and overall flexibility of the Policy in terms of viability discussions has proved beneficial to developers in progressing applications quickly. Furthermore, the LPA has adopted the Planning Obligations SPG, which again provides greater transparency and certainty to developers in progressing applications. A Section 106 Monitoring Group has also been established to closely monitor agreements thereafter.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/007 Strategic objective: SO1 – SO16 Aspect monitored: National policy Policies monitored: DP/6 Level: Local Frequency: Annually Source: CCBC Planning Applications and M3 system.				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Total number of planning applications being approved against Policy DP/6 – ‘National Guidance’.	0	3 in any year.	0	None
Analysis No applications have been approved in this monitoring period specifically against national guidance. Previous years have resulted in approvals against national guidance and advice from Natural Resources Wales regarding flooding and consequences in the flood zone. This such case resulted in a WG call-in, appeal and subsequent dismissal.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/008 Strategic Objective: SO10, SO11, SO14 Aspect monitored: Design SPG Policies monitored: DP/3 Level: Local Frequency: Annually Source: Planning Policy				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Prepare and Adopt the Design SPG	SPG completed and Adopted within 12 months of LDP adoption	N/A	N/A	Adopted July 2015
Analysis The SPG has been completed and adopted , but outside of the target timeframe. The resulting SPG is now being implemented. Whilst the target timeframe has not been met, it has not resulted in any detrimental impact in delivering the LDP or policy.				
Conclusion SPG is adopted and being implemented.				

Monitoring reference: MI/009 Strategic Objective: SO1, SO2, SO3, SO6, SO12, SO13 Aspect monitored: Greenfield and open space land developed Policies monitored: National, HOU/1, CFS/12 Level: National Frequency: Annually Source: Planning Applications (M3)				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Amount of greenfield and open space lost to development (ha) which is not allocated in the LDP or in accord with LDP Policy	None Lost	N/A	1 in any year	None lost
Analysis There has been no loss of unallocated greenfield or open space land in the plan area.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

The Housing Strategy

Monitoring reference: MI/010 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: Housing delivery Policies monitored: HOU/1, HOU/2 Level: National Frequency: Annually Source: M3/Joint Housing Land Availability Studies and annual return to WG on affordable housing				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Number of net additional affordable and general market dwellings built per annum.	125 affordable and 423 general market dwellings per annum	15% above or below target	132 affordable and 423 dwellings per annum	54 affordable 137 general market
Analysis <p>The downturn in volume house building experienced nationally caused by the economic recession has resulted in a reduction of house building activity in the County Borough and therefore a reduction in the provision of affordable homes, resulting in delivery of AHLN being 57% below target whilst market dwellings have been 68% below target. As the economy recovers the Council is confident that opportunities to secure further affordable homes will increase.</p> <p>The adoption of the Affordable Housing SPG will provide clarity and advice to developers when considering new residential sites. Also, to assist developments coming forward on the larger sites Development Briefs are being prepared to guide developers in terms of planning obligations, design, layout and density requirements.</p>				
Conclusion <p>The delivery of housing both AH and market has been below target principally due to the wider economic situation and poor housing market which is beyond the influence of the Planning system. The delivery of affordable dwellings (57% below target) has been affected to a lesser extent than the delivery of market dwellings (68% below target) due to ongoing delivery of a number of large Housing Association schemes, although a slow down in market housebuilding has contributed to a fall in delivery of affordable housing via S106.</p>				

Monitoring reference: MI/011 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: 5 year land supply Policies monitored: HOU/1 Level: National Frequency: Annually Source: M3/Joint Housing Land Availability Studies.				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
5 Year Housing Land Supply	5 Year Housing Land Supply	Supply falls below 5 years	5 Year Housing Supply	4.0
Analysis <p>The 2015 JHLAS demonstrates a land supply in Conwy of 4.0 years, with a shortfall of 581 dwellings over the 5 year period. This is due to the extended period with low housing development caused by the wider economic climate, in comparison with the high growth projections used for the LDP, which were based on boom years prior to the crash. The residual method therefore makes the remaining housing requirement increasingly difficult to achieve; a situation not unique to Conwy.</p> <p>The Council is aware of the importance of having a 5-year land supply and is taking a number of steps to increase the land supply in Conwy. This includes starting production of a site prospectus to encourage interest in allocated sites, particularly from larger National housebuilders; preparation of development briefs to provide greater certainty over requirements and the Council's vision for the site and simplify the application process; production of 'Speculative Development Guidance' accepting that applications will – and have already started to – come forward on sites outside the settlement boundary but to encourage developers to provide sufficient information to ensure the application can be properly assessed in terms of the requirements of the community and the LDP strategy.</p>				
Conclusion <p>This target is not being met, however it is primarily due to factors outside the control of CCBC, i.e. the economy and housing market so it is not raising significant concern in terms of implementation of Housing policies at this time. Since publication in July of the JHLAS demonstrating less than a 5-year supply the Council is being proactive in taking steps to increase the land supply.</p>				

Monitoring reference: MI/012 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: Release of contingency sites Policies monitored: HOU/1 Level: Local Frequency: Annually Source: LDP/M3/Joint Housing Land Availability Studies				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Number of contingency sites released, based on <u>Location:</u> Priority will be given to releasing one or more contingency sites in the same general area in which a shortfall is identified; <u>Capacity:</u> The contingency site released should be capable of providing the approximate dwelling numbers required; <u>Deliverability:</u> A contingency site should be deliverable within the period anticipated.	Planning Permission granted on a contingency site within 12 months of release	No planning permission granted within 24 months of release of a contingency site	N/A	Contingency sites released July 2015.
Analysis The publication of the 2014 JHLAS in July 2015 triggered the release of Contingency Sites as there was a shortfall in the housing land supply when these were not included. The target for gaining planning permission is within 12 months of release, therefore July 2016, with the trigger being July 2017.				
Conclusion No contingency sites have yet been granted planning permission however the target date is not until July 2016 so this indicator is being met.				

Monitoring reference: MI/013 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: Empty homes Policies monitored: HOU/12 Level: Local Frequency: Annually Source: M3/CCBC Housing Services Monitoring				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Number of vacant dwellings brought back into use.	25 Dwellings a year	-15% for two consecutive years	25 Dwellings a year (from 2012)	41
Analysis Since the start of the Plan Period, the target of 25 dwellings per year has been exceeded in all but two years and in 2014 – 15 has once again been achieved by a significant margin.				
Conclusion The target is currently being met and there is no concern over the implementation of the LDP policies.				

Monitoring reference: MI/014 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: Development on residential allocations Policies monitored: HOU/1, HOU/2, HOU/6, HOU/10, HOU/12 Level: National Frequency: Annually Source: M3/Joint Housing Land Availability Studies				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
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.	(a) 15% per annum (b) 70% (to allow for windfalls & conversions)	(a) 15% per annum (b) 70% (to allow for windfalls & conversions)	N/A	a. 7% b. 44%
Analysis Of the sites allocated for residential development in the LDP, two sites (totalling 79 dwellings) gained permission prior to the start of this monitoring period. A further two sites received permission during 2014-15 (Esgyryn, Llandudno Junction phase 1: 66 dwellings and St George Road, Abergele: 94 dwellings). An additional four applications (for a total of 176 dwellings) have either been granted since 1/4/2015 or are yet to be determined for development on allocated sites. <p>a) Housebuilding in general has been slow in recent years due to issues in the wider economy and the housing market, therefore the proportion of allocations granted permission has been correspondingly low. Further applications for allocated sites are in the pipeline or have been granted since 1/4/2015 as indicated above therefore failure to achieve this target is not thought to be a consequence of the implementation of the Policy. The target is also too high, as if development of all allocated sites were to take place evenly over the Plan Period from the date of adoption to 2022, approximately 12% would be built on an annual basis – lower than the target of 15%. Therefore it is not possible to meet the target throughout the Plan Period.</p> <p>b) Permissions granted on housing allocations is below the target of 70%, due to a number of factors. Firstly, since adoption of the LDP several allocated sites have gained developer interest and several have gained planning permission although only 2 were granted during the monitoring period (see above). It takes time for developers to bring sites forward and numbers of applications for development of allocated sites are increasing. Secondly, the poor housing market conditions that have affected the rate of housebuilding as mentioned above has affected RSL development schemes to a lesser extent. This means that such schemes (which are typically urban, brownfield</p>				

developments on unallocated sites) now form a higher proportion of all developments than they have previously. It is considered that the 70% target may be too high to be achievable in practice in part due to the number of small windfall sites and larger unallocated sites that contribute to the housing land supply in Conwy.

Conclusion

Neither of the targets have been met for this indicator, however this is primarily due to housing market conditions outside of the control of the LPA. No significant concerns are raised at this time over the implementation of the Policy however it would be appropriate to make amendments to the indicator targets as outlined above.

Monitoring reference: MI/015 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: Density of housing development Policies monitored: HOU/4 Level: National Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Average density of housing development permitted on allocated development plan sites.	Min. 30 dwellings per hectare for scheme of 3 or more dwellings.	5 or more scheme granted permission at fewer than 30 dwellings per hectare.	N/A	1 site granted permission on allocated sites with <30 dph
Analysis Two allocations have received planning permission during the monitoring period. Of these one site (St George Road, Abergele) is at a lower density than the target of 30 dph – approximately 22dph. Policy HOU/4 allows flexibility in the density of residential development where there is sufficient justification. On this occasion the open space requirement (linked to archaeology on site), coupled with the need to provide a link through to the future access road meant that a lower density was acceptable on the site.				
Conclusion Although the target has not been met, the trigger level has not been reached and there are no concerns about the implementation of this policy.				

Monitoring reference: MI/016 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: Housing schemes based on LHMA Policies monitored: HOU/1 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
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.	0	1 or more planning permissions granted against officer recommendation.	0	0
Analysis No applications have been granted against the recommendation of the Housing Strategy Officer.				
Conclusion This target has been met therefore there are no concerns over the implementation of the Policy.				

Monitoring reference: MI/017 Strategic Objective: SO3 Aspect monitored: Exception Sites Policies monitored: HOU/6 Level: Local Frequency: Annually Source: M3/Rural Housing Enabler Studies/Joint Housing Land Availability Studies.				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Amount of affordable housing permitted via 'exception sites'.	5 Dwellings a year	20% above or below target.	5 dwellings a year	0
Analysis No dwellings were permitted on Exception Sites during the monitoring period although an application for several dwellings under this Policy has been submitted since. Due to the nature of Exception sites coming forward as required to meet local demand, the number of permissions granted will fluctuate over time.				
Conclusion Although the target has not been met, it is considered that it is too early to identify whether this represents a serious issue in relation to implementation of the Policy.				

Monitoring reference: MI/018 Strategic Objective: SO2, SO3 Aspect monitored: Houses of Multiple Occupation Policies monitored: HOU/10 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
The number of applications for Houses of Multiple Occupation achieving planning permission.	0	1 or more planning permissions	0	0
Analysis No applications for Houses of Multiple Occupation have been granted during the monitoring period.				
Conclusion The target is being met and there are no concerns about the implementation of the policy.				

Monitoring reference: MI/019 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: Affordable housing SPG Policies monitored: HOU/1, HOU/2, HOU/4, HOU/5, HOU/6 Level: Local Frequency: Annually Source: Planning Policy and Housing				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Prepare and adopt SPG on affordable housing.	Adopted within 12 months of LDP adoption.	n/a	n/a	In production
Analysis In progress. Will be reported to Cabinet November/December 2015 for Adoption.				
Conclusion SPG is in production. There are no concerns over policy implementation and the delay of the SPG has not impacted on the provision of affordable housing being delivered.				

Monitoring reference: MI/020 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: Self-contained flats SPG Policies monitored: HOU/10 Level: Local Frequency: Annually Source: Planning Policy and Housing				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Prepare and adopt SPG on self-contained flats	Adopted within 12 months of LDP adoption.	n/a	n/a	Not started
Analysis In progress. Will be reported to Cabinet January/February 2016 for Adoption.				
Conclusion SPG is in production. There are no concerns over policy implementation.				

Monitoring reference: MI/021 Strategic Objective: SO3 Aspect monitored: Gypsy & traveller site applications Policies monitored: HOU/9 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Number of private / Council planning applications for G&T sites granted and refused in accord or contrary to Policy HOU/9	Min. 1 site granted permission	a) 1 or more planning applications which accord with policy refused planning permission b) Failure of Conwy CBC to approve a site by July 2014	0	No applications refused. One site granted permission April 2015
Analysis <p>Under the requirements of the Housing Act 2004 and Welsh Office Circular 30/2007 'Planning for Gypsy & Traveller Caravan Sites' all local authorities in Wales are required to identify the housing needs of gypsies and travellers in its area and make provision for any needs identified. These requirements are reinforced in the Housing (Wales) Bill which received Royal Assent and became an Act on 17th September 2014. The Act includes provisions to place a duty on local authorities to provide sites where a need has been identified.</p> <p>Based on the need identified in the North Wales Gypsy & Traveller Accommodation Needs Assessment (GTANA), the adopted Conwy LDP contains a commitment by the Council to identify and seek planning permission for suitable G&T sites in the County Borough and incorporates a timetable for the process. In line with this timetable the Council established a Gypsy & Traveller Working Group in 2013 and work progressed on site identification and assessment. This work involved consultation with various Council Departments and statutory authorities on the suitability of sites in terms of, for example, access, availability of services, and environmental impact.</p> <p>Following this consultation and assessment process, the Council's Cabinet agreed on the 9th December 2014 to progress a site at Bangor Road, Conwy for permanent residential and a site at the former Smithy Layby, near Bodelwyddan for temporary stays - with a view to submitting planning applications and seeking WG grant funding to build out the sites. A degree of risk was reported to the Cabinet at the time due to the uncertainties over land ownership, of which both sites were in WG ownership.</p>				

As a result of preliminary agreement by WG to utilise the Bangor Road site for a permanent residential site, a planning application was submitted in February 2015 and received Committee approval in April 2015. A subsequent WG grant application was submitted thereafter in June 2015 for the sum of £542,000, which was accepted in late July 2015. The Planning Policy Service has prepared a tendering package to be advertised via Sell2wales and it is anticipated that work will commence on site November/December 2015.

In relation to the temporary site at Smithy Layby, site discussions are on-going with WG and other interested parties regarding land ownership. However, as a result of new WG requirement to prepare updated GTANA reports by February 2016, CCBC are proposing to undertake a joint call for sites with Denbighshire County Council (DCC) and await the outcome of the reviewed GTANA in 2016. The Smithy Layby site will remain in the assessment process and be further assessed against sites submitted to the proposed joint call for sites.

Conclusion

Full planning permission for a permanent residential Gypsy & Traveller site was granted in April 2015. The delay in obtaining planning permission was due to protracted land ownership and trunk road (A55) discussions with WG.

Monitoring reference: MI/022 Strategic Objective: SO3 Aspect monitored: Provision of gypsy & traveller site Policies monitored: HOU/9 Level: Local Frequency: Annually Source: Planning Policy/ Housing/ WG				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Provision of Gypsy & Traveller Site	Call for Sites by Aug 2013 Establishment of working group to consider sites by October 2013 Completion of site search/assessment by March 2014 Approval of preferred site(s) by Conwy CBC by June 2014 Submission of planning application by Sept 2014 Determination of planning application by Jan 2015 Submission for WG funding by March 2015	Failure to achieve target dates	0	One site granted permission April 2015 WG grant application approved July 2015
Analysis As a result of preliminary agreement by WG to utilise the Bangor Road site for a permanent residential site, a planning application was submitted in February 2015 and received Committee approval in April 2015. A subsequent WG grant application was submitted thereafter in June 2015 for the sum of £542,000, which was accepted in late July 2015. The Planning Policy Service has prepared a tendering package to be advertised via Sell2wales and it is anticipated that work will commence on site November/December 2015.				
Conclusion Planning permission for the permanent G&T site has been secured and WG grant approved. The delay in obtaining planning permission and grant funding was due to protracted land ownership and trunk road (A55) discussions with WG. It is anticipated that work will commence on site November/December 2015.				

Monitoring reference: MI/023 Strategic Objective: SO3 Aspect monitored: Gypsy & traveller accommodation needs assessment (GTANA) Policies monitored: HOU/9 Level: Local Frequency: Annually Source: Planning Policy and Housing				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Undertake assessment of site needs for travelling show people.	Study complete within 12 months of LDP adoption	n/a	n/a	Due by Feb 2016
Analysis As a result of new WG requirement to prepare updated GTANA reports by February 2016, CCBC are proposing to undertake a joint call for sites with Denbighshire County Council (DCC) and await the outcome of the reviewed GTANA in 2016. The new GTANA will include an assessment of the need for travelling show people accommodation within CCBC & DCC.				
Conclusion To await the outcome of the reviewed GTANA in February 2016.				

The Economic Strategy

Monitoring reference: MI/024 Strategic Objective: SO4, SO5 Aspect monitored: Unemployment Policies monitored: EMP/1, EMP/2, EMP/3, EMP/4, EMP/5, EMP/6 Level: Local Frequency: Annually Source: WG Stats Wales: Annual unemployment rates by Welsh local authority.				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Annual Unemployment Level	Decrease unemployment levels by 10%	15% or higher	4.8% (Year ending 31 March 2007)	6.1%*
Analysis <p>The CCBC 'Monitoring the Economy Research Bulletin' looks at key economic indicators for the County, presenting the latest data, historical context and providing some commentary on what the data shows. Topics covered include employment and worklessness, the local and national economic context, housing activity and income and benefits.</p> <p>The Job Seekers Allowance (JSA) unemployment rate for June 2015 was 1.9% - the lowest it has been since the end of 2007. Whilst unemployment rates have fallen in recent months, the reduction is not as sustained or stable as for the GB rate. Nearly a half (48.7%) of all claimants have been unemployed for at least six months and over a quarter of all claimants have been claiming Job Seekers Allowance for 12 months or longer - a total of 345 people. The total number of unemployed claimants aged under 25 was 290. In general, young people under the age of 25 make up between 20% and 30% of all JSA claimants. There were 310 claimants aged 50 or over in June 2015 - nearly 100 more than there were in the autumn of 2007.</p>				
Conclusion <p>These are positive results particularly given the challenging economic conditions. The Council is therefore confident that the monitoring target will be met should the UK economy continue to grow. No intervention required at this stage.</p>				

*Data for April 2013-March 2014

Monitoring reference: MI/025 Strategic Objective: SO1, SO4, SO5 Aspect monitored: Employment Policies monitored: EMP/1, EMP/2, EMP/3, EMP/4, EMP/5, EMP/6 Level: Local Frequency: Annually Source: WG Stats Wales: Employment status persons 16+				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Number of plan area residents in employment.	Increase Employment Levels as indicated below: 49,326 (2012) 50,727 (2017) 51,350 (2022)	No increase for 3 or more consecutive years, or decrease below Base level.	49,000 (Year ending 31 March 2007)	50,100*
Analysis Latest employment figures show a total of 50,100 Conwy residents in employment for 2014/2015 which exceeds the predicted targets.				
Conclusion The targets are currently being exceeded and there is no concern over the implementation of the policies.				

*Data for April 2013-March 2014

Monitoring reference: MI/026 Strategic Objective: SO1, SO4, SO5 Aspect monitored: Employment land development (UDSA) Policies monitored: EMP/1, EMP/2, EMP/3, EMP/4, EMP/5, EMP/6 Level: National Frequency: Annually Source: CCBC Planning Applications, Employment Land Monitoring Report and M3 system				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Employment land development per annum in the Urban Development Strategy Area.	(a) 15% per annum (b) 80% (to allow for commitments and developments on non-allocated sites)	(a) 10% or below for 2 consecutive years (b) 15% below target for 2 consecutive years.	n/a	0 ha built in 2014/15
Analysis <p>During the period 2007 – 2012 approximately 8.4 hectares of B1, B2 & B8 commercial development has been completed within the Urban Development Strategy Area. Whilst the take-up of employment land has been depressed, the overall distribution has been in line with the target LDP Growth Strategy. The take-up results do, however, reflect the fact that the LDP has only been adopted for a short period. They also reflect the fact that the adoption of the Plan coincides with a relatively depressed market and is further compounded by the fact that there is a relatively long lead in time for larger mixed-use (employment and housing) allocated sites as promoted in the LDP. The LPA is working with allocated site owners/developers to encourage early preparation for site delivery/land assembly etc. where necessary. As a direct result of the number of pre-application discussions, it should lead to an increase in the number of applications on allocated sites in the next monitoring year. Furthermore, the Council is preparing a number of Development Briefs and an Employment Land Investment Protocol, which steers potential developers to various sources of employment lands, including a flexible policy approach to deliver greenfield lands for employment where all other LDP sites are unsuitable or have been developed. The resulting planning permissions will of course take a few years to translate into completions for employment, but overall the LPA is being proactive and flexible in promoting investment both within the UDSA and RDSA.</p> <p>In addition, recent permissions/completions within the Urban Development Strategy Area include;</p> <ul style="list-style-type: none"> • Former dairy site, Station Road, Mochdre – 0.7 hectares (approx. 3,000 sq. m) of B1 & B8 light industrial/storage & distribution space creating up to 100 jobs • Esgyryn, Narrow Lane, Llandudno Junction – 0.2 hectares (approx. 750 sq. m) of B1 office space creating up to 80 jobs • Former Hotpoint site (WG offices), Llandudno Junction – Approx. 10,000 sq. m of B1 office space creating in excess of 600 jobs • Former Hotpoint site (The Point), Llandudno Junction – 2.2 hectares (approx. 4800 sq. m) of mixed car dealership, servicing and administration creating approx. 150 jobs 				

In Llandudno's Mostyn Champneys Retail Park the conversion of the former Ten Pin Bowling Alley to TK Maxx has resulted in the creation of 1977 sq. m of new retail floorspace resulting in the provision of approx. 40 new jobs.

Also, CCBC Development Management department are presently considering a full planning application for an 8,700 sq. m retail superstore, petrol filling station and restaurants (x4 = approx. 1400 sq. m) creating approx. 250 jobs at the former Brickworks site, Llandudno Junction.

In addition to the allocated sites, the Council annually monitors the existing employment sites across the County Borough, which consist of primarily B1, B2 and B8 employment units. As well as ensuring the ability of new sites to come forward, the LDP also plays a key role in protecting and managing these sites. In allocating the sites in the LDP, the Council considered that the most appropriate and suitable sites were allocated to meet the calculated need for new major employment land in the County Borough. The Council will continue to monitor progress towards the monitoring targets and assess any opportunities that arise to intervene in the delivery of new employment land. Whilst it is expected that the delivery of new employment land will be challenging, the Council is confident that as the economy recovers and opportunities to secure employment related inward investment increase, it will have both suitable allocated sites and existing sites to meet this need.

Conclusion

The performance is generally in line with expectations at this early stage of the adopted plan and therefore there are no concerns over the implementation of policy. It remains the Council's view that the situation can be ameliorated without immediate intervention at this stage or sufficient progress can take place in the latter part of the adopted LDP plan period not to require direct intervention.

Monitoring reference: MI/027 Strategic Objective: SO51, SO4, SO5 Aspect monitored: Employment land development (RDSA) Policies monitored: EMP/1, EMP/2, EMP/3, EMP/4, EMP/5, EMP/6 Level: National Frequency: Annually Source: CCBC Planning Applications, Employment Land Monitoring Report and M3 system				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Employment land development per annum in the Rural Development Strategy Area.	Development of 3 ha of employment land by 2022 0.44 ha by 2012 (0.09 ha pa) 2.16 ha by 2017 (0.34 ha pa) 3.0 ha by 2022 (0.17 ha pa)	Annual development rates 15% lower or higher than targets for two or more consecutive years	0 ha built since 2007	0 ha built in 2014/15
Analysis <p>During the period 2007 – 2012 no commercial development has been completed on allocated sites within the Rural Development Strategy Area. Whilst the take-up of employment land has been depressed, the overall distribution has been in line with the target LDP Growth Strategy. The take-up results do, however, reflect the fact that the LDP has only been adopted for a short period. They also reflect the fact that the adoption of the Plan coincides with a relatively depressed market conditions. This is compounded by the fact that there is a relatively long lead in time for larger mixed-use (employment and housing) allocated sites as promoted in the LDP. The LPA is working with allocated site owners/developers to encourage early preparation for site delivery/land assembly etc. where necessary. As a direct result of the number of pre-application discussions, it should lead to an increase in the number of applications on allocated sites in the next monitoring year. Furthermore, the Council is preparing a number of Development Briefs and an Employment Land Investment Protocol, which steers potential developers to various sources of employment lands, including a flexible policy approach to deliver greenfield lands for employment where all other LDP sites are unsuitable or have been developed. The resulting planning permissions will of course take a few years to translate into completions for employment, but overall the LPA is being proactive and flexible in promoting investment both within the UDSA and RDSA.</p> <p>However, Surf Snowdonia in Dolgarrog officially opened in August with the creation of 90+ construction jobs over the 2-year construction programme and 100+ permanent direct and indirect jobs when fully operational. The developers hope the proposal will generate 75,000+ additional tourism trips and £5m+ annual on and off-site tourism expenditure.</p> <p>In addition, an application for 0.85 hectares (approx. 1500 sq. m) of B1 light industrial and office space at Parc Ty Gwyn, Llanrwst creating up to 170 FT jobs received full planning permission in August and although Llanrwst town is technically within the Urban Development Strategy Area it is a long distance from the main urban areas of the County located along the coast and A55 corridor. As such Llanrwst is more closely linked with its surrounding agricultural and rural related employment activities and this new commercial development will assist in promoting sustainable rural</p>				

communities.

Also, there have been a number of conversions under Policy EMP/6 – ‘Re-use and adaptation of redundant rural buildings’ for business, tourism and recreation uses which will increase employment opportunities within Rural Development Strategy Area.

Conclusion

It is considered that, to date, this monitoring target and its performance is not being achieved. It remains the Council’s view that the situation can be ameliorated without immediate intervention at this stage or sufficient progress can take place in the latter part of the adopted LDP plan period not to require direct intervention.

Monitoring reference: MI/028 Strategic Objective: SO1, SO4, SO5 Aspect monitored: Out-commuting Policies monitored: EMP/1, EMP/2 Level: Local Frequency: Annually Source: Statistics on commuting in Wales – Statistical Directorate, WG.				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Number of Conwy residents out-commuting to work to locations outside of the Plan area.	Reduce out-commuting levels by: 249 by 2012* 1,331 by 2017* 1,800 by 2022*	No decrease for 3 or more consecutive years, or increase above base level	7,600 out-commuters (net 2010 figure).	6,900*
Analysis Reduction on target (700 fewer). Data has fluctuated for the years inbetween.				
Conclusion The targets are currently being exceeded and there is no concern over the implementation of the policies.				

*Data for April 2013-March 2014

Monitoring reference: MI/029 Strategic Objective: SO1, SO4, SO5 Aspect monitored: New employment development Policies monitored: EMP/1, EMP/3 Level: National Frequency: Annually Source: CCBC Planning applications, Employment Land Monitoring Report and M3 system.				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
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).	(a) 15% per annum (b) 80% (to allow for commitments and developments on non-allocated sites)	(a) 10% or below for 2 consecutive years (b) 15% below target for 2 consecutive years.	n/a	(a) 1.5% per annum (b) 100%
Analysis <p>Whilst the take-up of employment land has been depressed, the overall distribution has been in line with the target LDP Growth Strategy. The take-up results do, however, reflect the fact that the LDP has only been adopted for a short period. They also reflect the fact that the adoption of the Plan coincides with a relatively depressed market conditions. This is compounded by the fact that there is a relatively long lead in time for larger mixed-use (employment and housing) allocated sites as promoted in the LDP. The LPA is working with allocated site owners/developers to encourage early preparation for site delivery/land assembly etc. where necessary. As a direct result of the number of pre-application discussions, it should lead to an increase in the number of applications on allocated sites in the next monitoring year. Furthermore, the Council is preparing a number of Development Briefs and an Employment Land Investment Protocol, which steers potential developers to various sources of employment lands, including a flexible policy approach to deliver greenfield lands for employment where all other LDP sites are unsuitable or have been developed. The resulting planning permissions will of course take a few years to translate into completions for employment, but overall the LPA is being proactive and flexible in promoting investment both within the UDSA and RDSA.</p> <p>The following development has been permitted/constructed on employment/mixed use allocated sites in the LDP within the Plan period;</p> <ul style="list-style-type: none"> • Full planning permission has been granted on part of the mixed use housing and employment allocated site at Esgyryn, Narrow Lane, Llandudno Junction. The approved development comprises 0.2 hectares (approx. 750 sq. m floorspace) of B1 office space creating up to 80 jobs. • A new 0.45 hectare (approx. 2,500 sq. m floorspace) dementia care home is presently under construction at Abergele Business Park providing an anticipated 80 jobs. • Cartrefi Conwy headquarters has recently opened on Abergele Business Park comprising a site of 0.47 hectares (approx. 1500 sq. m floorspace) 				

In addition, the Abergele South East Development Brief (mixed use housing and 2 hectares of employment) will soon be adopted and pre-application enquiries/discussions are currently on-going relating to Penmaen Road, Conwy and the former goods yard, Llandudno which are allocated for 0.5 hectares and 1.4 hectares of employment respectively.

Conclusion

It is considered that to date, this monitoring target and its performance is not being achieved. It remains the Council's view that, at this early stage of the LDP, the situation can be ameliorated without immediate intervention at this stage or sufficient progress can take place in the latter part of the adopted LDP plan period not to require direct intervention.

Monitoring reference: MI/030 Strategic Objective: SO3, SO5, SO12 Aspect monitored: Re-use of redundant rural buildings Policies monitored: EMP/6, HOU/12 Level: Local Frequency: Annually Source: Planning Policy				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Prepare and adopt SPG on rural conversions.	Adopted within 12 months of LDP adoption	n/a	n/a	Adopted November 2014
Analysis The SPG has been completed and adopted , but outside of the target timeframe. The resulting SPG is now being implemented. Whilst the target timeframe has not been met, it has not resulted in any detrimental impact in delivering the LDP or policy.				
Conclusion SPG is adopted and being implemented.				

Tourism

Monitoring reference: MI/031 Strategic Objective: SO5, SO8 Aspect monitored: Applications within HAZ Policies monitored: TOU/3 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Level of serviced accommodation within Holiday Accommodation Zones (HAZ)	No less than current base level.	-1 in each zone.	Zone 1: 64	63 (1 loss)
			Zone 2: 40	39 (1 loss)
			Zone 3: 30	31 (1 gain)
			Zone 4: 15	15 (no change)
			Zone 5: 15	15 (no change)
Analysis There has been a loss of one serviced accommodation provider in two of the zones and a gain of one in one of the zones. The loss was on the basis of submitted evidence regarding supply and demand.				
Conclusion The policy has no flexibility to consider exceptional circumstances of the business. Whilst further monitoring is required, some flexibility should be considered in to the policy at any review stage,				

Monitoring reference: MI/032 Strategic Objective: SO5, SO8 Aspect monitored: Static caravan applications Policies monitored: TOU/4 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
New Chalet, Caravan and Camping Sites in the Urban Development Strategy Area granted permission against Policy.	0	1 permission	n/a	0
Analysis There have been no applications granted against the policy.				
Conclusion There is clear policy to avoid approving new schemes in the coastal areas especially with the use of LDP/27 Flood Risk Protocol SPG. No policy change necessary.				

Monitoring reference: MI/033 Strategic Objective: SO5, SO8 Aspect monitored: Static caravan applications Policies monitored: TOU/4 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
New Chalet, Caravan and Camping Sites in the Rural Development Strategy Area granted permission against Policy.	0	1 permission	n/a	0
Analysis No planning applications were granted during the monitoring period. One application is currently at appeal contrary to officer recommendation but could affect the policy as it stands. Notwithstanding the outcome the policy may need further clarity adding at review stage.				
Conclusion Policy may need amending depending on outcome of appeal and future pressure on the landscape through applications. This is for consideration in the AMR for 2016.				

Monitoring reference: MI/034 Strategic Objective: SO5, SO8 Aspect monitored: Static and camping sites, applications Policies monitored: TOU/4 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Extension of the holiday season for existing caravans, chalets and camping sites granted against officer recommendation.	0	1 permission	n/a	0
Analysis No applications have been granted permission.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/035 Strategic Objective: SO5, SO8 Aspect monitored: Loss of tourism facilities Policies monitored: TOU/1, TOU/2 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Number of decisions supporting the loss of tourism facilities against officer recommendation against officer recommendation.	0	1 permission	n/a	0
Analysis No applications have been granted permission. This is a difficult area to control and defend based on the indicator as other aspects may influence the loss. Conversely the loss may be replaced by another development which might be a planning gain or community gain.				
Conclusion The indicator may need rewording in future to ensure the losses of concern are captured.				

Community Facilities & Services

Monitoring reference: MI/036 Strategic Objective: SO6, SO13 Aspect monitored: Retail vacancies Policies monitored: CFS/1 to CFS/4 Level: Local Frequency: Annually Source: CCBC				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Percentage of vacant units within the primary shopping areas and shopping zones.	No more than 15% in any centre.	15% or more for 3 consecutive years.		
Abergele (shopping zone)			13% (05/2008)	7.37%
Colwyn Bay (primary shopping area)			14% (03/2010)	9.28%
Colwyn Bay (shopping zone)			15% (03/2010)	17.83%
Conwy (shopping zone)			7% (02/2010)	4.30%
Llandudno Junction (shopping zone)			9% (01/2010)	3.45%
Llandudno (primary shopping area)			11% (10/2009)	8.13%
Llandudno (shopping zone)			16% (10/2009)	6.15%
Llanrwst (shopping zone)			13% (02/2010)	9.52%
Penmaenmawr (shopping zone)			15% (02/2010)	14.29%
Llanfairfechan (shopping zone)			12% (02/2010)	15.00%
Analysis Vacancies of A1, A2 and A3 retail units in the designated primary shopping areas and shopping zones are generally low across all settlements in the County Borough. Llandudno Junction and Conwy have particularly low rates. Colwyn Bay shopping zone is currently at 17.83%, which is above the target level. In the previous year, this was 18.01%; a small reduction has occurred over the last 12 months. The primary shopping area for Colwyn Bay witnessed a significant reduction in vacancies from 17.17% in 2013/14 to 9.28% in 2014/15, indicating that the town centre is improving. Llanfairfechan has a vacancy rate of 15.00% for 2014/15, which is also above the target level. There has been a significant reduction here from 2013/14 (21.95% vacant), which shows that the shopping zone is also improving here. The trigger level has not yet been met in any town centre, as CCBC only has data for the last two years.				

Conclusion

The target is being met in most of the designated retail areas. Those where it is not, change in vacancy rates from the previous years indicate that the town centres are improving and so there is no concern over policy implementation.

Monitoring reference: MI/037 Strategic Objective: SO6, SO13 Aspect monitored: Retail use Policies monitored: CFS/3 to CFS/4 Level: Local Frequency: Annually Source: Experian GOAD / CCBC				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
'Clustering' of non-A1 uses in the primary shopping areas and shopping zones	No more than 30% of units in a continuous frontage comprising non A1 uses.	More than 30% of the units in a continuous frontage comprising non A1 uses.	Various levels.	Frontages above 30%:
Abergele (shopping zone)				7 out of 7
Colwyn Bay (primary shopping area)				4 out of 9
Colwyn Bay (shopping zone)				8 out of 18
Conwy (shopping zone)				4 out of 10
Llandudno Junction (shopping zone)				3 out of 8
Llandudno (primary shopping zone)				1 out of 9
Llandudno (shopping zone)				5 out of 8
Llanrwst (shopping zone)				1 out of 7
Penmaenmawr (shopping zone)				2 out of 3
Llanfairfechan (shopping zone)				2 out of 7
Analysis There are frontages in every town centre which exceed the 30% target. SPG to accompany policies CFS/3 and CFS/4 has been produced and was adopted in March 2015. This outlined a threshold of 30% in the primary shopping areas and 40% in the shopping zones. Where frontages exceed these thresholds, applications for change of use will be refused, except for certain exceptional circumstances. A higher threshold was set for the shopping zones, as the steer nationally is now to encourage a diversity of uses in town centres, while still protecting the retail core of the primary shopping areas.				
Conclusion The target has not been reached. New SPG was adopted in March 2015 which will prevent further diversion from the target. There are therefore, no concerns over policy implementation in future.				

Monitoring reference: MI/038 Strategic Objective: SO6, SO13 Aspect monitored: Retail hierarchy Policies monitored: CFS/1 Level: Local Frequency: Annually Source: Experian GOAD				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Number of applications for new non-bulky retail floor space outside of centres defined in the retail hierarchy.	0 permissions (except where they are to support rural communities).	1 permission.	-	0 permissions
Analysis There has been one application approved for non-bulky floorspace in a designated retail park in Llandudno (21/08/2014 ref 0/40801) There have been no applications granted outside of Llandudno.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/039 Strategic Objective: SO6, SO13 Aspect monitored: A1 retail use Policies monitored: CFS/3 Level: Local Frequency: Annually Source: Experian GOAD / CCBC				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Percentage of A1 units in Primary Shopping Areas.	75%	65% or lower.		
Llandudno			69%	78%
Colwyn Bay			72%	75%
Analysis Both primary shopping areas have percentages of A1 use above or on target. Llandudno in particular has seen an increase in the provision of A1 uses in the designated primary shopping area.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/040 Strategic Objective: SO6, SO13 Aspect monitored: Community facilities Policies monitored: CFS/6 Level: Local Frequency: Annually Source: CCBC Community Facilities Survey				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Loss of community facilities outside Llandudno and town centres.	No more than 5 facilities lost over the plan period.	6 or more community facilities lost to other uses.	-	0
Analysis There have been applications for losses of community facilities during the monitoring period, but there has been a similar facility available in the settlement or other arrangements have been made for the community facility to continue.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/041 Strategic Objective: SO6, SO13 Aspect monitored: Shop front Policies monitored: CFS/7 Level: Local Frequency: Annually Source: CCBC Conservation Area Appraisals and M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Number of relevant applications granted resulting in the shop front having a negative impact on the area.	0 permissions granted.	1 permission.	See conservation area appraisals (where applicable).	1 permission granted
Analysis One permission in the Primary Shopping Area and Conservation Area of Llandudno has been granted, where the Senior Conservation Officer raised an objection to the shop front proposed. The application also did not enhance the Conservation Area. No alternative scheme was provided by the applicant and permission was granted.				
Conclusion The target has not been met and the trigger level has been reached. Policy CFS/7 was referred to and so it is considered that the policy itself does not need amending, but more detail required in the form of SPG on shop front design. This will aid decision making in future, and should provide clarity to ensure shop fronts do not have a negative impact on the area in future.				

Monitoring reference: MI/042 Strategic Objective: SO6, SO13 Aspect monitored: Allotments Policies monitored: CFS/9 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Net loss of land for allotments	No net loss of land where a need exists in that community.	Net loss of allotments	-	No loss of allotments.
Analysis There has been no loss of land to allotments in the LDP period up to and including the 2014/15 monitoring period.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/043 Strategic Objective: SO6, SO13 Aspect monitored: Allotments Policies monitored: CFS/10 Level: Local Frequency: Annually Source: M3 / Waiting list for allotments				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Number of applications approved for new allotments on allocated sites and other suitable sites where a need exists and which accord with development principles.	100% of applications approved where a need exists	Refusal of 1 or more applications over a plan period.	-	No applications submitted.
Analysis There were no applications submitted for new allotments provision during the monitoring period.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/044 Strategic Objective: SO6, SO13 Aspect monitored: Open space contributions Policies monitored: CFS/11 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
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’.	100% of relevant developments (having regard to LDP4 priorities).	1 or more applications providing commuted sums as exceptions.	-	100%
Analysis <p>There have been two applications granted for 30 or more dwellings in the monitoring: 0/40642 for 66 dwellings at Llandudno Junction and 0/41389 (reserved matters) for 76 dwellings at Old Colwyn. Both provided on-site open space. The outline application for Old Colwyn was granted prior to LDP adoption and so the open space provision was secured by legal agreement at this stage according to the Colwyn Borough Local Plan standard which varies from the LDP policy. A third application for amendment to a condition 0/40358 (Colwyn Bay) was approved, which provided for no open space provision. The original application was granted prior to LDP adoption and there were also concerns over financial viability of the scheme and so no contribution was sought. It is likely that policy CFS/11 will need amending at LDP review should CCBC adopt a Community Infrastructure Levy, as major open space contributions may be sought via this means.</p>				
Conclusion <p>The target has been met and therefore, there are no concerns over policy implementation.</p>				

Monitoring reference: MI/045 Strategic Objective: SO6, SO13 Aspect monitored: Open space contributions Policies monitored: CFS/11 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
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’	100% of relevant developments (having regard to LDP4 priorities).	1 or more applications not providing commuted sums.	-	100%
Analysis Twentyfour residential planning applications have provided a financial contribution towards open space provision inline with the standard in CFS/11. This is all residential developments which were found to be viable. Future contributions may be affected by new pooling restrictions, which came into place in April 2-015. Policy CFS/11 may need amending to reflect this at LDP review.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/046 Strategic Objective: SO6, SO13 Aspect monitored: Open space Policies monitored: CFS/12 Level: Local Frequency: Annually Source: CCBC Open space audit and review				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Net loss of open space	No net loss of land where a need exists in that community.	Net loss of open space.	2010 open space assessment	No loss of open space.
Analysis There has been no net loss of open space during the monitoring period.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/047 Strategic Objective: SO6, SO13 Aspect monitored: Open space provision Policies monitored: CFS/13 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Applications approved for new areas of open space in locations across the plan area.	100% of applications approved where a need exists and where in line with development principles.	2010 open space assessment	Refusal of 1 or more applications over the plan period where in accord with development principles.	0
Analysis There have been applications for new open space provision in the plan area. Larger residential applications, which include neighbourhood amenity and children's open space provision have been approved, where they meet all LDP and national policy requirements.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/048 Strategic Objective: SO13 Aspect monitored: Burial ground provision Policies monitored: CFS/14 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Applications approved for new areas for burial grounds on allocated sites and elsewhere where need exists.	100% of applications approved where a need exists.	Refusal of 1 or more applications where in accord with development principles.	-	No applications submitted.
Analysis There has been no application submitted for new burial grounds during the monitoring period.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/049 Strategic Objective: SO13 Aspect monitored: Education facilities Policies monitored: CFS/15 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Applications approved for new school developments complying with development principles.	100% of applications where Primary School Modernisation identifies a need for a new school.	Refusal of 1 or more applications where in accord with development principles.	n/a	100%
Analysis Conwy Primary School Modernisation project is on-going and so it is still not possible to set an appropriate target and trigger level. One application was submitted and granted permission in the monitoring period for a 420 place primary school in Llandudno Junction. Officers considered that the application did comply with development principles.				
Conclusion There are no concerns over policy implementation.				

Monitoring reference: MI/050 Strategic Objective: SO6, SO13 Aspect monitored: Retail need Policies monitored: CFS/1 Level: Local Frequency: Annually Source: Planning policy and CCBC research team				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Review the Conwy Retail Study	Complete within 12 months of adoption.	n/a	n/a	Retail Capacity Study published April 2013.
Analysis The Conwy Retail Study was updated in 2013 with a Retail Capacity Study, which is available on the CCBC website. This did not include details of town centre health checks. Basic health checks data has been published separately. More detailed health checks will be conducted and published once the update to tAN4 has been published.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/051 Strategic Objective: SO6, SO13 Aspect monitored: Major retail, office and indoor leisure development Policies monitored: CFS/1 Level: National Frequency: Annually Source: Experian GOAD / CCBC / M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Amount of major retail, office and indoor leisure development (m ²) permitted in town centres as a % of all major development permitted within the plan area.	90% of floorspace (excluding floorspace permitted n allocated and existing retail and business parks)	80% or less (excluding floorspace permitted n allocated and existing retail and business parks)	-	0
Analysis There have been no major applications for major retail, office or indoor leisure development during the monitoring period.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

The Natural Environment

Monitoring reference: MI/052 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Negative impact on LBAP species/habitats Policies monitored: NTE/3 Level: Local Frequency: Annually Source: LBAP, Countryside consultation				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Permissions granted for development which is considered to have a negative impact on an LBAP (full list) species/habitats.	0	1 permission	N/A	0
Analysis No applications identified through consultation with the County Ecologist and CCBC Countryside Service.				
Conclusion No concerns over policy implementation, but monitoring work needs improving internally.				

Monitoring reference: MI/053 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Planning applications Policies monitored: NTE/1 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Development adversely affecting a RIG granted permission against Officer or local archaeological organisation recommendations.	0	1 permission	N/A	0
Analysis The policy and national guidance is quite clear. No development is seen to have a negative effect in consultation with the relevant statutory consultees.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/054 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Planning applications Policies monitored: NTE/2 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Development within a green wedge (excluding one planet, rural enterprise dwelling or affordable housing for local need) granted against officer recommendations.	0	1 permission	N/A	0
Analysis No applications have been received.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/055 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Biodiversity Policies monitored: NTE/3 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Proposals approved without Management Agreements or unimplemented Management Agreements contrary to Officer recommendations.	0	1 permission	N/A	0
Analysis None via consultation with CCBC Countryside Service				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/056 Strategic Objective: SO1 – SO16 Aspect monitored: Planning applications Policies monitored: DP/6, NTE/7 Level: National and local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Development greater than 0.5 ha on Grade 2 and 3a agricultural land which does not comprise an LDP allocation.	0	1 permission	N/A	0
Analysis The only development type foreseen to fit into this threshold is for a solar park however the Council has not received one on grade 3a land. The Council takes guidance from PPW in regard to use and loss of Best and Most Versatile agricultural land.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation, however, careful monitoring is considered necessary.				

Monitoring reference: MI/057 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Protection of SLAs Policies monitored: NTE/4 Level: Local Frequency: Annually Source: M3 / Conservation consultation				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Applications granted permission against Officer recommendations where a detrimental impact on an SLA had been identified.	0	1 permission	N/A	0
Analysis CCBC does not currently have a landscape officer in post. Applications with SLA for wind turbines have been defended in accordance with the policy.				
Conclusion The target has been met, however, there is a risk an application will be approved at committee contrary to officer recommendation which will then open up the SLA to similar development (wind turbines for example). Further member training is planned on SLAs and landscape value; however, that assessment against the economic and local circumstances seems to always prevail in a Planning Committee situation, a scenario not unique to CCBC so there may need to be some change to the Planning Committee process in future.				

Monitoring reference: MI/058 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Planning applications Policies monitored: NTE/5 Level: Local Frequency: Annually Source: M3 / Conservation consultation				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Development within Coastal Zone granted permission against officer recommendation or against Policy NTE/1.	0	1 permission	N/A	0
Analysis No applications have been granted against officer recommendation.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/059 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Planning applications Policies monitored: NTE/7 Level: Local Frequency: Annually Source: CCBC, M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
On shore wind turbine development within SSA achieving below 5MW against officer recommendation.	All developments >5MW and above.	1 permission below 5MW	28MW	0
Analysis No applications have been approved against officer recommendation.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/060 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Planning applications Policies monitored: NTE/7 Level: Local Frequency: Annually Source: CCBC, M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
On shore wind turbine development within SSA.	28MW (2010) 56MW (2017) 140MW (2022) (subject to TAN8 rev).	20%+/_ the target	28MW	28MW
Analysis None granted within plan area. One developer pulled out of a site with permission which raises questions to WG regarding grid connection constraints in the future.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/061 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Planning applications Policies monitored: NTE/7 Level: Local Frequency: Annually Source: CCBC, M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
On shore wind turbine development greater than 5MW approved outside SSA.	0	1 permission	N/A	0
Analysis None granted.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/064 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Planning applications Policies monitored: NTE/8 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Applications granted permission against Officer or advice of the SAB to incorporate SUDS or adequate drainage provision.	Per officer or advice of the SAB.	1 permission	N/A	0
Analysis None as Building Regulations now covers this and none granted against officer recommendation on these grounds.				
Conclusion The MI is still worth keeping to ensure monitoring of the subject area and to promote the need for SUDS in future development.				

Monitoring reference: MI/066 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Planning applications Policies monitored: NTE/10 Level: Local and National guidance Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
New developments of 1,000m ² or 10 dwellings not submitting a Water Conservation Strategy when requested by officers.	Development of 1,000m ² or 10 dwellings.	1 permission	N/A	0
Analysis This is covered by Building Regulations up to a point. The policy and MI was based on the situation before the changes to Building Regulations and BREAM therefore the Council is asking for this on a site by site basis. Details have been provided when requested.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/067 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Renewable energy Policies monitored: NTE Chapter Level: Local Frequency: Annually Source: Planning Policy				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Produce SPG on Renewable Energy.	Completed within 12 months of adoption.	N/A	N/A	In production
Analysis This SPG is near completion and has only been delayed due to delays with preceding SPGs which were required sooner.				
Conclusion It is aimed for this SPG to be completed and adopted by early 2016.				

Monitoring reference: MI/068 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Natural Environment chapter Policies monitored: NTE Chapter Level: Local Frequency: Annually Source: Planning Policy				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Produce SPG on Landscape, Access and Design	Completed within 12 months of adoption.	N/A	N/A	In production
Analysis This SPG has been renamed to LDP18 Landscape, Access and Design SPG in order to cover a wider topic area and achieve better cross referencing to other SPG.				
Conclusion In production with a wider topic area and change of name.				

Monitoring reference: MI/069 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Natural environment chapter Policies monitored: NTE/7 Level: Local Frequency: Annually Source: Planning Policy				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Produce SPG on onshore wind turbine development	Completed within 12 months of LDP adoption.	N/A	N/A	In production
Analysis This SPG is near complete and is hoped to be adopted before the end of 2015.				
Conclusion No change necessary. MI can be modified once SPG is adopted into a monitoring tool for that SPG.				

Monitoring reference: MI/070 Strategic Objective: SO1 – SO16 Aspect monitored: Development in Flood Risk Zones Policies monitored: DP/6, TAN15 Level: National Frequency: Annually Source: M3 / EAW				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Development permitted in C1 and C2 floodplain areas not meeting all TAN15 tests or NRW recommendations.	None permitted	1 permission	N/A	2
Analysis <p>One application has been granted within C2 flood risk zone that did not meet the justification tests, whilst one further application within the C1 zone was granted contrary to NRW recommendations.</p> <p>Application number 0/41134 in Abergele was for a single residential dwelling within but at the edge of the TAN15 C2 flood risk zone in Abergele. Whilst highly vulnerable development should not be permitted within the C2 zone (TAN15 6.2), no objection was received from either CCBC Environmental Services or NRW who accepted the results and mitigation proposed in the Flood Consequences Assessment.</p> <p>The Tudno Castle Hotel in Llandudno falls within the C1 flood risk zone, as does much of the town. Application number 0/40758 sought to renovate/rebuild the dilapidated Grade II listed building with the addition of new retail units. NRW did not object to the principle of the proposed development and accepted that the proposed work on the Hotel represented betterment to the existing use, however the response received from NRW raised issues and some recommended improvements to elements of the FCA.</p>				
Conclusion <p>Although two applications were granted, more than the target of 0 for this indicator, they are not thought to raise serious concerns over the implementation of relevant national and local guidance due to the supportive comments received from NRW for the first application and the betterment to the existing hotel in the second.</p>				

Monitoring reference: MI/071 Strategic Objective: SO1 – SO16 Aspect monitored: Wind turbine development and policy Policies monitored: PPW, Ministerial updates, TAN8 and local policy DP/6 and NTE/7 Level: National and local. Frequency: Annually Source: Planning policy / DC				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type (TAN8).	Target set out in TAN8, NEP or PPW	Not achieving target set out in TAN8, National Energy Policy or PPW.	N/A	Meets TAN8 targets
Analysis This MI was to ensure that the capacity of the SSA was monitored and the policy reflected any change or update to WG advice. It was more of a catch all as DP/6 would be considered if the national stance was different to that mentioned in NTE/7, however this MI was meant as a catch all.				
Conclusion No change required at this stage but it may require updated at review opportunity if there has been a national update.				

Monitoring reference: MI/072 Strategic Objective: SO1 – SO16 Aspect monitored: Planning applications Policies monitored: DP/6, NTE/1, NTE/3. Level: Local, regional (for shared designations) Frequency: Annually Source: Planning policy				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Applications granted permission which result in the loss of land within an SPA, SAC or SSSI against officer or statutory body advice.	None permitted	1 permission resulting in loss of an area.	N/A	0
Analysis No applications have been granted permission, which would result in the loss of land, against officer recommendation.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/073 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Biodiversity Policies monitored: NTE/3 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Applications granted permission against Officer or NRW advice considered to have potential to cause harm to a protected site or species.	None permitted	1 permission	N/A	0
Analysis The MI was designed to capture a development should it be granted contrary to statutory advice and then trigger a review of the policy or procedure. None have been to date so the policy and trigger are working.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/074 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Planning applications Policies monitored: NTE/3 Level: Local Frequency: Annually Source: M3 / DC				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Number of Biodiversity conditions not implemented.	All implemented	1 condition not implemented	N/A	0
Analysis This policy and MI was formed to ensure that biodiversity policies and conditions are complied with as they are often the last to do so. There have been no instances as far as the Service is aware that any have not been carried out.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/075 Strategic Objective: SO1 – SO16 Aspect monitored: Planning applications and complaints Policies monitored: NTE/1, NTE,3, DP/6 Level: Local and regional Frequency: Annually Source: External Statutory Body				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
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.	None permitted	1 permitted	N/A	0
Analysis This was written as a reactive trigger so as to capture any development which resulted in the degradation of a water body. There have been no reports of such from a statutory body, nor any link to a LDP site.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Monitoring reference: MI/076 Strategic Objective: SO1 – SO16 Aspect monitored: All Policies monitored: All Level: Local and regional Frequency: Annually Source: External Statutory Body				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
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.	None permitted	1 permitted	N/A	0
Analysis No effects have been reported.				
Conclusion The target has been met and therefore, there are no concerns over policy implementation.				

Cultural Heritage

Monitoring reference: MI/077 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: Buildings and Structures of Local Importance Policies monitored: CTH/3 Level: Local Frequency: Annually Source: PINS Appeal Decisions				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Appeals won by LPA following refusals under Policy CTH/3 relating to development adversely affecting buildings and structures of local importance.	100% per annum	85% per annum	-	N/A
Analysis There have been no appeals lodged following refusal under policy CTH/3.				
Conclusion Due to no appeals, the indicator has been classified as not applicable.				

Monitoring reference: MI/078 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: Archaeological sites Policies monitored: CTH/2 Level: Local Frequency: Annually Source: CPAT / GAT consultation responses / M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
The number of applications granted that adversely affect known archaeological sites and unregistered sites of archaeological importance.	None granted	1 permission granted	-	0
Analysis Two applications in the areas covered by Gwynedd Archaeological Trust were identified as 'Refusal – Condition if granted'. The first of these has yet to be determined (outside the AMR period) and the second was an application for prior approval regarding demolition (works to be done under the General Permitted Development Order). For this second application it was deemed that prior approval was not necessary. In the area covered by Clwyd Archaeological Trust, a number of applications did require archaeological conditions but no applications were identified as 'Refusal'.				
Conclusion The target has been met.				

Monitoring reference: MI/079 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: Conservation Areas Policies monitored: CTH/2 Level: Local Frequency: Annually Source: Conservation section				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Land designated as conservation areas.	Retain 100% of existing designations that have been reviewed since adoption of the LDP.	Loss of 1 designation (including de-designations) and/or significant revision by reducing the area of three or more conservation areas.	25 designated areas	0 lost
Analysis No amendments to conservation area boundaries have been made.				
Conclusion The target has been met.				

Monitoring reference: MI/080 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: Listed Buildings Policies monitored: CTH/2 Level: Local Frequency: Annually Source: M3, conservation section.				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Number of listed buildings or structures demolished.	No more than 5 during the plan period	More than 5 by or before 2015	-	0
Analysis No listed buildings or structures have been demolished, although permission has been granted for the demolition of one listed building during this monitoring period. The status of this will continue to be monitored in future AMR reports.				
Conclusion The target has been met.				

Monitoring reference: MI/081 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: Listed buildings within conservation areas Policies monitored: CTH/2 Level: Local Frequency: Annually Source: M3, conservation section.				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Applications for development which affects listed buildings or structures within a conservation area granted against the recommendations of the Conservation Officer.	None granted	1 permission	-	1
Analysis Application no 0/41260, on Gloddaeth St, Llandudno was granted against the recommendation of the Conservation Officer.				
Conclusion The target has not been met, however this is not a direct result of the LDP policy as policy CTH/2 regarding maintaining and/or enhancing the listed building/conservation area has been applied by the Conservation Officer when formulating his recommendation. Positive action has been identified as a result of this outcome; an SPG on Shopfront Design is currently being drafted which will aid decision making in the future.				

Monitoring reference: MI/082 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: Buildings and Structures of Local Importance Policies monitored: CTH/2 Level: Local Frequency: Annually Source: M3, conservation section.				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Applications for development which affects buildings or structures of local importance granted against the recommendations of the Conservation Officer.	None granted	1 permission	-	N/A
Analysis During the AMR period, no BSLIs were designated. A project is currently underway to identify BSLIs within the County Borough.				
Conclusion As there are no BSLIs designated, the indicator is not applicable.				

Monitoring reference: MI/083 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: Enabling Development Policies monitored: CTH/4 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Enabling development granted that it conforms to the requirements of Policy CTH/4 and facilitates preservation of a historic asset.	All relevant applications granted.	One or more relevant application granted which does not preserve a heritage asset.	N/A	N/A
Analysis No applications that are regarded as Enabling Development have been considered during the AMR period.				
Conclusion As no applications for Enabling Development have been received, the target is not applicable.				

Monitoring reference: MI/084 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: SPG production Policies monitored: CTH/2 Level: Local Frequency: Annually Source: Conservation section.				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
SPG produced on General Issues within Residential and Commercial Conservation Areas.	Completed within 12 months of adoption	N/A	N/A	Adopted 14/7/15
Analysis The SPG was completed within 19 months of LDP adoption.				
Conclusion The SPG is now adopted.				

Monitoring reference: MI/086 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: SPG production Policies monitored: CTH/2 Level: Local Frequency: Annually Source: Conservation section.				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Appendix to the Conservation Area SPG – Llandudno	Completed within 12 months of adoption	N/A	N/A	Adopted 10/3/15
Analysis The SPG was completed for public consultation 11 months from LDP adoption and adopted within 17 months of LDP adoption.				
Conclusion The SPG is now adopted.				

Monitoring reference: MI/087 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: SPG production Policies monitored: CTH/2 Level: Local Frequency: Annually Source: Conservation section.				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Appendix to the Conservation Area SPG – Conwy	Completed within 18 months of adoption	N/A	N/A	Adopted 14/7/15
Analysis The SPG was completed within 18 months of LDP adoption and adopted within 19 months of LDP adoption.				
Conclusion The SPG is now adopted.				

Monitoring reference: MI/088 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: SPG production Policies monitored: CTH/2 Level: Local Frequency: Annually Source: Conservation section.				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Appendix to the Conservation Area SPG – remaining Conservation Areas	Completed within 24 months of adoption	N/A	N/A	N/A
Analysis Other conservation area management plans will be commenced prior to the target date, however a review of conservation areas is planned and this will determine which Management Plans will need to be produced in the future.				
Conclusion The date for the target is outside the AMR period, therefore the target is not applicable as this point.				

Monitoring reference: MI/089 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: SPG production Policies monitored: CTH/4 Level: Local Frequency: Annually Source: Conservation section.				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
SPG produced on Enabling Development.	Completed within 18 months of adoption	N/A	N/A	Adopted 10/3/15
Analysis The SPG was completed within 17 months of LDP adoption.				
Conclusion The SPG has been adopted and the target has been met.				

Monitoring reference: MI/090 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: Windfall sites Policies monitored: HOU/1 Level: Local Frequency: Annually Source: JHLAS / M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Number of windfall sites delivered in Urban and Rural Development Strategy Areas.	Meeting targets contained in Table 3 HOU1a	Targets in Table 3 exceeded	N/A	162
Analysis To date windfall sites delivered since 01/04/2012 total 162 dwellings out of a total of 1256 estimated for completion by 2022. Additionally, breaking down this total into the individual strategy areas, nowhere has yet reached their individual totals as defined in Table 3 HOU1a so there is significant capacity remaining to accommodate further windfall growth.				
Conclusion Windfall levels are yet to reach the target therefore there are no concerns raised over the implementation of the policy.				

<p>Monitoring reference: MI/091 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: Welsh language Policies monitored: CTH/5 Level: Local Frequency: Annually Source: DC and consultation with policy on relevant applications</p>				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Applications submitted with Community and Linguistic Statements, Community and Linguistic Impact Assessments and Mitigation Statements in line with policy thresholds in CTH/5	100% in line with thresholds	Below 100% where thresholds apply	0 (not currently used)	0%
<p>Analysis Of the four applications (0/40335, 0/40554, 0/40585, 0/40358) granted within the monitoring period which exceeded the threshold in CTH/5 for submission of Welsh Language supporting evidence, none were submitted. The documents were not requested on these occasions for three reasons: two of the applications (0/40335 and 0/40585) were for new schemes on sites that had previously benefitted from planning permission, at the time of the LDP Submission and Examination. Therefore these sites were assessed as part of the Background Paper BP/33: Welsh Language Assessment. Secondly, all of the applications were submitted prior to the adoption of the Welsh Language SPG which sets out the guidance for producing the required documents, so without this developers did not know what information was required by the authority. This was adopted in November 2014 and since then a number of applications have been submitted with the appropriate supporting statement/impact assessment. Additionally two of the applications were submitted by Housing Associations, who have strong Welsh Language policies in place so, whilst this in itself will not replace the requirement to submit the necessary supporting evidence, for these reasons it the failure to achieve the target is not thought to indicate a serious issue over implementation of the policy in the future.</p>				
<p>Conclusion As outlined above Welsh Language supporting evidence was not sought during the initial period following LDP adoption due to the lack of policy guidance therefore despite missing the target, this does not represent a serious issue with implementation of the policy.</p>				

Monitoring reference: MI/092 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: Welsh language Policies monitored: CTH/5 Level: Local Frequency: Annually Source: DC and consultation with policy on relevant applications				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Applications on allocated housing sites at Abergele & Llanrwst, and mixed use site at Dolgarrog, submitted with Welsh Language 'Mitigation Statement'.	100% in line with policy CTH/5	Below 100%	N/A	100%
Analysis All applications granted on allocated sites in Abergele, Llanrwst and the mixed use site in Dolgarrog were submitted with Welsh Language Mitigation statements as required by Policy CTH/5.				
Conclusion The target is being met so there are no concerns over the implementation of this policy.				

Monitoring reference: MI/093 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: The Welsh language Policies monitored: CTH/5 Level: Local Frequency: Annually Source: Biennial Study				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Assess effectiveness of Community and Linguistic Statements, Community and Linguistic Impact Assessments and Mitigation Statements submitted.	Effective use of the Statements and/or Impact Assessments in determining planning applications and securing mitigation measures where appropriate. Assess suitability of information requested and threshold levels and identify any challenges to policy delivery.	As the work is of a qualitative nature, review and outcomes will be determined by the results of the study and will tie in with the AMR.	None (qualitative research, inc. housing occupancy surveys) – undertake first study two years following adoption.	No concerns
Analysis To date, a number of Community and Linguistic Statements/Impact Assessments have been submitted and it is considered that these have had a positive influence on the Welsh language where they have been used. A full study to assess the effectiveness of them is yet to take place however, being due to take place two years after adoption of the LDP. The 2016 AMR will therefore give a more full analysis of the effectiveness of Policy CTH/5.				
Conclusion A study of the effectiveness of Community and Linguistic Statements, Community and Linguistic Impact Assessments and Mitigation Statements submitted in support of planning applications has yet to be conducted, however at this stage there is no concern over the implementation of the Policy.				

Sustainable Transport Strategy

Monitoring reference: MI/094 Strategic Objective: SO1, SO7, SO9, SO13 Aspect monitored: Planning applications Policies monitored: STR/2 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Approval of planning permission which does not conform to LDP2 – ‘Parking Standards’ SPG.	Per LDP2 SPG guidance	1 permission	N/A	0
Analysis There have been no applications which do not conform to the policy.				
Conclusion The target has been met and there are no concerns over implementation.				

Monitoring reference: MI/095 Strategic Objective: SO1, SO7, SO9, SO13 Aspect monitored: Planning applications Policies monitored: STR/1 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Development approved without a Transport Assessment, Travel Plan or Road Safety Audit contrary to Officer or statutory consultee recommendation.	0	1 permission	N/A	0
Analysis The policy is clear. Officers request the appropriate study at the point of Pre-application Enquiry or Planning Application stage.				
Conclusion The target has been met and there are no concerns over implementation.				

Monitoring reference: MI/096 Strategic Objective: SO1, SO7, SO9, SO13 Aspect monitored: Planning applications and S106 agreements Policies monitored: STR/1 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Development approved without financial contribution towards improvements in transport infrastructure contrary to Officer or statutory consultee recommendation.	0	1 permission	N/A	0
Analysis The policy has resulted in applications providing financial contribution via S106 for 0/40529 and 0/41332. Financial contributions have not been requested for other applications, and so the policy is clear and useful in this regard.				
Conclusion The target has been met and there are no concerns over implementation.				

Monitoring reference: MI/097 Strategic Objective: SO1, SO7, SO9, SO13 Aspect monitored: Planning applications, master planning Policies monitored: STR/6, STR/1 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
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.	0	1 permission	N/A	0
Analysis No applications relating to this policy have been received.				
Conclusion There are no concerns over policy implementation.				

Monitoring reference: MI/098 Strategic Objective: SO1, SO7, SO9, SO13 Aspect monitored: Planning applications, master planning Policies monitored: STR/5, STR/3 Level: Local, regional Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
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.	0	1 permission	N/A	0
Analysis No applications noted.				
Conclusion The target has been met and there are no concerns over implementation.				

Minerals and Waste Strategy

Monitoring reference: MI/099 Strategic Objective: SO14, SO15 Aspect monitored: Mineral resources Policies monitored: MWS/2, MWS/3 Level: National Frequency: Annually Source: North Wales Regional Aggregate Working Party Annual Monitoring Report (2013)				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
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.	Maintain a 10 year land bank of permitted reserves for hard rock	Less than 10 years permitted reserves remaining	68 years	More than 10 year supply
Analysis At the end of 2013 there remained 64.76 million tonnes of permitted reserves for hard rock, which is well in excess of the trigger level.				
Conclusion The Target has been met.				

Monitoring reference: MI/100 Strategic Objective: SO14, SO15 Aspect monitored: Mineral resources Policies monitored: MWS/2 MWS/3 Level: National Frequency: Annually Source: North Wales Regional Aggregate Working Party Annual Monitoring Report (2013)				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
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.	Maintain a 7 year land bank of permitted reserves for sand and gravel	Less than 7 years permitted reserves remaining	23 years (total for North Wales)	More than 7 year supply
Analysis North Wales had a landbank of 25 years at the end of 2013.				
Conclusion The target has been met.				

Monitoring reference: MI/101 Strategic Objective: SO14, SO15 Aspect monitored: Mineral planning permissions Policies monitored: MWS/2 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Number of planning permissions granted for extraction of aggregate mineral not in line with Policy MWS/2	0 permissions granted	1 permission granted which is not justified in line with the policy	0 permissions granted	0
Analysis No planning permissions have been granted that contravene policy MWS/2.				
Conclusion The Target has been met.				

Monitoring reference: MI/102 Strategic Objective: SO14, SO15 Aspect monitored: Permissions granted in mineral safeguarding areas Policies monitored: MWS/3 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Number of planning permissions granted in the safeguarding hard rock and sand and gravel designations not in line with Policy MWS/3.	0 permissions granted	1 permission granted which is not justified in line with the policy	0 permissions granted	0
Analysis None. Planning permission 0/41345 was granted on 01/05/2015 but was concluded to be in line with the policy.				
Conclusion The target has been met.				

Monitoring reference: MI/103 Strategic Objective: SO14, SO15 Aspect monitored: Development in buffer zones Policies monitored: MWS/4 Level: Local Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Number of planning permissions for inappropriate development, e.g. dwellings/mineral working, granted in the Quarry Buffer Zone and Landfill Buffer Zone Designations.	0 permissions granted	1 permission granted	0 permissions granted	0
Analysis No planning permissions for inappropriate development have been granted within the buffer zone designations.				
Conclusion The target has been met.				

Monitoring reference: MI/104 Strategic Objective: SO14, SO15 Aspect monitored: Recycling, composting and prep for reuse rates Policies monitored: - Not LDP policy, but related to MWS/5 & MWS/6 Level: National Frequency: Annually Source: National Strategic Indicators of local authority performance, Stats Wales WG				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Rates for recycling, preparation for re-use and composting compared with national targets (Wales Waste Measure 2010).	2012/13 = 52% 2015/16 = 58% 2019/22 = 64%	2012/13 ≤ 45% 2015/16 ≤ 55% 2019/20 ≤ 60%	0	56.26%*
Analysis The recycling rate in Conwy was 56.3% in 2013/14.				
Conclusion The target has been met.				

*Data for April 2013-March 2014

Monitoring reference: MI/105 Strategic Objective: SO14, SO15 Aspect monitored: Waste management Policies monitored: MWS/6 MWS/7 Level: National Frequency: Annually Source: M3				
Monitoring Indicator	Target	Trigger Level	Base Level	2014/15
Amount of waste management capacity developed in the Plan Area, or outside of the Plan Area to deal with waste arising in Conwy	50% capacity permitted by 2015	Less than 50% capacity permitted by 2015, either within the Plan Area, or outside of the Plan Area delivered in partnership with other North Wales local authorities, as a proportion of capacity required by Conwy County Borough Council.	0	+50%
Analysis Planning permission was secured for the construction of a 200ktpa Energy from Waste facility in Flintshire which will manage residual waste arising from across North Wales, including Conwy, reference number 052626 09/06/2015				
Conclusion The target has been met.				

Appendix 2: Monitoring framework for SA/SEA indicators

Social progress which recognises the needs of everyone

Sustainability objective: Ensure access for all to facilities, goods and services in order to combat social exclusion and deprivation		
Monitoring Indicator	Ref	2014/15
Percentage of A1 units in Primary Shopping Areas	MI/039	Target being met
Loss of community facilities outside Llandudno and town centres.	MI/040	0 facilities
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.	MI/098	0 applications
Percentage of vacant units within the primary shopping areas and shopping zones.	MI/036	Target being met
Number of applications for new non-bulky retail floor space outside of centres defined in the retail hierarchy.	MI/038	0 applications
Amount of major retail, office and indoor leisure development (m ²) permitted in town centres as a % of all major development permitted within the Plan Area.	MI/051	0 applications
<p>Analysis The target is being met for all indicators. The level of vacancies and A1 units in the town centres are meeting the sustainability targets, and there has been no loss of community facilities outside Llandudno and town centres for indicator MI/040. There have been no applications approved which would compromise either non-bulky retail floor space outside of town centres, or major retail, office and indoor leisure development in town centres.</p>		
<p>Conclusion No concerns over the delivery of the sustainability objective.</p>		

Sustainability objective: Maintain and enhance community cohesion and identity		
Monitoring Indicator	Ref	2014/15
Percentage of housing development take up in the Urban and Rural Development Strategy Areas in meeting predicted population change requirements	MI/001	91.6% Urban (175) 8.4% Rural (16)
Applications approved for new areas of open space in locations across the plan area	MI/047	0 applications
Applications submitted with Community and Linguistic Statements and Community and Linguistic Impact Assessments in line with Policy thresholds in CTH/5.	MI/091	0%
Loss of community facilities outside Llandudno and town centres.	MI/040	0 facilities
<p>Analysis The distribution of housing development is below target, but as the majority of delivery is guided towards the urban areas, there are no concerns in terms of sustainability at this stage (indicator MI/001). There have been no refusals of applications for new areas of open space. Welsh language Statements/Assessments have not been submitted for all applications that required them. SPG has since been adopted, which has made requirements clearer. There has been no loss of community facilities outside Llandudno and town centres.</p>		
<p>Conclusion There are no concerns over the delivery of this sustainability objective, however, the distribution of housing development could be a concern in future, as community cohesion and identity may not be maintained in all rural areas. This will continue to be monitored in future AMRs.</p>		

Sustainability objective: Provide a clean, healthy and safe environment for all		
Monitoring Indicator	Ref	2014/15
Net loss of land for allotments	MI/042	0 ha lost
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/043	0 applications
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/044	100%
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/045	100%
Net loss of open space	MI/046	0 ha lost
Applications approved for new areas of open space in locations across the plan area.	MI/047	0 applications
<p>Analysis No land has been lost for allotments or open space, in accordance with the monitoring indicators. Planning obligations and commuted sums for open space have been agreed for all residential developments, where viability permitted. No applications for open space, or allotments on allocated sites, have been rejected.</p>		
<p>Conclusion No concerns over the delivery of the sustainability objective.</p>		

Sustainability objective: Ensure all have access to good quality housing to meet their needs, including affordable housing for local needs		
Monitoring Indicator	Ref	2014/15
Number of net additional affordable and general market dwellings built per annum.	MI/010	54 affordable 137 general market
5 year housing land supply	MI/011	4.0 years
The number of housing schemes developing housing types and sizes against the evidence set out in the Local Market Assessment and/or Social/Affordable Housing Registers	MI/016	0 schemes
Number of vacant dwellings brought back into use	MI/013	41 dwellings
Amount of affordable housing permitted via 'exception sites'.	MI/017	0 affordable
<p>Analysis The delivery of both affordable and market housing has been below target principally due to the wider economic situation and poor housing market which is beyond the influence of the LDP; however as the economy recovers the Council is confident that opportunities to secure further affordable homes will increase. Similarly, factors outside the control of CCBC, i.e. the economy and housing market are impacting the delivery of the 5 year housing land supply. Affordable dwellings have been delivered in line with identified need. The number of vacant dwellings brought back into use is exceeding the target of 25 per year. No applications for exception sites were submitted during the monitoring period, but there have been some since.</p>		
<p>Conclusion At this time, the delivery of the sustainability objective is not of concern owing to targets being affected by external factors including the economy and poor housing market, which are not within the control of CCBC. Delivering exception sites is dependent on need, it is expected that delivery under this policy will fluctuate between years and so there are no concerns.</p>		

Effective Protection of the Environment

Sustainability objective: To maintain and enhance the diversity and abundance of indigenous species in the plan area		
Monitoring Indicator	Ref	2014/15
Permissions granted for development which is considered to have a negative impact on an LBAP (full list) species/habitats.	MI/052	0 applications
Development adversely affecting a RIG granted permission against Officer or local archaeological organisation recommendations.	MI/053	0 applications
Applications granted permission which result in the loss of land within an SPA, SAC or SSSI against officer or statutory body advice	MI/072	0 applications
Applications granted permission against Officer or NRW advice considered to have potential to cause harm to a protected site or species	MI/073	0 applications
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.	MI/075	0 applications
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.	MI/076	0 applications
<p>Analysis No applications have been approved which may have a negative impact or loss of land on an LBAP, RIG, SPA, SAC or SSSI. Zero applications have been granted permission against Officer advice, or if there is a possibility of degradation of a water body within a European site. Zero applications that were thought to potentially cause a negative effect in a neighbouring authority have been approved.</p>		
<p>Conclusion No concerns over the delivery of the sustainability objective.</p>		

Sustainability objective: Ensure special and distinctive, semi-natural and historic landscapes and their specific features are conserved and enhanced		
Monitoring Indicator	Ref	2014/15
Applications granted permission against Officer recommendations where a detrimental impact on an SLA had been identified.	MI/057	0 applications
Analysis Zero applications have been approved against Officer recommendation where a detrimental impact on an SLA had been identified.		
Conclusion No concerns over the delivery of the sustainability objective.		

Sustainability objective: Conserve and enhance the existing built form and design, and ensure that new developments are built to high standards of design		
Monitoring Indicator	Ref	2014/15
Number of planning applications approved not in accordance with the relevant SPG (i.e. Design SPG) or Planning Brief	MI/005	0 applications
Number of relevant applications granted resulting in the shop front having a negative impact on the area.	MI/041	1 application
Analysis Zero planning applications not in accordance with the relevant SPG (i.e. Design SPG) or Planning Brief have been approved. One relevant application was granted resulting in the shop front having a negative impact on the area. SPG will be produced to provide further guidance on this, which should prevent any negative impact in future.		
Conclusion There are no concerns over the delivery of the sustainability objective.		

Sustainability objective: Conserve and enhance the built and archaeological cultural heritage features of the area		
Monitoring Indicator	Ref	2014/15
Appeals won by LPA following refusals under Policy CTH/3 relating to development adversely affecting buildings and structures of local importance.	MI/077	N/A
The number of applications granted that adversely affect known archaeological sites and unregistered sites of archaeological importance	MI/078	0 applications
Number of listed buildings or structures demolished	MI/080	0 buildings / structures
Applications for development which affects buildings or structures of local importance granted against the recommendations of the Conservation Officer	MI/081	1 application
<p>Analysis There have been no appeals lodged following refusal under policy CTH/3, therefore the indicator has been classified as not applicable. Zero applications that adversely affect known archaeological sites and unregistered sites of archaeological importance have been granted, and zero listed buildings or structures have been demolished. One application was granted against Officer recommendation which affected buildings or structures of local importance, relating to a shop front. SPG will be produced, which will help prevent this in future.</p>		
<p>Conclusion There are no concerns over the delivery of the sustainability objective.</p>		

Prudent Use of Natural Resources

Sustainability objective: Ensure new development takes into account the need for more efficient energy use and, and the LDP promotes energy generation from renewable resources		
Monitoring Indicator	Ref	2014/15
Onshore wind turbine development within SSA achieving below 5MW against officer recommendation.	MI/059	0 applications
Onshore wind turbine development within SSA	MI/060	28 MW
Onshore wind turbine development greater than 5MW approved outside SSA.	MI/061	0 applications
The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type (TAN8).	MI/071	Meets TAN8 targets
<p>Analysis Zero applications have been approved for onshore wind turbine development within SSA achieving below 5MW, or onshore wind turbine development greater than 5MW approved outside SSA. Onshore wind turbine development within SSA is on target and the capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas meets TAN8 targets.</p>		
<p>Conclusion There are no concerns over the delivery of the sustainability objective.</p>		

Sustainability objective: Make the most use of land through appropriate allocations and determination of need, and through ensuring the appropriate remediation of contaminated land where relevant		
Monitoring Indicator	Ref	2014/15
Amount of new development (ha) permitted via conversions and brownfield redevelopment as a % of all development permitted	MI/003	77%
Development greater than 0.5 ha on Grade 2 and 3a agricultural land which does not comprise an LDP allocation.	MI/056	0 applications
Amount of greenfield and open space lost to development (ha) which is not allocated in the LDP or in accord with LDP Policy.	MI/009	0 ha
Average density of housing development permitted on allocated development plan sites.	MI/015	0 sites granted permission on allocated sites with <30 dph
<p>Analysis The amount of brownfield redevelopment is on target, as is retention of greenfield and open space. Zero applications have been approved for development greater than 0.5 ha on Grade 2 and 3a agricultural land which does not comprise an LDP allocation, and zero applications have been accepted for allocated sites, which do not meet the minimum density requirement of 30 dph.</p>		
<p>Conclusion There are no concerns over the delivery of the sustainability objective.</p>		

Sustainability objective: Prevent pollution of all water bodies, including surface and groundwaters, and ensure that development takes into account the need for efficient water use. Development must also be located so as not to increase the risk of flooding or be at risk from flooding		
Monitoring Indicator	Source	2014/15
Applications granted permission against Officer or advice of the SAB to incorporate SUDS or adequate drainage provision.	MI/064	0 applications
New development of 1,000 m ² or 10 dwellings not submitting a Water Conservation Strategy when requested by officers.	MI/066	0 permissions
Development permitted in C1 and C2 floodplain areas not meeting all TAN15 tests or NRW recommendations	MI/070	2 applications
<p>Analysis Zero applications have been granted permission against Officer or advice of the SAB to incorporate SUDS or adequate drainage provision and zero permissions have been granted for new development of 1,000 m² or 10 dwellings not submitting a Water Conservation Strategy when requested. Development has been permitted in a floodplain, but there are no concerns over this indicator.</p>		
<p>Conclusion There are no concerns over the delivery of the sustainability objective.</p>		

Sustainability objective: Reduce all forms of air pollution locally and globally improve the atmosphere		
Monitoring Indicator	Ref	2014/15
Approval of planning permission which does not conform to LDP2: Parking Standards SPG	MI/094	0 applications
Development approved without a Transport Assessment, Travel Plan or Road Safety Audit contrary to officer or statutory consultee recommendation	MI/095	0 applications
<p>Analysis Zero applications approved which do not conform to LDP2: Parking Standards SPG. No development approved without a Transport Assessment, Travel Plan or Road Safety Audit contrary to officer or statutory consultee recommendation.</p>		
<p>Conclusion There are no concerns over the delivery of the sustainability objective.</p>		

Sustainability objective: Safeguard non-renewable resources and promote reuse of primary resources		
Monitoring Indicator	Ref	2014/15
Number of planning permissions granted for extraction of aggregate mineral not in line with policy MWS/2	MI/101	0 applications
Number of planning permissions granted in the safeguarding hard rock and sand and gravel designations not in line with Policy MWS/3.	MI/102	0 applications
Rates for recycling, preparation for re-use and composting compared with national targets (Wales Waste Measure 2010).	MI/104	56.26%
Amount of waste management capacity developed in the Plan area, or outside of the Plan area to deal with waste arising in Conwy	MI/105	+50%
<p>Analysis Zero applications for extraction of aggregate mineral and the safeguarding hard rock and sand and gravel designations, which are not in line with policy have been granted. Rates for recycling and amount of waste management capacity have both met target.</p>		
<p>Conclusion There are no concerns over the delivery of the sustainability objective.</p>		

Maintenance of high and stable levels of economic growth and employment

Sustainability objective: Encourage diversification of the economic base in rural and urban areas			
Monitoring Indicator	Ref	2014/15	
Level of serviced accommodation within Holiday Accommodation Zone (HAZ).	MI/031	2 losses	1 gain
<p>Analysis There have been 2 losses and one gain in the level of serviced accommodation within Holiday Accommodation Zone (HAZ).</p>			
<p>Conclusion Overall, there has been a loss in the level of serviced accommodation within HAZ. This indicator will be carefully monitored and may be amended at LDP review, but there are no concerns over the delivery of the sustainability objective.</p>			

Sustainability objective: Ensure that there is good access for all to employment		
Monitoring Indicator	Ref	2014/15
Annual unemployment level	MI/024	6.1%
Number of County residents in employment	MI/025	50,100
Number of residents out-commuting to work to locations outside the County Borough	MI/028	6,900
% of employment land take up in the Urban and Rural Development Strategy Areas in meeting predicted population change requirements.	MI/001	91.6% Urban (175) 8.4% Rural (16)
Employment land development per annum in the Rural Development Strategy Area	MI/027	0 ha built in 2014/15
<p>Analysis The target has been met for MI/025 and MI/028. The figures for annual unemployment and % of employment land take up in the Urban and Rural Development Strategy Areas are expected given the economic climate. Planning permission has been granted for one development and another development has been completed since March 2015, which will contribute to employment land development per annum in the Rural Development Strategy Area for next year's AMR.</p>		
<p>Conclusion There are no concerns over the delivery of the sustainability objective.</p>		

Sustainability objective: Emphasise and increase factors conducive to wealth creation and attractiveness to investors		
Monitoring Indicator	Ref	2014/15
Employment land development per annum in the Urban Development Strategy Area.	MI/026	0 ha built in 2014/15
<p>Analysis Take-up of employment land has been low, however the overall distribution has been in line with the target LDP Growth Strategy. Various sites have been granted permission and developed in the urban area recently.</p>		
<p>Conclusion Despite the result of employment land development in the Urban Development Strategy Area, employment development is being brought forward, and at a level to be expected given the early stage of the LDP. Therefore the indicator will be carefully monitored, but there are no concerns over the delivery of the sustainability objective.</p>		

Appendix 3: Changes to the monitoring framework

Indicator Reference	Indicator	Change	Reason	Year
MI/025	Number of plan area residents In employment.	Amendment – base level data and targets have been changed: Previous: 2007 47,500 2012 47,826 2017 49,227 2022 49,850 Update: 49,000 49,326 50,727 51,350	Base level data has been updated since the LDP was adopted. Targets have been amended to reflect this change.	2014/15
MI/028	Number of Conwy residents out-commuting to work to locations outside of the Plan area.	Amendment – targets have been changed	Base level data has been updated since the LDP was adopted (originally 7,200 in 2010; latest data shows 7,600 for 2010).	2014/15
MI/031	Level of serviced accommodation within Holiday Accommodation Zones (HAZ)	Amendment – Trigger has been amended from +/-1 to -1.	A gain in tourism accommodation is considered a positive factor. Gains will continue to be monitored, but not highlighted as a concern.	2014/15
MI/034	Extension of the holiday season for existing caravans, chalets and camping sites.	Amendment – wording of indicator has been amended: Extension of the holiday season for existing caravans, chalets and camping sites granted against officer recommendation.	In order to support schemes in line with the policy.	2014/15
MI/035	Number of decisions supporting the loss of tourism facilities	Amendment – wording of indicator has been amended: Number of decisions supporting the loss of tourism facilities granted against officer recommendation.	In order to support schemes in line with the policy.	2014/15

Indicator Reference	Indicator	Change	Reason	Year
MI/049	Applications approved for new school developments complying with development principles.	Amendment – target set as: 100% of applications where Primary School Modernisation identifies a need for a new school. Trigger level set as: Refusal of 1 or more applications where in accord with development principles.	The target and trigger were to be set once the Primary School Modernisation Project has been finalised. This is an on-going project, but one application for a new school was submitted during the monitoring period. It was therefore considered appropriate to set a target and trigger level.	2014/15
MI/059	On shore wind turbine development within SSA achieving below 5MW.	Amendment – wording of indicator has been amended: On shore wind turbine development within SSA achieving below 5MW against officer recommendation.	The key aim of national policy is that development below 5MW does not compromise development of over 5MW from coming forward within the SSA. As such many smaller single or clusters could come forward within the SSA and avoid the risk therefore the trigger wording needs to be changed to take account of this.	2014/15
MI/062	BREEAM levels for new build employment not being met.	Omission	BREEAM no longer applicable due to a change in national legislation. Measures are now covered under Building Regulations.	2014/15
MI/063	CFSH levels for new build dwellings not being met.	Omission	CFSH no longer applicable due to a change in national legislation. Measures are now covered under Building Regulations.	2014/15
MI/065	Applications granted permission against Officer or statutory consultee advice to incorporate water conservation methods.	Omission	Measure is now covered under Building Regulations.	2014/15

Indicator Reference	Indicator	Change	Reason	Year
MI/66	New developments of 1,000m ² or 10 dwellings not submitting a Water Conservation Strategy	Amendment – wording of indicator has been amended: New developments of 1,000m ² or 10 dwellings not submitting a Water Conservation Strategy when requested by officers.	This is now covered by Building Regulations following national policy changes. The policy and MI was based on the situation before the changes therefore the Council is asking for this on a site by site basis.	2014/15
MI/068	Produce SPG on Natural Environment.	Amendment – wording of indicator has been amended: Produce SPG on Landscape, Access and Design	So that the SPG covers a wider topic area and achieve better cross referencing to other SPG.	2014/15
MI/070	Development permitted in C1 and C2 floodplain areas not meeting all TAN15 tests or EAW recommendations	Amendment – wording of indicator has been amended: Development permitted in C1 and C2 floodplain areas not meeting all TAN15 tests or NRW-recommendations	EAW ceased to exist when NRW was formed in 2013.	2014/15
MI/072	Applications granted permission which result in the loss of land within an SPA, SAC or SSSI.	Amendment – wording of indicator has been amended: Applications granted permission which result in the loss of land within an SPA, SAC or SSSI against officer or statutory body advice.	In order to allow those small scale developments which would otherwise be permitted where there is not harm to the setting, landscape, SPA, SAC or SSSI.	2014/15
MI/073	Applications granted permission against Officer or CCW advice considered to have potential to cause harm to a protected site or species.	Amendment – wording of indicator has been amended: Applications granted permission against Officer or NRW advice considered to have potential to cause harm to a protected site or species.	CCW ceased to exist when NRW was formed in 2013.	2014/15

Indicator Reference	Indicator	Change	Reason	Year
MI/085	SPG produced on Listed Buildings	Omission	Owing to the publication of national guidance, SPG is no longer considered necessary.	2014/15
MI/090	Number of windfall sites delivered in Urban and Rural Development Strategy Areas	Amendment – wording of indicator has been amended: Number of windfall sites delivered for less than 10 dwellings in the Urban and less than 5 dwellings in the Rural Development Strategy Areas	Paragraph 4.7.6.3 of the LDP states that windfall developments of 10 or more dwellings in the UDSA and 5 or more dwellings in the RDSA are required to submit a Community and Linguistic Statement to assess impact on the Welsh language. It is therefore considered that only development below these thresholds needs monitoring.	2014/15

Appendix 4: Status of allocated sites

Site Ref	Site	Status	
Housing allocations			
434	Plas yn Dre, Llandudno	Complete	40 dwellings
31	Adjacent to Glanafon, Llanfairfechan	Planning permission granted Under construction	28 dwellings
439	Social Club/Youth Club, Llandudno Junction	Permission granted on part	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 94 dwellings (under construction) Development Brief SPG in progress.	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	30 dwellings
496	Ty Mawr, Old Colwyn	CCBC owned	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	No known progress	65 dwellings
217	BT Exchange, Colwyn Bay	No known progress	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	No known progress	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	No known progress	15 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	No known progress	10 dwellings
277	Coed Digain, Llangernyw	No known progress	25 dwellings
14	Woodland, Llandudno Junction	No known progress	75 dwellings
56	Off Ysguborwen Road, Dwygyfylchi	No known progress	15 dwellings
Employment allocations			
CR16	NE of Former Goods Yard, Llandudno Junction	No known progress	
452	Penmaen Road, Conwy	CCBC owned	

Appendix 4: Status of Allocated Sites

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	
176	Esgyryn, Llandudno Junction	Employment, Housing, Allotments	Planning permission granted. Under construction Development Brief SPG in progress	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 Groesffordd, Dwygyfylchi	Allotments, Housing	Planning permission granted	46 dwellings
453	Land fronting B5105, Cerrigydrudion	Employment, Housing	CCBC owned; unlikely to be developed in the near future	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	
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 5: Status of housing land supply

LDP Housing supply 2015		Completions	Permissions	Windfall	Allocations	Empty Homes	TOTAL	%
URBAN	Abergele/Pensarn, Towyn, Kinmel Bay	219	46	34	518	116	933	17.3
	Conwy, Llandudno, Llandudno Junction, Deganwy, Penrhyn Bay/Penrhynside	934	118	194	387	139	1772	32.9
	Colwyn Bay, Old Colwyn, Rhos on Sea & Mochdre	549	253	156	282	211	1451	26.9
	Llanfairfechan & Penmaenmawr	140	23	61	113	40	377	7.0
	Llanrwst	48	0	30	90	22	190	3.5
	Urban Total	1,890	440	475	1,390	528	4,723	87.7
RURAL	Tier 1 Main Villages	82	46	25	205	9	367	6.8
	Tier 2 Main Villages	52	0	32	70	13	167	3.1
	Minor Villages	21	0	18	0	4	43	0.8
	Hamlets	9	0	6	0	4	19	0.4
	Open Countryside	37	0	28	0	3	68	1.3
	Rural Total	201	46	109	275	34	665	12.3
TOTAL		2,091	486	584	1,665	562	5,388	100.0
Primary School Modernisation							199	
OVERALL HOUSING TOTAL							5,587	

Appendix 6: List of Supplementary Planning Guidance

Name	Status
LDP01 – Householder Design Guide	Adopted February 2014
LDP02 – Parking Standards	Adopted February 2014
LDP03 – Shop Front Security Design Guide	Adopted February 2014
LDP04 – Planning Obligations	Adopted July 2014
LDP05 – Biodiversity in Planning	Adopted November 2014
LDP06 – Welsh language and Culture	Adopted November 2014
LDP08 – Buildings and Structure of Local Importance	Adopted February 2014
LDP09 – Design	Adopted July 2015
LDP10 – Colwyn Bay Masterplan	Scheduled June 2016
LDP11 – Landscape Sensitivity and Capacity Assessment for Onshore Wind Turbine Development	Adopted November 2014
LDP12 – Rural Conversions	Adopted November 2014
LDP13 – Affordable Housing	Scheduled February 2016
LDP14 – Conservation Areas	Adopted July 2015
LDP15 – Llandudno Conservation Area Management Plan	Adopted March 2015
LDP16 – Conwy Conservation Area Management Plan	Adopted July 2015
LDP17 – On-Shore Wind Turbine Development	Scheduled November 2015
LDP18 – Landscape, Access and Design	Scheduled March 2016
LDP19 – Tourism Development	Scheduled November 2015
LDP20 – Self-Contained Flats	Scheduled May 2016
LDP21 – New Office and Industrial Development on Non-allocated Sites	Scheduled May 2016
LDP22 – Community Facilities	Scheduled July 2016
LDP23 – Change of Use within town and neighbourhood centres	Adopted May 2015
LDP24 – Renewable Energy	Scheduled May 2016
LDP25 – Enabling Development	Adopted March 2015
LDP26 – Remaining Conservation Area Management Plan	Scheduled January 2016
LDP27 – Coastal Flood Risk Protocol	Adopted July 2015
LDP28 – Abergele South East Development Brief	Scheduled November 2015
LDP29 – Esgyryn Development Brief	Scheduled November 2015
LDP30 – Bryn Hyfryd Development Brief	Scheduled February 2016
LDP31 – Top Llan Road Development Brief	Scheduled March 2016
LDP32 – Cerrigydrudion Development Brief	Scheduled January 2016
LDP33 – Dinarth Hall Farm Development Brief	Scheduled October 2015
LDP34 – Waste Storage and Collection in New Development	Scheduled December 2015
LDP35 – Safeguarding B1, B2 and B8 Office and Industrial	

Sites	Scheduled June 2016
LDP36 – Shop front design	Scheduled May 2016