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## Executive summary

The Conwy Local Development Plan (LDP) was formally adopted by Conwy County Borough Council on 24th October 2013, with a statutory 4 year review date of October 2017.

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 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 third AMR to be prepared since the adoption of the Conwy LDP, and it covers the period of 1st April 2016– 31st March 2017. 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 2015 and 2016 AMRs highlighted significant concerns regarding some aspects of the LDP delivery and an early review of the LDP was recommended. The Review is now underway. This AMR confirms that the concerns have continued.

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 implications 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 certain triggers have been met as a result and action is required via reviewing the LDP. Whilst discussed in more detail below, the amendments to Technical Advice Note 1: 'Joint Housing Land Availability Studies' and the means to calculating housing land supply via the residual method has resulted in a shortfall trend (i.e. 3.1 years in 2017 from 4.0 in 2015),

which can not be rectified without intervention through LDP review. The new Planning Act (2015) and the Wellbeing of Future Generations Act (2015) also have implications upon 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 successfully implement LDP policies and achieve Strategic Environmental Assessment (SEA) objectives.

The national economic downturn continues to impact on LDP delivery of housing and employment sites. In the 2015 AMR it stated that the LDP allocations are starting to come forward and that the build rate is likely to increase as developers have now had sufficient opportunity to gain permissions and commence development. Whilst this may be the case, the reduction in smaller housebuilders and lack of more strategic housebuilders operating in the area impacts significantly on up-take.

Consideration has also been given to the most up-to-date Population and Household Projections in terms of their impact on the growth strategy. Whilst 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, the current numbers are less than that applied to the currently adopted LDP. On this basis, the LDP strategy is not delivering against existing and more up to date projections and as such intervention is required via a 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. The draft Gypsy and Traveller Accommodation Needs Assessment and Employment Land Review have indicated a need for new land requirements. Furthermore, impacts and mitigation strategies are required through land allocation for schools and new infrastructure, which is not covered via the current LDP.

### **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. The AMR has identified some policies which are not delivering.

In summary, the LDP Strategy and distribution of growth is being implemented successfully and policies are working effectively to a degree. 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. However, as a result of changing national guidance and local

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appeal/application decisions, a number of policies within the Plan require amendment to ensure that an up to date planning policy framework is in place. A review process has now started in 2017.

### **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.

Overall, the majority of the Plan remains positive, with the exception of a lack of control regarding development distribution, which impacts negatively on the environment and strategy direction. The results indicated that initially the plan is travelling in a positive direction and the objectives of the plan are being delivered in a number of areas. However, the lack of a 5 year housing land supply and resulting speculative development sites being submitted impacts negatively on the take-up of greenfield lands. In conclusion it is found that the SA monitoring raises issues which warrant further action. Various mitigation measures have been instigated by the LPA, but a review is the only true means to rectify the situation. .

### **Conclusion and recommendations**

This 2015 AMR highlighted five key considerations for future AMRs to closely monitor. The 2016 AMR found detrimental trends that require intervention and recommended the LDP be reviewed. This review has commenced. The 2017 AMR found that these trends continued:

**Key Consideration 1 (National):** Taking account of new national guidance and regulations. The AMR highlights the new Planning Act 2015 in terms of the new National Planning Framework, the proposed A55 Corridor Strategic Development Plan and Place Plans. The Wellbeing of Future Generations Act 2015 also has implications for the LDP. There are also potential implications that could result from Government reform.

**Key Consideration 2 (Regional):** Taking 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 consider preparing a regional A55 Corridor Strategic Plan as above under Key Consideration 1, will influence this element. In particular, the North Wales Economic Ambition Board are progressing an Economic Growth Vision that would require statutory support via the LDP, where currently it does not in various areas. Other regional evidence, such as the Regional Transport Plan will also need to be reflected in any review. To inform the review of the LDP, the Council have now commissioned

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a new Employment Land Review, which has also taken into account the potential implications from the regional economic drivers, such as the EAB Growth Bid and Wlyfa. It is clear from the conclusions of the ELR that new land is required to meet projected needs.

**Key Consideration 3 (Local):** The AMR highlights the implications of the current and future population and household projections with regards to review. There is clearly a contradiction between the submission of speculative development applications and the population and household projections that can only be rectified via a review of the LDP. The current projection evidence available continues to show a lesser trend, contrary to the current LDP Strategy.

**Key Consideration 4 (Local):** The lack of a 5 year housing land supply and the increasing shortfall is a significant concern, especially when having regard to the current population and household projections. Whilst the changes applied to TAN1 are a national issue, the LDP Strategy and distribution of development is no longer delivering as a result. It is clear that increasing shortfall in housing is a trend that can only be rectified via a review of the LDP, which has now started.

**Key Consideration 5 (Local):** Minor amendments to policies contained within the LDP. It is highly likely through the LDP review that minor adjustments to policy criteria will be proposed as a result of national policy guidance, planning applications and appeal decisions since the LDP adoption. Such changes will be minor, but overall they will provide for more appropriate and robust policies 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 policy TOU/4 and the Wind Turbine Policy NTE/7).

Having assessed the findings identified in this AMR, there is evidence to suggest that certain trends are impacting negatively on the area and as a consequence the LDP Strategy and development distribution is not being delivered. Overall it is considered that reviewing the LDP is the only means to rectify the trend. Whilst the trend area only relates to certain parts of the strategy and policy (e.g. development take-up, distribution and supply), the overriding impact will most certainly result in greater impacts if the LDP is not reviewed.

# 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 third AMR for the Conwy LDP, and covers the period 01/04/2016 to 31/03/2017.

## 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 1<sup>st</sup> April to 31<sup>st</sup> March and to be submitted to Welsh Government (WG) and published on CCBC website by 31<sup>st</sup> 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:

<b>Amendment</b>	The indicator has been amended to reflect changes in data sources/collection. Amendments will not significantly alter the scope of indicators.
<b>Complete</b>	Where an indicator relates to a specific action that has been completed, it is not necessary to retain the indicator in future AMRs.
<b>Omission</b>	The original indicator has been deleted due to changes in national guidance or data availability. No replacement indicator is available or necessary 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**

#### **Reforming Local Government in Wales**

##### **Planning Policy Wales (PPW) (8<sup>th</sup> edition, January 2016)**

A revised version of PPW Chapter 2 (Local Development Plans) was published in September 2015. The revised Chapter 2 was subsequently incorporated into PPW Edition 8 (January 2016). Some of the key changes since Edition 7 are outlined below:

- Chapter 6: the Historic Environment
- Chapter 7: Economic Development
- Chapter 10: Retail and Commercial Development
- Chapter 12: Infrastructure and Services

#### **Technical Advice Notes (TAN)**

Only one Technical Advice Note has been updated during the monitoring period. TAN4 Retail (November 2016) has been updated in-line with changes to Chapter 10 of PPW.

#### **Practice Guidance**

Fields in Trust published new guidance and standards for outdoor sport and play in February 2017. This will be used to update the Open Space Assessment as part of LDP Review.

#### **Historic Environment (Wales) Act**

Nationally, the Historic Environment (Wales) Act 2016 received Royal Assent on the 21st March 2016. The Act forms part of a suite of legislation, policy and advice that makes important improvements to the existing systems in place to protect and sustainably manage the historic environment in Wales.

Planning Policy Wales Edition 9 was published in November 2016. The key issues from the revised chapter 6 in PPW for development plans are concerning Historic Environment Records (HERs), Conservation Areas, Listed Buildings, World Heritage Sites, archaeological remains, local historic assets and historic parks and gardens.

#### **Community Infrastructure Levy**

The government commissioned an independent review of the CIL in November 2015 to assess the extent to which CIL does or can provide an effective mechanism for

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funding infrastructure, and to recommend changes that would improve its operation in support of the government’s wider housing and growth objectives. In February 2017, the Department for Communities and Local Government published *A new approach to developer contributions: a report by the CIL review team*. This recommended changes to the CIL system. CIL production is on hold while the Council wait for the WG response to the review findings.

### 3.2 External conditions (national)

#### Housing

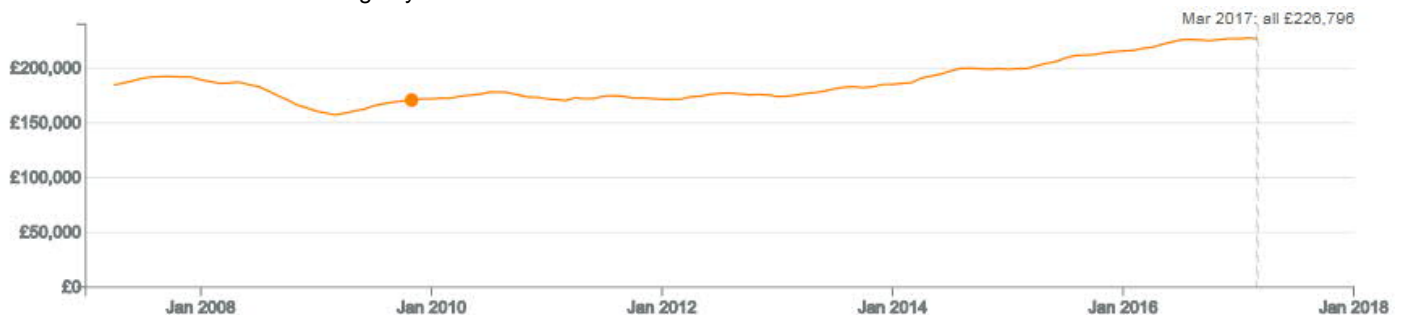
The downturn in the economy since 2008 at a national level has had a significant impact on housing provision in the UK as a whole, having placed restrictions on the access to lending both to finance housebuilders and prospective purchasers. At its highest point before the crash in November 2007, the England & Wales house price index only recovered back to this point in February 2015<sup>1</sup>. Taking Wales alone however, the recovery over this period has not taken place to the same extent as illustrated in the two charts below.

Over the LDP Monitoring period, the average house price in England & Wales increased by 4.1% to £226,796, whilst in Wales the annual percentage growth was slightly lower, rising 3.9% to an average price of £147,165 over the same period. 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 6833 during the 2016-17 period is still some way below the pre-crash peak of 9334 in 2006-07.<sup>2</sup>

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.

**Chart 1: House Price Index: England & Wales April 2007 – March 2017**

Source: Land Registry

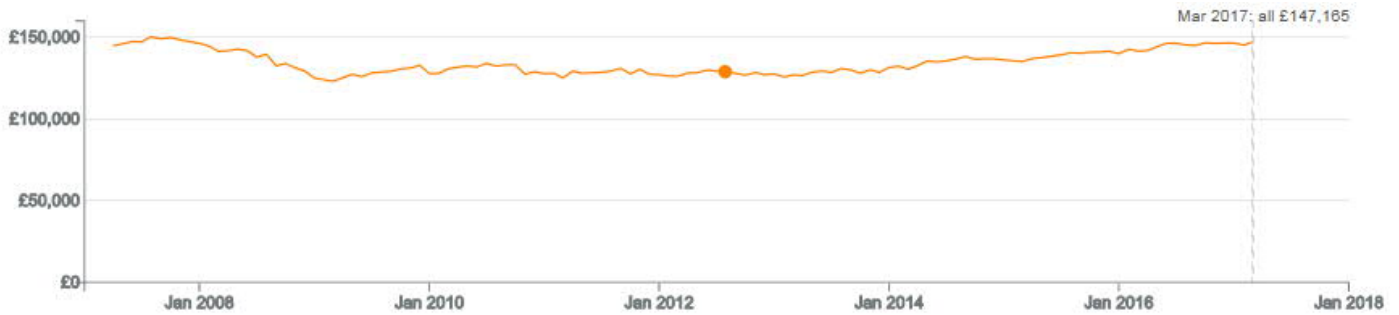


<sup>1</sup> Source: Land Registry House Price Index

<sup>2</sup> Source: StatsWales house building completions data

**Chart 2: House Price Index: Wales April 2007 – March 2017**

Source: Land Registry



## Economy

In Q4 (Oct-Dec) 2016 the UK economy grew by 0.7%. This was the sixteenth quarter of GDP growth. However, GDP per capita has recovered much more slowly from the fall seen during the recession, as population has grown faster than GDP. In Q4 2016, GDP per head was at only 101.8% of its Q1 2008 level. The service sector has lifted the overall index into growth – other sectors are operating below their pre-recession level.

In August 2016 there were a total of 10,160 benefit claimants of working age. There was a decrease compared to the previous quarter (May 2016) of about 130 claimants, probably due to the seasonal nature of employment in the area. Since the previous year the overall number of claimants of DWP and UC benefits increased slightly. Conwy CB has a high incidence of claimants of incapacity benefits, when compared to the GB average.

Unemployment in Conwy County Borough is generally seasonal – at its highest in the winter months, usually peaking around February. The claimant count unemployment rate for January 2017 was 2.2%, the same as it had been the previous month but lower than the same period last year. Whilst unemployment rates have generally fallen in recent months, the reduction is not as sustained or stable as for the GB rate.

### 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.

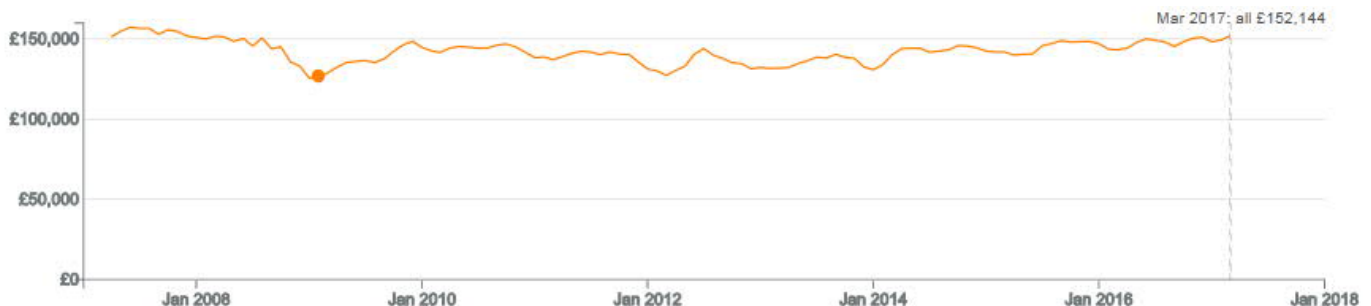
### 3.4 Local considerations

#### Housing market in CCBC

The average house price in Conwy CB was £152,144 in March 2017; an increase of 6.17% in the last year and the highest for any month since November 2007. This annual increase was considerably than Wales, however the changes in house prices has fluctuated significantly over the year with a 2.4% fall in September 2016, so this is not yet a sustained growth in house prices.

**Chart 3: House Price Index: Conwy CBC April 2007 – March 2017**

Source: Land Registry



Despite the rise in values over the past year, house prices for most accommodation types in Conwy remain lower than before the 2007 crash. Detached property values are the exception and have recovered the most strongly. In March 2017 average prices for detached properties surpassed the December 2006 peak for the first time, reaching a new high of £215,246. Semi-detached and terraced property prices are continuing to recover but more gradually, with March 2017 representing the highest prices since November 2007 and August 2008 respectively. The price of flats remains suppressed in comparison with the rest of the housing market, having remained static or declined since an initial recovery in late 2009/early 2010. Average prices for flats & maisonettes have yet to cross £100,000 in recent years, significantly below the £116,100 of December 2006.

House sales of 229 in March 2016 represented the highest monthly volume since August 2007. Total house sales in Conwy during the year 2016-17 were 2047, marginally lower than the previous year..

### **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 6,520 additional dwellings by 2022. In the 10 years to April 2017 only 2,507 additional dwellings have been provided – if the LDP requirement was shared equally across that period, that figure should be closer to 4,350. That is a shortfall of about -1,840 or -58% below target.



Year	Dwellings completed			JHLAS Annual requirement	Land supply (years)	5-year land supply
	Small sites	Large sites	Total			
2007-08	206	215	421	405 <sup>3</sup>	5.27 (5.01) <sup>4</sup>	2134 (2029)
2008-09	162	170	332	371 <sup>3</sup>	5.28	1959
2009-10	86	129	215	331 <sup>3</sup>	5.08	1683
2010-11	73	159	232	300 <sup>3</sup>	4.7	1395
2011-12	101	117	218	336 <sup>3</sup>	4.0	1360
2012-13	50	137	187	321 <sup>3</sup>	4.1	1315
2013-14	68	227	295	534	4.8	2543
2014-15	44	147	191	584	4.0	2339
2015-16	71	112	183	618	3.7	2261
2016-17	38	195	233	681	3.1	2145
<b>Total</b>	<b>899</b>	<b>1608</b>	<b>2507</b>			

Completions over the period 2016-17 were 233 dwellings<sup>5</sup>, in comparison with a figure of 434 per year if the total LDP requirements were split evenly over the Plan Period. This low completions figure and lack of a 5-year supply is despite the land supply being sufficient for approximately as many houses as have been built in Conwy in the past 9 years. The land supply is also higher even than at the end of the housing boom period in 2006-07 when Conwy did achieve a 5-year supply. 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 681 dwellings per year, which is significantly higher even than the pre-crash peak of 421 per year.

LDP allocations are coming forward, with a number of sites now well underway with planning applications for more sites approved or submitted however delivery is limited by the build rate of housebuilders in the area. With national housebuilders having pulled out of Conwy to concentrate on other 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

<sup>3</sup> Annual requirement based on the past building rates method, as permitted by TAN1 (2006)

<sup>4</sup> 2008 (5.67) figure excludes disputed contribution of 10 units from Ty Mawr site.

<sup>5</sup> 2017 JHLAS. Available from: [www.conwy.gov.uk/jhlas](http://www.conwy.gov.uk/jhlas)

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 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 2016-17, 30 units were delivered by one Housing Association across two derelict sites in Abergele.<sup>6</sup>

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:

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<sup>6</sup> 2017 JHLAS Available from: [www.conwy.gov.uk/jhlas](http://www.conwy.gov.uk/jhlas)

- 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.
- 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 during the forthcoming LDP review.

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.

As such, in a letter to all Local Authorities, the WG Minister for Housing and Regeneration has indicated<sup>7</sup> that

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

To reflect the need to take into account other factors and not use the new reduced population and household projections in isolation, the most recent edition of PPW<sup>8</sup> states that *“The latest Welsh Government local authority level Household Projections for Wales, alongside the latest Local Housing Market Assessment, will form part of the plan’s evidence base together with other key issues...”*

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 (in 2015)

“The plan should only be reviewed based on evidence and the results of the AMRs. As less than 12 months [at the time] 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

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<sup>7</sup> Letter from Minister of Housing, Welsh Government to all Local Authority Cabinet members with Responsibility for Housing, 10<sup>th</sup> April 2014 – topic ‘Use of 2011 household projections’ (Ref: SF/CS/1070/14)

<sup>8</sup> Planning Policy Wales Edition 9 - November 2016 - Chapter 9 Housing

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
- 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).

Having considered the above issues, the Council is of the view that this third AMR provides sufficient evidence of established and emerging trends in housing requirement and delivery to justify an early Review of the LDP.

### **The local economy**

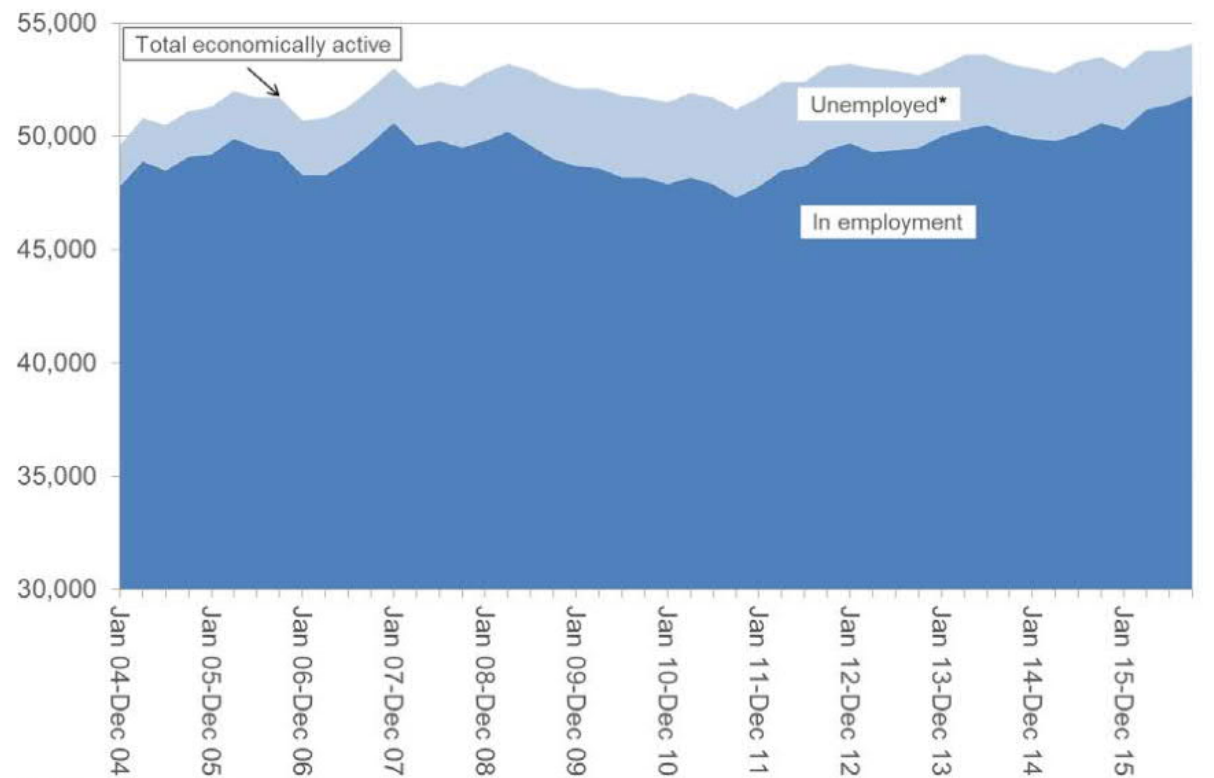
51,800 people were in employment in the last recorded quarter, a rise of 1,200 since the previous year. The number of people who were in employment or otherwise economically active fell between 2008 and 2011 due to the economic recession, but has since risen to the highest level ever seen. As well as the return to growth in the economy, other reasons for this increase in numbers in employment include the changes to state pension age (which means people staying in the workforce for longer) and revised definitions of what counts as economic activity (for example internships and other unpaid work/volunteering).

More people travel out of Conwy for work than travel in to the County Borough – a net out-flow of about 6,000 commuters. Altogether, around 26% 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. About 9,300 people either live in Conwy CB and travel to Denbighshire for work or vice versa, which is around 10% of all working residents in the area.

In 2016 there were an estimated 4,310 business enterprises with their operational base in Conwy County Borough. The proportion of businesses which are within the agricultural sector (over 16%) is particularly high (GB = only 5%). The accommodation and food services sector also accounts for a high proportion of businesses (13%) 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.

In the twelve months to September 2016, at any one time an average of 5,000 people were either unemployed or economically inactive and wanting a job. However in October 2016 the Jobcentre's Universal Jobmatch system showed only 700 jobs available within a 10 mile radius of Llandudno, and only 1,700 jobs available within a 20 mile radius. This includes full- and part-time jobs.

3.4.1 Table 1: Total economically active residents (aged 16-64), Conwy County Borough Sources: ONS annual population survey, (NOMIS)



\* the data used in this chart follows the International Labour Organisation (ILO) definition of unemployment. It is not the same as the claimant count measure of unemployment which is presented later in this document.

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 may possibly start to decline in the near future due to the large 'baby boomers' cohort moving out of the workforce as they reach retirement age. 51,800 people were in employment in the last recorded quarter, a rise of 1,200 since the previous year. The number of people who were in employment or otherwise economically active fell between 2008 and 2011 due to the economic recession, but has since risen to the highest level ever seen. As well as the return to growth in the economy, other reasons for this increase in numbers in employment include the changes to state pension age (which means people staying in the workforce for longer) and revised definitions of what counts as economic activity (for example internships and other unpaid work/volunteering).

The number of people in the workforce who are self-employed is estimated at about 8,400 persons – around 10.8% of the workforce. This compares to a rate of around 9.3% across Wales and 10.4% for Great Britain.

The estimate of the number of business enterprises includes VAT registered businesses and PAYE registered businesses. It does not include businesses that are not registered for either, which will include a high number of sole traders. It includes businesses within the public and voluntary sectors (for example hospitals or local charities) as well as the private sector.

The data on wage levels comes from a small sample and so is quite volatile, but it suggests that wage levels for jobs in Conwy CB are significantly below levels for Great Britain as a whole. The 2016 median gross weekly wage (including overtime and bonuses) for all full-time employees in Conwy CB was £454. This was 92% of the Welsh average and only 84% of the British average.

The annual average (median) household income fell by about -£500 between 2011 and 2016 to £24,800. Household incomes also fell in Wales between 2011 and 2016, but by a smaller amount (-£200). At a GB level household income increased by £450. In the same period the households with lowest incomes in the County Borough also became worse off – lower quartile household income fell by -£300 to just £14,250 and the proportion of households with income falling below 60% of the median for Great Britain increased. Nationally, the income for these low-income households also fell.

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 Government and private developers 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. The Conwy Economic Strategy 2017 – 2027 has recently been adopted (February 2017). It considers the initiatives which can be undertaken to enable businesses within the county to grow, diversify, upskill and compete in UK and global markets. It identifies strategic opportunities which

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would both create new jobs and improve the quality of existing jobs within the local economy, moving from seasonal to year-round employment. It is therefore important that the LDP strategy is broadly in line with the drivers and evidence base contained within this strategy going forward to 2027.

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.
- Produced a Growth Vision for the Economy of North Wales
- Produced a Regional Skills and Employment Plan

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 – 2016 approximately 8.7 hectares of 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.

### **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.

Businesses from across the Bay of Colwyn voted in November 2015 for a BID (Business Improvement District)

The Colwyn BID includes Rhos on Sea, Colwyn Bay, Old Colwyn and Mochdre and provides an opportunity for businesses to shape the future of the area and build upon recent investments such as Eirias Park, the new beach and the Watersports Centre. The BID is managed by businesses from across the Bay of Colwyn area including the Chamber of Trade and the Town Team supported by the Bay Life Project and a company of BID specialists, Partnerships For Better Business Ltd (pfbb UK).

### **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 2015 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.

The Startgic Planning and Communities Service commissioned a report August 2017 to investigate tourism demand and to inform the LDP Review. The report will assess the need for land/policy position having investigated the need for tourism demand. This work will be completed in December 2017 and inform the LDP Review

### **Community facilities and services**

The Primary School Modernisation Project is on-going. Some schools have closed and sites have been submitted for redevelopment where appropriate. Any applications for new schools and redevelopment for old school sites will continue to be assessed using LDP policies.

### **Cultural heritage**

There are two 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, although since the previous AMR the quality of applications generally has improved somewhat. This impacts on service delivery due to the need to go back to the applicant and seek additional information / amended plans.

Secondly, it is still 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**

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.

The Conwy Local Development Plan was written in the context of the Regional Waste Plan 1<sup>st</sup> 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 1<sup>st</sup> Review. Since the Local Development Plan was adopted the Welsh Government has published Planning Policy Wales Edition 7 (July 2014) which contains a revised section on waste in Chapter 12. The Welsh Government 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 Welsh Government published its Waste Strategy: Towards Zero Waste in 2010, after the RWP 1<sup>st</sup> 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 Welsh Government 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) 1<sup>st</sup> 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.

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.

An interim Regional Waste Monitoring report (2013/14) has been produced for North Wales and a draft RWM report produced (2014/15). The findings of the interim report were that there is no additional requirement for disposal capacity within the region. There remain a number of landfill sites within the region, including a site in Flintshire which secured planning permission on appeal in 2009 and which is currently being developed. Disposal rates are continuing to decline which means that the rate at which disposal void is used up is slowing down. The 5 year trigger for action has not been reached with respect to landfill and therefore no action is considered necessary. The position is not changed in the draft 2015/16 RWM report. However, this matter should be kept under review.

Planning permission for recovery capacity to manage local authority managed waste across North Wales was secured in Flintshire in 2015, reference 052626. The project: Parc Adfer, would manage up to 200,000 tonnes of municipal wastes per annum, including a proportion of wastes arising from commerce and industry. The Collections, Infrastructure and Markets Sector Plan identified a requirement of between 203-468 thousand tonnes per annum. The conclusion contained within the Interim RWM report and the draft RWM report is that any proposals for further residual waste treatment should be carefully assessed to ensure that the facility would not result in overprovision.

## 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/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 Principles Section and related policies are performing adequately 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 are no overall concerns over the implementation of the policies. However, whilst this may be the case for the majority, the take up of housing and employment against the strategy distribution percentages is low, but will balance out as certain approved applications come forward in the rural locations. The key area of concern relates to M1/009 in terms of greenfield lands/not allocated in the LDP. During this monitoring period, one planning application has been granted on appeal (0/41960) for development on a greenfield site outside the settlement boundary. The appeal was upheld on the basis that in accordance with TAN1 the Council’s land supply shortfall is a significant material consideration. The land supply shortfall has been raised as a concern in previous AMRs and until the LDP Review is complete the loss of further greenfield sites outside settlement boundaries is likely to continue, justified by TAN1 section 6.

The ‘direction of travel’ towards policy goals for refocusing growth in the sustainable Urban Development Strategy Area (UDSA) as shown in the results is on course 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

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strategy and current planning applications with approval will assist further. It is expected that the split will move further towards the actual percentages as the Plan becomes more mature and allocations are realised. However, as above, the speculative development proposals currently being considered outside of settlement boundaries will impact negatively on greenfield and distribution. Whilst impact on greenfield lands has been negative as a result of TAN1, there have been no losses of formal/informal designated open space over the monitoring period.

The amount of new developments (ha) permitted via conversions and brownfield redevelopment has exceeded targets, demonstrating that the related strategy policies are working effectively. However, there is a false picture being presented here in that speculative development proposals are currently being considered at appeal that will impact on take up. Furthermore, as a result of changes to TAN1 and the 2016 JHLAS, the settlement boundary policy is no longer proving to be an 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.

There have been no planning applications approved not in accordance with the relevant Supplementary Planning Guidance (i.e. Design SPG) or Planning Brief. Additionally, there are no recorded records of planning applications being approved against national guidance.

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.

## 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.	Yellow
MI/011	5 Year Housing Land Supply	Red
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.	Red
MI/013	Number of vacant dwellings brought back into use.	Green
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.	Red
MI/015	Average density of housing development permitted on allocated development plan sites.	Yellow
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.	Green
MI/017	Amount of affordable housing permitted via 'exception sites'.	Yellow
MI/018	The number of applications for Houses of Multiple Occupation achieving planning permission.	Green
MI/019	Prepare and adopt SPG on Affordable Housing.	Yellow
MI/020	Prepare and adopt SPG on Self Contained Flats.	Yellow
MI/021	Number of private / Council planning applications for G&T sites granted and refused in accord or contrary to Policy HOU/9	Green
MI/022	Provision of Gypsy & Traveller Site	Yellow
MI/023	Undertake assessment of site needs for travelling show people	Yellow

### 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.

Delivery of affordable housing has been below target although not as far below as 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. The Affordable Housing SPG was adopted in July 2017 and this should assist with the delivery of AHLN.

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 during the AMR period although one has been approved since. The SPG on Affordable Housing has been adopted, albeit slightly later than target, however the SPG on HMOs has been put on hold, pending the LDP review.

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 prepared a tendering package that was advertised via Sell2wales; work commenced on site in November/December 2015 and was completed in September 2016. The site is now occupied.

As a result of new WG requirement to prepare updated GTANA reports by February 2016, CCBC undertook a joint GTANA with Denbighshire County Council (DCC) which was approved by WG in March 2017. CCBC have carried out a call for sites and all new and existing sites will now be fully assessed.

### **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.

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.	Green
MI/025	Number of Plan Area Residents in Employment.	Green
MI/026	Employment land development per annum in the Urban Development Strategy Area.	Red
MI/027	Employment land development per annum in the Rural Development Strategy Area	Red
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).	Red

#### Summary on policy performance

There are a number of concerns emerging relating to the implementation of the Economic Strategy, mainly relating to the take-up of employment land in terms of new permissions and completions. These indicators appear to show that there is a lack of demand for new employment land uptake in Conwy, and whilst the general economic climate could be a prevailing factor, it may also be an indication that the amount, location and supply of employment land is not necessarily matched to demand. On a positive note, the green indicators relate to an increase in the number of residents in employment and a reduction of out-commuting levels which is encouraging bearing in mind the challenging economy over the last few years. Secondly, 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. It was agreed following the last AMR that a review should be undertaken due to a number of concerns arising from changes to evidence base and national policy guidance. This will involve taking into account the emerging Employment Land Review which is due to be completed late 2017.

## 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. Minor amendments to help clarify the Policy may be required at Review.

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/2, TOU/3 and TOU/4 and minor amendments planned at LDP Review stage, none of the changes go to the heart of the plan or strategy but 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.	
MI/37	'Clustering' of non-A1 uses in the primary shopping areas and shopping zones.	
MI/38	Number of applications for new non-bulky retail floor space outside of centres defined in the retail hierarchy.	
MI/39	Percentage of A1 units in Primary Shopping Areas.	
MI/40	Loss of community facilities outside Llandudno and town centres.	
MI/41	Number of relevant applications granted resulting in the shop front having a negative impact on the area.	
MI/42	Net loss of land for allotments.	
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.	
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'.	
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'.	
MI/46	Net loss of open space.	
MI/47	Applications approved for new areas of open space in locations across the Plan Area.	
MI/48	Applications approved for new areas for burial grounds on allocated sites and elsewhere where need exists.	
MI/49	Applications approved for new school developments complying with development principles.	
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.	

\*No target or trigger level has been set.

### Summary on policy performance

Three of the retail indicators have been highlighted where the target has not been met. One of these has hit a trigger point. Vacancies in Colwyn Bay Shopping Zone has been above 15% for the last three years. A business survey showed there were a variety of reasons for the stores closing. Some were as a result of national trends and the decline in high street sales resulting in bigger brands closing stores. Others were local business owners retiring or the businesses being temporary in nature.

Vacancies in Llanfairfechan has also been above 15% for the last three years, but the number of vacant units has remained stable. This will continue to be monitored, particularly to see how the new Co-Op store will impact.

Some shopping frontages have been found to be above target for non-A1 use. SPG was 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. New national policy has been published which encourages a variety of uses in secondary shopping areas.

No applications have been granted, where the shop front has had a negative impact on the area. SPG was adopted in March 2017, which provides further detail on what is considered acceptable.

All other CF&S policies are meeting their performance targets.

### **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 have increased in some areas, but decreased in others. Colwyn Bay Shopping Zone remains above the target of 15%, which impacts on the delivery of SO6.

There are concerns with clusters of non A1 uses in some shopping frontages, but overall, A1 use in the designated areas is considered satisfactory. 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.

The Retail Study is currently being updated and further indicators of town centre health will be conducted to monitor how the town centre is performing as a whole. Recommendations will be made on how planning policy can help improve the level of vacancies in Colwyn Bay.

SPG on shop front design was adopted in March 2017, which should ensure that policy is made clearer on this. 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, schools and libraries have been sought. 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 m2 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 historic (pre-LDP) safeguarding so are well established and generally accepted. The policy has continued to strictly control development in these areas but it is expected that pressure on these areas will increase and a further review will be needed as part of the site assessment stage. Elsewhere settlement boundaries will need to be reviewed for minor amendments and corrections.

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 so 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 and solar development and static caravan site extensions. There is also a current housing application on land within a SLA which has been submitted to take advantage of the current 5 year supply deficiency in accordance with national TAN1 guidance.

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 assessing new development within the zone.

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 late 2017.

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. Another amendment required is the change to TAN 8 and the thresholds for how larger applications are dealt with, so the policy will need to reflect this.

Other factors out of the remit of the policy or Council include grid connection and feed-in 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.

Agricultural land classification is an area that will also require greater policy coverage and guidance through the review.

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/088	Appendix to the Conservation Area SPG – remaining Conservation Areas	
MI/090	Number of windfall sites delivered in Urban and Rural Development Strategy Areas	
MI/091	Applications submitted with Community and Linguistic Statements, Community and Linguistic Impact Assessments and Mitigation Statements in line with policy thresholds in CTH/5.	
MI/092	Applications on allocated housing sites at Abergele & Llanrwst, and mixed use site at Dolgarrog, submitted with Welsh Language 'Mitigation Statement'.	
MI/093	Assess effectiveness of Community and Linguistic Statements, Community and Linguistic Impact Assessments and Mitigation Statements submitted.	

### Summary on policy performance

The policies continue to perform well in general. Two more SPGs (Llanelian Conservation Area Management Plan and Colwyn Bay Town Centre Conservation Area Management Plan) have been published for public consultation during the AMR period and will be adopted during the timeframe of the next AMR. One issue of concern is regarding the production and adoption of the remaining Conservation Area Management Plans within a 24 month timescale, as the deadline for this has now passed as it is likely that some of the Conservation Areas will be subject to review by another Council Department (Conservation section), 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.

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

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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/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. Some updates and linkages to the Active Travel Plan (ATP) will be introduced through review.

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.

Policy 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 Plan 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. Potentially the policy could be deleted.



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, place-planning and the implementation 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

The capacity calculations contained within the Region Waste Plan 1<sup>st</sup> Review are out of date and have been superseded by national policy; the monitoring indicator and trigger are therefore no longer considered relevant.

In order to establish what monitoring indicators and triggers would be appropriate the requirements of TAN 21 are considered below. TAN 21 requires Local Development Plans to ascertain whether:

- a) Support for any local authority procurement programmes is necessary;
- b) Any agreement contained within the Regional Waste Monitoring Report needs to be addressed by way of a site allocation; and
- c) Whether any opportunities exist to derive benefits from facilitating co-location and the development of heat networks.

#### a) Is support for any local authority procurement programme necessary?

During development of the LDP consideration was given to any spatial requirements of the local authority procurement programmes, namely the North East Wales Hub Food Waste Project, a collaboration between Denbighshire, Flintshire and Conwy to procure food waste treatment and the North Wales Residual Waste Treatment Partnership Project, a collaboration between Denbighshire, Flintshire, Conwy, Gwynedd and Anglesey to procure residual waste treatment. No spatial requirements were identified within Conwy for either the North East Wales Hub Food Waste Project or the North Wales Residual Waste Partnership Project. This matter should however be kept under review, particularly as supporting infrastructure requirements may change.

b) Does any agreement contained within the Regional Waste Monitoring Report need to be addressed by way of a site allocation?

As identified above, the Interim Regional Waste Monitoring Report and Draft Regional Waste Monitoring (RWM) Report both conclude that there is no further need for disposal capacity within the North Wales region and any proposals for further residual waste treatment capacity should be carefully assessed to ensure that the facility would not result in overprovision. However, this matter should be kept under review.

c) Do any opportunities exist to derive benefits from facilitating co-location and the development of heat networks?

As identified above, the North Wales Residual Waste Partnership project has not identified any spatial requirement for Conwy and secured planning permission for a facility on the Deeside Industrial Estate, a location which also offers potential opportunities for the development of heat networks. Any other facility would therefore need to be delivered by the market. There is a fine balance to be met between having sufficient capacity to manage residual waste arisings and having an overprovision, which the Collections, Infrastructure and Markets Sector Plan cautions against. Proposals for such facilities should therefore be rigorously tested to ensure that they would meet a required need and not result in overprovision of recovery. So, whilst it is important to recognise the potential opportunities that may exist within the County Borough, it is considered unnecessary to include a specific allocation at this moment in time.

To conclude, 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.

### **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 due to the changes to national policy and guidance, it is recommended that this policy is amended during the review of the LDP to enable this inconsistency to be addressed and to ensure that the 'need' test is applied in line with TAN 21.

## 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	2016/17
Ensure access for all to facilities, goods and services in order to combat social exclusion and deprivation	Green
Maintain and enhance community cohesion and identity	Green and Yellow
Provide a clean, healthy and safe environment for all	Green
Ensure all have access to good quality housing to meet their needs, including affordable housing for local needs	Red
To maintain and enhance the diversity and abundance of indigenous species in the plan area	Green
Ensure special and distinctive, semi-natural and historic landscapes and their specific features are conserved and enhanced	Green
Conserve and enhance the existing built form and design, and ensure that new developments are built to high standards of design	Green and Yellow
Conserve and enhance the built and archaeological cultural heritage features of the area	Green
Ensure new development takes into account the need for more efficient energy use and, and the LDP promotes energy generation from renewable resources	Green
Make the most use of land through appropriate allocations and determination of need, and through ensuring the appropriate remediation of contaminated land where relevant	Green

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		
Safeguard non-renewable resources and promote reuse of primary resources		
Encourage diversification of the economic base in rural and urban areas		
Ensure that there is good access for all to employment		
Emphasise and increase factors conducive to wealth creation and attractiveness to investors		

The SEA/SA monitoring indicates a positive change to the environment in the majority of cases. The results indicate that overall, the plan is travelling in a positive direction and the objectives of the plan are being delivered in most cases. However, the key concern relates to the lack of housing land supply (currently at 3.1 years), which in turn impacts negatively on housing accessibility and greenfield land take up. As such, in conclusion it is found that the SA monitoring raises issues which warrant further action.

The Council are now currently undertaking a formal Review of the LDP. As an an integral part of this review, the Service is in the process of preparing the SA Scoping Report.

## 6. Conclusions and recommendations

The 2015 AMR was the first monitoring report to be prepared since the adoption of the LDP in October 2013. The findings of the first AMR provided 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). The first AMR highlighted 5 key considerations that required close monitoring. The 2016 AMR mirrors the concerns within the 2015 AMR, established trends that question the soundness and effectiveness of the LDP and as such trigger intervention through an early review. This AMR shows that these trends have continued and an LDP Review is in progress.

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 2016/2017 indicates that the LDP Strategy and policies in the most part are being delivered. However, there are elements of the Strategy that no longer remain sound, due to national (e.g. TAN1) implications, regional and local changes. The most up to date Population and Household projections also question the soundness of the LDP. The key areas of concern based on the monitoring trends relate to development take-up, distribution and supply. Additionally, some local policies are now out of date due to national change/appeals that warrant changes.

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. The 2017 AMR demonstrates an increase in delivery of both market and affordable housing compared to the 2016 AMR, but still remains far below predicted delivery. As the economy recovers the Council is confident that opportunities to secure further affordable homes will increase.

The implications at national/regional levels resulting from the new Planning Act 2015 and the Reforming Local Government White Paper will impact on the review and the possible need for increased joint working will become more clear as further 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. 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 certain strategy elements of the LDP, are being implemented effectively with no key triggers being met at present to expedite a review in those key areas. However, the Housing Strategy is now undermined,

predominantly due to external influences outside of the Council's control. The impact of TAN1 changes and in applying the residual methodology of calculation, have resulted in a housing shortfall trend from 4.0 years in 2015 down to 3.1 years in 2017. Whilst this triggers intervention, the resulting impact will undoubtedly be increased as speculative development on greenfield land on non-allocated sites are further considered by the Council.

**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, with the exception of the above areas of concern.. The results indicate that overall, the plan is travelling in a positive direction and the objectives of the plan are being delivered in most cases. However, the poor take-up of employment land against predicted phasing and housing land supply take up issues are undermining the Plan. In conclusion, significant issues are therefore raised as a result of triggers being reached in certain areas i.e. housing land supply shortfalls, greenfield land take up, poor allocated land take-up and non-allocated sites being targeted as a result of TAN1, which now warrants further action. Whilst mitigation measures have been put in place by the authority, there is a clear trend in an increasing housing land supply shortfall that can only be rectified via intervention and review of the LDP.

**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 with the exception of TAN1 and TAN20, although it is likely that the LDP Strategy will require review as a result of the Planning Act 2015 and Strategic Development Plans. 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. Other policy areas will require review due to appeal decisions and concerns regarding implementation.

With regards to the SA, mitigation has been identified as a result of national policy changes and resulting impact on housing land supply.

Since the adoption of the LDP, significant strides have been made in the adoption of SPG. A total of 22 SPG spanning most of the LDP topic areas have been adopted since adoption of the LDP to date, with a further 15 SPG scheduled to be adopted 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?**

Having considered the trends established in this third AMR, there are areas of concern where progress is not being made and as such trigger intervention. The housing land supply shortfall, , is a significant concern, especially when having regard to the current population and household projections. Furthermore, the slow progress of development on allocated land raises concerns against predicted phasing plans identified in the LDP..

This 2017 AMR has, again, highlighted five key considerations which question the soundness of the LDP and support the Council's decision that a review is required:

**Key Consideration 1 (National):** Taking account of new national guidance and regulations. The AMR highlights the new Planning Act 2015 in terms of the new National Planning Framework, the proposed A55 Corridor Strategic Development Plan and Place Plans. The Wellbeing of Future Generations Act 2015 also has implications for the LDP. 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):** Taking 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 consider preparing a regional A55 Corridor Strategic Plan as above under Key Consideration 1, will influence this element. In particular, the North Wales Economic Ambition Board are progressing an Economic Growth Vision that would require statutory support via the LDP, where currently it does not in various areas. Other regional evidence, such as the Regional Transport Plan will also need to be reflected in any review. The Service has now finalised the draft Employment Land Review (ELR) to inform the LDP review. The ELR has taken into account the key economic drivers within the region in terms of the potential impact on land and polices within the LDP review.

**Key Consideration 3 (Local):** The AMR highlights the implications of the current and future population and household projections with regards to review. There is clearly a contradiction between the submission of speculative development applications and the population and household projections that can only be rectified via an early review of the LDP. The current projection evidence available continues to show a lesser trend, contrary to the current LDP Strategy. The Service is now considering the implications of the projections in preparing the review of the LDP.

**Key Consideration 4 (Local):** The lack of a 5 year housing land supply and the increasing shortfall is a significant concern, especially when having regard to the LDP Annual Monitoring Report 2017

current population and household projections. Whilst the changes applied to TAN1 are a national issue, the LDP Strategy and distribution of development is no longer delivering as a result. It is clear that an increasing shortfall in housing is a trend that can only be rectified via a review. Other evidence base work (e.g. Retail Study, Employment Land Review, etc.) will also need to be reflected in a future review in terms of new land allocations.

**Key Consideration 5 (Local):** Minor amendments to policies contained within the LDP. It is highly likely at the review stage that minor adjustments to policy criteria will be proposed as a result of national policy guidance, planning applications and appeal decisions since the LDP adoption. Such changes will be minor, but overall they will provide for more appropriate and robust policies for the LDP plan area. 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 policy 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, DP/3, DP/4, DP/5, DP/6, HOU/2, HOU/4, HOU/5, HOU/10, HOU/11, HOU/12, EMP/3, EMP/4, EMP/5, EMP/6, TOU/1, TOU/2, CFS/1, CFS/2, CFS/5, CFS/6, CFS/7, CFS/8, CFS/10, CFS/11, CFS/12, 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/3, HOU/6, HOU/9, TOU/3, TOU/4, CFS/3, CFS/4, NTE/10, CTH/2, CTH/5, MWS/5	Policy is not delivering as intended, but is delivering sufficiently that no intervention is required.
DP/2, HOU/1, EMP/1, EMP/2	Policy is not delivering as intended and intervention is required.
DP/7, DP/8, HOU/7, HOU/8, CFS/9, 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 highlights where a minor number of policies will need to be reviewed and potentially revised in the future (section 4 and above). For example, minor changes are required to the housing, employment, tourism, cultural heritage and natural environment policies, specifically those related to open space, the Welsh language, 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.

Having assessed the findings identified in this AMR, there is evidence to suggest that certain trends are impacting negatively on the area and as a consequence the LDP Strategy and development distribution is not being delivered. Mitigation areas have been considered and implemented to lessen the direction of travel, but overall it is considered that a review is the only means to rectify the trend. Whilst the trend area only relates to certain parts of the strategy and policy (e.g. development take-up, distribution and supply), the overriding impact will most certainly result in greater impacts if the LDP is not reviewed. The trigger has been met in these areas and can only be rectified through intervention now.

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

The Council considers that elements of the LDP are no longer delivering in certain areas as discussed in more detail within this AMR. There are external and internal influences surrounding the delivery of the LDP strategy which can only be rectified through a review process. The Conwy LDP Review Report was subject to Cabinet approval on 28<sup>th</sup> September and is now subject to community consultation. The draft Delivery Agreement will be subject to Cabinet approval in December 2017. In the meantime a LDP Review Task and Finish Group has been established to oversee the review process. Various evidence base reports are being drafted to inform the review, including the SA Scoping, Equalities Impact Assessment and those attached at appendix 7.

**RECOMMENDATIONS:**

The Council agreed via Cabinet on the 28<sup>th</sup> September 2017 to review the LDP. The LDP Review Report is currently out for consultation and an LDP Review Task and Finish Group has been established to oversee the review. In the Council's opinion, this AMR confirms that the decision taken to review the LDP is justified. The LDP Review process has commenced.

## Appendix 1: Monitoring framework for LDP indicators

### Development Principles

<p><b>Monitoring reference:</b> MI/001  <b>Strategic objective:</b> SO1, SO3, SO4, SO7, SO10, SO11, SO14  <b>Aspect monitored:</b> Housing development take up in the UDSA and RDSA  <b>Policies monitored:</b> DP1 and DP/2  <b>Level:</b> Local  <b>Frequency:</b> Annually  <b>Source:</b> CCBC (through the Joint Housing Land Availability Study)</p>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
% 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).	86.2% Urban 13.8% Rural	86.9% Urban 13.1% Rural
<p><b>Analysis</b>  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.</p> <p>Additionally, the strategy takes account of the significant constraints within the east of the county (Pensarn, Towyn &amp; 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>					

The proportion of development in the RDSA has decreased compared to the UDSA in 2016/17, taking the difference just past the 10% trigger level. This is partly because there was an increase in completions in the UDSA but a decrease in the RDSA in 2016/17. Development currently taking place on a large site in a Tier 1 village will help to correct the split and the relatively small deviation beyond the trigger level means that there are no concerns at this stage.

**Conclusion**

The split in housing distribution between urban and rural areas has marginally past the trigger level. This will need to be monitored in future AMRs with a view to returning closer to the 15/85 target, however there are no real concerns over policy implementation at the present time.

<p><b>Monitoring reference: MI/002</b>  <b>Strategic objective:</b> SO1, SO3, SO4, SO7, SO10, SO11, SO14  <b>Aspect monitored:</b> Employment development take up in the UDSA and RDSA  <b>Policies monitored:</b> DP1 and DP/2  <b>Level:</b> Local  <b>Frequency:</b> Annually  <b>Source:</b> CCBC</p>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
% 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	N/A
<p><b>Analysis</b>                  Whilst the take-up of employment land has been depressed, the overall distribution has in previous years been in line with the target LDP Growth Strategy. The take-up results do, however, 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 may lead to an increase in the number of applications on allocated sites in the-near future. As there have been no completions on urban or rural LDP allocations within this AMR period, the indicator is shown as 'not applicable'.</p>					
<p><b>Conclusion</b>                  The performance against this indicator is below what is expected. It is likely that this is reflective of economic conditions generally, however a review of existing employment land should be undertaken to understand if the quantity and location of the supply is capable of matching demand.</p>					

<b>Monitoring reference: MI/003</b> <b>Strategic objective: SO1, SO3, SO4, SO7</b> <b>Aspect monitored: Residential development on brownfield land</b> <b>Policies monitored: DP/1</b> <b>Level: National</b> <b>Frequency: Annually</b> <b>Source: CCBC (through the Joint Housing Land Availability Study)</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	56%	62%
<b>Analysis</b> <p>The delivery of conversions and previously developed brownfield land as a proportion of all land brought forward for residential development has increased since the 2016 AMR. This is due to both an increase in the number of permissions being granted for brownfield developments and a decrease in the number of permissions granted on greenfield allocations compared to the previous AMR period. The only dwellings granted permission on greenfield allocations were in Abergele, off St George Road as part of a wider allocation. By contrast, one non-allocated greenfield site off Sychnant Pass Road, Conwy was granted permission on appeal. This site was outside the settlement boundary and at 4.6 ha made up the majority of the 6.7 ha total greenfield land granted permission during the monitoring period. The appeal decision relating to this site has demonstrated that due to the land supply shortfall, settlement boundaries no longer provide an effective mechanism for ensuring that new development promotes the efficient use of urban land, and prevents inappropriate development in the countryside. Applications for residential development on other greenfield sites outside the settlement boundary have since been determined, with one being approved and one refused.</p>					
<b>Conclusion</b> <p>The target has been achieved, however the land supply shortfall has placed unallocated greenfield land at risk of development as demonstrated by the appeal decision at Sychnant Pass Road. The LDP is being reviewed, in part due to the land supply shortfall therefore the settlement boundaries and relevant policies relating to development on greenfield land will be reviewed as part of this process.</p>					

<b>Monitoring reference: MI/004</b> <b>Strategic objective: SO10, SO11, SO14</b> <b>Aspect monitored: Crime</b> <b>Policies monitored: DP/3</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: Crime Survey for England and Wales (CSEW), Office for National Statistics</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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 <sup>9</sup> (crime incidents 2009/2010)	6,303	6,430
<b>Analysis</b> Crime recorded during 2016/17 has increased from last year, however remains lower than the base level of 7,510. 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 appraised by developers and planned for as per Policy DP/3, especially via pre-application negotiations.					
<b>Conclusion</b> The targets are currently being exceeded and there is no concern over the implementation of the policies.					

<sup>9</sup> Data is for June 2009-May 2010



<p><b>Monitoring reference: MI/005</b>  <b>Strategic objective:</b> SO1 – SO16  <b>Aspect monitored:</b> SPG and planning brief compliance  <b>Policies monitored:</b> All relating to adopted SPG  <b>Level:</b> Local  <b>Frequency:</b> Annually  <b>Source:</b> CCBC Planning Applications and M3 System.</p>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0
<p><b>Analysis</b>  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.</p>					
<p><b>Conclusion</b>  The targets are currently being met there is no concern over the implementation of the policies.</p>					

<b>Monitoring reference: MI/006</b> <b>Strategic objective: SO6, SO13</b> <b>Aspect monitored: Planning obligations and new infrastructure requirements</b> <b>Policies monitored: DP/5 and CFS/11</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: CCBC Planning Applications and M3 System and CCBC S106 Database.</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	9 applications	12 applications
<b>Analysis</b> Planning contributions were requested on a total of 9 applications in the monitoring period. Contributions requested included: affordable housing, highways, open space, education, waste, allotments, libraries and town centre regeneration. These have been secured via legal agreements.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/007</b> <b>Strategic objective: SO1 – SO16</b> <b>Aspect monitored: National policy</b> <b>Policies monitored: DP/6</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: CCBC Planning Applications and M3 system.</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Total number of planning applications being approved against Policy DP/6 – ‘National Guidance’.	0	3 in any year.	0	None	None
<b>Analysis</b> No applications have been approved in this monitoring period specifically against national guidance.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/009</b> <b>Strategic Objective:</b> SO1, SO2, SO3, SO6, SO12, SO13 <b>Aspect monitored:</b> Greenfield and open space land developed <b>Policies monitored:</b> National, HOU/1, CFS/12 <b>Level:</b> National <b>Frequency:</b> Annually <b>Source:</b> Planning Applications (M3)					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	4.59 ha lost
<b>Analysis</b> One planning application has been granted on appeal (0/41960) for development on a greenfield site outside the settlement boundary. The appeal was upheld on the basis that in accordance with TAN1 the Council's land supply shortfall is a significant material consideration. Refusal reasons including the site's location outside the settlement boundary and the impact of the development on the Highway network were insufficient for the Inspector to dismiss the appeal. The land supply shortfall has been raised as a concern in previous AMRs and until the LDP Review is complete the loss of further greenfield sites outside settlement boundaries is likely to continue, justified by TAN1 section 6. One further site has been granted outline planning permission in May 2017, off Dolwen Road in Old Colwyn. This will be included in the 2018 AMR. No designated open space has been lost.					
<b>Conclusion</b> This target has been missed, following the granting of a planning permission on appeal due to the Council's lack of a 5-year housing land supply. This will not be resolved until the LDP Review is complete; in the mean time there is a considerable risk that further sites will be granted permission against LDP policy due to the need for the LPA to increase its housing land supply in line with TAN1.					

## The Housing Strategy

<b>Monitoring reference: MI/010</b> <b>Strategic Objective:</b> SO1, SO2, SO3, SO12 <b>Aspect monitored:</b> Housing delivery <b>Policies monitored:</b> HOU/1, HOU/2 <b>Level:</b> National <b>Frequency:</b> Annually <b>Source:</b> M3/Joint Housing Land Availability Studies and annual return to WG on affordable housing					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	27 AH 156 open market	76 AH 157 open market
<b>Analysis</b> <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 and market housing being considerably below target. The AH completions for 2016-17 were the highest of any AMR monitoring period since LDP adoption, with the single largest AH site being an LDP allocation, having been built for Cartrefi Conwy by a contractor based in Conwy, demonstrating that the LDP is working to support local homes and jobs within the authority. As the economy recovers the Council is confident that opportunities to secure further affordable homes will increase.</p> <p>The Affordable Housing SPG has now been adopted which provides clarity and advice to developers and landowners 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>					
<b>Conclusion</b> <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 has been affected to a lesser extent than the delivery of market dwellings due to ongoing delivery of a number of large Housing Association schemes, although reduced market housebuilding compared to pre-recession levels has contributed to a fall in delivery of affordable housing via S106.</p>					

<b>Monitoring reference: MI/011</b> <b>Strategic Objective: SO1, SO2, SO3, SO12</b> <b>Aspect monitored: 5 year land supply</b> <b>Policies monitored: HOU/1</b> <b>Level: National</b> <b>Frequency: Annually</b> <b>Source: M3/Joint Housing Land Availability Studies.</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
5 Year Housing Land Supply	5 Year Housing Land Supply	Supply falls below 5 years	5 Year Housing Supply	3.7	3.1
<p><b>Analysis</b></p> <p>The 2017 JHLAS demonstrates a further decline in the housing land supply in Conwy to 3.1 years as housing delivery has again been below the unachievable target. There is now a residual annual requirement of 681 dwellings and a shortfall of 1261 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 producing 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. A 'Speculative Development' guidance note has been produced, accepting that applications are coming 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> <p>TAN1 (2006) stated:</p> <p>7.5.2 To meet the requirement for a 5-year land supply the quantity of land agreed to be genuinely available may be compared with the remaining housing provision in the adopted development plan - the residual method. In some circumstances, that calculation has indicated land shortages or surpluses, which do not exist in practice. In such cases, a comparison of available land with past building rates can provide a measure of the adequacy of land supply that is more relevant to the achievement of the general objectives of the development plan. Any such departure from the use of the residual method should be justified.</p>					

The 2015 edition of TAN1 removed the past completions method as an alternative way of calculating land supply, leaving the residual method as the only option; ignoring the limitations of this calculation that were previously recognised by National Guidance. Using the past completions method, Conwy would have a land supply of 8.5 years. Whilst the recent low level of economic growth and housing delivery is not something that we would wish to replicate in the future, this vast difference between the delivery of housing in Conwy and the residual requirement for housing based on the Plan requirement has resulted in an unachievable annual target and a land supply figure that is in effect meaningless. The continued slow housing delivery even in the first three years after adopting the LDP demonstrates that availability of land is not the fundamental reason for the arithmetic land supply shortfall, and that releasing additional land on speculative development sites (as supported by TAN1 section 6, subject to other local and national guidance) is unlikely to significantly increase the build rate. This makes the residual annual requirement of 681 dwellings (nearly three times the completions for 2016-17) completely unrealistic.

To address this issue, Conwy's Cabinet have recently resolved to lead on a challenge of TAN1 guidance relating to the calculation of housing land supply, in conjunction with the WLGA and all other Welsh authorities, many of whom are also in the position of having less than 5 years land supply due to unachievable housing targets.

### **Conclusion**

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 of the 2016 AMR the Council is being proactive in taking steps to increase the land supply, whilst also moving towards starting the LDP Review to address the issues raised above.

<b>Monitoring reference: MI/012</b> <b>Strategic Objective: SO1, SO2, SO3, SO12</b> <b>Aspect monitored: Release of contingency sites</b> <b>Policies monitored: HOU/1</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: LDP/M3/Joint Housing Land Availability Studies</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/2016	2016/2017
Number of contingency sites released, based on <b>Location:</b> Priority will be given to releasing one or more contingency sites in the same general area in which a shortfall is identified; <b>Capacity:</b> The contingency site released should be capable of providing the approximate dwelling numbers required; <b>Deliverability:</b> 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; no applications yet submitted.	Contingency sites released July 2015; no applications yet submitted.
<b>Analysis</b> 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. Subsequent JHLAS reports have shown a declining land supply due to the residual calculation; presently 3.1 years with a residual annual requirement of 681 dwellings. No applications have yet been submitted on contingency sites, despite their release last year, indicating that the availability of land is not the fundamental cause of the land supply shortfall.					
<b>Conclusion</b> To date no contingency sites have been granted planning permission.					



<b>Monitoring reference: MI/013</b> <b>Strategic Objective:</b> SO1, SO2, SO3, SO12 <b>Aspect monitored:</b> Empty homes <b>Policies monitored:</b> HOU/12 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> M3/CCBC Housing Services Monitoring					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Number of vacant dwellings brought back into use.	25 Dwellings a year	-15% for two consecutive years	25 Dwellings a year (from 2012)	152	68
<b>Analysis</b> Since the start of the Plan Period, the target of 25 dwellings per year has been exceeded in all but two years and in 2016 – 17 the target has once again been met.					
<b>Conclusion</b> The target is currently being exceeded and there is no concern over the implementation of the LDP policies.					

<b>Monitoring reference: MI/014</b> <b>Strategic Objective:</b> SO1, SO2, SO3, SO12 <b>Aspect monitored:</b> Development on residential allocations <b>Policies monitored:</b> HOU/1, HOU/2, HOU/6, HOU/10, HOU/12 <b>Level:</b> National <b>Frequency:</b> Annually <b>Source:</b> M3/Joint Housing Land Availability Studies					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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. 6.4% b. 63%	a. 0.3% b. 2%
<b>Analysis</b> <p>This target has been missed by some way, in part due to an extremely low number of applications having been granted on allocated sites, whilst applications for a large number of dwellings on non-allocated sites have been approved. Of the sites allocated for residential development in the LDP, seven sites (totalling 355 dwellings) gained permission prior to the start of this monitoring period. Construction is underway on several of these sites, however applications for a total of only 8 dwellings have been approved on allocated sites during the 2016-17 period. This is mainly due to the timescales of housebuilders rather than an underlying problem with site allocations. 158 dwellings were approved on the Abergele Business Park allocation in July 2017 so this will be included in the 2018 indicator, whilst an application for 52 dwellings on the Woodlands allocated site, Llandudno Junction has been submitted.</p> <p>Some large, unallocated sites have been granted permission in 2016-17. These include two applications on sites (in Colwyn Bay and Pensarn) for a total of 164 dwellings that are within the urban settlement boundaries, whilst a third outside the settlement boundary off Sychnant Pass Road, Conwy was granted permission on appeal for 91 dwellings, due to the land supply shortfall. Applications for speculative development on two further sites outside the settlement boundaries have since been determined; one for 42 dwellings (approved May 2017) and another for 110 dwellings (refused in October 2017).</p>					
<b>Conclusion</b> <p>Neither of the targets have been met for this indicator, however this is primarily due to decisions made by private landowners and housebuilders responding to market conditions outside of the control of the LPA. The five year land supply shortfall and resulting appeal decision at Sychnant Pass will make it more challenging to achieve this target in the future, as subsequent applications on non-allocated sites have shown. A review of</p>					

the LDP has commenced, following the recommendation made in the 2016 AMR. The review will address the issues with housing delivery (including delivery of allocated sites) in Conwy. Until this review is complete there is a likelihood that the targets will continue to be missed.

<b>Monitoring reference: MI/015</b> <b>Strategic Objective:</b> SO1, SO2, SO3, SO12 <b>Aspect monitored:</b> Density of housing development <b>Policies monitored:</b> HOU/4 <b>Level:</b> National <b>Frequency:</b> Annually <b>Source:</b> M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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 (dph).	N/A	1 site granted permission on allocated sites with <30 dph	1 site granted permission on allocated sites with <30 dph
<b>Analysis</b> <p>Only two permissions were granted during the AMR period for residential development on an allocated site, one of which had a density below 30dph; both were on part of the strategic development site at Abergele SE (allocated for 600 dwellings). The first related to the development that is presently under construction by Anwyl and proposed an increase in density on part of the site, by providing an additional 6 dwellings. Whilst the density for the entire site remains below 30dph for reasons including landscape and archaeology, the density on the part of the site to which the latest application relates is over 40dph.</p> <p>The second application was for two dwellings on an otherwise undeveloped part of the site and permission was granted on appeal. The site had a residential density of 12.5 dwellings per hectare, significantly below the target of 30. The application was originally refused due to the risk of this small-scale, low density, piecemeal development compromising the development of the wider allocation however the appeal was upheld. An application for a further two dwellings has subsequently been refused, with HOU/4 as one of the refusal reasons.</p>					
<b>Conclusion</b> <p>Although the target has not been met, the trigger level has not been reached. Overall the policy is functioning well, and there are no concerns about its implementation.</p>					

<b>Monitoring reference: MI/016</b> <b>Strategic Objective:</b> SO1, SO2, SO3, SO12 <b>Aspect monitored:</b> Housing schemes based on LHMA <b>Policies monitored:</b> HOU/1 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0
<b>Analysis</b> No applications have been granted against the recommendation of the Housing Strategy Officer.					
<b>Conclusion</b> This target has been met therefore there are no concerns over the implementation of the Policy.					

<b>Monitoring reference: MI/017</b> <b>Strategic Objective: SO3</b> <b>Aspect monitored: Exception Sites</b> <b>Policies monitored: HOU/6</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3/Rural Housing Enabler Studies/Joint Housing Land Availability Studies.</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Amount of affordable housing permitted via 'exception sites'.	5 Dwellings a year	20% above or below target.	5 dwellings a year	4	0
<b>Analysis</b> No applications for affordable housing on exception sites were granted during the AMR period. Due to the nature of Exception sites coming forward as required to meet local demand, the number of permissions granted will fluctuate over time.					
<b>Conclusion</b> The target has not been met, however it is considered that the Exception Sites policy is serving a useful purpose in allowing affordable housing to meet local need when there is an identified need, as permissions from previous years demonstrates.					

<b>Monitoring reference: MI/018</b> <b>Strategic Objective: SO2, SO3</b> <b>Aspect monitored: Houses of Multiple Occupation</b> <b>Policies monitored: HOU/10</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
The number of applications for Houses of Multiple Occupation achieving planning permission.	0	1 or more planning permissions	0	0	0
<b>Analysis</b> No applications for Houses of Multiple Occupation have been granted during the monitoring period, however one application (0/43453) for change of use from dwelling to HMO has been granted on appeal since the end of this AMR period. This will be detailed in the 2018 AMR.					
<b>Conclusion</b> The target is being met and there are no concerns about the implementation of the policy.					

<b>Monitoring reference: MI/019</b> <b>Strategic Objective:</b> SO1, SO2, SO3, SO12 <b>Aspect monitored:</b> Affordable housing SPG <b>Policies monitored:</b> HOU/1, HOU/2, HOU/4, HOU/5, HOU/6 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Planning Policy and Housing					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Prepare and adopt SPG on affordable housing.	Adopted within 12 months of LDP adoption.	n/a	n/a	In production	Adopted 15/08/2017
<b>Analysis</b> This SPG has been adopted, by Cabinet resolution in August 2017. Whilst this was after the target date for completion of the SPG, this was due to the need for a number of changes to the SPG drafts, to take into account the latest evidence and appeal decisions. In the meantime, affordable housing has continued to be delivered although the SPG will be useful in providing further guidance for AH delivery in the future. There is no need for the policy to be revised due to the failure to meet the target.					
<b>Conclusion</b> The SPG has been adopted. There are no concerns over policy implementation and the delay of the SPG has not impacted on the provision of affordable housing being delivered.					



<b>Monitoring reference: MI/020</b> <b>Strategic Objective: SO1, SO2, SO3, SO12</b> <b>Aspect monitored: Self-contained flats SPG</b> <b>Policies monitored: HOU/10</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: Planning Policy and Housing</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Prepare and adopt SPG on self-contained flats	Adopted within 12 months of LDP adoption.	n/a	n/a	In progress	On hold
<b>Analysis</b> The SPG was started but placed on hold pending the Review.					
<b>Conclusion</b> The HMO element of the policy requires assessment as part of the Review.					

<b>Monitoring reference: MI/021</b> <b>Strategic Objective: SO3</b> <b>Aspect monitored: Gypsy &amp; traveller site applications</b> <b>Policies monitored: HOU/9</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0 applications granted or refused. GTANA residential requirement met.	0 applications granted or refused. GTANA residential requirement met.
<b>Analysis</b> <p>Under the requirements of the Housing Act 2004 and Welsh Office Circular 30/2007 'Planning for Gypsy &amp; 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 17<sup>th</sup> 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 &amp; Traveller Accommodation Needs Assessment (GTANA), the adopted Conwy LDP contains a commitment by the Council to identify and seek planning permission for suitable G&amp;T sites in the County Borough and incorporates a timetable for the process. In line with this timetable the Council established a Gypsy &amp; 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 9<sup>th</sup> 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</p>					

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.

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, work commenced on site November/December 2015 and the development completed in September 2016.

In relation to the temporary/transit 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 undertook a joint GTANA with Denbighshire County Council (DCC) which was approved by WG in March 2017. CCBC have carried out a call for sites and new and existing sites will now be fully assessed.

**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. The site is now completed and occupied.

In relation to Transit site provision CCBC have carried out a call for sites and new and existing sites will now be fully assessed.

<b>Monitoring reference: MI/022</b> <b>Strategic Objective: SO3</b> <b>Aspect monitored: Provision of gypsy &amp; traveller site</b> <b>Policies monitored: HOU/9</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: Planning Policy/ Housing/ WG</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	Site complete and occupied; WG funding received.	Site complete and occupied; WG funding received.
<b>Analysis</b> 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 prepared a tendering package advertised via Sell2wales, work commenced on site November/December 2015 and the development completed 2016.					
<b>Conclusion</b> 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. The site is now completed and occupied.					

<b>Monitoring reference: MI/023</b> <b>Strategic Objective: SO3</b> <b>Aspect monitored: Gypsy &amp; traveller accommodation needs assessment (GTANA)</b> <b>Policies monitored: HOU/9</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: Planning Policy and Housing</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Undertake assessment of site needs for travelling show people.	Study complete within 12 months of LDP adoption	n/a	n/a	GTANA with WG for approval	GTANA approved by WG in March 2017
<b>Analysis</b> A joint GTANA was carried out with Denbighshire County Council (DCC) and approved by WG in March 2017. The GTANA highlights an interest from a number of separate travelling showmen families looking for residential pitches and storage areas within Conwy. Due to the timing of the GTANA travelling showmen were unable to engage in the survey due to the nature of their business. As a result of this the Housing Strategy team carried out a separate housing need survey with this community which identified a need.					
<b>Conclusion</b> A planning application has now been received for the provision of accommodation for travelling show people.					

## The Economic Strategy

<b>Monitoring reference: MI/024</b> <b>Strategic Objective: SO4, S05</b> <b>Aspect monitored: Unemployment</b> <b>Policies monitored: EMP/1, EMP/2, EMP/3, EMP/4, EMP/5, EMP/6</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: WG Stats Wales: Annual unemployment rates by Welsh local authority.</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Annual Unemployment Level	Decrease unemployment levels by 10%	15% or higher	4.8% (Year ending 31 March 2007)	2.3% <sup>10</sup>	2.2% <sup>11</sup>
<b>Analysis</b> <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 claimant count unemployment rate for January 2017 was 2.2% the same as it had been the previous month but lower than the same period last year. Whilst unemployment rates have generally fallen in recent months, the reduction is not as sustained or stable as for the GB rate. . The total number of unemployed claimants aged under 25 was 335 in January 2017.</p> <p>In general, young people under the age of 25 make up between 20% and 30% of all unemployed claimants. The number of young people who are unemployed rose steeply in late 2008 and remained high for over five years, though levels of unemployment amongst the young are now lower than they have been since before the 2008/09 recession</p>					
<b>Conclusion</b> <p>These are positive results particularly given the challenging economic conditions</p>					

<sup>10</sup> Data for December 2015

<sup>11</sup> Data for January 2017

<b>Monitoring reference: MI/025</b> <b>Strategic Objective: SO1, SO4, SO5</b> <b>Aspect monitored: Employment</b> <b>Policies monitored: EMP/1, EMP/2, EMP/3, EMP/4, EMP/5, EMP/6</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: WG Stats Wales: Employment status persons 16+</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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)	66,900 <sup>12</sup>	51,800 <sup>13</sup>
<b>Analysis</b> Latest employment figures show a total of 51,800 Conwy residents in employment for December 2016 which although lower than last year's figures, still exceeds the predicted targets.					
<b>Conclusion</b> The targets are currently being exceeded and there is no concern over the implementation of the policies.					

<sup>12</sup> Data for October 2014 – September 2015

<sup>13</sup> Data for December 2016

<b>Monitoring reference: MI/026</b> <b>Strategic Objective: SO1, SO4, SO5</b> <b>Aspect monitored: Employment land development (UDSA)</b> <b>Policies monitored: EMP/1, EMP/2, EMP/3, EMP/4, EMP/5, EMP/6</b> <b>Level: National</b> <b>Frequency: Annually</b> <b>Source: CCBC Planning Applications, Employment Land Monitoring Report and M3 system</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Employment land development per annum in the Urban 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	11.7 ha built since 2007	2,500m <sup>2</sup> built in 2015/16	0m <sup>2</sup> built in 2016/17
<b>Analysis</b> <p>The 2,500 sqm built in 2015/2016 represents the Dementia Care Centre (Ty Cariad) which is a Sui Generis use situated on North Wales Business Park, Abergele. During the period 2007 – 2012 approximately 8.4 hectares of B1, B2 &amp; 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 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. The Council has produced 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"> <li>Former dairy site, Station Road, Mochdre – 0.7 hectares (approx. 3,000 sq. m) of B1 &amp; B8 light industrial/storage &amp; distribution space creating up to 100 jobs</li> <li>Esgyryn, Narrow Lane, Llandudno Junction – 0.2 hectares (approx. 750 sq. m) of B1 office space creating up to 80 jobs</li> </ul>					



- 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
- Work has commenced for 0.78 hectares (approx. 1500 sq. m) of B1 light industrial and office space at Parc Ty Gwyn, Llanrwst creating up to 170 FT jobs

Also, CCBC Development Management department have approved 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.

### **Conclusion**

The performance against this indicator is below what is expected. It is likely that this is reflective of economic conditions generally, however a review of existing employment land should be undertaken to understand if the quantity and location of the supply is capable of matching demand.

<b>Monitoring reference: MI/027</b> <b>Strategic Objective:</b> SO51, SO4, SO5 <b>Aspect monitored:</b> Employment land development (RDSA) <b>Policies monitored:</b> EMP/1, EMP/2, EMP/3, EMP/4, EMP/5, EMP/6 <b>Level:</b> National <b>Frequency:</b> Annually <b>Source:</b> CCBC Planning Applications, Employment Land Monitoring Report and M3 system					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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 2015/16	0 ha built in 2016/17
<b>Analysis</b> <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>Work has commenced 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 and although Llanrwst town is technically within the Urban Development Strategy Area it is a long distance from the main urban areas of</p>					

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 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**

The performance against this indicator is below what is expected. It is likely that this is reflective of economic conditions generally, however a review of existing employment land should be undertaken to understand if the quantity and location of the supply is capable of matching demand.

<b>Monitoring reference: MI/028</b> <b>Strategic Objective:</b> SO1, SO4, SO5 <b>Aspect monitored:</b> Out-commuting <b>Policies monitored:</b> EMP/1, EMP/2 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Statistics on commuting in Wales – Statistical Directorate, WG.					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	6,000
<b>Analysis</b> Reduction on target (1600 fewer). Data has fluctuated for the years inbetween.					
<b>Conclusion</b> The targets are currently being exceeded and there is no concern over the implementation of the policies.					

<b>Monitoring reference: MI/029</b> <b>Strategic Objective: SO1, SO4, SO5</b> <b>Aspect monitored: New employment development</b> <b>Policies monitored: EMP/1, EMP/3</b> <b>Level: National</b> <b>Frequency: Annually</b> <b>Source: CCBC Planning applications, Employment Land Monitoring Report and M3 system.</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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) 0% per annum (b) n/a	a) 0% per annum b) n/a
<b>Analysis</b> <p>Planning permission for the development of 0.78 hectares of <b>safeguarded</b> employment land was granted in August 2015 at Parc Ty Gwyn in Llanrwst. The development will consist of 4no B1 light industrial units (total of 700sqm) and an office building measuring 870sqm. However because Parc Ty Gwyn is not strictly an employment allocation as specified in the monitoring indicator (it is a Safeguarded Office and Industrial site) it does not count towards the target. 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 future. Furthermore, the Council has produced 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. Despite these measures, performance against target when looking specifically at employment allocations has in fact reduced. While this could be due to wider economic issues as highlighted in this AMR, it will be necessary to review the Employment land supply to ensure it matches demand as far as possible.</p> <p>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.</p>					

**Conclusion**

Despite positive interventions, the performance against this indicator is below what is expected. It is likely that this is reflective of economic conditions generally, however a review of existing employment land should be undertaken to understand if the quantity and location of the supply is capable of matching demand.

## Tourism

<b>Monitoring reference: MI/031</b> <b>Strategic Objective: SO5, SO8</b> <b>Aspect monitored: Applications within HAZ</b> <b>Policies monitored: TOU/3</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/2016	2016/2017
Level of serviced accommodation within Holiday Accommodation Zones (HAZ)	No less than current base level.	-1 in each zone.	Zone 1: 64	63	63 (no change)
			Zone 2: 40	39	39 (no change)
			Zone 3: 30	31	31 (no change)
			Zone 4: 15	15	15 (no change)
			Zone 5: 15	15	15 (no change)
<b>Analysis</b> 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. No change in this AMR.					
<b>Conclusion</b> The policy has no flexibility to consider the exceptional circumstances of the business or market conditions. Whilst further monitoring is required, some flexibility of the policy should be considered at review stage.					

<b>Monitoring reference: MI/032</b> <b>Strategic Objective: SO5, SO8</b> <b>Aspect monitored: Static caravan applications</b> <b>Policies monitored: TOU/4</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
New Chalet, Caravan and Camping Sites in the Urban Development Strategy Area granted permission against Policy.	0	1 permission	n/a	0	0
<b>Analysis</b> There have been no applications granted against the policy.					
<b>Conclusion</b> 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.					



<b>Monitoring reference: MI/033</b> <b>Strategic Objective: SO5, SO8</b> <b>Aspect monitored: Static caravan applications</b> <b>Policies monitored: TOU/4</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
New Chalet, Caravan and Camping Sites in the Rural Development Strategy Area granted permission against Policy.	0	1 permission	n/a	0	0
<b>Analysis</b> No planning applications were granted during the monitoring period.					
<b>Conclusion</b> Whilst there are no concerns the policy will require amendment/clarity at Review stage.					

<b>Monitoring reference: MI/034</b> <b>Strategic Objective: SO5, SO8</b> <b>Aspect monitored: Static and camping sites, applications</b> <b>Policies monitored: TOU/4</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Extension of the holiday season for existing caravans, chalets and camping sites granted against officer recommendation.	0	1 permission	n/a	0	0
<b>Analysis</b> No applications have been granted permission.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/035</b> <b>Strategic Objective: SO5, SO8</b> <b>Aspect monitored: Loss of tourism facilities</b> <b>Policies monitored: TOU/1, TOU/2</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Number of decisions supporting the loss of tourism facilities against officer recommendation.	0	1 permission	n/a	0	0
<b>Analysis</b> 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.					
<b>Conclusion</b> The indicator may need rewording in future to ensure the losses of concern are captured.					

## Community Facilities &amp; Services

<b>Monitoring reference: MI/036</b> <b>Strategic Objective: SO6, SO13</b> <b>Aspect monitored: Retail vacancies</b> <b>Policies monitored: CFS/1 to CFS/4</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: CCBC</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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)	8.47%	10.99%
Colwyn Bay (primary shopping area)			14% (03/2010)	10.28%	12.87%
Colwyn Bay (shopping zone)			15% (03/2010)	15.20%	18.95%
Conwy (shopping zone)			7% (02/2010)	9.80%	4.35%
Llandudno Junction (shopping zone)			9% (01/2010)	2.88%	10.34%
Llandudno (primary shopping area)			11% (10/2009)	7.27%	6.25%
Llandudno (shopping zone)			16% (10/2009)	5.07%	5.47%
Llanrwst (shopping zone)			13% (02/2010)	7.44%	13.95%
Penmaenmawr (shopping zone)			15% (02/2010)	12.50%	7.14%
Llanfairfechan (shopping zone)			12% (02/2010)	15.55%	15.38%
<b>Analysis</b> 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. Conwy and Llandudno have particularly low rates. Colwyn Bay's shopping zone has decreased from 18.01% in 2013/14 to 15.20% in 2015/16, but has now increased to 18.95%. This is above the target and has hit the trigger level. A survey of businesses showed closures were for a variety of reasons. Llanfairfechan is also above the target level at 15.38% but the number of vacant units is stable at this level					

**Conclusion**

The target is being met in most of the designated retail areas. The number of vacant units in Llanfairfechan is stable. This will be monitored further, but there are no concerns over policy implementation here. Colwyn Bay, however, has increased. CCBC is preparing a new Retail Study. This will include a section of detailed health checks. Recommendations will be made on how planning policy can help to attract retailers to the town.

<b>Monitoring reference: MI/037</b> <b>Strategic Objective: SO6, SO13</b> <b>Aspect monitored: Retail use</b> <b>Policies monitored: CFS/3 to CFS/4</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: Experian GOAD / CCBC</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
'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%:	Frontages above 30%:
Abergele (shopping zone)				6 out of 7	7 out of 7
Colwyn Bay (primary shopping area)				4 out of 9	4 out of 9
Colwyn Bay (shopping zone)				6 out of 18	8 out of 18
Conwy (shopping zone)				6 out of 10	6 out of 10
Llandudno Junction (shopping zone)				4 out of 8	5 out of 8
Llandudno (primary shopping zone)				2 out of 9	3 out of 9
Llandudno (shopping zone)				5 out of 8	5 out of 8
Llanrwst (shopping zone)				4 out of 8	4 out of 8
Penmaenmawr (shopping zone)				2 out of 3	2 out of 3
Llanfairfechan (shopping zone)				2 out of 7	2 out of 7
<b>Analysis</b> <p>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.</p>					

**Conclusion**

The target has not been reached. New national policy seeks flexibility of uses in secondary shopping zones, which is reflected in the mix seen. SPG was adopted in March 2015, which seeks to protect the retail function, whilst managing long-term vacancies at the same time. There are therefore, no concerns over policy implementation in future.

<b>Monitoring reference: MI/038</b> <b>Strategic Objective: SO6, SO13</b> <b>Aspect monitored: Retail hierarchy</b> <b>Policies monitored: CFS/1</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: Experian GOAD</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0 permissions
<b>Analysis</b> There have been no applications granted.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					



<b>Monitoring reference: MI/039</b> <b>Strategic Objective: SO6, SO13</b> <b>Aspect monitored: A1 retail use</b> <b>Policies monitored: CFS/3</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: Experian GOAD / CCBC</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Percentage of A1 units in Primary Shopping Areas.	75%	65% or lower.			
Llandudno			69%	78%	77%
Colwyn Bay			72%	76%	73%
<b>Analysis</b> Llandudno primary shopping area has a percentage of A1 use above. Colwyn Bay has reduced to just below the target, but remains above the trigger level.					
<b>Conclusion</b> The target has been met in Llandudno. The percentage in Colwyn Bay is only just below the target and remains above the trigger level and base level. This will need monitoring. There are no concerns over policy implementation.					

<b>Monitoring reference: MI/040</b> <b>Strategic Objective: SO6, SO13</b> <b>Aspect monitored: Community facilities</b> <b>Policies monitored: CFS/6</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: CCBC Community Facilities Survey</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0
<b>Analysis</b> No facilities lost.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/041</b> <b>Strategic Objective: SO6, SO13</b> <b>Aspect monitored: Shop front</b> <b>Policies monitored: CFS/7</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: CCBC Conservation Area Appraisals and M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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).	0	0
<b>Analysis</b> No applications granted resulted in the shop front having a negative impact upon the area.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/042</b> <b>Strategic Objective: SO6, SO13</b> <b>Aspect monitored: Allotments</b> <b>Policies monitored: CFS/9</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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.	No loss of allotments
<b>Analysis</b> There has been no loss of land to allotments in the LDP period up to and including the 2016/17 monitoring period.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/043</b> <b>Strategic Objective: SO6, SO13</b> <b>Aspect monitored: Allotments</b> <b>Policies monitored: CFS/10</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3 / Waiting list for allotments</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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.	-	1 application approved	No applications submitted.
<b>Analysis</b> No applications were submitted during this monitoring period.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/044</b> <b>Strategic Objective: SO6, SO13</b> <b>Aspect monitored: Open space contributions</b> <b>Policies monitored: CFS/11</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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%	100%
<b>Analysis</b> There have been three applications granted for 30 or more dwellings: 0/41960 for 93 dwellings at Sychnant Pass, Conwy and 0/42677 Interleisure, Abergele. Both provided open space on-site.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/045</b> <b>Strategic Objective: SO6, SO13</b> <b>Aspect monitored: Open space contributions</b> <b>Policies monitored: CFS/11</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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%	100%
<b>Analysis</b> All residential applications which were found to be viable have provided a commuted sum towards open space provision inline with policy CFS/11. Future contributions may be affected by new pooling restrictions, which came into place in April 2015. Policy CFS/11 may need amending to reflect this at LDP review.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/046</b> <b>Strategic Objective: SO6, SO13</b> <b>Aspect monitored: Open space</b> <b>Policies monitored: CFS/12</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: CCBC Open space audit and review</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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.	No loss of open space
<b>Analysis</b> There has been no net loss of open space during the monitoring period.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					



<b>Monitoring reference: MI/047</b> <b>Strategic Objective: SO6, SO13</b> <b>Aspect monitored: Open space provision</b> <b>Policies monitored: CFS/13</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0
<b>Analysis</b> 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.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/048</b> <b>Strategic Objective: SO13</b> <b>Aspect monitored: Burial ground provision</b> <b>Policies monitored: CFS/14</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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.	No applications submitted
<b>Analysis</b> There has been no application submitted for new burial grounds during the monitoring period.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/049</b> <b>Strategic Objective: SO13</b> <b>Aspect monitored: Education facilities</b> <b>Policies monitored: CFS/15</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	N/A	N/A
<b>Analysis</b> No relevant applications were submitted during this AMR period.					
<b>Conclusion</b> The target is being met. There are no concerns over policy implementation.					

<b>Monitoring reference: MI/051</b> <b>Strategic Objective: SO6, SO13</b> <b>Aspect monitored: Major retail, office and indoor leisure development</b> <b>Policies monitored: CFS/1</b> <b>Level: National</b> <b>Frequency: Annually</b> <b>Source: Experian GOAD / CCBC / M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Amount of major retail, office and indoor leisure development (m <sup>2</sup> ) 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	0
<b>Analysis</b> There have been no major applications for major retail, office or indoor leisure development granted outside of town centres during the monitoring period.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

## The Natural Environment

<b>Monitoring reference: MI/052</b> <b>Strategic Objective: SO11, SO12, SO14</b> <b>Aspect monitored: Negative impact on LBAP species/habitats</b> <b>Policies monitored: NTE/3</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: LBAP, Countryside consultation</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0
<b>Analysis</b> No applications identified through consultation with the County Ecologist and CCBC Countryside Service.					
<b>Conclusion</b> No concerns over policy implementation, but monitoring work needs improving internally.					

<b>Monitoring reference: MI/053</b> <b>Strategic Objective: SO11, SO12, SO14</b> <b>Aspect monitored: Planning applications</b> <b>Policies monitored: NTE/1</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Development adversely affecting a RIG granted permission against Officer or local archaeological organisation recommendations.	0	1 permission	N/A	0	0
<b>Analysis</b> The policy and national guidance is quite clear. No development is seen to have a negative effect in consultation with the relevant statutory consultees.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/054</b> <b>Strategic Objective: SO11, SO12, SO14</b> <b>Aspect monitored: Planning applications</b> <b>Policies monitored: NTE/2</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0
<b>Analysis</b> No applications have been received and planning enquiries are used as a mechanism to advise against unsuitable schemes. However current land availability means that a review of Green Wedges will need to be undertaken alongside the assessment of sites.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/055</b> <b>Strategic Objective: SO11, SO12, SO14</b> <b>Aspect monitored: Biodiversity</b> <b>Policies monitored: NTE/3</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Proposals approved without Management Agreements or unimplemented Management Agreements contrary to Officer recommendations.	0	1 permission	N/A	0	0
<b>Analysis</b> None via consultation with CCBC Countryside Service					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					



<b>Monitoring reference: MI/056</b> <b>Strategic Objective: SO1 – SO16</b> <b>Aspect monitored: Planning applications</b> <b>Policies monitored: DP/6, NTE/7</b> <b>Level: National and local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0
<b>Analysis</b> 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.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation, however, careful monitoring is considered necessary.					

<b>Monitoring reference: MI/057</b> <b>Strategic Objective: SO11, SO12, SO14</b> <b>Aspect monitored: Protection of SLAs</b> <b>Policies monitored: NTE/4</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3 / Conservation consultation</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Applications granted permission against Officer recommendations where a detrimental impact on an SLA had been identified.	0	1 permission	N/A	0	0
<b>Analysis</b> CCBC does not currently have a landscape officer in post. Applications for wind turbines within SLAs have been defended in accordance with the policy.  Static caravan development particularly expansion of existing sites needs to be carefully controlled and monitored to prevent ongoing sporadic development and encroachment into SLAs.					
<b>Conclusion</b> The target has been met, however there is a risk applications will be approved at committee contrary to officer recommendation which will then open up the SLA to similar development (wind turbines and static caravans 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.					

<b>Monitoring reference: MI/058</b> <b>Strategic Objective: SO11, SO12, SO14</b> <b>Aspect monitored: Planning applications</b> <b>Policies monitored: NTE/5</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3 / Conservation consultation</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Development within Coastal Zone granted permission against officer recommendation or against Policy NTE/1.	0	1 permission	N/A	0	0
<b>Analysis</b> No applications have been granted against officer recommendation.					
<b>Conclusion</b> The threshold has not been met therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/059</b> <b>Strategic Objective: SO11, SO12, SO14</b> <b>Aspect monitored: Planning applications</b> <b>Policies monitored: NTE/7</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: CCBC, M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
On shore wind turbine development within SSA achieving below 5MW against officer recommendation.	All developments >5MW and above.	1 permission below 5MW	28MW	0	0
<b>Analysis</b> No applications have been approved against officer recommendation.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/060</b> <b>Strategic Objective: SO11, SO12, SO14</b> <b>Aspect monitored: Planning applications</b> <b>Policies monitored: NTE/7</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: CCBC, M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Total installed capacity of on shore wind turbine development within SSA.	28MW (2010) 56MW (2017) 140MW (2022) (subject to TAN8 rev).	20%+/- the target	28MW	28MW	28MW
<b>Analysis</b> 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.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/061</b> <b>Strategic Objective: SO11, SO12, SO14</b> <b>Aspect monitored: Planning applications</b> <b>Policies monitored: NTE/7</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: CCBC, M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
On shore wind turbine development greater than 5MW approved outside SSA.	0	1 permission	N/A	0	0
<b>Analysis</b> None granted.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/064</b> <b>Strategic Objective: SO11, SO12, SO14</b> <b>Aspect monitored: Planning applications</b> <b>Policies monitored: NTE/8</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0
<b>Analysis</b> None as Building Regulations now covers this and none granted against officer recommendation on these grounds.					
<b>Conclusion</b> The MI is still worth keeping to ensure monitoring of the subject area and to promote the need for SUDS in future development.					

<b>Monitoring reference: MI/066</b> <b>Strategic Objective:</b> SO11, SO12, SO14 <b>Aspect monitored:</b> Planning applications <b>Policies monitored:</b> NTE/10 <b>Level:</b> Local and National guidance <b>Frequency:</b> Annually <b>Source:</b> M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
New developments of 1,000m <sup>2</sup> or 10 dwellings not submitting a Water Conservation Strategy when requested by officers.	Development of 1,000m <sup>2</sup> or 10 dwellings.	1 permission	N/A	0	0
<b>Analysis</b> 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.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation. Suggest that the MI is deleted.					



<b>Monitoring reference: MI/067</b> <b>Strategic Objective: SO11, SO12, SO14</b> <b>Aspect monitored: Renewable energy</b> <b>Policies monitored: NTE Chapter</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: Planning Policy</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Produce SPG on Renewable Energy.	Completed within 12 months of adoption.	N/A	N/A	In production	Complete
<b>Analysis</b> This SPG has recently been completed and will shortly be consulted on but is not yet adopted.					
<b>Conclusion</b> It is aimed for this SPG to be adopted early 2018 along with other RLDP documents.					

<b>Monitoring reference: MI/068</b> <b>Strategic Objective:</b> SO11, SO12, SO14 <b>Aspect monitored:</b> Natural Environment chapter <b>Policies monitored:</b> NTE Chapter <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Planning Policy					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Produce SPG on Landscape, Access and Design	Completed within 12 months of adoption.	N/A	N/A	In production	Completed
<b>Analysis</b> 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.					
<b>Conclusion</b> This SPG has is to be completed and consulted on along with other RLDP documents early 2018.					

<b>Monitoring reference: MI/069</b> <b>Strategic Objective: SO11, SO12, SO14</b> <b>Aspect monitored: Natural environment chapter</b> <b>Policies monitored: NTE/7</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: Planning Policy</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Produce SPG on onshore wind turbine development	Completed within 12 months of LDP adoption.	N/A	N/A	In production	Complete
<b>Analysis</b> This SPG is hoped to be adopted before the end of 2016.					
<b>Conclusion</b> No change necessary. MI can be modified once SPG is adopted into a monitoring tool for that SPG.					

<b>Monitoring reference: MI/070</b> <b>Strategic Objective: SO1 – SO16</b> <b>Aspect monitored: Development in Flood Risk Zones</b> <b>Policies monitored: DP/6, TAN15</b> <b>Level: National</b> <b>Frequency: Annually</b> <b>Source: M3 / EAW</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Development permitted in C1 and C2 floodplain areas not meeting all TAN15 tests or NRW recommendations.	None permitted	1 permission	N/A	2	0
<b>Analysis</b> No development has been permitted which fails to meet the target during the AMR monitoring period.					
<b>Conclusion</b> The target has been met therefore no concerns are raised over the implementation of the policies.					

<b>Monitoring reference: MI/071</b> <b>Strategic Objective: SO1 – SO16</b> <b>Aspect monitored:</b> Wind turbine development and policy <b>Policies monitored:</b> PPW, Ministerial updates, TAN8 and local policy DP/6 and NTE/7 <b>Level:</b> National and local. <b>Frequency:</b> Annually <b>Source:</b> Planning policy / DC					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	Meets TAN8 targets
<b>Analysis</b> 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.					
<b>Conclusion</b> Change required to update in line with National Guidance and thresholds. Also ongoing monitoring of policy performance.					

<b>Monitoring reference: MI/072</b> <b>Strategic Objective: SO1 – SO16</b> <b>Aspect monitored: Planning applications</b> <b>Policies monitored: DP/6, NTE/1, NTE/3.</b> <b>Level: Local, regional (for shared designations)</b> <b>Frequency: Annually</b> <b>Source: Planning policy</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0
<b>Analysis</b> No applications have been granted permission, which would result in the loss of land, against officer recommendation.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/073</b> <b>Strategic Objective: SO11, SO12, SO14</b> <b>Aspect monitored: Biodiversity</b> <b>Policies monitored: NTE/3</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0
<b>Analysis</b> 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.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/074</b> <b>Strategic Objective: SO11, SO12, SO14</b> <b>Aspect monitored: Planning applications</b> <b>Policies monitored: NTE/3</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3 / DC</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Number of Biodiversity conditions not implemented.	All implemented	1 condition not implemented	N/A	0	0
<b>Analysis</b> 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.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					



<b>Monitoring reference: MI/075</b> <b>Strategic Objective: SO1 – SO16</b> <b>Aspect monitored: Planning applications and complaints</b> <b>Policies monitored: NTE/1, NTE,3, DP/6</b> <b>Level: Local and regional</b> <b>Frequency: Annually</b> <b>Source: External Statutory Body</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0
<b>Analysis</b> 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.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

<b>Monitoring reference: MI/076</b> <b>Strategic Objective: SO1 – SO16</b> <b>Aspect monitored: All</b> <b>Policies monitored: All</b> <b>Level: Local and regional</b> <b>Frequency: Annually</b> <b>Source: External Statutory Body</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0
<b>Analysis</b> No effects have been reported.					
<b>Conclusion</b> The target has been met and therefore, there are no concerns over policy implementation.					

## Cultural Heritage

<b>Monitoring reference: MI/077</b> <b>Strategic Objective:</b> SO6, SO10, SO12, SO13, SO16 <b>Aspect monitored:</b> Buildings and Structures of Local Importance <b>Policies monitored:</b> CTH/3 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> PINS Appeal Decisions					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	N/A
<b>Analysis</b> There have been no appeals lodged following refusal under policy CTH/3.					
<b>Conclusion</b> Due to no appeals, the indicator has been classified as not applicable.					

<b>Monitoring reference: MI/078</b> <b>Strategic Objective: SO6, SO10, SO12, SO13, SO16</b> <b>Aspect monitored: Archaeological sites</b> <b>Policies monitored: CTH/2</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: CPAT / GAT consultation responses / M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
The number of applications granted that adversely affect known archaeological sites and unregistered sites of archaeological importance.	None granted	1 permission granted	-	0	0
<b>Analysis</b> In total, Gwynedd Archaeological Trust and Clwyd Archaeological Trust provided positive responses on 30 applications. While the majority of these consultation responses included recommendations for photographic recording, watching brief or pre-determination archaeological assessment, only one of the recommendations issued was an objection. In this particular case the application was withdrawn and resubmitted in the next AMR period.					
<b>Conclusion</b> The target has been met.					

<b>Monitoring reference: MI/079</b> <b>Strategic Objective: SO6, SO10, SO12, SO13, SO16</b> <b>Aspect monitored: Conservation Areas</b> <b>Policies monitored: CTH/2</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: Conservation section</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0 lost
<b>Analysis</b> No amendments to conservation area boundaries have been made.					
<b>Conclusion</b> The target has been met.					

<b>Monitoring reference: MI/080</b> <b>Strategic Objective: SO6, SO10, SO12, SO13, SO16</b> <b>Aspect monitored: Listed Buildings</b> <b>Policies monitored: CTH/2</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3, conservation section.</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Number of listed buildings or structures demolished.	No more than 5 during the plan period	More than 5 by or before 2015	-	0	0
<b>Analysis</b> 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.					
<b>Conclusion</b> The target has been met.					

<b>Monitoring reference: MI/081</b> <b>Strategic Objective: SO6, SO10, SO12, SO13, SO16</b> <b>Aspect monitored: Listed buildings within conservation areas</b> <b>Policies monitored: CTH/2</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3, conservation section.</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	-	0	0
<b>Analysis</b> No such applications have been granted against the recommendations of the Conservation Officer.					
<b>Conclusion</b> The target has been met.					

<b>Monitoring reference: MI/082</b> <b>Strategic Objective: SO6, SO10, SO12, SO13, SO16</b> <b>Aspect monitored: Buildings and Structures of Local Importance</b> <b>Policies monitored: CTH/3</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3, conservation section.</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	N/A
<b>Analysis</b> During the AMR period, no BSLIs were designated. A project is currently underway to identify BSLIs within the County Borough.					
<b>Conclusion</b> As there are no BSLIs designated, the indicator is not applicable.					



<b>Monitoring reference: MI/083</b> <b>Strategic Objective: SO6, SO10, SO12, SO13, SO16</b> <b>Aspect monitored: Enabling Development</b> <b>Policies monitored: CTH/4</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	N/A
<b>Analysis</b> No applications that are regarded as Enabling Development have been considered during the AMR period.					
<b>Conclusion</b> As no applications for Enabling Development have been received, the target is not applicable.					

<b>Monitoring reference: MI/088</b> <b>Strategic Objective:</b> SO6, SO10, SO12, SO13, SO16 <b>Aspect monitored:</b> SPG production <b>Policies monitored:</b> CTH/2 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Conservation section.					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Appendix to the Conservation Area SPG – remaining Conservation Areas	Completed within 24 months of adoption	N/A	N/A	2 adopted in year	2 SPG produced in year – approval due next AMR period
<b>Analysis</b> Two Conservation Area Management Plans were produced and consulted upon during this AMR period. A review of conservation areas is planned which will determine those Management Plans which will need to be produced in the future, in the meantime the Council will prioritise work on the Conservation Area Management Plans which are most in need of Management Plans on an urban/rural basis.					
<b>Conclusion</b> The target has not been met, however this does not mean that policy CTH/2 is not delivering effectively. It is considered that a programmed approach to the delivery of remaining SPGs on a needs basis is the most appropriate way forward from hereonin.					

<b>Monitoring reference: MI/090</b> <b>Strategic Objective:</b> SO1, SO2, SO3, SO12 <b>Aspect monitored:</b> Windfall sites <b>Policies monitored:</b> HOU/1 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> JHLAS / M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	233	270
<b>Analysis</b> To date windfall sites delivered since 01/04/2012 total 270 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.					
<b>Conclusion</b> Windfall levels are yet to reach the target therefore there are no concerns raised over the implementation of the policy.					

<p><b>Monitoring reference:</b> MI/091  <b>Strategic Objective:</b> SO6, SO10, SO12, SO13, SO16  <b>Aspect monitored:</b> Welsh language  <b>Policies monitored:</b> CTH/5  <b>Level:</b> Local  <b>Frequency:</b> Annually  <b>Source:</b> DC and consultation with policy on relevant applications</p>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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)	100%	100%
<p><b>Analysis</b>          Since adoption of the Welsh Language SPG, the relevant documents relating to Policy CTH/5 have been submitted with all relevant applications above thresholds. These have resulted in contributions being sought from a number of schemes towards Welsh Language mitigation.</p>					
<p><b>Conclusion</b>          The target is being met, therefore there are no concerns over the implementation of this policy.</p>					

<b>Monitoring reference: MI/092</b> <b>Strategic Objective:</b> SO6, SO10, SO12, SO13, SO16 <b>Aspect monitored:</b> Welsh language <b>Policies monitored:</b> CTH/5 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> DC and consultation with policy on relevant applications					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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%	100%
<b>Analysis</b> 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.					
<b>Conclusion</b> The target is being met so there are no concerns over the implementation of this policy.					

<p><b>Monitoring reference: MI/093</b>  <b>Strategic Objective:</b> SO6, SO10, SO12, SO13, SO16  <b>Aspect monitored:</b> The Welsh language  <b>Policies monitored:</b> CTH/5  <b>Level:</b> Local  <b>Frequency:</b> Annually  <b>Source:</b> Biennial Study</p>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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.	This study has yet to commence	This study has yet to commence
<p><b>Analysis</b>  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 survey of the Welsh language ability of new households had not started during the AMR period, but has commenced since. This will assist in both assess the effectiveness of the Welsh language impact assessments/mitigation statements to date and feed into the Welsh language impact assessment of the LDP review, in light of changes to National Guidance.</p>					
<p><b>Conclusion</b>  A survey of new households has commenced since the 2016-17 AMR period, to assess the Welsh language use of occupants of housing built since the last survey. At this stage there is no concern over the implementation of the Policy.</p>					

## Sustainable Transport Strategy

<b>Monitoring reference: MI/095</b> <b>Strategic Objective:</b> SO1, SO7, SO9, SO13 <b>Aspect monitored:</b> Planning applications <b>Policies monitored:</b> STR/1 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0
<b>Analysis</b> The policy is clear. Officers request the appropriate study at the point of Pre-application Enquiry or Planning Application stage.					
<b>Conclusion</b> The target has been met and there are no concerns over implementation.					

<b>Monitoring reference: MI/096</b> <b>Strategic Objective:</b> SO1, SO7, SO9, SO13 <b>Aspect monitored:</b> Planning applications and S106 agreements <b>Policies monitored:</b> STR/1 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
Development approved without financial contribution towards improvements in transport infrastructure contrary to Officer or statutory consultee recommendation.	0	1 permission	N/A	0	0
<b>Analysis</b> 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.					
<b>Conclusion</b> The target has been met and there are no concerns over implementation.					



<b>Monitoring reference: MI/097</b> <b>Strategic Objective:</b> SO1, SO7, SO9, SO13 <b>Aspect monitored:</b> Planning applications, master planning <b>Policies monitored:</b> STR/6, STR/1 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0
<b>Analysis</b> No applications relating to this policy have been received.					
<b>Conclusion</b> There are no concerns over policy implementation.					

<b>Monitoring reference: MI/098</b> <b>Strategic Objective:</b> SO1, SO7, SO9, SO13 <b>Aspect monitored:</b> Planning applications, master planning <b>Policies monitored:</b> STR/5, STR/3 <b>Level:</b> Local, regional <b>Frequency:</b> Annually <b>Source:</b> M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0
<b>Analysis</b> No applications noted.					
<b>Conclusion</b> The target has been met and there are no concerns over implementation.					

## Minerals and Waste Strategy

<b>Monitoring reference:</b> MI/099 <b>Strategic Objective:</b> SO14, SO15 <b>Aspect monitored:</b> Mineral resources <b>Policies monitored:</b> MWS/2, MWS/3 <b>Level:</b> National <b>Frequency:</b> Annually <b>Source:</b> North Wales Regional Aggregate Working Party Annual Monitoring Report (2014)					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	More than 10 year supply
<b>Analysis</b> At the end of 2015 there remained 62.70 million tonnes of permitted reserves for hard rock, which is well in excess of the trigger level.					
<b>Conclusion</b> The Target has been met.					

<b>Monitoring reference: MI/100</b> <b>Strategic Objective: SO14, SO15</b> <b>Aspect monitored: Mineral resources</b> <b>Policies monitored: MWS/2 MWS/3</b> <b>Level: National</b> <b>Frequency: Annually</b> <b>Source: North Wales Regional Aggregate Working Party Annual Monitoring Report (2014)</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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 years supply	More than 7 years supply
<b>Analysis</b> North Wales had a landbank of over 15 years at the end of 2015.					
<b>Conclusion</b> The target has been met.					

<b>Monitoring reference: MI/101</b> <b>Strategic Objective: SO14, SO15</b> <b>Aspect monitored: Mineral planning permissions</b> <b>Policies monitored: MWS/2</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0
<b>Analysis</b> No planning permissions have been granted that contravene policy MWS/2.					
<b>Conclusion</b> The Target has been met.					

<b>Monitoring reference: MI/102</b> <b>Strategic Objective: SO14, SO15</b> <b>Aspect monitored: Permissions granted in mineral safeguarding areas</b> <b>Policies monitored: MWS/3</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0
<b>Analysis</b> None. The following planning permissions were granted but were considered in line with policy: 0/42954 and 0/42482.					
<b>Conclusion</b> The target has been met.					

<b>Monitoring reference: MI/103</b> <b>Strategic Objective: SO14, SO15</b> <b>Aspect monitored: Development in buffer zones</b> <b>Policies monitored: MWS/4</b> <b>Level: Local</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	0
<b>Analysis</b> No planning permissions for inappropriate development have been granted within the buffer zone designations.					
<b>Conclusion</b> The target has been met.					

<b>Monitoring reference: MI/104</b> <b>Strategic Objective: SO14, SO15</b> <b>Aspect monitored: Recycling, composting and prep for reuse rates</b> <b>Policies monitored: - Not LDP policy, but related to MWS/5 &amp; MWS/6</b> <b>Level: National</b> <b>Frequency: Annually</b> <b>Source: National Strategic Indicators of local authority performance, Stats Wales WG</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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	59.1%	59.7%
<b>Analysis</b> The recycling rate in Conwy was 59.7% in 2015/16 which is well above the statutory target.					
<b>Conclusion</b> The target has been met.					



<b>Monitoring reference: MI/105</b> <b>Strategic Objective: SO14, SO15</b> <b>Aspect monitored: Waste management</b> <b>Policies monitored: MWS/6 MWS/7</b> <b>Level: National</b> <b>Frequency: Annually</b> <b>Source: M3</b>					
Monitoring Indicator	Target	Trigger Level	Base Level	2015/16	2016/17
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%	+50%
<b>Analysis</b> 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. 0/43047 was granted on 02/08/2016 for the Change of Use and Extension to Former Workshop to Form a Waste Transfer Station and Use of Land for the Storage of Recovered Wastes and Processing and Storage of Inert Waste. 0/41702 was granted on 26/08/2016 for the addition of a waste transfer station to existing skip hire facility. 0/42140 was granted on 16/02/2016 for the construction of an agricultural building for composting green waste.					
<b>Conclusion</b> The target has been met.					

## Appendix 2: Monitoring framework for SA/SEA indicators

### Social progress which recognises the needs of everyone

<b>Sustainability objective: Ensure access for all to facilities, goods and services in order to combat social exclusion and deprivation</b>				
<b>Monitoring Indicator</b>	<b>Ref</b>	<b>2015/16</b>	<b>2016/17</b>	
Percentage of A1 units in Primary Shopping Areas	MI/039	Target being met	Target not met	
Loss of community facilities outside Llandudno and town centres.	MI/040	0 facilities	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	0 applications	
Percentage of vacant units within the primary shopping areas and shopping zones.	MI/036	Target not met	Target not met	
Number of applications for new non-bulky retail floor space outside of centres defined in the retail hierarchy.	MI/038	0 applications	0 applications	
Amount of major retail, office and indoor leisure development (m <sup>2</sup> ) permitted in town centres as a % of all major development permitted within the Plan Area.	MI/051	0 applications	0 applications	
<p><b>Analysis</b> The target is being met for most indicators. The level of vacant units in Colwyn Bay Shopping Zone is above target and has hit a trigger point. The percentage of A1 units in the Primary Shopping Areas has increased to above target. 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><b>Conclusion</b> There are some concerns over the retail indicators in Colwyn Bay. CCBC is preparing a new Retail Study. This will include a section of detailed health checks. Recommendations will be made on how planning policy can help to attract retailers to the town. There are no other concerns over the delivery of the sustainability objective.</p>				

<b>Sustainability objective: Maintain and enhance community cohesion and identity</b>			
<b>Monitoring Indicator</b>	<b>Ref</b>	<b>2015/16</b>	<b>2016/17</b>
Percentage of housing development take up in the Urban and Rural Development Strategy Areas in meeting predicted population change requirements	MI/001	86.2% Urban 13.8% Rural	88.6% Urban and 11.4%
Applications approved for new areas of open space in locations across the plan area	MI/047	0 applications	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	100%	100%
Loss of community facilities outside Llandudno and town centres.	MI/040	0 facilities	0 facilities
<p><b>Analysis</b> The distribution of housing development is below target, but only represents a slight increase in urban development on the previous year. The majority of delivery is guided towards the urban areas, which raises concerns in terms of delivering housing and employment in the rural locations. . 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><b>Conclusion</b> 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. In the meantime the Service has been working with land owners, RSLs and developers to promote rural lands allocated in the LDP.</p>			

<b>Sustainability objective: Provide a clean, healthy and safe environment for all</b>			
<b>Monitoring Indicator</b>	<b>Ref</b>	<b>2015/16</b>	<b>2016/17</b>
Net loss of land for allotments	MI/042	0 ha lost	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	1 approved	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%	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%	100%
Net loss of open space	MI/046	0 ha lost	0
Applications approved for new areas of open space in locations across the plan area.	MI/047	0 applications	0
<p><b>Analysis</b> 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><b>Conclusion</b> No concerns over the delivery of the sustainability objective.</p>			

<b>Sustainability objective: Ensure all have access to good quality housing to meet their needs, including affordable housing for local needs</b>			
<b>Monitoring Indicator</b>	<b>Ref</b>	<b>2015/16</b>	<b>2016/17</b>
Number of net additional affordable and general market dwellings built per annum.	MI/010	27 AH 156 open market	76 AH 157 open market
5 year housing land supply	MI/011	3.7 years	3.1 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	0 schemes
Number of vacant dwellings brought back into use	MI/013	152 dwellings	68 dwellings
Amount of affordable housing permitted via 'exception sites'.	MI/017	4 affordable	0
<p><b>Analysis</b> 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><b>Conclusion</b> The Service has now started the review of the LDP, which will fully consider market and affordable housing need and overall distribution. 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**

<b>Sustainability objective: To maintain and enhance the diversity and abundance of indigenous species in the plan area</b>			
<b>Monitoring Indicator</b>	<b>Ref</b>	<b>2015/16</b>	<b>2016/17</b>
Permissions granted for development which is considered to have a negative impact on an LBAP (full list) species/habitats.	MI/052	0 applications	0 applications
Development adversely affecting a RIG granted permission against Officer or local archaeological organisation recommendations.	MI/053	0 applications	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	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	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	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	0 applications
<p><b>Analysis</b>            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><b>Conclusion</b>            No concerns over the delivery of the sustainability objective.</p>			

<b>Sustainability objective: Ensure special and distinctive, semi-natural and historic landscapes and their specific features are conserved and enhanced</b>			
<b>Monitoring Indicator</b>	<b>Ref</b>	<b>2015/16</b>	<b>2016/17</b>
Applications granted permission against Officer recommendations where a detrimental impact on an SLA had been identified.	MI/057	0 applications	0 applications
<b>Analysis</b> Zero applications have been approved against Officer recommendation where a detrimental impact on an SLA had been identified.			
<b>Conclusion</b> No concerns over the delivery of the sustainability objective.			

<b>Sustainability objective: Conserve and enhance the existing built form and design, and ensure that new developments are built to high standards of design</b>			
<b>Monitoring Indicator</b>	<b>Ref</b>	<b>2015/16</b>	<b>2016/17</b>
Number of planning applications approved not in accordance with the relevant SPG (i.e. Design SPG) or Planning Brief	MI/005	0 applications	0 applications
Number of relevant applications granted resulting in the shop front having a negative impact on the area.	MI/041	0 applications	0 applications
<b>Analysis</b> Zero planning applications not in accordance with the relevant SPG (i.e. Design SPG) or Planning Brief have been approved. No applications have been granted in this monitoring period, which has resulted in the shop front having a negative impact on the area.			
<b>Conclusion</b> There are no concerns over the delivery of the sustainability objective.			

<b>Sustainability objective: Conserve and enhance the built and archaeological cultural heritage features of the area</b>			
<b>Monitoring Indicator</b>	<b>Ref</b>	<b>2015/16</b>	<b>2016/17</b>
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	N/A
The number of applications granted that adversely affect known archaeological sites and unregistered sites of archaeological importance	MI/078	0 applications	0 applications
Number of listed buildings or structures demolished	MI/080	0 buildings / structures	0 buildings / structures
Applications for development which affects buildings or structures of local importance granted against the recommendations of the Conservation Officer	MI/081	0 applications	0 applications
<p><b>Analysis</b>            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. Last year, one relevant application was granted resulting in the shop front having a negative impact on the area. SPG has since been drafted (this will be adopted during the next AMR period)</p>			
<p><b>Conclusion</b>            There are no concerns over the delivery of the sustainability objective.</p>			



**Prudent Use of Natural Resources**

<b>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</b>			
<b>Monitoring Indicator</b>	<b>Ref</b>	<b>2015/16</b>	<b>2016/17</b>
Onshore wind turbine development within SSA achieving below 5MW against officer recommendation.	MI/059	0 applications	0 applications
Onshore wind turbine development within SSA	MI/060	28 MW	28 MW
Onshore wind turbine development greater than 5MW approved outside SSA.	MI/061	0 applications	0 applications
The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type (TAN8).	MI/071	Meets TAN8 targets	Meets TAN8 targets
<p><b>Analysis</b>            No 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><b>Conclusion</b>            There are no concerns over the delivery of the sustainability objective.</p>			

<b>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</b>			
<b>Monitoring Indicator</b>	<b>Ref</b>	<b>2015/16</b>	<b>2016/17</b>
Amount of new development permitted via conversions and brownfield redevelopment as a % of all development permitted	MI/003	56%	51%
Development greater than 0.5 ha on Grade 2 and 3a agricultural land which does not comprise an LDP allocation.	MI/056	0 applications	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	4.59 ha lost
Average density of housing development permitted on allocated development plan sites.	MI/015	1 site granted permission on allocated sites with <30 dph	0 site granted permission on allocated sites with <30 dph
<p><b>Analysis</b>            The amount of brownfield redevelopment is below target. 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 one application has been accepted for allocated sites, which do not meet the minimum density requirement of 30 dph. One planning application has been granted on appeal (0/41960) for development on a greenfield site outside the settlement boundary. The appeal was upheld on the basis that in accordance with TAN1 the Council's land supply shortfall is a significant material consideration. Refusal reasons including the site's location outside the settlement boundary and the impact of the development on the Highway network were insufficient for the Inspector to dismiss the appeal. The land supply shortfall has been raised as a concern in previous AMRs and until the LDP Review is complete the loss of further greenfield sites outside settlement boundaries is likely to continue, justified by TAN1 section 6. No development has been permitted on designated open space.</p>			
<p><b>Conclusion</b>            There are no concerns over the delivery of the sustainability objective.</p>			

<b>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</b>			
<b>Monitoring Indicator</b>	<b>Source</b>	<b>2015/16</b>	<b>2016/17</b>
Applications granted permission against Officer or advice of the SAB to incorporate SUDS or adequate drainage provision.	MI/064	0 applications	0 applications
New development of 1,000 m2 or 10 dwellings not submitting a Water Conservation Strategy when requested by officers.	MI/066	0 applications	0 applications
Development permitted in C1 and C2 floodplain areas not meeting all TAN15 tests or NRW recommendations	MI/070	0 applications	0 applications
<p><b>Analysis</b> 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><b>Conclusion</b> There are no concerns over the delivery of the sustainability objective.</p>			

<b>Sustainability objective: Reduce all forms of air pollution locally and globally improve the atmosphere</b>			
<b>Monitoring Indicator</b>	<b>Ref</b>	<b>2015/16</b>	<b>2016/17</b>
Approval of planning permission which does not conform to LDP2: Parking Standards SPG	MI/094	0 applications	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	0 applications
<p><b>Analysis</b> 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><b>Conclusion</b> There are no concerns over the delivery of the sustainability objective.</p>			

<b>Sustainability objective: Safeguard non-renewable resources and promote reuse of primary resources</b>			
<b>Monitoring Indicator</b>	<b>Ref</b>	<b>2015/16</b>	<b>2016/17</b>
Number of planning permissions granted for extraction of aggregate mineral not in line with policy MWS/2	MI/101	0 applications	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	0 applications
Rates for recycling, preparation for re-use and composting compared with national targets (Wales Waste Measure 2010).	MI/104	56.26%	59.1%
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%	+50%
<p><b>Analysis</b> 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><b>Conclusion</b> There are no concerns over the delivery of the sustainability objective.</p>			

**Maintenance of high and stable levels of economic growth and employment**

<b>Sustainability objective: Encourage diversification of the economic base in rural and urban areas</b>			
<b>Monitoring Indicator</b>	<b>Ref</b>	<b>2015/16</b>	<b>2016/17</b>
Level of serviced accommodation within Holiday Accommodation Zone (HAZ).	MI/031	No change	No change
		No change	No change
<p><b>Analysis</b> There has been no change in the level of serviced accommodation within Holiday Accommodation Zone (HAZ).</p>			
<p><b>Conclusion</b> There has been no 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>			

<b>Sustainability objective: Ensure that there is good access for all to employment</b>			
<b>Monitoring Indicator</b>	<b>Ref</b>	<b>2015/16</b>	<b>2016/17</b>
Annual unemployment level	MI/024	2.3%	2.2%
Number of County residents in employment	MI/025	66,900	51,800
Number of residents out-commuting to work to locations outside the County Borough	MI/028	6,900	6,000
% of employment land take up in the Urban and Rural Development Strategy Areas in meeting predicted population change requirements.	MI/001	100% Urban 0% Rural	0% Urban 0% Rural
Employment land development per annum in the Rural Development Strategy Area	MI/027	0 ha built 2015/16	0 ha built 2016/17
<p><b>Analysis</b> 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 somewhat expected given the economic climate, however it is recommended that an Employment Land Review is undertaken to obtain a better understanding of demand and supply.</p>			
<p><b>Conclusion</b> It is recommended that an Employment Land Review is undertaken to obtain a better understanding of demand and supply.</p>			

<b>Sustainability objective: Emphasise and increase factors conducive to wealth creation and attractiveness to investors</b>			
<b>Monitoring Indicator</b>	<b>Ref</b>	<b>2015/16</b>	<b>2016/17</b>
Employment land development per annum in the Urban Development Strategy Area.	MI/026	0 ha built in 2015/16	0 ha built in 2016/17
<p><b>Analysis</b> Take-up of employment land has been low, however the overall distribution has been in line with the target LDP Growth Strategy.</p>			

**Conclusion**

The employment land take up is somewhat expected given the economic climate, however it is recommended that an Employment Land Review is undertaken to obtain a better understanding of demand and supply.

### Appendix 3: Changes to the monitoring framework

Indicator Reference	Indicator	Change	Reason	Year															
MI/003	Amount of new development (ha) permitted via conversions and brownfield redevelopment as a % of all development permitted.	<b>Amendment</b> - Amount of new development permitted via conversions and brownfield redevelopment as a % of all development permitted.	Correction to the indicator. This should refer to numbers of dwellings, not area of land, in line with the previous National indicator.	2015/16															
MI/008	Prepare and adopt the Design SPG	<b>Complete</b>	Design SPG has been completed and adopted	2015/16															
MI/025	Number of plan area residents in employment.	<p><b>Amendment</b> – base level data and targets have been changed:</p> <table border="1"> <thead> <tr> <th></th> <th><b>Previous:</b></th> <th><b>Update:</b></th> </tr> </thead> <tbody> <tr> <td>2007</td> <td>47,500</td> <td>49,000</td> </tr> <tr> <td>2012</td> <td>47,826</td> <td>49,326</td> </tr> <tr> <td>2017</td> <td>49,227</td> <td>50,727</td> </tr> <tr> <td>2022</td> <td>49,850</td> <td>51,350</td> </tr> </tbody> </table>		<b>Previous:</b>	<b>Update:</b>	2007	47,500	49,000	2012	47,826	49,326	2017	49,227	50,727	2022	49,850	51,350	Base level data has been updated since the LDP was adopted. Targets have been amended to reflect this change.	2014/15
	<b>Previous:</b>	<b>Update:</b>																	
2007	47,500	49,000																	
2012	47,826	49,326																	
2017	49,227	50,727																	
2022	49,850	51,350																	
MI/028	Number of Conwy residents out-commuting to work to locations outside of the Plan area.	<b>Amendment</b> – 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/030	Prepare and adopt SPG on Rural Conversions	<b>Complete</b>	Rural Conversions SPG has been completed and adopted	2014/15															
MI/031	Level of serviced accommodation within Holiday Accommodation Zones (HAZ)	<b>Amendment</b> – 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															



Indicator Reference	Indicator	Change	Reason	Year
MI/034	Extension of the holiday season for existing caravans, chalets and camping sites.	<b>Amendment</b> – wording of indicator has been amended: Extension of the holiday season for existing caravans, chalets and camping sites <b>granted against officer recommendation.</b>	In order to support schemes in line with the policy.	2014/15
MI/035	Number of decisions supporting the loss of tourism facilities	<b>Amendment</b> – wording of indicator has been amended: Number of decisions supporting the loss of tourism facilities <b>granted against officer recommendation.</b>	In order to support schemes in line with the policy.	2014/15
MI/049	Applications approved for new school developments complying with development principles.	<b>Amendment</b> – 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/050	Review the Conwy Retail Study	<b>Complete</b>	The Conwy Retail Study was updated in 2013 with a Retail Capacity Survey	2015/16

Indicator Reference	Indicator	Change	Reason	Year
MI/059	On shore wind turbine development within SSA achieving below 5MW.	<b>Amendment</b> – wording of indicator has been amended: On shore wind turbine development within SSA achieving below 5MW <b>against officer recommendation.</b>	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/060	On shore wind turbine development within SSA.	<b>Amendment</b> – Total installed capacity of on shore wind turbine development within SSA.	To clarify that this is the cumulative total within the SSA, not the development within AMR period.	2015/16
MI/062	BREEAM levels for new build employment not being met.	<b>Omission</b>	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.	<b>Omission</b>	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.	<b>Omission</b>	Measure is now covered under Building Regulations.	2014/15

Indicator Reference	Indicator	Change	Reason	Year
MI/66	New developments of 1,000m <sup>2</sup> or 10 dwellings not submitting a Water Conservation Strategy	<b>Amendment</b> – wording of indicator has been amended: New developments of 1,000m <sup>2</sup> or 10 dwellings not submitting a Water Conservation Strategy <b>when requested by officers.</b>	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.	<b>Amendment</b> – 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	<b>Amendment</b> – 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/071	The capacity of Renewable Energy developments (MW) installed inside SSAs by type (TAN8)	<b>Amendment</b> – The capacity of Renewable Energy developments (MW) installed within the SSA (defined in TAN8).	The wording of the indicator has been amended for clarity; this has no effect on the function of the indicator or the figure provided.	2015/16
MI/072	Applications granted permission which result in the loss of land within an SPA, SAC or SSSI.	<b>Amendment</b> – wording of indicator has been amended: Applications granted permission which result in the loss of land within an SPA, SAC or SSSI <b>against officer or statutory body advice.</b>	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

Indicator Reference	Indicator	Change	Reason	Year
MI/073	Applications granted permission against Officer or CCW advice considered to have potential to cause harm to a protected site or species.	<b>Amendment</b> – 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
MI/084	SPG produced on General Issues within Residential and Commercial Conservation Areas.	<b>Complete</b>	SPG has been completed and adopted (14/7/2015)	2015/16
MI/085	SPG produced on Listed Buildings	<b>Omission</b>	Owing to the publication of national guidance, SPG is no longer considered necessary.	2014/15
MI/086	Appendix to the Conservation Area SPG – Llandudno	<b>Complete</b>	SPG has been completed and adopted (10/3/2015)	2014/15
MI/087	Appendix to the Conservation Area SPG – Conwy	<b>Complete</b>	SPG has been completed and adopted (14/7/2015)	2015/16
MI/089	SPG produced on Enabling Development.	<b>Complete</b>	SPG has been completed and adopted (10/3/2015)	2014/15

Indicator Reference	Indicator	Change	Reason	Year
MI/090	Number of windfall sites delivered in Urban and Rural Development Strategy Areas	<b>Amendment</b> – wording of indicator has been amended: Number of windfall sites delivered <b>for less than 10 dwellings in the Urban and less than 5 dwellings in the Rural</b> 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
MI/094	Approval of planning permission which does not conform to LDP2 – ‘Parking Standards’ SPG.	<b>Omission</b>	This indicator has been removed as it considered to be an unnecessary duplication, as conformation with SPGs is covered within MI/005.	2015/16

## Appendix 4: Status of allocated sites

Site	Status	
<b>Housing allocations</b>		
Plas yn Dre, Llandudno	<b>Complete</b>	<b>40 dwellings</b>
Adjacent to Glanafon, Llanfairfechan	<b>Complete</b>	<b>28 dwellings</b>
Social Club/Youth Club, Llandudno Junction	<b>Permission granted 06/2015 on part; 10 dwellings</b> under construction	40 dwellings
Glyn Farm, Colwyn Bay	<b>Planning permission granted on appeal 02/2013</b>	<b>39 dwellings</b>
Abergele South East	<b>Permission granted 07/2014 on part for 100 dwellings</b> (under construction) <b>Permission granted on appeal 01/2017 on part for 2 dwellings</b> Development Brief SPG adopted.	600 dwellings
Bryn Hyfryd/Ffordd Tan yr Ysgol, Llanrwst	Development Brief SPG in progress	150 dwellings
Dinarth Hall Farm, Rhos on Sea	Development Brief SPG adopted	80 dwellings
Plas Penrhyn, Penrhyn Bay	CCBC owned; disposal agreed by Cabinet	30 dwellings
Ty Mawr, Old Colwyn	CCBC owned; Development Brief SPG in progress	255 dwellings
Ysgol y Graig, Old Colwyn	CCBC owned; unlikely to be developed in the near future	30 dwellings
Dinerth Road, Rhos on Sea	WG owned; occupied by CCBC offices – due to be vacated winter 2018	65 dwellings
BT Exchange, Colwyn Bay	Unlikely to become available in the short term	70 dwellings
Lawson Road, Colwyn Bay	No known progress	35 dwellings
Pencoed Road, Llanddulas	No known progress	20 dwellings
South of the Mill, Llanddulas	No known progress	20 dwellings
Adjoining Ysgol Cynfran, Llysfaen	CCBC owned	40 dwellings
Adjacent to former rectory, Llysfaen	No known progress	30 dwellings
Ffordd Llanelwy, Betws yn Rhos	No known progress	10 dwellings
Minafon, Betws yn Rhos	No known progress	10 dwellings
Tan y Ffordd, Dolgarrog	<b>Planning permission granted 06/2017 for 12 dwellings</b>	<b>12 dwellings</b>
Off Heol Martin, Eglwysbach	No known progress	10 dwellings
The Smithy, Llanfair TH	No known progress	25 dwellings
North of Llansannan	No known progress	25 dwellings
Dexter Products, Llanfairfechan	No known progress	15 dwellings
West Coast Building, Llanfairfechan	<b>Planning permission granted 01/2016 on part for 10 dwellings</b>	<b>10 dwellings</b>
Coed Digain, Llangernyw	Part of the site granted permission prior to LDP adoption – under construction.	25 dwellings
Woodland, Llandudno Junction	Application due to be submitted soon for 52 dwellings	75 dwellings
Off Ysguborwen Road, Dwygyfylchi	CCBC owned	15 dwellings

Appendix 4: Status of Allocated Sites

<b>Employment allocations</b>			
NE of Former Goods Yard, Llandudno Junction		No known progress	
Penmaen Road, Conwy		CCBC owned	
Abergele Business Park		No known progress	
The former Goods Yard, Llandudno		No known progress	
Land at Orme View Filling Station, Dwygyfylchi		No known progress	
Land at Memorial Hall, Dolgarrog		No known progress	
The Stag Yard, Llangernyw		No known progress	
Land at Llansannan		No known progress	
<b>Mixed use allocations</b>			
Aluminium works, Dolgarrog		Housing, Tourism Surf Snowdonia leisure facility developed across whole site – housing unlikely to be built	
Abergele Business Park		<b>Planning Permission granted 07/2017</b>	<b>158 dwellings</b>
Esgyryn, Llandudno Junction		<b>Residential development complete</b> Employment development under construction in part.	<b>128 dwellings</b>
Top Llan Road, Glan Conwy		Planning application submitted on part. Development Brief SPG in progress.	80 dwellings
Site A N of Llanrwst		Allotments, Housing No known progress	50 dwellings
N of Groesffordd, Dwygyfylchi		Allotments, Housing <b>Planning permission granted 10/2015 Under Construction</b>	<b>46 dwellings</b>
Land fronting B5105, Cerrigydrudion		Employment, Housing CCBC owned; Development Brief SPG adopted	20 dwellings
<b>Other allocations</b>			
Former landfill site, Gofer, Abergele		Waste	
Llanddulas Quarry		Waste	
Adjacent to Penmaenmawr Cemetery		Burial Ground	
Adjacent to Llanrwst Cemetery		Burial Ground	
West of Gwrych Lodge, Abergele		Allotments	
<b>Contingency housing sites</b>			
W of Penmaen Park, Llanfairfechan		No known progress	45 dwellings
Conway Road, Penmaenmawr		No known progress	15 dwellings
Site C NE of Llanrwst		No known progress	70 dwellings
Llanfair Rd, Abergele		No known progress	100 dwellings
Off Derwen Lane, Penrhyn Bay		No known progress	175 dwellings
Nant y Gamar Road, Llandudno		No known progress	60 dwellings
Henryd Rd, Gyffin, Conwy		No known progress	10 dwellings
Llysfaen Road, Old Colwyn		No known progress	20 dwellings
Glyn Farm, Colwyn Bay		No known progress	27 dwellings

<b>Contingency employment sites</b>	
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 2017		Completions	Permissions	Windfall	Allocations	Empty Homes	TOTAL	%
URBAN	Abergele/Pensarn, Towyn, Kinmel Bay	280	243	25	266	128	942	18.3
	Conwy, Llandudno, Llandudno Junction, Deganwy, Penrhyn Bay/Penrhynside	1130	148	93	85	132	1588	30.9
	Colwyn Bay, Old Colwyn, Rhos on Sea & Mochdre	650	289	69	215	317	1540	29.9
	Llanfairfechan & Penmaenmawr	178	35	15	0	48	276	5.4
	Llanrwst	50	0	17	30	27	124	2.4
	<b>Urban Total</b>	<b>2288</b>	<b>715</b>	<b>219</b>	<b>596</b>	<b>653</b>	<b>4471</b>	<b>86.9</b>
RURAL	Tier 1 Main Villages	84	91	8	165	27	375	7.3
	Tier 2 Main Villages	54	0	8	67	21	150	2.9
	Minor Villages	22	0	6	0	7	35	0.7
	Hamlets	11	0	5	0	3	19	0.4
	Open Countryside	48	0	25	0	21	94	1.8
<b>Rural Total</b>	<b>219</b>	<b>91</b>	<b>52</b>	<b>232</b>	<b>79</b>	<b>673</b>	<b>13.1</b>	
<b>TOTAL</b>		<b>2507</b>	<b>806</b>	<b>271</b>	<b>828</b>	<b>732</b>	<b>5144</b>	<b>100</b>
							Primary School Modernisation	199
							<b>OVERALL HOUSING TOTAL</b>	<b>5343</b>

**Appendix 6: List of Supplementary Planning Guidance**

<b>Name</b>	<b>Status</b>
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	In Progress
LDP11 – Landscape Sensitivity and Capacity Assessment for Onshore Wind Turbine Development	Adopted November 2014
LDP12 – Rural Conversions	Adopted November 2014
LDP13 – Affordable Housing	Adopted August 2017
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	In Progress
LDP18 – Landscape, Access and Design	In Progress
LDP19 – Tourism Development	On Hold
LDP20 – Self-Contained Flats	In Progress
LDP21 – New Office and Industrial Development on Non-allocated Sites	In Progress
LDP22 – Community Facilities	In Progress
LDP23 – Change of Use within town and neighbourhood centres	Adopted May 2015
LDP24 – Renewable Energy	In Progress
LDP25 – Enabling Development	Adopted March 2015
LDP26 – Remaining Conservation Area Management Plan	In Progress
LDP27 – Coastal Flood Risk Protocol	Adopted July 2015
LDP28 – Abergele South East Development Brief	Adopted September 2016
LDP29 – Colwyn Bay Conservation Area Management Plan	In Progress
LDP30 – Bryn Hyfryd Development Brief	In Progress
LDP31 – Top Llan Road Development Brief	In Progress
LDP32 – Cerrigydrudion Development Brief	In Progress
LDP33 – Dinarth Hall Farm Development Brief	Adopted November 2015

## Appendix 6 List of Supplementary Planning Guidance

LDP34 – Waste Storage and Collection in New Development	Adopted December 2015
LDP35 – Safeguarding B1, B2 and B8 Office and Industrial Sites	Adopted April 2017
LDP36 – Shop front design	Adopted March 2017
LDP37 – Ty Mawr Development Brief	In Progress
LDP38 – Penmaenmawr Conservation Area Management Plan	In Progress
LDP39 – Llysfaen Allocation Development Brief	On Hold
LDP40 – Trees and Development	In Progress

## Appendix 7: Summary List of Further Research Required

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

This list may change subject to newly arising evidence