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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 fourth AMR to be prepared since the adoption of the Conwy LDP, and it covers the period of 1st April 2017 – 31st March 2018.

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. The 2017 AMR and 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 .

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. Although in 2017/2018 there has been some modest take-up of employment land. 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 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 continues to highlight the 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 and draft Planning Policy Wales (Edition 10) also has implications for the LDP Review

Key Consideration 2 (Regional): Taking account of new regional considerations. The AMR highlights that the Replacement LDP is considering the regional economic drivers in proposing growth level and spatial distribution options, especially those identified in the North Wales Growth Deal. The Service has now finalised the 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 policies within the LDP review.

Key Consideration 3 (Local): The AMR highlights the implications of the current and future population and household projections, Employment Land Review and Local Housing Market Assessment with regards to review. There is clearly a contradiction between the current LDP and the conclusions of these key evidence base documents, which must be tackled through the LDP Review. Furthermore, the latest Conwy Retail Study concludes a significant need for new convenience and comparison retail floorspace.

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 and emerging evidence. 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 the review. Other evidence base work will also need to be reflected in the LDP Review in terms of their impact on

future policy and land allocations. Appendix 7 to this latest AMR provides a list of the emerging LDP Review evidence base and their potential implications on local policy direction.

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).

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 fourth AMR for the Conwy LDP, and covers the period 01/04/2017 to 31/03/2018.

1.1 Requirement for LDP monitoring

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

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

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

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

1.2 Requirement for Strategic Environmental Assessment / Sustainability Appraisal monitoring

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

1.3 Structure of the AMR

The structure of the AMR is as follows:

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

2 Monitoring framework

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

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

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

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

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

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

2.1 Changes to the indicators

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

Amendment	The indicator has been amended to reflect changes in data sources/collection. Amendments will not significantly alter the scope of indicators.
Complete	Where an indicator relates to a specific action that has been completed, it is not necessary to retain the indicator in future AMRs.
Omission	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) (10th edition, Consultation)

The Well-being of Future Generations (Wales) Act 2015 means that PPW has been updated to deliver the requirements of the Act. It has been restructure into policy themes around the well-being goals and policy updated to reflect new Welsh Government strategies and policies. Consultation closed in May 2018.

The new draft PPW has four distinct themes that bring the requirements of the Act into context for planning policy. They show the inter-linkages between planning policies:

- Placemaking
 - Creating sustainable places
 - Good design
 - Promoting healthier places
 - The Welsh language
 - Making spatial choices
 - Placemaking in rural areas
- Active and social places
 - Housing
 - Retail and commercial centres
 - Community facilities
 - Recreational spaces
 - Transport
- Productive and enterprising places
 - Economic development
 - Tourism
 - The rural economy
 - Transportation infrastructure
 - Telecommunications
 - Energy
 - Minerals
 - Waste
- Distinctive and natural places
 - Landscape
 - Coastal areas
 - Historic environment
 - Green infrastructure
 - Biodiversity
 - Water, air, soundscape and light
 - Flooding
 - De-risking

Technical Advice Notes (TAN)

One TAN has been updated during the monitoring period:

- TAN20: Planning and the Welsh language.

Practice Guidance

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 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 powers will be transferred to Welsh Ministers in April 2019. The Council will continue work on CIL. It will be progressed alongside the LDP Review.

3.2 External conditions (national)

Housing

The downturn in the economy since 2008 at a national level has had a significant impact on housing provision in the UK as a whole, having placed restrictions on the access to lending both to finance housebuilders and prospective purchasers. At its highest point before the crash in November 2007, the England & Wales house price index only recovered back to this point in February 2015¹. Taking Wales alone however, the recovery over this period has not taken place 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 3.8% to £235,528, whilst in Wales the annual percentage growth was slightly lower, rising 4.6% to an average price of £154,590 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 6663 during the 2017-18 period is still some way below the pre-crash peak of 9334 in 2006-07.²

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

¹ Source: Land Registry House Price Index

² Source: StatsWales house building completions data

Chart 1: House Price Index: England & Wales April 2007 – March 2018

Source: Land Registry

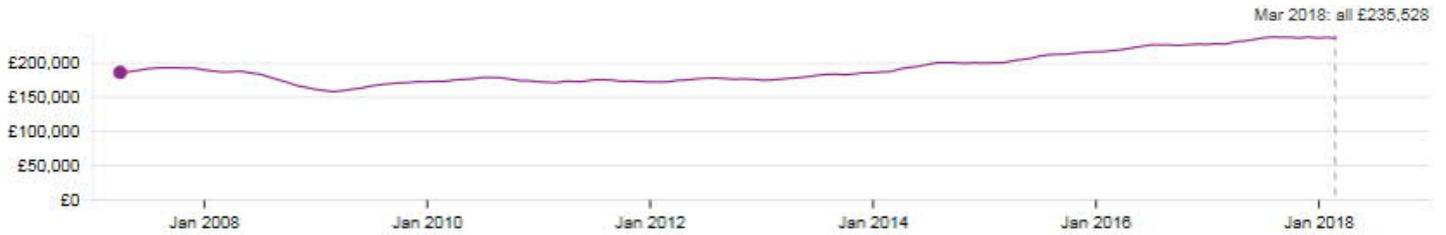
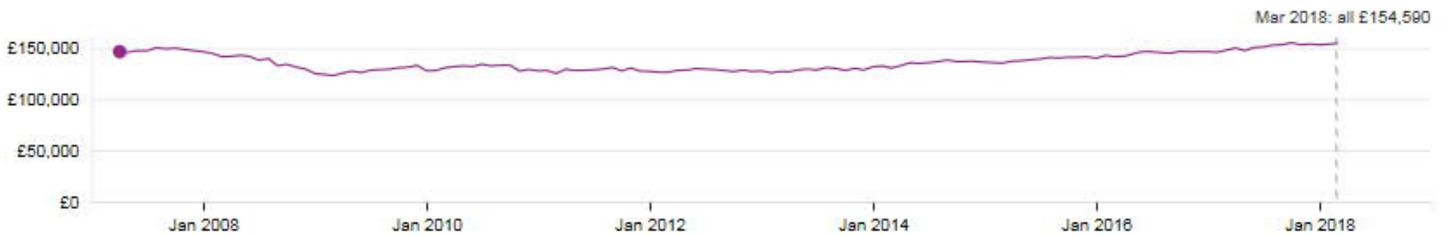


Chart 2: House Price Index: Wales April 2007 – March 2018

Source: Land Registry



Economy

In Q2 (Apr-Jun) 2017 the UK economy grew by 0.3%. This continues the upward trend in output which started in 2013. However, GDP per capita has recovered much more slowly from the fall seen during the recession, as population has grown faster than GDP. The service sector has lifted the overall index into growth – other sectors are operating below their pre-recession level.

In November 2017 there were a total of 9,930 benefit claimants of working age. There was a decrease compared to the previous quarter (August 2016) of about 230 claimants. Since the previous year the overall number of claimants of DWP and UC benefits decreased from 10,180. 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 July 2017 was 1.9%, similar to the rate for 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, a review of the LDP will need to take into account the progression of the project from a regional and local perspective.

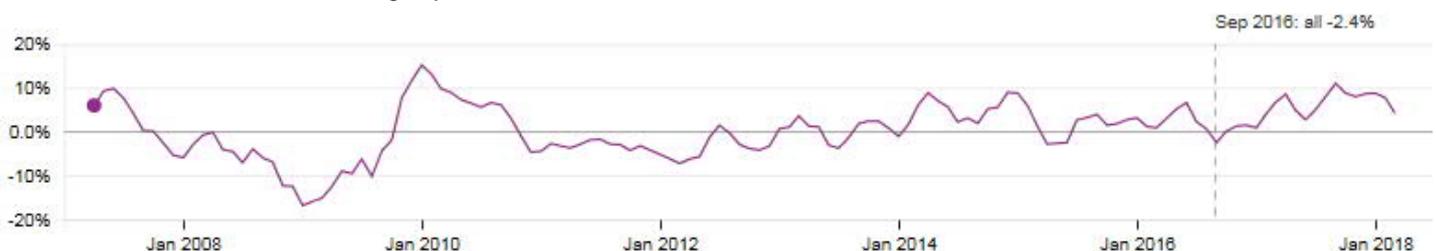
3.4 Local considerations

Housing market in CCBC

The average house price in Conwy CB reached an all-time high of £164,082 in December 2017. This subsequently fell to £159,643 in March 2018; an increase of 4.4% over the last year, slightly below the figure for Wales. There has now been year-on-year house price growth in Conwy since 2016, representing the longest period of continual growth since 2007.

Chart 3: House price percentage change (yearly): Conwy April 2007 - March 2018

Source: Land Registry



Despite the rise in overall property values over the past few years, this has mainly been driven by increases in values of detached properties (Chart 4). House prices for most other accommodation types have just reached the level of their 2007 peak during the present AMR period, with the exception of flats & maisonettes. The price of flats remains suppressed in comparison with the rest of the housing market, but have shown recent signs of recovery. Prices reached £107,592 in December 2017; the highest since the crash but still 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.

Chart 4: House Price Index: Conwy April 2007 - March 2018

Source: Land Registry



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 11 years to April 2018 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.

Completions over the period 2017-18 were 320 dwellings³, 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 699 dwellings per year, which is significantly higher even than the pre-crash peak of 421 per year.

Year	Dwellings completed			JHLAS Annual requirement	Land supply (years)	5-year land supply
	Small sites	Large sites	Total			
2007-08	206	215	421	405 ⁴	5.27 (5.01) ⁵	2134 (2029)
2008-09	162	170	332	371 ³	5.28	1959
2009-10	86	129	215	331 ³	5.08	1683
2010-11	73	159	232	300 ³	4.7	1395
2011-12	101	117	218	336 ³	4.0	1360
2012-13	50	137	187	321 ³	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
2017-18	107	213	320	699	3.1	2138
Total	899	1608	2507			

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.

³ 2018 JHLAS. Available from: www.conwy.gov.uk/jhlas

⁴ Annual requirement based on the past building rates method, as permitted by TAN1 (2006)

⁵ 2008 (5.67) figure excludes disputed contribution of 10 units from Ty Mawr site.

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

Affordable housing

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

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

Population and household projections

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

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

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

- 6,520 new housing units with a 10% contingency level of up to 7,170 new housing units to reflect natural population change, household size change and net in-migration
- 2,350 new jobs with a contingency level up to 2,585 new jobs to reflect natural population change, household size change and net in-migration.
- 1,800 jobs with a contingency level up to 1,980 new jobs to contribute to reducing out-commuting levels.
- 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 indicated⁶ that

“it is not prudent for a Plan, looking 15-20 years 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 PPW⁷ 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

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

⁷ 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 fourth 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

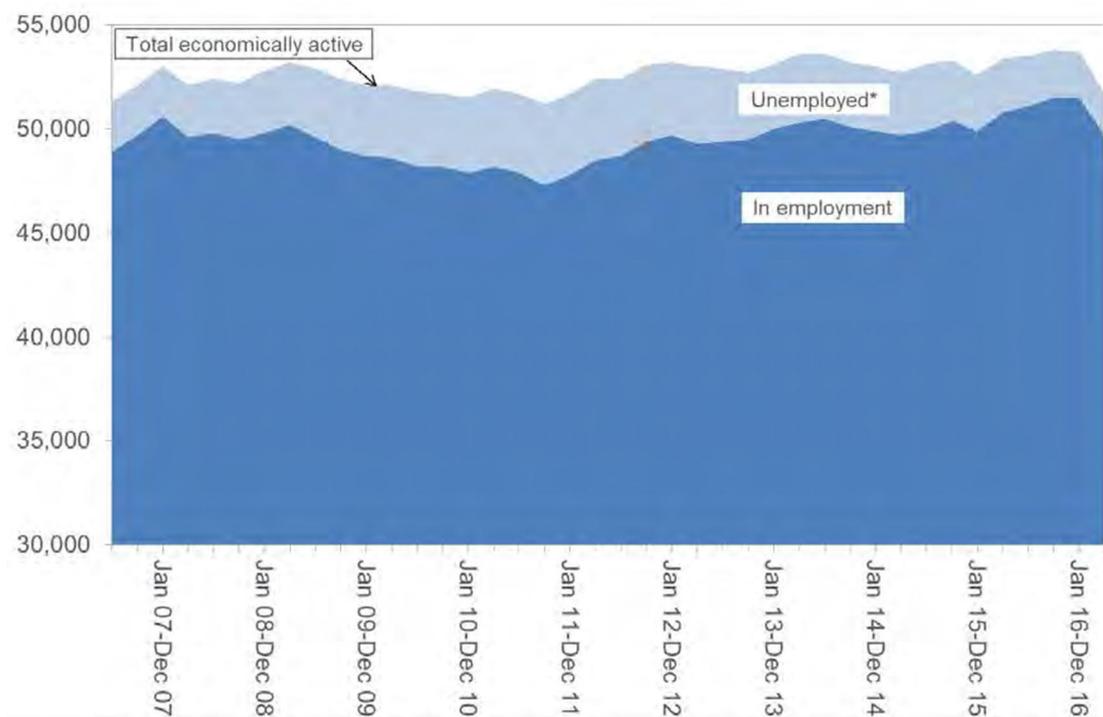
49,700 people were in employment in the last recorded quarter, which was a fall of 1,100 since the same period last year. Across Wales there has also been a fall in the number of people in employment. This bucks the UK-wide trend – at a UK level the number of people who were in employment or otherwise 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 6,200 commuters. Altogether, around 27% 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 2,800 people travel to England for work. About 9,700 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. This highlights the need for co-ordinated economic planning across both counties.

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.

6,100 people were either unemployed or economically inactive and wanting a job in March 2017 but Jobcentre's Universal Jobmatch system showed only 550 jobs available within a 10 mile radius of Llandudno, and only 1,900 jobs available within a 20 mile radius.

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.. 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 7,500 persons – around 9.9% of the workforce. This compares to a rate of around 9.4% across Wales and 10.6% for Great Britain. The Business Register and Employment Survey for 2015 puts the number of PAYE jobs in Conwy CB at 44,800. This is an increase of about 3,250 since the previous year and is a significantly higher level of growth than has been seen over the previous six or seven years. Between 2009 – the start of the recent economic downturn / falling job numbers – and 2015 the overall increase in jobs in Conwy CB was 4,800 or 12.1%.

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

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

The North Wales Economic Ambition Board (NWEAB) are progressing an Economic Growth Vision. This vision sets out linkages with the Northern Powerhouse (North West England) and Ireland, estimating an additional 120,000 jobs in the region by 2035, increasing the Gross value added (GVA) to £20 billion.

Separately but related to the above is the North Wales 'Growth Deal' which sets out a vision for the North Wales region with the aims of creating over 5,000 jobs and attracting private sector investment to the value of £1bn in the region over the next 15 years.

Specifically, the deal aims to:

- build on the strengths of the region in the low carbon, advanced manufacturing and digital sectors
- promote business growth in the form of Regional Business and Smart Technology and Innovation hubs
- create over 5,000 new jobs

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 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. The period of 2017-18 has seen some completed development (total of 1.75 ha) on allocated and safeguarded employment sites and a permission for B classes uses on the allocated Penmaen Road site for 3.5 ha, all of which is reported on later within this AMR.

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 to 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 Strategic Planning and Communities Service have commissioned a number of Background Papers to inform the Replacement LDP.. These reports will assess the need for land/policy position having investigated the need for tourism demand. This work will hopefully be completed by December 2018 and inform the RLDP

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.

There have been some concerns raised at planning application stage about the capacity of GP surgeries. Where this relates to an additional land requirement, SPG LDP04 Planning Obligations can seek a financial obligation towards the costs of providing this.

The wording of LDP policy CFS/6 has caused some uncertainty for applications for change of use from the facilities listed. The policy refers to “similar facilities”, which is open to interpretation. The LPA has been interpreting it as the same type or use class in planning terms. There is currently a Judicial Review pending for the Fair View Inn site in Llanddulas (ref 0/44621), where the community has interpreted the wording differently and feels that the policy should have applied, as the Fair View Inn differs to the other public house in the Llanddulas.

There has been an appeal for residential development on a designated open space site in Penrhyn Bay (ref 0/43677). The land is privately owned and was linked to meet the open space requirements from a residential development granted permission in 1991. There are qualitative deficiencies with the site, but it is well used by the public. There are quantitative deficiencies of this type of open space in Penrhyn Bay. The appellant was not proposing to provide an alternative. The appeal was dismissed on the basis that the proposed development would result in the net loss of designated open space, which is of value to the local community, in an area where there is a shortfall of open space provision.

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 1st Review and both policies MWS/5 and MWS/6 and the monitoring indicator and trigger levels were established using the capacity requirements contained within the RWP 1st Review. Since the Local Development Plan was adopted the 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 1st Review had been published, which set far more stringent requirements regarding recycling and recovery of waste than the previous waste strategy, *Wise About Waste* (2002). In order to deliver the Waste Strategy, the 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) 1st Review was adopted in 2009 and is now considered out of date. The document is based upon a number of assumptions regarding the growth of waste arisings and waste management which have not been realised and is considered likely to overstate the need for certain types of waste management facility. The CIMSP doesn't set out need in the same way that the Regional Waste Plan, so whilst there is commentary regarding the requirements for capacity to manage various waste types there is only limited guidance regarding capacity requirements at the all-Wales level and in some cases the regional level. Information is not given at the individual local authority level. The CIMSP does provide a regional capacity gap for the recovery of residual waste and identifies the level of provision for disposal, specifically non-hazardous landfill at the regional level.

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. Targets are not being met for some indicators, but most are not a cause for concern. 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. During this monitoring period, two planning applications have been granted for development on greenfield sites outside the settlement boundary. They were granted 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 M1/001 & M1/002, the findings of the analysis are positive insofar as the proportional split of employment and housing commitments is moving towards the 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.	
MI/025	Number of Plan Area Residents in Employment.	
MI/026	Employment land development per annum in the Urban Development Strategy Area.	
MI/027	Employment land development per annum in the Rural Development Strategy Area	
MI/028	Number of Conwy residents out-commuting to work to locations outside of the Plan Area.	
MI/029	The amount of new employment permitted on allocated sites in the development plan (a) as a % of all development plan employment allocations and (b) as a % of total development permitted (ha and units).	

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.

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 by late Summer 2018. This ELR has been revisited to reflect the Replacement LDP period of 2018 -2033. Other projects currently on going are a Property Market Assessment and Skills Needs Assessment and these will be important pieces of evidence base to inform the RLDP.

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. Vacancies in Colwyn Bay and Llanfairfechan have previously been above the target level and hit the trigger for intervention. Vacancies at these centres have now redced to below the target. Vacancies in Llanrwst and Abergele are above target. This will continue to be monitored.

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. The SPG marketing requirement has been reduced from 12 months to six to address concerns over high vacancies in some town centres. This is likely to impact levels of non-A1 use.

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. Centres which were above the trigger levels have now fallen below, however, vacancies have worsened in other centres. Further monitoring is required to ensure delivery of SO6 is not impacted.

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. The marketing requirement has been reduced in centres with high vacancies to address this concern. It should be noted that national policy does seek to ensure a range of services in secondary shopping areas.

SPG on shop front design was adopted in March 2017, which should ensure that policy is made clearer on this. One application for a supermarket on the edge of the centre of Llandudno Junction has been granted. This complied with national policy. Impact on Llandudno and Llandudno Junction was assessed and so there are no concerns over its impact on delivering the objectives.

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. There is a Judicial Review pending for an application in Llanddulas for a change of use. The local community felt CFS/6 should have applied as different facilities are offered by the remaining public house.

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 designations are very clear, having a historic (pre-LDP) legacy of safeguarding which is 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 and both adopted as SPG. This document provides guidance to both decision makers and applicants as to what is expected in terms of process, data, assessment methods and reports 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 year on year. Action is needed in relation to increased involvement of LA ecologist in relevant applications and an improvement in understanding by developers 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, static caravan site extensions and large rural structures (such as poultry units). Key will be to ensure professional landscape assessment defends vulnerable areas and that SLAs are safeguarded.

Development in TAN15 Zone C1 also needs careful monitoring as there is local political support for exploring development options in these areas despite national guidance.

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.

Policies relating to renewable energy will be separated from the Natural Environment section and given its own in the RLDP. 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 early 2019 alongside the RLDP policy production.

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 RLDP 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.

Off-shore works are out of the LPA control, and to a large extent as are larger developments in neighbouring authority areas however there needs to be greater policy guidance on onshore impacts and community benefit.

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.

Key issues

	Key issues and problems	source
1.	Capacity and need to review Green Wedges. This will no doubt be contentious however the increasing need for land to develop for housing and employment requires the LPA to assess all developable land suggested and this is likely to include land currently within Green Wedges. Heritage, LIA and Agricultural land quality assessments may also be needed.	Green wedge review
2.	For clarity, the renewable energy section has been separated from the Natural Environment and included as a separate Topic Paper.	AMR
3.	SAB update to policy.	Implementation of schedule 3 of the Act.
4.	Use of conditions and monitoring through the planning process to achieve biodiversity and Green Infrastructure targets.	AMR
5.	A Green Infrastructure policy and procedure needs introducing to the RLDP to follow on from guidance in PPW.	PPW
6.	Restructure to follow guidance found in PPW Distinctive and Natural Places for clarity. This will include new sections on soundscape and greater clarity on air quality.	PPW
7.	For clarity links to the Wellbeing of Future Generations Act to be improved through this section of the plan.	Wellbeing of Future Generations Act 2015.
8.	For clarity linkage to Welsh National Marine Plan and Marine Planning for Welsh Seas guidance	WNMP, AMR

Conclusion

The Topic Paper raises the key issues covered and the areas that require change in the RLDP. In the case of Distinctive and Natural Places, this will include recommendations around the landscape and biodiversity enhancement and protection whilst incorporating new guidance on Green Infrastructure and sustainable drainage. This will entail working in line with the SA/SEA, HRA and balanced need for sustainable growth and distribution of housing and employment sites, along with details of policies that require review due to changes in European/ national/local context.

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 adopted during the timeframe of this 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. Also MI/078 regarding the 'number of applications granted that adversely affect known archaeological sites and unregistered sites of archaeological importance' target has not been met due to one application being approved which received an objection from CPAT. However, as it was a decision against officer recommendation, it is considered that this was not due to a weakness in the policy.

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

Conclusion of whether strategic objectives are being achieved

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

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

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

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

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

4.8 Sustainable transport strategy

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

MI/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.

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.

Key sustainable transport objectives are similar to previous, but there are some new policy requirements and legislation that need to be included in LDP policies.

	Key issues and problems	source
1.	Changes to PPW (Draft) 10 was also revised in November 2018.	PPW (Draft) 10
2.	The Growth Vision and Strategy for the Economy of North Wales (2016) and Conwy Corporate Plan have also been introduced.	
3.	A Green infrastructure policy and procedure needs introducing to the RLDP to follow on from guidance in PPW Draft 10.	PPW (Draft) 10
5.	For clarity links to the Wellbeing of Future Generations Act to be improved through this section of the plan.	Wellbeing of Future Generations Act 2015.
6.	RTP and NWJTP integration into the RLDP with designations.	NWJTP
7.	Include policy to cover issues created within the Plan area by development outside of the plan area.	AMR
8.	Maximise sustainable transport and recreational routes through joint policy approach and place planning opportunities.	GI and Place Planning

Conwy Regional Transport Plan, in part, informed the preparation of the adopted LDP and the North Wales Joint Transport Plan (NWJTP) is also being reviewed which will determine some aspects of the RLDP. Projects that are linked to development within the RLDP or otherwise considered deliverable within the Plan period will also be included.

The priority transport schemes identified in the NWJTP are not fully reflected in the LDP and as such, further consideration needs to be given to the policy and land use implications of such schemes in order to ensure that they are deliverable in the context of local policy.

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 1st 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.

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	2017/18	
Ensure access for all to facilities, goods and services in order to combat social exclusion and deprivation	Green	Yellow
Maintain and enhance community cohesion and identity	Green	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	
Conserve and enhance the built and archaeological cultural heritage features of the area	Yellow	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	Yellow	Green
Prevent pollution of all water bodies, including surface and groundwaters, and ensure that development takes into account the need for efficient water use.	Green	

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 has produced an SA Scoping Report, which has been subject to consultation with statutory bodies

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 mirrored the concerns within the 2015 AMR, established trends that questioned the soundness and effectiveness of the LDP and as such triggered intervention through an early review. This 2017 AMR shows that these trends have continued and the LDP Review is well underway covering the period 2018 – 2033.

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 2017/2018 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. Additionally the new the Conwy Employment Land Review and Local Housing Market Assessment questions the relevance of the currently adopted LDP to deliver the conclusions of these documents. 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 (320 units) 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 Wellbeing of Future Generations Act, in addition to the North Wales Growth Deal will impact on the review and a need for increased joint working. Furthermore, at a more local level, consideration has been given to the latest projections, employment and housing need covering the period 2018 – 2033 with regards to appropriate growth levels and spatial distribution for the LDP Review.

Overall it is concluded that certain strategy elements of the LDP, are being implemented effectively, but new evidence resulting from the LDP Review indicate that areas are in need of intervention, with no key triggers being met at present to expedite a review in those key areas. The Housing Strategy is still 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 this AMR. .

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. The emerging evidence for the LDP Review also indicate areas of intervention that should be tackled through the replacement LDP. In conclusion, significant issues are therefore raised as a result of triggers being reached in certain areas i.e. housing land supply shortfalls, poor allocated land take-up and non-allocated sites being targeted as a result of TAN1, which are being considered through the LDP Review. 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, but the draft PPW (Edition 10) is likely to have implications for the LDP Review once adopted. 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, but also also the emerging LDP Review Evidence base.

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 28 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 fourth AMR, there are areas of concern where progress is not being made and as such trigger intervention through the LDP Review process. The housing land supply shortfall, is a significant concern, especially when having regard to the current population and household projections, Local Housing Market Assessment and developer capacity. Furthermore, the slow progress of development on allocated land raises concerns against predicted phasing plans identified in the LDP..

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

Key Consideration 1 (National): Taking account of new national guidance and regulations. The AMR continues to highlight the 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 and draft Planning Policy Wales (Edition 10) also has implications for the LDP Review

Key Consideration 2 (Regional): Taking account of new regional considerations. The AMR highlights that the Replacement LDP is considering the regional economic drivers in proposing growth level and spatial distribution options, especially those identified in the North Wales Growth Deal. The Service has now finalised the 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 policies within the LDP review.

Key Consideration 3 (Local): The AMR highlights the implications of the current and future population and household projections, Employment Land Review and Local Housing market Assessment with regards to review. There is clearly a contradiction between the current LDP and the conclusions of these key evidence base documents, which must be tackled through the LDP Review. Furthermore, the latest Conwy Retail Study concludes a significant need for new convenience and comparison retail floorspace.

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 and emerging evidence. 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 the review. Other evidence base work will also need to be reflected in the LDP Review in terms of their impact on future policy and land allocations. Appendix 7 to this latest AMR provides a list of the emerging LDP Review evidence base and their potential implications on local policy direction.

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 these matters will be rectified via the review of the LDP 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 in line with the Replacement LDP Delivery Agreement 2018 - 2033. The trigger has been met in these areas and can only be rectified through intervention via the review process. **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 Replacement LDP Delivery Agreement has now been adopted. The Replacement LDP Task and Finish Group has been established to oversee the review process and has now agreed the key stakeholder documentation for consultation, which will take place in December 2018. This includes the following:

- Consultation Paper 1: Priority Issues, Vision and Objectives (including a proposed new structure for the LDP)
- Consultation Paper 2: Growth Level and Saptial Distribution Options (including Hierarchy of Settlement Options)
- Topic Papers (refer to Appendix 8)
- Background Papers (refer to Appendix 7)
- Replacement LDP SA/SEA Scoping Report

RECOMMENDATIONS:

The LDP Review process is being commenced in-line with the Delivery Agreement 2018 – 2033.

Appendix 1: Monitoring framework for LDP indicators

Development Principles

<p>Monitoring reference: MI/001 Strategic objective: SO1, SO3, SO4, SO7, SO10, SO11, SO14 Aspect monitored: Housing development take up in the UDSA and RDSA Policies monitored: DP1 and DP/2 Level: Local Frequency: Annually Source: CCBC (through the Joint Housing Land Availability Study)</p>					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
% 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).	86.9% Urban 13.1% Rural	76.9% Urban 23.1% Rural
<p>Analysis The LDP promotes a hybrid strategy, where 85% of growth is concentrated predominantly within the Urban Development Strategy Area (UDSA) along the coastal strip, in sustainable accessible locations and where the high majority of affordable housing is required. Additionally, the strategy takes account of the significant constraints within the east of the county (Pensarn, Towyn & Kinmel Bay) with regards to overall distribution within the UDSA. .Therefore, development is distributed predominantly within the Abergele, Llandudno, Llandudno Junction and Colwyn Bay areas, being classed sustainable within the hierarchy of settlements and locations where there is significant affordable housing need. Other urban settlements within the UDSA are also be expected to contribute to the overall housing and employment land requirements being sustainable and accessible locations.</p> <p>This strategy also allows for 15% of the remaining growth in the Rural Development Strategy Area (RDSA), which again best meets the affordable housing need and encourages growth in the rural economy, but at the same time protects the natural and built environment.</p> <p>Completions in the RDSA in 2017-18 totalled 74 units; 23.1% of all dwellings completed during the year. This is substantially above the 15% target for housing delivery, however as detailed in the 2017 AMR this is mainly due to one allocated site for 46 dwellings in a Tier 1 Main Village having been completed. As such, it does not represent any trend of increased development in the rural area, rather it is in line with the LDP</p>					

strategy through development of an allocated site, but skews the figures due to all units having been completed in the 2017-18 financial year. Total development in the RDSA since the start of the LDP period remains significantly below the target, at 10.4%.

Conclusion

Completion of one large site in the RDSA have skewed the completions for this year significantly above the target. However for the reasons outlined above this does not cause any real concerns over policy implementation at the present time.

Monitoring reference: MI/002 Strategic objective: SO1, SO3, SO4, SO7, SO10, SO11, SO14 Aspect monitored: Employment development take up in the UDSA and RDSA Policies monitored: DP1 and DP/2 Level: Local Frequency: Annually Source: CCBC					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
% 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	100% UDSA 0% RDSA
Analysis 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'.					
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					

Monitoring reference: MI/003 Strategic objective: SO1, SO3, SO4, SO7 Aspect monitored: Residential development on brownfield land Policies monitored: DP/1 Level: National Frequency: Annually Source: CCBC (through the Joint Housing Land Availability Study)					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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	62%	68%
Analysis 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, despite a number of greenfield sites having been granted permission. The sites adjacent to Woodlands, Llandudno Junction and Tan y Ffordd, Dolgarrog were both greenfield allocations granted permission during the AMR period. The non-allocated sites on Dolwen Road (outside settlement boundary) and off Berth y Glyd Road, Llysfaen (within settlement boundary) have also gained permission.					
Conclusion The target has been achieved, however the land supply shortfall has continued to place unallocated greenfield land at risk of development, resulting in the granting of permission on Dolwen Road. Changes to TAN1 since the end of the AMR period may reduce the likelihood of such allocated greenfield sites being approved in the future however. The LDP is now 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.					

Monitoring reference: MI/004 Strategic objective: SO10, SO11, SO14 Aspect monitored: Crime Policies monitored: DP/3 Level: Local Frequency: Annually Source: Crime Survey for England and Wales (CSEW), Office for National Statistics					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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 ⁸ (crime incidents 2009/2010)	6,430	8,525
Analysis Crime recorded during 2017/18 has increased from last year and is now above the base level of 7,510. Crime statistics should be treated with caution, as an increase in numbers could be due to the police authority or victims being encouraged to report crime, and should be considered as a positive. When looking at the types of offences that have increased over the last 12 months in detail, they are outside of the control of the LDP. 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 level 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.					
Conclusion The targets are not met, however, there is no concern over the implementation of the policies.					

⁸ Data is for June 2009-May 2010

Monitoring reference: MI/005 Strategic objective: SO1 – SO16 Aspect monitored: SPG and planning brief compliance Policies monitored: All relating to adopted SPG Level: Local Frequency: Annually Source: CCBC Planning Applications and M3 System.					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis No applications have been approved against the Supplementary Planning Guidance adopted within the monitoring period. In general, the SPGs adopted to date have provided more specific guidance to assess applications. The SPGs have provided greater certainty to developers in submitting applications, and as a result of early consultation with developers/agenst/landowners, planning applications have looked to comply with the SPG documents					
Conclusion The targets are currently being met there is no concern over the implementation of the policies.					

Monitoring reference: MI/006 Strategic objective: SO6, SO13 Aspect monitored: Planning obligations and new infrastructure requirements Policies monitored: DP/5 and CFS/11 Level: Local Frequency: Annually Source: CCBC Planning Applications and M3 System and CCBC S106 Database.					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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	12 applications	7 applications
Analysis Planning contributions were requested on a total of 7 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. This is below the target. CIL Regulations and the pooling restrictions for Section 106 have meant that obligations were not sought on some sites that were viable.					
Conclusion The target has not been met due to restrictions in national policy, which limit the number of legal agreements that can be signed for a specific project. Where pooling limits permit, obligations have been sought successfully in accordance with LDP policy. There are no concerns over policy implementation.					

Monitoring reference: MI/007 Strategic objective: SO1 – SO16 Aspect monitored: National policy Policies monitored: DP/6 Level: Local Frequency: Annually Source: CCBC Planning Applications and M3 system.					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Total number of planning applications being approved against Policy DP/6 – ‘National Guidance’.	0	3 in any year.	0	None	None
Analysis No applications have been approved in this monitoring period specifically against national guidance.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/009 Strategic Objective: SO1, SO2, SO3, SO6, SO12, SO13 Aspect monitored: Greenfield and open space land developed Policies monitored: National, HOU/1, CFS/12 Level: National Frequency: Annually Source: Planning Applications (M3)					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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	4.59 ha lost	2.27 ha
Analysis No designated open space has been lost, which was not in accordance with LDP policies. Two greenfield sites have been granted permission for development outside the settlement boundaries, at Old Colwyn (opposite Bryn Rodyn) and Llanddulas (rear of former Dulas Arms), although the latter is only partially outside the settlement boundary and therefore against policy.					
Conclusion This target has been missed, following the granting of a planning permission 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 risk that further sites will be granted permission against LDP policy due to the need for the LPA to increase its housing land supply, although this risk is reduced following the recent dis-application of TAN1 6.2. One appeal inquiry relating to an application for 110 dwellings					

The Housing Strategy

<p>Monitoring reference: MI/010 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: Housing delivery Policies monitored: HOU/1, HOU/2 Level: National Frequency: Annually Source: M3/Joint Housing Land Availability Studies and annual return to WG on affordable housing</p>					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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	76 AH 157 open market	39 AH 281 open market
<p>Analysis 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. AH completions for 2016-17 were particularly high, so whilst lower, the 39 AH units completed in 2017-18 represented a lower figure than the previous year, this is not exceptional in comparison with recent years. This must also be considered in the context of AH units having been delivered via S106 obligations on only one major housing site. Due to the development cycle of different housing schemes, only one major residential development site with on-site AH delivered affordable housing completions during the monitoring period, however a number of large sites are expected to deliver on-site affordable housing in Abergele, Conwy, Llandudno Junction and Old Colwyn in the coming year. Delivery of open market dwellings in 2017-18 was at its highest level for several years, supported by the highest level of completions on small sites since 2008-09.</p> <p>The Affordable Housing SPG 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>					
<p>Conclusion 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</p>					

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.

Monitoring reference: MI/011 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: 5 year land supply Policies monitored: HOU/1 Level: National Frequency: Annually Source: M3/Joint Housing Land Availability Studies.					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
5 Year Housing Land Supply	5 Year Housing Land Supply	Supply falls below 5 years	5 Year Housing Supply	3.1	3.1
<p>Analysis</p> <p>The 2018 JHLAS report concludes that Conwy has a land supply of 3.1 years for the second year running. There is now an annual requirement of 699 dwellings and a shortfall of 1357 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><i>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.</i></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 8.2 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 699 dwellings (more than double the completions for 2017-18) completely unrealistic.

Whilst the Council supports the principle of a 5-year land supply target, for the reasons outlined above the present methodology clearly does not provide a useful or realistic land supply figure, whilst penalising LPAs and communities for issues that are beyond their control. This issue is replicated in most LPAs across Wales, even those with recently adopted LDPs. The recent dis-application of TAN1 paragraph 6.2 is likely to reduce pressure on LPAs in dealing with applications, however this will not address the issue of housing land supply shortfall and the problems caused by the residual calculation. The Council is supportive of proposals that would re-balance this system and look forward to being involved in the upcoming review of housing delivery.

Conclusion

This target is not being met, and whilst it is primarily due to factors outside the control of CCBC, i.e. the economy and housing market, the Council has commenced a full review of the LDP to address these issues. The Council is fully supportive of the review of housing delivery that the WG has announced will take place.

Monitoring reference: MI/012 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: Release of contingency sites Policies monitored: HOU/1 Level: Local Frequency: Annually Source: LDP/M3/Joint Housing Land Availability Studies					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Number of contingency sites released, based on <u>Location:</u> Priority will be given to releasing one or more contingency sites in the same general area in which a shortfall is identified; <u>Capacity:</u> The contingency site released should be capable of providing the approximate dwelling numbers required; <u>Deliverability:</u> A contingency site should be deliverable within the period anticipated.	Planning Permission granted on a contingency site within 12 months of release	No planning permission granted within 24 months of release of a contingency site	N/A	Contingency sites released July 2015; no applications yet submitted.	Contingency sites released July 2015; no applications submitted or approved within AMR period.
Analysis The publication of the 2014 JHLAS in July 2015 triggered the release of Contingency Sites as there was a shortfall in the housing land supply when these were not included. Subsequent JHLAS reports have shown a declining land supply due to the residual calculation; presently 3.1 years with a residual annual requirement of 699 dwellings (2018 JHLAS). By the end of the 2018 AMR monitoring period, no planning applications had been submitted on contingency housing allocations, despite their release in 2015. However one application has been submitted in May 2018 on the Llanfair Road contingency site in Abergele.					
Conclusion To date no contingency sites have been granted planning permission.					

Monitoring reference: MI/013 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: Empty homes Policies monitored: HOU/12 Level: Local Frequency: Annually Source: M3/CCBC Housing Services Monitoring					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	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)	68	26
Analysis Since the start of the Plan Period, the target of 25 dwellings per year has been exceeded in all but two years and in 2017 – 18 the target has once again been met.					
Conclusion The target is currently being exceeded and there is no concern over the implementation of the LDP policies.					

Monitoring reference: MI/014 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: Development on residential allocations Policies monitored: HOU/1, HOU/2, HOU/6, HOU/10, HOU/12 Level: National Frequency: Annually Source: M3/Joint Housing Land Availability Studies					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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. 0.3% b. 2%	a. 7.7% b. 41%
Analysis <p>Although this target has been missed again, this does not cause significant cause for concern in terms of policy implementation. Applications for a total of 220 dwellings on allocated sites were approved during the AMR period; significantly higher than during the previous year. Since April 2018 one further application has been submitted on a contingency allocation in Abergele.</p> <p>Some large, unallocated sites have been granted permission in 2017-18. These include three brownfield sites within the settlement boundaries of Llandudno, Llanrwst and Llanddulas, for a total of 108 dwellings, broadly in accordance with LDP policy. In addition, 42 dwellings were granted permission outside the settlement boundary of Old Colwyn due to the land supply shortfall.</p> <p>The recent decision by the Minister to dis-apply paragraph 6.2 of TAN1 may make it more challenging for developers to gain planning permission on 'speculative' sites outside the settlement boundary. It is hoped that this will increase development on allocated sites in future.</p>					
Conclusion <p>Neither of the targets have been met for this indicator, however this is mainly due to the availability of some large unallocated sites for development – including major brownfield sites within settlement boundaries. Approval of applications on sites outside settlement boundaries is likely to reduce due to recent changes to TAN1, however it is likely that the targets will continue to be missed until the LDP review is complete.</p>					

Monitoring reference: MI/015 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: Density of housing development Policies monitored: HOU/4 Level: National Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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 schemes 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
Analysis Two housing allocations have received planning permission during 2017-18; Abergele Business Park, and Tan y Ffordd, Dolgarrog. Abergele Business Park has an overall application site density of 26dph, however this includes significant land take for an acoustic bund adjacent to the A55. Excluding this bund, the developable site area has a density of 30dph. Tan y Ffordd was allocated for 15 dwellings. The site received planning permission for 12 dwellings, which is a density of approx. 18dph. This is considerably below the target of 30dph, however it was considered acceptable due to the site's shape and challenging topography. One further allocated site (adjacent to Woodlands, Llandudno Junction) was approved at committee in February for 52 dwellings, a density of 27dph. At the time of writing however the decision notice is yet to be issued due to delays in the S106 agreement, so this is likely to be included in the 2019 AMR.					
Conclusion 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.					

Monitoring reference: MI/016 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: Housing schemes based on LHMA Policies monitored: HOU/1 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis No applications have been granted against the recommendation of the Housing Strategy Officer.					
Conclusion This target has been met therefore there are no concerns over the implementation of the Policy.					

Monitoring reference: MI/017 Strategic Objective: SO3 Aspect monitored: Exception Sites Policies monitored: HOU/6 Level: Local Frequency: Annually Source: M3/Rural Housing Enabler Studies/Joint Housing Land Availability Studies.					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Amount of affordable housing permitted via 'exception sites'.	5 Dwellings a year	20% above or below target.	5 dwellings a year	0	0
Analysis 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.					
Conclusion 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.					

Monitoring reference: MI/018 Strategic Objective: SO2, SO3 Aspect monitored: Houses of Multiple Occupation Policies monitored: HOU/10 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
The number of applications for Houses of Multiple Occupation achieving planning permission.	0	1 or more planning permissions	0	0	1
Analysis 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.					
Conclusion In view of the recent appeal decision and discussions with the Housing Strategy Department it is considered appropriate to review Policy HOU/10 as part of the Replacement LDP process.					

Monitoring reference: MI/019 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: Affordable housing SPG Policies monitored: HOU/1, HOU/2, HOU/4, HOU/5, HOU/6 Level: Local Frequency: Annually Source: Planning Policy and Housing					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Prepare and adopt SPG on affordable housing.	Adopted within 12 months of LDP adoption.	n/a	n/a	In production	Adopted 15/08/2017
Analysis 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.					
Conclusion 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.					

Monitoring reference: MI/020 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: Self-contained flats SPG Policies monitored: HOU/10 Level: Local Frequency: Annually Source: Planning Policy and Housing					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Prepare and adopt SPG on self-contained flats	Adopted within 12 months of LDP adoption.	n/a	n/a	On hold	On hold
Analysis The SPG was started but placed on hold pending the Review.					
Conclusion The HMO element of the policy requires assessment as part of the Replacement LDP process					

Monitoring reference: MI/021 Strategic Objective: SO3 Aspect monitored: Gypsy & traveller site applications Policies monitored: HOU/9 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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.
Analysis <p>Under the requirements of the Housing Act 2004 and Welsh Office Circular 30/2007 'Planning for Gypsy & Traveller Caravan Sites' all local authorities in Wales are required to identify the housing needs of gypsies and travellers in its area and make provision for any needs identified. These requirements are reinforced in the Housing (Wales) Bill which received Royal Assent and became an Act on 17th September 2014. The Act includes provisions to place a duty on local authorities to provide sites where a need has been identified.</p> <p>Based on the need identified in the North Wales Gypsy & Traveller Accommodation Needs Assessment (GTANA), the adopted Conwy LDP contains a commitment by the Council to identify and seek planning permission for suitable G&T sites in the County Borough and incorporates a timetable for the process. In line with this timetable the Council established a Gypsy & Traveller Working Group in 2013 and work progressed on site identification and assessment. This work involved consultation with various Council Departments and statutory authorities on the suitability of sites in terms of, for example, access, availability of services, and environmental impact.</p> <p>Following this consultation and assessment process, the Council's Cabinet agreed on the 9th December 2014 to progress a site at Bangor Road, Conwy for permanent residential and a site at the former Smithy Layby, near Bodelwyddan for temporary stays - with a view to submitting planning</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.

The Economic Strategy

Monitoring reference: MI/024 Strategic Objective: SO4, S05 Aspect monitored: Unemployment Policies monitored: EMP/1, EMP/2, EMP/3, EMP/4, EMP/5, EMP/6 Level: Local Frequency: Annually Source: WG Stats Wales: Annual unemployment rates by Welsh local authority.					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Annual Unemployment Level	Decrease unemployment levels by 10%	15% or higher	4.8% (Year ending 31 March 2007)	2.2% ⁹	1.9% ¹⁰
Analysis <p>The CCBC 'Monitoring the Economy Research Bulletin' looks at key economic indicators for the County, presenting the latest data, historical context and providing some commentary on what the data shows. Topics covered include employment and worklessness, the local and national economic context, housing activity and income and benefits.</p> <p>The claimant count unemployment rate for July 2017 was 1.9% lower than that recorded in the previous AMR.. 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 290 in July 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>					
Conclusion <p>These are positive results particularly given the challenging economic conditions</p>					

⁹ Data for January 2017

¹⁰ Data for July 2017

Monitoring reference: MI/025 Strategic Objective: SO1, SO4, SO5 Aspect monitored: Employment Policies monitored: EMP/1, EMP/2, EMP/3, EMP/4, EMP/5, EMP/6 Level: Local Frequency: Annually Source: WG Stats Wales: Employment status persons 16+					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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)	51,800 ¹¹	49,700 ¹²
Analysis Latest employment figures show a total of 49,700 Conwy residents in employment for April 2017 which although lower than last year's figures, does not hit the trigger level for policy review.					
Conclusion The target has not been met for this year however there is no concern over the implementation of the policies as the trigger level has not been reached					

¹¹ Data for December 2016

¹² Data for April 2017

Monitoring reference: MI/026 Strategic Objective: SO1, SO4, SO5 Aspect monitored: Employment land development (UDSA) Policies monitored: EMP/1, EMP/2, EMP/3, EMP/4, EMP/5, EMP/6 Level: National Frequency: Annually Source: CCBC Planning Applications, Employment Land Monitoring Report and M3 system					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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	0m ² built in 2016/17	1.75ha completed
Analysis <p>During the period 2007 – 2012 approximately 8.4 hectares net of B1, B2 & B8 commercial development has been completed within the Urban Development Strategy Area. This latest AMR period has seen some fairly significant completions. These comprise of Former dairy site, Station Road, Mochdre – 0.7 hectares (approx. 3,000 sq. m) of B1 & B8 light industrial/storage & distribution, Esgyryn, Narrow Lane, Llandudno Junction – 0.2 hectares (approx. 750 sq. m) of B1 office space, and 0.85 hectares (approx. 1500 sq. m) of B1 light industrial and office space at Parc Ty Gwyn, Llanrwst. Whilst the take-up of employment land has generally been depressed with the exception of 2017/2018, 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.</p> <p>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.</p>					

Conclusion

Although there has been some development of employment land during 2017/2018, 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.

Monitoring reference: MI/027 Strategic Objective: SO51, SO4, SO5 Aspect monitored: Employment land development (RDSA) Policies monitored: EMP/1, EMP/2, EMP/3, EMP/4, EMP/5, EMP/6 Level: National Frequency: Annually Source: CCBC Planning Applications, Employment Land Monitoring Report and M3 system					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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 2016/17	0 ha built in 2017/18
Analysis <p>During the period 2007 – 2012 no commercial development has been completed on allocated sites within the Rural Development Strategy Area. Whilst the take-up of employment land has been depressed, the overall distribution has been in line with the target LDP Growth Strategy. The take-up results do, however, reflect the fact that the LDP has only been adopted for a short period. They also reflect the fact that the adoption of the Plan coincides with a relatively depressed market conditions. This is compounded by the fact that there is a relatively long lead in time for larger mixed-use (employment and housing) allocated sites as promoted in the LDP. The LPA is working with allocated site owners/developers to encourage early preparation for site delivery/land assembly etc. where necessary. As a direct result of the number of pre-application discussions, it should lead to an increase in the number of applications on allocated sites in the next monitoring year. Furthermore, the Council is preparing a number of Development Briefs and an Employment Land Investment Protocol, which steers potential developers to various sources of employment lands, including a flexible policy approach to deliver greenfield lands for employment where all other LDP sites are unsuitable or have been developed. The resulting planning permissions will of course take a few years to translate into completions for employment, but overall the LPA is being proactive and flexible in promoting investment both within the UDSA and RDSA.</p> <p>Work has been completed 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</p>					

of the County located along the coast and A55 corridor. As such Llanrwst is more closely linked with its surrounding agricultural and rural related employment activities and this new commercial development will assist in promoting sustainable rural 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.

Monitoring reference: MI/028 Strategic Objective: SO1, SO4, SO5 Aspect monitored: Out-commuting Policies monitored: EMP/1, EMP/2 Level: Local Frequency: Annually Source: Statistics on commuting in Wales – Statistical Directorate, WG.					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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).	6,000	6,200
Analysis Reduction on target (1400 fewer). Data has fluctuated for the years inbetween.					
Conclusion The targets are currently being exceeded and there is no concern over the implementation of the policies.					

Monitoring reference: MI/029 Strategic Objective: SO1, SO4, SO5 Aspect monitored: New employment development Policies monitored: EMP/1, EMP/3 Level: National Frequency: Annually Source: CCBC Planning applications, Employment Land Monitoring Report and M3 system.					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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) 18.6% per annum b) 92%
Analysis <p>In January 2018, the Council secured planning permission for 3.5 hectares of employment land at Penmaen Road. This site is allocated in the LDP, but was originally for mixed use with 0.5 being employment. However the mixed use element was removed from the Deposit LDP prior to adoption which left the original site boundaries in place, and only the employment element for 0.5 ha. This latest permission has given the go ahead in principle for the whole site to be developed for B class uses.</p> <p>On other allocated sites, 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>					

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

Monitoring reference: MI/031 Strategic Objective: SO5, SO8 Aspect monitored: Applications within HAZ Policies monitored: TOU/3 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/2017	2017/2018
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)
Analysis There has been a loss of one serviced accommodation provider in two of the zones and a gain of one in one of the zones. The loss was on the basis of submitted evidence regarding supply and demand. No change in this AMR.					
Conclusion 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.					

Monitoring reference: MI/032 Strategic Objective: SO5, SO8 Aspect monitored: Static caravan applications Policies monitored: TOU/4 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
New Chalet, Caravan and Camping Sites in the Urban Development Strategy Area granted permission against Policy.	0	1 permission	n/a	0	0
Analysis There have been no applications granted against the policy.					
Conclusion There is clear policy to avoid approving new schemes in the coastal areas especially with the use of LDP/27 Flood Risk Protocol SPG. No policy change necessary.					

Monitoring reference: MI/033 Strategic Objective: SO5, SO8 Aspect monitored: Static caravan applications Policies monitored: TOU/4 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
New Chalet, Caravan and Camping Sites in the Rural Development Strategy Area granted permission against Policy.	0	1 permission	n/a	0	0
Analysis No planning applications were granted during the monitoring period.					
Conclusion Whilst there are no concerns the policy will require amendment/clarity as part of the Replacement LDP process.					

Monitoring reference: MI/034 Strategic Objective: SO5, SO8 Aspect monitored: Static and camping sites, applications Policies monitored: TOU/4 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Extension of the holiday season for existing caravans, chalets and camping sites granted against officer recommendation.	0	1 permission	n/a	0	0
Analysis No applications have been granted permission.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/035 Strategic Objective: SO5, SO8 Aspect monitored: Loss of tourism facilities Policies monitored: TOU/1, TOU/2 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Number of decisions supporting the loss of tourism facilities against officer recommendation.	0	1 permission	n/a	0	0
Analysis No applications have been granted permission. This is a difficult area to control and defend based on the indicator as other aspects may influence the loss. Conversely the loss may be replaced by another development which might be a planning gain or community gain.					
Conclusion The indicator may need rewording in future to ensure the losses of concern are captured.					

Community Facilities & Services

Monitoring reference: MI/036 Strategic Objective: SO6, SO13 Aspect monitored: Retail vacancies Policies monitored: CFS/1 to CFS/4 Level: Local Frequency: Annually Source: CCBC					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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)	10.99%	18.48%
Colwyn Bay (primary shopping area)			14% (03/2010)	12.87%	11.88%
Colwyn Bay (shopping zone)			15% (03/2010)	18.95%	12.42%
Conwy (shopping zone)			7% (02/2010)	4.35%	3.30%
Llandudno Junction (shopping zone)			9% (01/2010)	10.34%	5.47%
Llandudno (primary shopping area)			11% (10/2009)	6.25%	8.81%
Llandudno (shopping zone)			16% (10/2009)	5.47%	12.90%
Llanrwst (shopping zone)			13% (02/2010)	13.95%	23.81%
Penmaenmawr (shopping zone)			15% (02/2010)	7.14%	7.14%
Llanfairfechan (shopping zone)			12% (02/2010)	15.38%	12.50%
Analysis Vacancies of A1, A2 and A3 retail units in the designated primary shopping areas and shopping zones are generally low across all settlements in the County Borough. Conwy and Llandudno Junction have particularly low rates. Colwyn Bay has had levels above the target for the last three years, but has now dropped to below 15% in both the Primary Shopping Area and Shopping Zone. Llanfairfechan has also hit the trigger level in previous years, but has now dropped to 12.5% and below the target. Abergele and Llanrwst Shopping Zones, however, have levels above the 15% target. Abergele Place Plan is looking to address the vacancies and encourage visitors to the town centre. A town centre regeneration study has been produced and shop front improvements are being encouraged. In addition, requirements of LDP policy CFS/4 has been relaxed from 12 months marketing to six months. Vacancies in Llanrwst are particularly high at 23.81%. Refurbishment work is underway on several of the vacant units and existing town centre businesses are in the process of relocating. Once occupied, the vacancy level is likely to reduce, but requires further monitoring.					

Conclusion

The target is being met in most of the designated retail areas. Vacancies have hit the trigger level in Colwyn Bay and Llanfairfechan in the last monitoring period, but have now reduced to below the target level for concern. Vacancies in Abergele and Llanrwst have increased to above the target of 15%. These will be monitored further.

Monitoring reference: MI/037 Strategic Objective: SO6, SO13 Aspect monitored: Retail use Policies monitored: CFS/3 to CFS/4 Level: Local Frequency: Annually Source: Experian GOAD / CCBC					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
'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)				7 out of 7	7 out of 7
Colwyn Bay (primary shopping area)				4 out of 9	4 out of 9
Colwyn Bay (shopping zone)				8 out of 18	7 out of 18
Conwy (shopping zone)				6 out of 10	6 out of 10
Llandudno Junction (shopping zone)				5 out of 8	5 out of 8
Llandudno (primary shopping zone)				3 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
Analysis There are frontages in every town centre which exceed the 30% target. The number of frontages above the target has remained the same in all town centres except for Colwyn Bay Shopping Zone, where it has reduced by one. 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. The marketing requirement has been reduced in some town centres from 12 months to six months due to high vacancy rates.					

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. The marketing element has been reduced in some town centres to address concerns regarding high vacancies. There are therefore, no concerns over policy implementation in future.

Monitoring reference: MI/038 Strategic Objective: SO6, SO13 Aspect monitored: Retail hierarchy Policies monitored: CFS/1 Level: Local Frequency: Annually Source: Experian GOAD					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis There have been no applications granted.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/039 Strategic Objective: SO6, SO13 Aspect monitored: A1 retail use Policies monitored: CFS/3 Level: Local Frequency: Annually Source: Experian GOAD / CCBC					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Percentage of A1 units in Primary Shopping Areas.	75%	65% or lower.			
Llandudno			69%	77%	77%
Colwyn Bay			72%	73%	70%
Analysis Llandudno primary shopping area has a percentage of A1 use above the target. Colwyn Bay has reduced again, but remains above the trigger level. This is offset by the vacancies reducing during the monitoring period.					
Conclusion The target has been met in Llandudno. The percentage in Colwyn Bay is below the target and remains above the trigger level. This needs further monitoring, to ensure an appropriate balance between non-A1 uses and vacancies. There are no concerns over policy implementation.					

Monitoring reference: MI/040 Strategic Objective: SO6, SO13 Aspect monitored: Community facilities Policies monitored: CFS/6 Level: Local Frequency: Annually Source: CCBC Community Facilities Survey					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis No facilities have been lost contrary to policy CFS/6. There is a Judicial Review pending on an application for the loss of the Fair View Inn, Llanddulas (0/44621). The local community felt that policy CFS/6 should have applied, as they feel that the other public house in Llanddulas does not offer the same facilities, although it is the same use class.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/041 Strategic Objective: SO6, SO13 Aspect monitored: Shop front Policies monitored: CFS/7 Level: Local Frequency: Annually Source: CCBC Conservation Area Appraisals and M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis No applications granted resulted in the shop front having a negative impact upon the area.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/042 Strategic Objective: SO6, SO13 Aspect monitored: Allotments Policies monitored: CFS/9 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis There has been no loss of land to allotments in the LDP period up to and including this monitoring period.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/043 Strategic Objective: SO6, SO13 Aspect monitored: Allotments Policies monitored: CFS/10 Level: Local Frequency: Annually Source: M3 / Waiting list for allotments					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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.
Analysis No applications were submitted during this monitoring period.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/044 Strategic Objective: SO6, SO13 Aspect monitored: Open space contributions Policies monitored: CFS/11 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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%
Analysis There have been applications granted for 30 or more dwellings: <ul style="list-style-type: none"> • Trem Gwydir Llanrwst 0/44548: it was considered that a commuted sum for off-site open space provision was more appropriate for this application. The applicant submitted details evidencing that the site was not financially viable and so in-line with LDP policy, no commuted sum was sought. • Abergele Business Park 0/42900: open space is provided on-site. • Dolwen Road, Old Colwyn 0/42351 and 0/42343: outline planning permission has been granted. One of the conditions refers to the requirements of LDP policy CFS/11 and requires the applicant to submit an open space plan for approval before the commencement of development. Other applications have been approved, but the Section 106 Agreement is pending and so have not been included in this year’s figures.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/045 Strategic Objective: SO6, SO13 Aspect monitored: Open space contributions Policies monitored: CFS/11 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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%
Analysis 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 is likely to be amended to reflect this at LDP review.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/046 Strategic Objective: SO6, SO13 Aspect monitored: Open space Policies monitored: CFS/12 Level: Local Frequency: Annually Source: CCBC Open space audit and review					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis There has been no net loss of open space during the monitoring period.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/047 Strategic Objective: SO6, SO13 Aspect monitored: Open space provision Policies monitored: CFS/13 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis There have been applications for new open space provision in the plan area. Larger residential applications, which include neighbourhood amenity and children's open space provision have been approved, where they meet all LDP and national policy requirements.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/048 Strategic Objective: SO13 Aspect monitored: Burial ground provision Policies monitored: CFS/14 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis There has been no application submitted for new burial grounds during the monitoring period.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/049 Strategic Objective: SO13 Aspect monitored: Education facilities Policies monitored: CFS/15 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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	100%
Analysis One application was submitted during this monitoring period. This was for Ysgol Dolgarrog and was approved.					
Conclusion The target is being met. There are no concerns over policy implementation.					

Monitoring reference: MI/051 Strategic Objective: SO6, SO13 Aspect monitored: Major retail, office and indoor leisure development Policies monitored: CFS/1 Level: National Frequency: Annually Source: Experian GOAD / CCBC / M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Amount of major retail, office and leisure development (m ²) permitted within and outside established town and district centre boundaries.	90% of floorspace (excluding floorspace permitted on allocated and existing retail and business parks)	80% or less (excluding floorspace permitted on allocated and existing retail and business parks)	-	0 applications	57% of floorspace
Analysis There has been one major application for major retail, office or indoor leisure development granted outside of town centres during the monitoring period. This was for a supermarket development at Llandudno Junction on an edge-of-centre site. The applicant had demonstrated that there was a need for the development, and had conducted a sequential assessment, which showed there were no appropriate town centre sites available.					
Conclusion Although the target has not been met, there remain no concerns over policy implementation, as the proposal was in-line with national policy regarding identifying need and applying the sequential approach to development.					

The Natural Environment

Monitoring reference: MI/052 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Negative impact on LBAP species/habitats Policies monitored: NTE/3 Level: Local Frequency: Annually Source: LBAP, Countryside consultation					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis No applications identified through consultation with the County Ecologist and CCBC Countryside Service.					
Conclusion No concerns over policy implementation, but monitoring work needs improving internally.					

Monitoring reference: MI/053 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Planning applications Policies monitored: NTE/1 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Development adversely affecting a RIG granted permission against Officer or local archaeological organisation recommendations.	0	1 permission	N/A	0	0
Analysis The policy and national guidance is quite clear. No development is seen to have a negative effect in consultation with the relevant statutory consultees.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/054 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Planning applications Policies monitored: NTE/2 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis 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.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/055 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Biodiversity Policies monitored: NTE/3 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Proposals approved without Management Agreements or unimplemented Management Agreements contrary to Officer recommendations.	0	1 permission	N/A	0	0
Analysis None via consultation with CCBC Countryside Service					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/056 Strategic Objective: SO1 – SO16 Aspect monitored: Planning applications Policies monitored: DP/6, NTE/7 Level: National and local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis The only development type foreseen to fit into this threshold is for a solar park however the Council has not received one on grade 3a land. The Council takes guidance from PPW in regard to use and loss of Best and Most Versatile agricultural land.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation, however, careful monitoring is considered necessary.					

Monitoring reference: MI/057 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Protection of SLAs Policies monitored: NTE/4 Level: Local Frequency: Annually Source: M3 / Conservation consultation					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Applications granted permission against Officer recommendations where a detrimental impact on an SLA had been identified.	0	1 permission	N/A	0	0
Analysis 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.					
Conclusion 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.					

Monitoring reference: MI/058 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Planning applications Policies monitored: NTE/5 Level: Local Frequency: Annually Source: M3 / Conservation consultation					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Development within Coastal Zone granted permission against officer recommendation or against Policy NTE/1.	0	1 permission	N/A	0	0
Analysis No applications have been granted against officer recommendation.					
Conclusion The threshold has not been met therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/059 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Planning applications Policies monitored: NTE/7 Level: Local Frequency: Annually Source: CCBC, M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis No applications have been approved against officer recommendation.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/060 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Planning applications Policies monitored: NTE/7 Level: Local Frequency: Annually Source: CCBC, M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis None granted within plan area. One developer pulled out of a site with permission which raises questions to WG regarding grid connection constraints in the future.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/061 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Planning applications Policies monitored: NTE/7 Level: Local Frequency: Annually Source: CCBC, M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
On shore wind turbine development greater than 5MW approved outside SSA.	0	1 permission	N/A	0	0
Analysis None granted.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/064 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Planning applications Policies monitored: NTE/8 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis None as Building Regulations now covers this and none granted against officer recommendation on these grounds.					
Conclusion The MI is still worth keeping to ensure monitoring of the subject area and to promote the need for SUDS in future development.					

Monitoring reference: MI/067 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Renewable energy Policies monitored: NTE Chapter Level: Local Frequency: Annually Source: Planning Policy					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Produce SPG on Renewable Energy.	Completed within 12 months of adoption.	N/A	N/A	Complete	Complete (not yet adopted)
Analysis This SPG has recently been updated and will be re-consulted on shortly and adopted along with other RLDP documents.					
Conclusion It is aimed for this SPG to be adopted late 2018/early 2019 along with other RLDP documents.					

Monitoring reference: MI/068 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Natural Environment chapter Policies monitored: NTE Chapter Level: Local Frequency: Annually Source: Planning Policy					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Produce SPG on Landscape, Access and Design	Completed within 12 months of adoption.	N/A	N/A	Near completion	Near completion (not yet adopted)
Analysis This SPG has been renamed to LDP18 Landscape, Access and Design SPG in order to cover a wider topic area and achieve better cross referencing to other SPG documents.					
Conclusion This SPG has to be completed and consulted on along with other RLDP documents early 2019.					

Monitoring reference: MI/069 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Natural environment chapter Policies monitored: NTE/7 Level: Local Frequency: Annually Source: Planning Policy					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Produce SPG on onshore wind turbine development	Completed within 12 months of LDP adoption.	N/A	N/A	Complete (not yet adopted)	Complete (not yet adopted)
Analysis This SPG is hoped to be adopted and consulted on alongside the RLDP 2018/19.					
Conclusion No change necessary. MI can be modified once SPG is adopted into a monitoring tool for that SPG.					

Monitoring reference: MI/070 Strategic Objective: SO1 – SO16 Aspect monitored: Development in Flood Risk Zones Policies monitored: DP/6, TAN15 Level: National Frequency: Annually Source: M3 / EAW					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Development permitted in C1 and C2 floodplain areas not meeting all TAN15 tests or NRW recommendations.	None permitted	1 permission	N/A	0	0
Analysis No development has been permitted which fails to meet the target during the AMR monitoring period.					
Conclusion The target has been met therefore no concerns are raised over the implementation of the policies.					

Monitoring reference: MI/071 Strategic Objective: SO1 – SO16 Aspect monitored: Wind turbine development and policy Policies monitored: PPW, Ministerial updates, TAN8 and local policy DP/6 and NTE/7 Level: National and local. Frequency: Annually Source: Planning policy / DC					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis This MI was to ensure that the capacity of the SSA was monitored and the policy reflected any change or update to WG advice. It was more of a catch all as DP/6 would be considered if the national stance was different to that mentioned in NTE/7, however this MI was meant as a catch all.					
Conclusion Change required to update in line with National Guidance and thresholds. Also ongoing monitoring of policy performance.					

Monitoring reference: MI/072 Strategic Objective: SO1 – SO16 Aspect monitored: Planning applications Policies monitored: DP/6, NTE/1, NTE/3. Level: Local, regional (for shared designations) Frequency: Annually Source: Planning policy					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis No applications have been granted permission, which would result in the loss of land, against officer recommendation.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/073 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Biodiversity Policies monitored: NTE/3 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis The MI was designed to capture a development should it be granted contrary to statutory advice and then trigger a review of the policy or procedure. None have been to date so the policy and trigger are working.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/074 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Planning applications Policies monitored: NTE/3 Level: Local Frequency: Annually Source: M3 / DC					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Number of Biodiversity conditions not implemented.	All implemented	1 condition not implemented	N/A	0	0
Analysis This policy and MI was formed to ensure that biodiversity policies and conditions are complied with as they are often the last to do so. There have been no instances as far as the Service is aware that any have not been carried out.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/075 Strategic Objective: SO1 – SO16 Aspect monitored: Planning applications and complaints Policies monitored: NTE/1, NTE,3, DP/6 Level: Local and regional Frequency: Annually Source: External Statutory Body					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis This was written as a reactive trigger so as to capture any development which resulted in the degradation of a water body. There have been no reports of such from a statutory body, nor any link to a LDP site.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Monitoring reference: MI/076 Strategic Objective: SO1 – SO16 Aspect monitored: All Policies monitored: All Level: Local and regional Frequency: Annually Source: External Statutory Body					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis No effects have been reported.					
Conclusion The target has been met and therefore, there are no concerns over policy implementation.					

Cultural Heritage

Monitoring reference: MI/077 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: Buildings and Structures of Local Importance Policies monitored: CTH/3 Level: Local Frequency: Annually Source: PINS Appeal Decisions					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis There have been no appeals lodged following refusal under policy CTH/3.					
Conclusion Due to no appeals, the indicator has been classified as not applicable.					

Monitoring reference: MI/078 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: Archaeological sites Policies monitored: CTH/2 Level: Local Frequency: Annually Source: CPAT / GAT consultation responses / M3					
Monitoring Indicator	Target	Trigger Level	Base Level	20167/179	2017/18
The number of applications granted that adversely affect known archaeological sites and unregistered sites of archaeological importance.	None granted	1 permission granted	-	0	1
Analysis In total, Gwynedd Archaeological Trust and Clwyd Archaeological Trust provided positive responses on 50 applications. While the majority of these consultation responses included recommendations for photographic recording, watching brief or pre-determination archaeological assessment, only three of the recommendations issued were objections. Of these three applications one has yet to be determined, another has been withdrawn and the third was approved against officer recommendation. This latter application is why the indicator has shown as red above, however the approval of this application was not due to a weakness in the policy.					
Conclusion The target has not been met, however as it was a decision against officer recommendation, it is considered that this was not due to a weakness in the policy.					

Monitoring reference: MI/079 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: Conservation Areas Policies monitored: CTH/2 Level: Local Frequency: Annually Source: Conservation section					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis No amendments to conservation area boundaries have been made.					
Conclusion The target has been met.					

Monitoring reference: MI/080 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: Listed Buildings Policies monitored: CTH/2 Level: Local Frequency: Annually Source: M3, conservation section.					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Number of listed buildings or structures demolished.	No more than 5 during the plan period	More than 5 by or before 2015	-	0	2
Analysis Two listed structures have been demolished since the last plan period, however these appear to be accidental (loss of mile posts) rather than via the planning system, although permission has been granted for the demolition of one listed building during this monitoring period. The status of this will continue to be monitored in future AMR reports.					
Conclusion The target has been met.					

Monitoring reference: MI/081 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: Listed buildings within conservation areas Policies monitored: CTH/2 Level: Local Frequency: Annually Source: M3, conservation section.					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis No such applications have been granted against the recommendations of the Conservation Officer					
Conclusion The target has been met.					

Monitoring reference: MI/082 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: Buildings and Structures of Local Importance Policies monitored: CTH/3 Level: Local Frequency: Annually Source: M3, conservation section.					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis During the AMR period, no BSLs were designated. A project is currently underway to identify BSLs within the County Borough, and amendments will be made to the SPG to clarify the process of local listing.					
Conclusion As there are no BSLs designated, the indicator is not applicable.					

Monitoring reference: MI/083 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: Enabling Development Policies monitored: CTH/4 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis No applications that are regarded as Enabling Development have been considered during the AMR period.					
Conclusion As no applications for Enabling Development have been received, the target is not applicable.					

Monitoring reference: MI/088
Strategic Objective: SO6, SO10, SO12, SO13, SO16
Aspect monitored: SPG production
Policies monitored: CTH/2
Level: Local
Frequency: Annually
Source: Conservation section.

Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Appendix to the Conservation Area SPG – remaining Conservation Areas	Completed within 24 months of adoption	N/A	N/A	2 SPG produced in year – approval due next AMR period	2 Conservation Area Management Plan SPGs Adopted this year

Analysis
Two Conservation Area Management Plans were adopted 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.

Conclusion
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.

Monitoring reference: MI/090 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: Windfall sites Policies monitored: HOU/1 Level: Local Frequency: Annually Source: JHLAS / M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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	270	328
Analysis To date windfall sites delivered since 01/04/2012 total 328 dwellings out of a total of 1256 estimated for completion by 2022. Additionally, breaking down this total into the individual strategy areas, nowhere has yet reached their individual totals as defined in Table 3 HOU1a so there is significant capacity remaining to accommodate further windfall growth.					
Conclusion Windfall levels are yet to reach the target therefore there are no concerns raised over the implementation of the policy.					

Monitoring reference: MI/091 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: Welsh language Policies monitored: CTH/5 Level: Local Frequency: Annually Source: DC and consultation with policy on relevant applications					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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%
Analysis 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.					
Conclusion The target is being met, therefore there are no concerns over the implementation of this policy.					

Monitoring reference: MI/092 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: Welsh language Policies monitored: CTH/5 Level: Local Frequency: Annually Source: DC and consultation with policy on relevant applications					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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%
Analysis The only relevant application approved in the monitoring period was on Abergele Business Park, which was submitted with a Welsh Language Mitigation statement as required by Policy CTH/5.					
Conclusion The target is being met so there are no concerns over the implementation of this policy.					

Monitoring reference: MI/093 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: The Welsh language Policies monitored: CTH/5 Level: Local Frequency: Annually Source: Biennial Study					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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	Survey of households has been undertaken.
Analysis To date, a number of Community and Linguistic Statements/Impact Assessments have been submitted and it is considered that these have had a positive influence on the Welsh language where they have been used. A survey of the Welsh language ability of new households has been undertaken during the AMR period. 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.					
Conclusion A survey of new households has commenced during the 2017-18 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.					

Sustainable Transport Strategy

Monitoring reference: MI/095 Strategic Objective: SO1, SO7, SO9, SO13 Aspect monitored: Planning applications Policies monitored: STR/1 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis The policy is clear. Officers request the appropriate study at the point of Pre-application Enquiry or Planning Application stage.					
Conclusion The target has been met and there are no concerns over implementation.					

Monitoring reference: MI/096 Strategic Objective: SO1, SO7, SO9, SO13 Aspect monitored: Planning applications and S106 agreements Policies monitored: STR/1 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
Development approved without financial contribution towards improvements in transport infrastructure contrary to Officer or statutory consultee recommendation.	0	1 permission	N/A	0	0
Analysis The policy has resulted in applications providing financial contribution via S106 for 0/40529 and 0/41332. Financial contributions have not been requested for other applications, and so the policy is clear and useful in this regard.					
Conclusion The target has been met and there are no concerns over implementation.					

Monitoring reference: MI/097 Strategic Objective: SO1, SO7, SO9, SO13 Aspect monitored: Planning applications, master planning Policies monitored: STR/6, STR/1 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis No applications relating to this policy have been received.					
Conclusion There are no concerns over policy implementation.					

Monitoring reference: MI/098 Strategic Objective: SO1, SO7, SO9, SO13 Aspect monitored: Planning applications, master planning Policies monitored: STR/5, STR/3 Level: Local, regional Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis No applications noted.					
Conclusion The target has been met and there are no concerns over implementation.					

Minerals and Waste Strategy

<p>Monitoring reference: MI/099 Strategic Objective: SO14, SO15 Aspect monitored: Mineral resources Policies monitored: MWS/2, MWS/3 Level: National Frequency: Annually Source: North Wales Regional Aggregate Working Party Annual Monitoring Report (2016)</p>					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
<p>Analysis At the end of 2016 there remained 62.26 million tonnes of permitted reserves for hard rock, which is well in excess of the trigger level. Source: North Wales Regional Aggregates Working Party Annual Monitoring Report (2016)</p>					
<p>Conclusion The Target has been met.</p>					

Monitoring reference: MI/100 Strategic Objective: SO14, SO15 Aspect monitored: Mineral resources Policies monitored: MWS/2 MWS/3 Level: National Frequency: Annually Source: North Wales Regional Aggregate Working Party Annual Monitoring Report (2016)					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis North Wales had approximately 15.70 million tonnes of sand and gravel remaining at the end of 2016. Using a 10 year sales average, as recommended by Welsh Government in their policy clarification letter CL-04-14 this equates to a 21.8 year land bank. Source: North Wales Regional Aggregates Working Party.					
Conclusion The target has been met.					

Monitoring reference: MI/101 Strategic Objective: SO14, SO15 Aspect monitored: Mineral planning permissions Policies monitored: MWS/2 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis No planning permissions have been granted that contravene policy MWS/2.					
Conclusion The Target has been met.					

Monitoring reference: MI/102 Strategic Objective: SO14, SO15 Aspect monitored: Permissions granted in mineral safeguarding areas Policies monitored: MWS/3 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis None. The following planning permissions were granted but were considered in line with the policy: 0/43023 0/43362 0/43459 0/43485 0/43753 0/43805 0/43890 0/44046 0/44133 0/44310 0/44363 0/44411					
Conclusion The target has been met.					

Monitoring reference: MI/103 Strategic Objective: SO14, SO15 Aspect monitored: Development in buffer zones Policies monitored: MWS/4 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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
Analysis No planning permissions for inappropriate development have been granted within the buffer zone designations.					
Conclusion The target has been met.					

Monitoring reference: MI/104 Strategic Objective: SO14, SO15 Aspect monitored: Recycling, composting and prep for reuse rates Policies monitored: - Not LDP policy, but related to MWS/5 & MWS/6 Level: National Frequency: Annually Source: National Strategic Indicators of local authority performance, Stats Wales WG					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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	59.7%	62.6%
Analysis The recycling rate in Conwy was 62.6% in 2016/17 which is well above the statutory target.					
Conclusion The target has been met.					

Monitoring reference: MI/105 Strategic Objective: SO14, SO15 Aspect monitored: Waste management Policies monitored: MWS/6 MWS/7 Level: National Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2016/17	2017/18
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%
Analysis Planning permission was secured for the construction of a 200ktpa Energy from Waste facility in Flintshire which will manage residual waste arising from across North Wales, including Conwy, reference number 052626 09/06/2015. 0/41702 was granted on 26/08/2016 for the addition of a waste transfer station to existing skip hire facility. 0/43047 was granted on 10/02/2017 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. Planning permission 0/43793 was granted on 03/05/2017 for the change of use to form an outlet for the sale of second hand goods at a Civic Amenity Waste Recycling Centre, Mochdre.					
Conclusion The target has been met.					

Appendix 2: Monitoring framework for SA/SEA indicators

Social progress which recognises the needs of everyone

Sustainability objective: Ensure access for all to facilities, goods and services in order to combat social exclusion and deprivation			
Monitoring Indicator	Ref	2016/17	2017/18
Percentage of A1 units in Primary Shopping Areas	MI/039	Target not 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 ²) permitted in town centres as a % of all major development permitted within the Plan Area.	MI/051	0%	57%
<p>Analysis Retail vacancies have lowered in Colwyn Bay and Llanfairfechan, where they were previously of concern, but are now high in Abergele and Llanrwst. SPG requiring 12 months marketing has been lowered to six months in these areas to address it. This has affected the level of A1 use in Colwyn Bay Primary Shopping Area. One application has been granted permission for a small supermarket on an edge-of-centre site. It complied with national policy as the applicant demonstrated a need and conducted a sequential assessment.</p>			
<p>Conclusion There are some targets not being met for this indicator, however, there are no significant concerns. SPG marketing requirements have been lowered in areas where vacancies are high to address the consistent high levels in some centres. This will help address the issue.</p>			

Sustainability objective: Maintain and enhance community cohesion and identity			
Monitoring Indicator	Ref	2016/17	2017/18
Percentage of housing development take up in the Urban and Rural Development Strategy Areas in meeting predicted population change requirements	MI/001	88.6% Urban and 11.4%	91% Urban and 9% Rural
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>Analysis 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>Conclusion There are no concerns over the delivery of this sustainability objective, however, the distribution of housing development could be a concern in future, as community cohesion and identity may not be maintained in all rural areas. This will continue to be monitored in future AMRs. In the meantime the Service has been working with land owners, RSLs and developers to promote rural lands allocated in the LDP.</p>			

Sustainability objective: Provide a clean, healthy and safe environment for all			
Monitoring Indicator	Ref	2016/17	2017/18
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	0 applications	None submitted
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	0
Applications approved for new areas of open space in locations across the plan area.	MI/047	0	0
<p>Analysis No land has been lost for allotments or open space, in accordance with the monitoring indicators. Planning obligations and commuted sums for open space have been agreed for all residential developments, where viability permitted. No applications for open space, or allotments on allocated sites, have been rejected.</p>			
<p>Conclusion No concerns over the delivery of the sustainability objective.</p>			

Sustainability objective: Ensure all have access to good quality housing to meet their needs, including affordable housing for local needs			
Monitoring Indicator	Ref	2016/17	2017/18
Number of net additional affordable and general market dwellings built per annum.	MI/010	76 AH 157 open market	39 AH 281 open market
5 year housing land supply	MI/011	3.1 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	68 dwellings	26 dwellings
Amount of affordable housing permitted via 'exception sites'.	MI/017	0	0
<p>Analysis The delivery of both affordable and market housing has been below target principally due to the wider economic situation and poor housing market which is beyond the influence of the LDP; however as the economy recovers the Council is confident that opportunities to secure further affordable homes will increase. Similarly, factors outside the control of CCBC, i.e. the economy and housing market are impacting the delivery of the 5 year housing land supply. Affordable dwellings have been delivered in line with identified need. The number of vacant dwellings brought back into use is exceeding the target of 25 per year. No applications for exception sites were submitted during the monitoring period, but there have been some since.</p>			
<p>Conclusion 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

Sustainability objective: To maintain and enhance the diversity and abundance of indigenous species in the plan area			
Monitoring Indicator	Ref	2016/17	2017/18
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>Analysis No applications have been approved which may have a negative impact or loss of land on an LBAP, RIG, SPA, SAC or SSSI. Zero applications have been granted permission against Officer advice, or if there is a possibility of degradation of a water body within a European site. Zero applications that were thought to potentially cause a negative effect in a neighbouring authority have been approved.</p>			
<p>Conclusion No concerns over the delivery of the sustainability objective.</p>			

Sustainability objective: Ensure special and distinctive, semi-natural and historic landscapes and their specific features are conserved and enhanced			
Monitoring Indicator	Ref	2016/17	2017/18
Applications granted permission against Officer recommendations where a detrimental impact on an SLA had been identified.	MI/057	0 applications	0 applications
Analysis Zero applications have been approved against Officer recommendation where a detrimental impact on an SLA had been identified.			
Conclusion No concerns over the delivery of the sustainability objective.			

Sustainability objective: Conserve and enhance the existing built form and design, and ensure that new developments are built to high standards of design			
Monitoring Indicator	Ref	2016/17	2017/18
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
Analysis 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.			
Conclusion There are no concerns over the delivery of the sustainability objective.			

Sustainability objective: Conserve and enhance the built and archaeological cultural heritage features of the area			
Monitoring Indicator	Ref	2016/17	2017/18
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	1 application
Number of listed buildings or structures demolished	MI/080	0 buildings / structures	2 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>Analysis</p> <p>There have been no appeals lodged following refusal under policy CTH/3, therefore the indicator has been classified as not applicable. Regarding applications granted that adversely affect known archaeological sites and unregistered sites of archaeological importance, the target has not been met, however as it was a decision against officer recommendation, it is considered that this was not due to a weakness in the policy. Two listed structures have been demolished since the last plan period, however these appear to be accidental (loss of mile posts) rather than via the planning system, 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.. 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>Conclusion</p> <p>There are no concerns over the delivery of the sustainability objective.</p>			

Prudent Use of Natural Resources

Sustainability objective: Ensure new development takes into account the need for more efficient energy use and, and the LDP promotes energy generation from renewable resources			
Monitoring Indicator	Ref	2016/17	2017/18
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>Analysis 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>Conclusion There are no concerns over the delivery of the sustainability objective.</p>			

Sustainability objective: Make the most use of land through appropriate allocations and determination of need, and through ensuring the appropriate remediation of contaminated land where relevant			
Monitoring Indicator	Ref	2016/17	2017/18
Amount of new development permitted via conversions and brownfield redevelopment as a % of all development permitted	MI/003	62%	68%
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	4.59 ha lost	2.27 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	1 site granted permission on allocated sites with <30 dph
<p>Analysis The amount of brownfield redevelopment is above 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. Two greenfield sites have received planning permission contrary to LDP policy relating to settlement boundaries, as detailed in the analysis of MI/009. Approval of further applications will be affected by the change to TAN1, the effects of which will be tested in the decision awaited from a recent planning inquiry relating to a development of 110 dwellings outside the settlement boundary of Llandudno Junction. No development has been permitted on designated open space.</p>			
<p>Conclusion There are no concerns over the delivery of the sustainability objective.</p>			

Sustainability objective: Prevent pollution of all water bodies, including surface and groundwaters, and ensure that development takes into account the need for efficient water use. Development must also be located so as not to increase the risk of flooding or be at risk from flooding			
Monitoring Indicator	Source	2016/17	2017/18
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>Analysis Zero applications have been granted permission against Officer or advice of the SAB to incorporate SUDS or adequate drainage provision and zero permissions have been granted for new development of 1,000 m2 or 10 dwellings not submitting a Water Conservation Strategy when requested. Development has been permitted in a floodplain, but there are no concerns over this indicator.</p>			
<p>Conclusion There are no concerns over the delivery of the sustainability objective.</p>			

Sustainability objective: Reduce all forms of air pollution locally and globally improve the atmosphere			
Monitoring Indicator	Ref	2016/17	2017/18
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>Analysis Zero applications approved which do not conform to LDP2: Parking Standards SPG. No development approved without a Transport Assessment, Travel Plan or Road Safety Audit contrary to officer or statutory consultee recommendation.</p>			
<p>Conclusion There are no concerns over the delivery of the sustainability objective.</p>			

Sustainability objective: Safeguard non-renewable resources and promote reuse of primary resources			
Monitoring Indicator	Ref	2016/17	2017/18
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	59.7%	62.6%
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>Analysis Zero applications for extraction of aggregate mineral and the safeguarding hard rock and sand and gravel designations, which are not in line with policy have been granted. Rates for recycling and amount of waste management capacity have both met the target.</p>			
<p>Conclusion There are no concerns over the delivery of the sustainability objective.</p>			

Maintenance of high and stable levels of economic growth and employment

Sustainability objective: Encourage diversification of the economic base in rural and urban areas			
Monitoring Indicator	Ref	2016/17	2017/18
Level of serviced accommodation within Holiday Accommodation Zone (HAZ).	MI/031	No change	No change
		No change	No change
<p>Analysis There has been no change in the level of serviced accommodation within Holiday Accommodation Zone (HAZ).</p>			
<p>Conclusion 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>			

Sustainability objective: Ensure that there is good access for all to employment			
Monitoring Indicator	Ref	2016/17	2017/18
Annual unemployment level	MI/024	2.2%	1.9%
Number of County residents in employment	MI/025	51,800	49,700
Number of residents out-commuting to work to locations outside the County Borough	MI/028	6,000	6,200
% of employment land take up in the Urban and Rural Development Strategy Areas in meeting predicted population change requirements.	MI/002	100% Urban 0% Rural	100% Urban 0% Rural
Employment land development per annum in the Rural Development Strategy Area	MI/027	0 ha built 2016/17	0 ha built 2017/18
<p>Analysis The target has been met for MI/024, 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>			

Conclusion

It is recommended that an Employment Land Review is undertaken to obtain a better understanding of demand and supply.

Sustainability objective: Emphasise and increase factors conducive to wealth creation and attractiveness to investors**Monitoring Indicator****Ref****2016/17****2017/18**

Employment land development per annum in the Urban Development Strategy Area.

MI/026

0 ha built in
2016/17

1.75 ha
completed

Analysis

Take-up of employment land has been low, however the overall distribution has been in line with the target LDP Growth Strategy.

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.	Amendment - 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	Complete	Design SPG has been completed and adopted	2015/16															
MI/019	Prepare and adopt SPG on Affordable Housing.	Complete	Affordable Housing SPG has been completed and adopted.	2017/18															
MI/022	Provision of Gypsy & Traveller site	Complete	Site has been built and is occupied.	2017/18															
MI/023	Undertake assessment of site needs for travelling show people	Complete	Assessment of need for travelling show people now falls within the scope of the GTANA, which was completed in 2017.	2017/18															
MI/025	Number of plan area residents in employment.	<p>Amendment – base level data and targets have been changed:</p> <table border="1"> <thead> <tr> <th></th> <th>Previous:</th> <th>Update:</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>		Previous:	Update:	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
	Previous:	Update:																	
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.	Amendment – targets have been changed	Base level data has been updated since the LDP was adopted (originally 7,200 in 2010; latest data shows 7,600 for 2010).	2014/15															

Indicator Reference	Indicator	Change	Reason	Year
MI/030	Prepare and adopt SPG on Rural Conversions	Complete	Rural Conversions SPG has been completed and adopted	2014/15
MI/031	Level of serviced accommodation within Holiday Accommodation Zones (HAZ)	Amendment – Trigger has been amended from +/-1 to -1.	A gain in tourism accommodation is considered a positive factor. Gains will continue to be monitored, but not highlighted as a concern.	2014/15
MI/034	Extension of the holiday season for existing caravans, chalets and camping sites.	Amendment – wording of indicator has been amended: Extension of the holiday season for existing caravans, chalets and camping sites granted against officer recommendation.	In order to support schemes in line with the policy.	2014/15
MI/035	Number of decisions supporting the loss of tourism facilities	Amendment – wording of indicator has been amended: Number of decisions supporting the loss of tourism facilities granted against officer recommendation.	In order to support schemes in line with the policy.	2014/15
MI/049	Applications approved for new school developments complying with development principles.	Amendment – target set as: 100% of applications where Primary School Modernisation identifies a need for a new school. Trigger level set as: Refusal of 1 or more applications where in accord with development principles.	The target and trigger were to be set once the Primary School Modernisation Project has been finalised. This is an on-going project, but one application for a new school was submitted during the monitoring period. It was therefore considered appropriate to set a target and trigger level.	2014/15
MI/050	Review the Conwy Retail Study	Complete	The Conwy Retail Study was updated in 2013 with a Retail Capacity Survey	2015/16

Indicator Reference	Indicator	Change	Reason	Year
MI/051	Amount of major retail, office and indoor leisure development (m2) permitted in town centres as a % of all major development permitted within the plan area	Amendment – wording of indicator has been amended: Amount of major retail, office and leisure development (m2) permitted within and outside established town and district centre boundaries.	This is a national core output indicator, detailed in the LDP Manual. The wording of the indicator now matches the wording in the LDP Manual.	2017/18
MI/059	On shore wind turbine development within SSA achieving below 5MW.	Amendment – wording of indicator has been amended: On shore wind turbine development within SSA achieving below 5MW against officer recommendation.	The key aim of national policy is that development below 5MW does not compromise development of over 5MW from coming forward within the SSA. As such many smaller single or clusters could come forward within the SSA and avoid the risk therefore the trigger wording needs to be changed to take account of this.	2014/15
MI/060	On shore wind turbine development within SSA.	Amendment – 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.	Omission	BREEAM no longer applicable due to a change in national legislation. Measures are now covered under Building Regulations.	2014/15
MI/063	CFSH levels for new build dwellings not being met.	Omission	CFSH no longer applicable due to a change in national legislation. Measures are now covered under Building Regulations.	2014/15

Indicator Reference	Indicator	Change	Reason	Year
MI/065	Applications granted permission against Officer or statutory consultee advice to incorporate water conservation methods.	Omission	Measure is now covered under Building Regulations.	2014/15
MI/66	New developments of 1,000m ² or 10 dwellings not submitting a Water Conservation Strategy	Amendment – delete indicator as has been amended: New developments of 1,000m ² or 10 dwellings not submitting a Water Conservation Strategy when requested by officers.	This is now covered by Building Regulations following national policy changes. The policy and MI was based on the situation before the changes therefore the Council is asking for this on a site by site basis.	2014/15
MI/66	New developments of 1,000m ² or 10 dwellings not submitting a Water Conservation Strategy	Omission	This is now covered by Building Regulations following national policy changes.	2017/18
MI/068	Produce SPG on Natural Environment.	Amendment – wording of indicator has been amended: Produce SPG on Landscape, Access and Design	So that the SPG covers a wider topic area and achieve better cross referencing to other SPG.	2014/15
MI/070	Development permitted in C1 and C2 floodplain areas not meeting all TAN15 tests or EAW recommendations	Amendment – wording of indicator has been amended: Development permitted in C1 and C2 floodplain areas not meeting all TAN15 tests or NRW-recommendations	EAW ceased to exist when NRW was formed in 2013.	2014/15

Indicator Reference	Indicator	Change	Reason	Year
MI/071	The capacity of Renewable Energy developments (MW) installed inside SSAs by type (TAN8)	Amendment – 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.	Amendment – wording of indicator has been amended: Applications granted permission which result in the loss of land within an SPA, SAC or SSSI against officer or statutory body advice.	In order to allow those small scale developments which would otherwise be permitted where there is not harm to the setting, landscape, SPA, SAC or SSSI.	2014/15
MI/073	Applications granted permission against Officer or CCW advice considered to have potential to cause harm to a protected site or species.	Amendment – wording of indicator has been amended: Applications granted permission against Officer or NRW advice considered to have potential to cause harm to a protected site or species.	CCW ceased to exist when NRW was formed in 2013.	2014/15
MI/084	SPG produced on General Issues within Residential and Commercial Conservation Areas.	Complete	SPG has been completed and adopted (14/7/2015)	2015/16
MI/085	SPG produced on Listed Buildings	Omission	Owing to the publication of national guidance, SPG is no longer considered necessary.	2014/15
MI/086	Appendix to the Conservation Area SPG – Llandudno	Complete	SPG has been completed and adopted (10/3/2015)	2014/15

Indicator Reference	Indicator	Change	Reason	Year
MI/087	Appendix to the Conservation Area SPG – Conwy	Complete	SPG has been completed and adopted (14/7/2015)	2015/16
MI/089	SPG produced on Enabling Development.	Complete	SPG has been completed and adopted (10/3/2015)	2014/15
MI/090	Number of windfall sites delivered in Urban and Rural Development Strategy Areas	Amendment – wording of indicator has been amended: Number of windfall sites delivered for less than 10 dwellings in the Urban and less than 5 dwellings in the Rural Development Strategy Areas	Paragraph 4.7.6.3 of the LDP states that windfall developments of 10 or more dwellings in the UDSA and 5 or more dwellings in the RDSA are required to submit a Community and Linguistic Statement to assess impact on the Welsh language. It is therefore considered that only development below these thresholds needs monitoring.	2014/15
MI/094	Approval of planning permission which does not conform to LDP2 – ‘Parking Standards’ SPG.	Omission	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	
Housing allocations		
Plas yn Dre, Llandudno	Complete	40 dwellings
Adjacent to Glanafon, Llanfairfechan	Complete	28 dwellings
Social Club/Youth Club, Llandudno Junction	Permission granted 06/2015 on part; 10 dwellings under construction	40 dwellings
Glyn Farm, Colwyn Bay	Outline planning permission expired	39 dwellings
Abergele South East	Permission granted 07/2014 on part for 100 dwellings (under construction) Permission granted on appeal 01/2017 on part for 2 dwellings 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 – negotiations with neighbouring site (adjacent to former rectory) ongoing.	40 dwellings
Adjacent to former rectory, Llysfaen	See above	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	Permission granted 06/2017 for 12 dwellings	12 dwellings
Off Heol Martin, Eglwysbach	RHE study completed to inform the housing mix	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	Planning permission granted 01/2016 on part for 10 dwellings	10 dwellings
Coed Digain, Llangernyw	Part of the site granted permission prior to LDP adoption – under construction.	25 dwellings
Woodland, Llandudno Junction	Application approved (subject to S106) for 52 dwellings	52 dwellings
Off Ysguborwen Road, Dwygyfylchi	CCBC owned	15 dwellings

Employment allocations			
NE of Former Goods Yard, Llandudno Junction		No known progress	
Penmaen Road, Conwy		CCBC owned, planning permission granted for employment units	
The former Goods Yard, Llandudno		No known progress	
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	
Mixed use allocations			
Aluminium works, Dolgarrog	Housing, Tourism	Surf Snowdonia leisure facility developed across whole site – housing unlikely to be built	
Abergele Business Park	Employment, Housing	Residential development under construction No known progress on employment land	158 dwellings
Esgyryn, Llandudno Junction	Employment, Housing, Allotments	Residential development complete Employment development complete in part	128 dwellings
Top Llan Road, Glan Conwy	Housing, Open space	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	Housing complete. Community gardens also complete, awaiting transfer to CCBC.	46 dwellings
Land fronting B5105, Cerrigydrudion	Employment, Housing	CCBC owned; Development Brief SPG adopted	20 dwellings
Other allocations			
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	
Contingency housing sites			
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		Application submitted for 73 dwellings	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
Contingency employment sites			
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 2018		Completions	Permissions	Windfall	Allocations	Empty Homes	TOTAL	%
URBAN	Abergele/Pensarn, Towyn, Kinmel Bay	321	359	19	148	138	985	17.6
	Conwy, Llandudno, Llandudno Junction, Deganwy, Penrhyn Bay/Penrhynside	1161	247	91	40	142	1681	30.0
	Colwyn Bay, Old Colwyn, Rhos on Sea & Mochdre	799	240	106	226	317	1688	30.2
	Llanfairfechan & Penmaenmawr	200	41	25	15	50	331	5.9
	Llanrwst	53	34	20	20	29	156	2.8
	Urban Total	2534	921	261	449	677	4842	86.5
RURAL	Tier 1 Main Villages	134	83	10	165	26	418	7.5
	Tier 2 Main Villages	58	12	8	55	22	155	2.8
	Minor Villages	25	0	8	0	8	41	0.7
	Hamlets	14	0	8	0	5	27	0.5
	Open Countryside	62	0	33	0	20	115	2.1
	Rural Total	293	95	67	220	81	756	13.5
TOTAL		2827	1016	328	669	758	5598	100
Primary School Modernisation							199	
OVERALL HOUSING TOTAL							5797	

Appendix 6: List of Supplementary Planning Guidance

Name	Status
LDP01 – Householder Design Guide	Adopted February 2014
LDP02 – Parking Standards	Adopted February 2014
LDP03 – Shop Front Security Design Guide	Adopted February 2014
LDP04 – Planning Obligations	Adopted July 2014
LDP05 – Biodiversity in Planning	Adopted November 2014
LDP06 – Welsh language and Culture	Adopted November 2014
LDP08 – Buildings and Structure of Local Importance	Adopted February 2014
LDP09 – Design	Adopted July 2015
LDP10 – Colwyn Bay Masterplan	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 – Llanellian Conservation Area Management Plan	Adopted December 2017
LDP27 – Coastal Flood Risk Protocol	Adopted July 2015
LDP28 – Abergele South East Development Brief	Adopted September 2016
LDP29 – Colwyn Bay Conservation Area Management Plan	Adopted December 2017
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
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	Adopted February 2017
LDP40 – Trees and Development	In Progress
LDP42 – The Castles and Town Walls of King Edward in Gwynedd Management and Action Plan	Adopted April 2018

Appendix 7: Background Papers

Background Paper		Purpose	Progress
BP1	Growth Level Options Report (Housing & Employment)	This briefing paper looks at the latest national population and household projections, setting out a number of growth options. It compares them with past projections, looks at the implications of the projections for the RLDP and provides a critique of the uses of projections. To be updated to conclude a Preferred Growth Level.	In progress. Initial draft available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)
BP2	Spatial Distribution Options Report	This paper sets out the general spatial distribution of development over the Plan period. This paper details the spatial options considered. To be updated to conclude a Preferred Growth Level.	In progress. Initial draft available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)
BP3	Hierarchy of Settlements and Settlement Boundaries.	The BP sets out the current settlement hierarchy options for the RLDP based on an assessment of every settlement's character and sustainability. The Settlement Hierarchy is essential in setting the spatial distribution of growth. . To be updated once the preferred settlement strategy is known.	In progress. Initial draft available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)
BP4	Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)	The full SA report is a public document and its purpose is to show how the sustainability considerations are integrated into preparing the RLDP. The SA report is also intended to allow readers of the plan an idea of how effective the RLDP might be in delivering more sustainable development, and where there might be adverse impacts Where potential negative effects are identified the SA then makes recommendations for how the RLDP can be modified, or controls put on development, to avoid or mitigate against these. This is part of a process where successive stages of the emerging RLDP are appraised and findings fed into the next stage of plan preparation.	Stage 1 Scoping Complete. Available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)
BP5	The Habitat Regulations Appraisal	There are six European Sites within the Plan Area and a further five just outside the area on which the RLDP could potentially have impacts. These sites are either Special Areas of Conservation (SACs) (for the importance of	In progress. The BP is in progress and will be available for the Preferred

		their habitats) or Special Protection Areas (SPAs) (for the importance of their bird species). Essentially, an appraisal will be needed to assess all stages of the RLDP and whether it is likely to have a significant effect on a European Site and, if so, an Appropriate Assessment (AA) will need to be undertaken. The RLDP cannot be adopted unless it can be ascertained, by means of the AA, that the plan will not adversely affect the integrity of the site(s).	Strategy consultation (Summer 2019)
BP6	Site Deliverability Assessment	This report details the process undertaken for assessing sites submitted for potential inclusion in the RLDP, known as 'candidate sites'. Sites have been submitted for a number of land uses and have been subject to a detailed site assessment process, the purpose of which is to identify the most suitable sites for inclusion in the RLDP to meet the identified site needs for residential, employment and mixed uses.	Not started: Will be started following the consultation and assessment of candidate sites.
BP7	Housing Land Supply	This Background Paper looks at the possible and realistic sources of housing land supply over the RLDP 2018 – 2033 period. It should be read in conjunction with the other related background papers, including the Joint Housing Land Availability Study (JHLAS).	In progress. Initial draft available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)
BP8	Conwy Annual Joint Housing Land Availability Study (2018)	This is the annual Joint Housing Land Availability Study Report and provides crucial trend data relating to housing delivery and take-up. The JHLAS is a good source of data to understand the capacity of the housebuilding industry and inform growth levels.	Complete. Available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)
BP9	Local Housing Market Assessment. (LHMA)	This report considers evidence about housing need and demand in Conwy and will inform the preparation of local strategies including planning and housing policies. It should be read in conjunction with the other related background papers, including BP08 Joint Housing Land Availability Study (JHLAS), BP11 Affordable Housing Needs Calculation and BP10 Affordable Housing Viability Study.	Complete. Available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)
BP10	Affordable Housing Viability Study	The Study will advise on the most ambitious yet achievable and viable target(s) and threshold(s) for affordable housing which fully reflect the availability of a range of finance towards affordable housing and reflects priority infrastructure needs. The study will also assess the potential	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)

		options for increasing affordable housing levels via various options, which will inform later policy.	
BP11	Affordable Housing Needs Calculation	<p>When the Council publishes its RLDP, it must explain how the relevant policy has been formulated based on the evidence available to the Council at the time. This background paper provides evidence and justification for the policy approach in the RLDP relating to the affordable housing target. This paper will be important in assessing all potential mechanism to improve affordable housing delivery, including investigating land values to assist RSLs. The affordable housing needs calculation looks at current and potential future affordable housing need, and calculates an annual estimate of how many households will require help to access affordable housing in addition to households who are already being helped.</p> <p>It is important to note that the 'bottom line' affordable housing need figure isn't simply about the requirement to build new homes – it's about households in need. As well as providing new affordable housing, there are a variety of other ways of helping these households which don't require new building – for example through placement within existing social housing stock; the provision of supported purchase schemes such as that provided through the First Steps register; the conversion or adaptation of existing stock to better meet tenants' needs (from stock within both the social sector and the private sector) and through financial support to rent within the private sector (housing benefit). Though some households identified as being in need of help to access affordable housing will currently be without a home, most will have accommodation, albeit in inadequate housing. This does not negate the need to provide a significantly greater number of affordable housing options (particularly as housing costs continue to rise and those with lower incomes are squeezed out of market), but suggests that methods other than building new housing for social and intermediate tenure need to be employed to meet this need. This BP will be crucial in understanding this.</p>	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP12	Houses of Multiple Occupation (HMOs)	In light of changes to the Use Classes Order related to HMOs and the need to accommodate single household accommodation, the current policy will be reviewed in light of the outcomes of this paper.	In progress. The BP is in progress and will be available for the Preferred

			Strategy consultation (Summer 2019)
BP13	Phasing Plan	Its purpose is to provide further evidence and justification for the phasing of housing and employment sites between 2018 and 2033.	Not started: Will be started following the consultation and assessment of candidate sites.
BP14	Capacity of the Housebuilding Industry	It is essential that the Council has an understanding of the capacity of the house building industry. This will allow a sound and appropriate level of housing supply to be delivered enabling the Council to tackle the issues associated with the projected population change during that period. To help gain this understanding, the Council will liaise with developers and landowners to understand capacity issues.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP15	Gypsy and Traveller Accommodation Needs Assessment (GTANA)	Sets out that Conwy has a current need to deliver 1 transit site to accommodate 7 pitches.	Subject to call for sites. In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP16	Brexit and the Rural Economy	The BP specifically investigates the potential impact of Brexit on the rural economy and farm diversification and implications on policy in the RLDP	Complete: Available for the Pre-Participation Issues & Options Consultation with key Stakeholders (Oct 2018)
BP17	Employment Land Supply	The Employment Land Supply Report is a study of all employment sites over 0.1 hectares that are considered suitable for office, industrial or warehouse development. This is a continuous exercise and is updated on an annual basis. The study monitors the take up, allocation and distribution of employment land and enables the Council to begin to determine the extent to which the employment requirements set out in the RLDP can realistically be met through existing provision.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP18	Employment Land Review (including Regional Economic Drivers)	Assesses a number of employment forecasts to determine the level of employment land required over the RLDP period. The BP also concludes the type of business-class development required. The BP has also	Complete. Available for the Pre-participation Issues & Options Consultation with

		considered the implications of the North Wales Growth Deal and Conwy Economic Strategy in terms of employment need and land requirement.	Key Stakeholders (Oct 2018)
BP19	Commercial Market Analysis	The BP considers the best locations for employment having consulted with existing employees within the County Borough. The work will assist the employment land locations and inform the growth strategy.	Complete. Available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)
BP20	Skills Needs Assessment	This BP takes on-board the outcome set out in the Conwy Economic Strategy to understand the needs for higher education faculties and the potential for a new higher education campus. The conclusions of the BP will inform the need for land/policy.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP21	Primary Holiday Accommodation Zones (HAZs)	This paper analyses the existing policies and provision for holiday accommodation in the tourism centre of Llandudno. The provision of holiday accommodation in the HAZs is reviewed in line with the established policies for holiday accommodation zones, and the survey results will inform any proposed changes to these zones in the RLDP.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP22	Tourism Growth Strategy	Will assess the demand for tourism facilities (including adventure tourism) and accommodation throughout the County Borough. The BP will inform potential policy and land-use designations and allocations.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP23	Llandudno Tourism Vision	Will set out the future direction for Llandudno in partnership with the sector. The Vision may result in the need to identify supporting policy and land-use allocations.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP24	Retail Capacity Study	The study considers key retailing statistics and spending with the County Borough and identifies opportunities and constraints affecting each settlement. It then provides an assessment of how best to accommodate future requirements for retail floor-space. The Retail Study also identifies a number of recommended actions for the Council to undertake concerning planning policy	Complete. Available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018), but land options will not be considered until the preferred Strategy in summer 2019.

BP25	Retail Centre Health Checks	This BP assesses the overall health of the town centres against various criteria, including vacancy levels, accessibility, etc. It will inform the retail policies and regeneration strategies for the RLDP	Complete. Available for the Pre-participation Issues & Options Consultation with Key Stakeholders (Oct 2018)
BP26	Retail Hierarchy	The current LDP has a Retail Hierarchy based on sustainability criteria. The hierarchy is used in policy to ensure that major retailing is directed towards the most sustainable towns.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP27	Primary & Secondary Retail Areas	This paper has two main purposes; to explain the rationale behind the formulation of the retail hierarchy, and to review and rationalise the existing shopping zones within the adopted LDP, proposing amendments and new boundaries where appropriate.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP28	Open Space Assessment	This paper analyses and reviews the existing provision of open space in Conwy and will include proposed new sites in the RLDP. The BP will also inform potential growth strategies due to the importance of creating healthy and active lifestyles.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP29	Green Wedge Assessment	This report reviews the role of designated Green Barriers and Green Wedges within current development plans covering Conwy County Borough. It also sets out to identify any proposed amendments to existing Green Barriers/Wedges as a result of previous commitments or proposed housing allocations. Finally it seeks to identify any new areas in need of designation due to risk of coalescence or other landscape reasons.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP30	Allotment Site Demand and Supply Report	The purpose of this background paper is to outline the current level of allotment provision, identify those areas where there is the greatest demand for allotments and assess any potential new allotment sites.	Subject to call for sites. In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP31	Burial Grounds Site Demand and Supply Report	The purpose of this background paper is to outline the current level of burial ground provision, identify those areas where there is a demand for burial ground provision and assess any potential new sites	Subject to call for sites. In progress. The BP is in progress and will be

			available for the Preferred Strategy consultation (Summer 2019)
BP32	Special Landscape Areas	This Background Paper provides a brief overview of processes involved in identifying the landscape character areas within the Plan Area and the reasoning and justification for the criteria set out in Policy NTE/5 of the RLDP. Special Landscape Areas were included in the Colwyn Borough Local Plan, Gwynedd Structure Plan and Unitary Development Plan with the intention of adding further weight to the protection of the undeveloped rural areas. In all of these plans the Character Areas covered all of the Plan Area outside of the defined settlement boundaries. In the future it is proposed that LANDMAP is used as a basis for landscape impact assessments	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP33	Renewable Energy Assessment	To provide a robust Renewable Energy evidence base which will inform the RLDP production and form the baseline for future monitoring of Renewable Energy.	Complete. Although the BP will inform and be available for the Preferred Strategy consultation (Summer 2019)
BP34	Conwy Strategic Flood Consequences Assessment. (SFCA)	Flooding is a natural occurrence which is often hard to predict. It can pose a direct risk to human life and cause extensive damage to both property and infrastructure. The threat posed by climate change is likely to increase the risk of coastal and fluvial flooding due to a predicted rise in the sea-level and more intense rainfall. Therefore the risk of flooding is a material consideration which influences both development control decisions and LDP site allocations. The aim of the SFCA is to inform the application of the sequential test to candidate development sites within the RLDP. This will enable the Local Planning Authority to adopt the precautionary principle promoted in National planning guidance to direct development away from high flood risk areas.	Not started: Will be started following the consultation and assessment of candidate sites.
BP35	Flood Risk and Development Opportunities to the East of the County Borough.	Main purpose of this study is to assess the potential for development in the flood risk area by promoting innovative design solutions. The paper will inform the preferred growth strategy, but ultimately will assess the potential for accommodating development in this area due to high levels of current flood risk.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP36	Waste Management	There are many drivers for change in terms of how we manage our waste. European Directives and National Guidance, and also regional-level	In progress. The BP is in progress and will be

		working is bringing about a step-change in the management of waste. The purpose of this background paper is to set the context and provide a summary of these drivers and local issues which will influence land-use policy, and form part of the evidence base to support Waste policies in the RLDP.	available for the Preferred Strategy consultation (Summer 2019)
BP37	Minerals	Construction projects can sterilise aggregate resources permanently, rendering them unavailable for future generations. Planning policies protect potentially valuable aggregate resources from development proposals which might sterilise them in the long-term. This background paper explains how the LDP ensures that aggregate reserves are safeguarded for future generations.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP38	Heritage Designations	This Background Paper (BP) provides a brief overview of the statutory heritage designations that need to be factored in when reviewing the LDP.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP39	Buildings and Structures of Local Importance (BSLI)	The BP will inform the reasoning and justification for the BSLI policy which seeks to retain non-listed buildings of historic/architectural interest	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP40	Active Travel Plan	Assesses the alternative mode routes (cycling, walking, etc.) throughout the County Borough and identifies key gaps in the overall system. The BP will inform the potential improvement areas, policy and the spatial distribution.	Complete. Although the BP will inform and be available for the Preferred Strategy consultation (Summer 2019)
BP41	Conwy Strategic Transport Strategy	Will set out the strategic transport interventions for the County Borough.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP42	Welsh Language Impact Assessment	This background paper provides evidence and justification for the policy approach in the RLDP relating to the Welsh language. It will inform the preferred growth strategy in line with TAN20.	In progress. The BP is in progress and will be available for the Preferred

			Strategy consultation (Summer 2019)
BP43	Collaborative Working with neighbouring Authorities.	This background paper details the collaboration undertaken with neighbouring Councils and local planning authorities in preparing the RLDP. This includes cross boundary issues such as the economy, affordable housing and transport.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP44	Population Increase, Housing & Health/Primary Care Impact	The BP will assess the current capacity issues and understand the impacts from projected growth on Primary Care. The BP will determine whether land/obligations are required to assist growth levels.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP45	Population Increase, Housing & Education Impact	The BP will assess the current capacity issues and understand the impacts from projected growth on education. The BP will determine whether land/obligations are required to assist growth levels.	In progress. The BP is in progress and will be available for the Preferred Strategy consultation (Summer 2019)
BP46	Place Plans	This paper sets out the forwards approach and status of Place Plans in Conwy. Place Plans will set out the more detailed thematic or site specific guidance to supplement the policies and proposals presented in an LDP, Town and Community Councils will engage with local communities, business and the LPA to deliver Place Plans locally. Place Plans will be Supplementary Planning Guidance (SPG) to the adopted Local Development Plan and must be in conformity with it. A Place Plan where produced in accordance with the guidance will be a material consideration when deciding planning applications.	Complete. Available for the Pre-participation Issues & Options

Appendix 8: Conwy Replacement Local Development Plan (LDP) – Topic Papers and Related Background Papers

The table below sets out each of the Topic Paper (TP) subject areas and the supporting Background Papers (BP) that are being prepared to support the direction of the Replacement Local Development Plan (RLDP). Each Topic Paper will evolve over time as we progress the RLDP and as new evidence is produced. Topic Papers will initially be progressed via individual sub-groups involving key internal and external Officers before progressing to the RLDP Task and Finish Group. Topic Papers will assess national, regional and local legislation, policy and evidence and set out the direction of travel for the RLDP Strategy, Policies and Land-use matters. There are 12 Topic Papers in total, supported by 46 Background Evidence Papers. The number of topic and background papers may alter over the lifetime of the RLDP preparation.

Topic Papers	Related Background Papers	
Topic Paper 1: Housing	BP01	Growth Level Options report (Housing & Employment)
	BP02	Spatial Distribution Options Report
	BP03	Hierarchy of Settlements and Settlement Boundaries.
	BP06	Site Deliverability Assessment
	BP07	Housing Land Supply
	BP08	Conwy Annual Joint Housing Land Availability Study (2018)
	BP09	Local Housing Market Assessment. (LHMA)
	BP10	Affordable Housing Viability Study
	BP11	Affordable Housing Needs Calculation
	BP12	Houses of Multiple Occupation (HMOs)
	BP13	Phasing Plan
	BP14	Capacity of the Housebuilding Industry
	BP15	Gypsy and Traveller Accommodation Needs Assessment (GTANA)
	BP35	Flood Risk and Development Opportunities to the East of the County Borough.
	Topic Paper 2: Economy, Skills & Employment	BP16
BP17		Employment Land Supply
BP18		Employment Land Review (including Regional Economic Drivers)
BP19		Commercial Market Analysis
BP20		Skills Needs Assessment
Topic Paper 3: Retail	BP24	Retail Capacity Study
	BP25	Retail Centre Health Checks

Topic Papers	Related Background Papers	
	BP26	Retail Hierarchy
	BP27	Primary & Secondary Retail Areas
Topic Paper 4: Tourism	BP21	Primary Holiday Accommodation Zones (HAZs)
	BP22	Tourism Growth Strategy
	BP23	Llandudno Tourism Vision
Topic Paper 5: Community Facilities	BP28	Allotment Site Demand and Supply Report
	BP29	Burial Grounds Site Demand and Supply Report
	BP44	Population Increase, Housing & Health/Primary Care Impact
	BP45	Population Increase, Housing & Education Impact
Topic Paper 6: Natural Environment	BP29	Green Wedge Assessment
	BP32	Special Landscape Areas
Topic Paper 7: Historic Environment	BP38	Heritage Designations
	BP39	Buildings and Structures of Local Importance (BSLI)
	BP42	Welsh Language Impact Assessment
Topic Paper 8: Transport	BP40	Active Travel Plan
	BP41	Conwy Strategic Transport Strategy
Topic Paper 9: Renewable Energy	BP33	Renewable Energy Assessment
Topic Paper 10: Minerals & Waste	BP36	Waste Management
	BP37	Minerals
Topic Paper 11: Wellbeing, Health and Equalities	BP44	Population Increase, Housing and Health-Primary Care Impact
	BP45	Population Increase, Housing and Education Impact
Topic Paper 12: Recreational Spaces	BP28	Open Space Assessment

Generic Background Papers

The following Background Papers are covered in each of the 11 Topic Papers.

BP13	Phasing Plan
BP04	Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA)
BP05	The Habitat Regulations Appraisal
BP34	Conwy Strategic Flood Consequences Assessment. (SFCA)
BP43	Collaborative Working with neighbouring Authorities.