

Conwy Local Development Plan 2007 - 2022



Annual Monitoring Report 2019

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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 fifth AMR to be prepared since the adoption of the Conwy LDP, and it covers the period of 1st April 2018 – 31st March 2019.

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 2017 AMR and 2018 AMR confirms that the concerns have continued. Work on the Replacement LDP is underway. Public consultation on the Preferred Strategy took place July-September 2019. For further details please see www.conwy.gov.uk/rldp

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)

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.

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. This 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 fifth AMR for the Conwy LDP, and covers the period 01/04/2018 to 31/03/2019.

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.
- **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.

The Council has begun the process of producing a Replacement LDP. Consultation on the Preferred Strategy stage was completed July-September 2019. For further information see www.conwy.gov.uk/rldp

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 Summary of LDP indicators

3.1 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.

3.2 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.	Light 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.	Light 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.	Light Green
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	Light Green

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.

To inform the RLDP CCBC and DCC will be carrying out a joint GTAA and any resulting site requirement will be allocated in the Deposit Plan.

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.

3.3 The Economic Strategy

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

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

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.

3.4 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.

3.5 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 Llandudno Junction, Llanfairfechan and Llanrwst are above target. This will 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. 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. The Judicial Review for an application in Llanddulas for a change of use has concluded that the decision to grant permission was sound. The Court of Appeal has concluded that there are no grounds for appeal and so the permission stands.

3.6 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.

3.7 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.

3.8 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.

3.9 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.

4 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	2018/19	
Ensure access for all to facilities, goods and services in order to combat social exclusion and deprivation		
Maintain and enhance community cohesion and identity		
Provide a clean, healthy and safe environment for all		
Ensure all have access to good quality housing to meet their needs, including affordable housing for local needs		
To maintain and enhance the diversity and abundance of indigenous species in the plan area		
Ensure special and distinctive, semi-natural and historic landscapes and their specific features are conserved and enhanced		
Conserve and enhance the existing built form and design, and ensure that new developments are built to high standards of design		
Conserve and enhance the built and archaeological cultural heritage features of the area		
Ensure new development takes into account the need for more efficient energy use and, and the LDP promotes energy generation from renewable resources		

Make the most use of land through appropriate allocations and determination of need, and through ensuring the appropriate remediation of contaminated land where relevant	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. Development must also be located so as not to increase the risk of flooding or be at risk from flooding	Green	
Reduce all forms of air pollution locally and globally improve the atmosphere	Green	
Safeguard non-renewable resources and promote reuse of primary resources	Green	
Encourage diversification of the economic base in rural and urban areas	Green	
Ensure that there is good access for all to employment	Yellow	
Emphasise and increase factors conducive to wealth creation and attractiveness to investors	Red	

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

5 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 2018/2019 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 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. 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 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).

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**

- 5.1 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. Consultation on the Preferred Strategy stage took place in July-September 2019. Please see www.conwy.gov.uk/rldp for further details.

RECOMMENDATIONS:

The Replacement LDP is being produced 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	2017/18	2018/19
% 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).	76.9% Urban 23.1% Rural	90.7% Urban 9.3% Rural
<p>Analysis</p> <p>The LDP promotes a hybrid strategy, where 85% of growth is concentrated predominantly within the Urban Development Strategy Area (UDSA) along the coastal strip, in sustainable accessible locations and where the high majority of affordable housing is required.</p> <p>Additionally, the strategy takes account of the significant constraints within the east of the county (Pensarn, Towyn & 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>					

Completions in the RDSA in 2018-19 totalled 28 units; 9.3% of all dwellings completed during the year. Total development since the start of the LDP period is 10.3% so both annual and cumulative completions are below the 15% target for housing delivery in the RDSA. Despite this, progress is being made towards development of some allocated sites in the RDSA (particularly Tier 1 Main Villages) which should help to balance housebuilding over the plan period.

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	2017/18	2018/19
% 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 <p>Whilst the take-up of employment land has been depressed, the overall distribution has in previous years been in line with the target LDP Growth Strategy. The take-up results do, however, reflect the fact that the adoption of the Plan also coincides with relatively depressed market conditions. This is compounded by the fact that there is a relatively long lead in time for larger mixed-use (employment and housing) allocated sites as promoted in the LDP. The LPA is working with allocated site owners/developers to encourage early preparation for site delivery/land assembly etc. where necessary. As a direct result of the number of pre-application discussions, it may lead to an increase in the number of applications on allocated sites in the-near future. As there have been no completions on urban or rural LDP allocations within this AMR period, the indicator is shown as 'not applicable'.</p>					
Conclusion <p>The performance against this indicator is below what is expected. It is likely that this is reflective of economic conditions generally, however a review of existing employment land should be undertaken to understand if the quantity and location of the supply is capable of matching demand</p>					

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	2017/18	2018/19
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	68%	45%

Analysis

The amount of greenfield and previously developed land (PDL) to have been granted planning permission during the AMR period, has declined compared to the previous year. In addition, the proportion of PDL has fallen to 45% during this time. By far the single largest residential development to have been approved during this time was a 4.5ha greenfield site granted on appeal due to the land supply shortfall, without which the monitoring figure would have been over 60%.

Conclusion

The target has not 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 Pentywyn Road despite the recent change to TAN1. 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	2017/18	2018/19
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 ¹ (crime incidents 2009/2010)	6,430	8,724
Analysis Crime recorded during 2018/19 has increased from the previous year and is now above the base level of 7,510. However, its crime rate is normal for the group. 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.					

¹ Data is for June 2009-May 2010

<p>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.</p>					
Monitoring Indicator	Target	Trigger Level	Base Level	2017/18	2018/19
Number of Planning applications approved not in accordance with the relevant Supplementary Planning Guidance (i.e. Design SPG) or Planning Brief	100%	3 in any year.	0	0	0
<p>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</p>					
<p>Conclusion The targets are currently being met there is no concern over the implementation of the policies.</p>					

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	2017/18	2018/19
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	7 applications	9 applications

Analysis

Planning contributions were requested on a total of 9 applications in the monitoring period. Contributions requested included: affordable housing, highways, open space, waste, allotments and libraries. These have been secured via legal agreements. This is below the target. Smaller schemes are generally found to be unviable. A contribution cannot be sought in these instances.

Conclusion

Where pooling limits permit and a scheme has been found to be viable, 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	2017/18	2018/19
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	2017/18	2018/19
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	2.27 ha	4.57 ha
Analysis No designated open space has been lost, which was not in accordance with LDP policies. One greenfield site outside settlement boundaries has been granted permission contrary to LDP policy. This was land at Pentywyn Road, Deganwy with 110 dwellings granted on appeal, due to the Council's shortfall in housing land supply.					
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.					

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	2017/18	2018/19
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	39 AH 281 open market	34 AH 267 open market
<p>Analysis Completion of open market and affordable dwellings in the 2018-19 year were similar to the previous year. Whilst both figures are significantly below target, a total of 301 completions during the year represents one of the highest completion rates since the financial crisis, and the first time there have been two consecutive years with over 250 dwellings completed since 2008-09. Despite the failure to meet the target, it is therefore considered to be a strong year in terms of total housebuilding by recent standards. In terms of AH delivery, 2018-19 was a fairly poor year with only around 11% of all dwellings completed being affordable. This contrasts sharply with the LDP target, and with the Minister's recent ambitious target for half of all houses built to be affordable. There are however a large number of affordable houses under construction, both as part of private housing developments and 100% AH schemes by RSLs. These are expected to deliver approx. 170 AH dwellings in the next two years, so more positive AH completions figures are anticipated in the 2020 AMR. It is hoped that the ongoing LDP Review coupled with policy and legislative changes coming from WG to support AH delivery will help the authority deliver increased levels of AH in the future following adoption of the RLDP.</p>					
<p>Conclusion The delivery of housing both AH and market has been below target since LDP adoption. Whilst open market housebuilding rates have improved over the last couple of years, there is further to go in terms of AH delivery although a large number of AH units are in the pipeline.</p>					

Monitoring reference: MI/011
Strategic Objective: SO1, SO2, SO3, SO12
Aspect monitored: 5 year land supply
Policies monitored: HOU/1
Level: National
Frequency: Annually
Source: M3/Joint Housing Land Availability Studies.

Monitoring Indicator	Target	Trigger Level	Base Level	2017/18	2018/19
5 Year Housing Land Supply	5 Year Housing Land Supply	Supply falls below 5 years	5 Year Housing Supply	3.1	2.5

Analysis

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.

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.

TAN1 (2006) stated:

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.

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. 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 719 dwellings (more than double the completions for 2018-19) 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. A recent appeal decision has shown that the dis-application of TAN1 paragraph 6.2 is unlikely to reduce pressure on LPAs in dealing with speculative applications, and fails to address the issue of housing land supply shortfall and the problems caused by the residual calculation. The Council is supportive of alternative proposals that would re-balance this system. CCBC have contributed constructively to the recent WG review of housing delivery and await the results with interest.

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 the Replacement LDP to address these issues. The Council is fully supportive of the review of housing delivery that WG is proposing.

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	2017/18	2018/19
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.	Released July 2015; planning applications submitted on two contingency sites
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 2.5 years with a residual annual requirement of 719 dwellings (2019 JHLAS). By the end of the 2019 AMR monitoring period, planning applications had been submitted on two contingency sites (73 dwellings at Llanfair Road, Abergele and 15 dwellings at Henryd Road, Gyffin) and have been subsequently approved, but these were not determined within the AMR period.					
Conclusion Planning applications have been submitted on two contingency sites, but these were approved since the end of the 2019 AMR period.					

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	2017/18	2018/19
Number of vacant dwellings brought back into use.	25 Dwellings a year	-15% for two consecutive years	25 Dwellings a year (from 2012)	26	25

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 2018 -19 the target has once again been met.

Conclusion
 The target is currently being met and there is no concern over the implementation of the LDP policies.

Monitoring reference: MI/014 Strategic Objective: SO1, SO2, SO3, SO12 Aspect monitored: Development on residential allocations Policies monitored: HOU/1, HOU/2, HOU/6, HOU/10, HOU/12 Level: National Frequency: Annually Source: M3/Joint Housing Land Availability Studies					
Monitoring Indicator	Target	Trigger Level	Base Level	2017/18	2018/19
Amount of housing development permitted on allocated sites (a) as a % of development plan housing allocations and (b) as a % of total housing development permitted.	(a) 15% per annum (b) 70% (to allow for windfalls & conversions)	(a) 15% per annum (b) 70% (to allow for windfalls & conversions)	N/A	a. 7.7% b. 41%	a. 1.1% b. 8.8%
Analysis This target has been missed again, with only one application for 31 dwellings having been approved on an allocated site (Lawson Road, Colwyn Bay) during the AMR period. Applications were received on a further two sites for a total of 88 dwellings, however these were approved after the end of the 2019 monitoring period. Deliverability issues are known with some LDP allocations, however interest from housebuilders in developing allocated sites remains low, with much of their focus relating to unallocated sites due to the present land supply shortfall. The largest site to have been granted permission during the AMR period was a non-allocated greenfield site which was approved on appeal for development of 110 dwellings. The change to TAN1 through the disapplication of paragraph 6.2 was introduced with the intention of reducing pressure on planning authorities to deal with 'speculative' applications. The Pentywyn Road appeal decision appears to show that the change to TAN1 has made little difference to the weight given to the need to increase housing land supply so greenfield unallocated sites remain at risk from speculative applications.					
Conclusion Neither of the targets have been met for this indicator, due in part to the availability of some large unallocated sites for development due to the present land supply shortfall, and partly due to delivery and market issues relating to some LDP allocations. It is likely that the targets will continue to be missed until the LDP review is complete.					

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	2017/18	2018/19
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 the 2019 AMR period; Lawson Road, Colwyn Bay and Woodlands, Colwyn Bay. The Lawson Road site is 0.35ha and has permission for 31 dwellings, giving a density of 89 dph – a high density town centre development. In Llandudno Junction, the site is approx. 1.9 ha and has permission for 52 dwellings; an overall density of 27dph. Site topography and parking requirements have led to the site density falling just below the target of 30dph on this site.					
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	2017/18	2018/19
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	1
Analysis No applications have been granted against the recommendation of the Housing Strategy Officer. The development at Llanfair Road, Abergele was approved contrary to the LHMA recommendations based on alternative housing market evidence for the open market units which was supported by Housing Strategy. All AHLN was in line with the LHMA recommendations and Housing Strategy recommendation.					
Conclusion Although the target has not been met 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	2017/18	2018/19
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	2017-18	2018/19
The number of applications for Houses of Multiple Occupation achieving planning permission.	0	1 or more planning permissions	0	2	0
Analysis No applications for Houses of Multiple Occupation have been granted during the monitoring period					
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/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	2017/18	2018/19
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	2017/18	2018/19
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
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.

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.

Following this consultation and assessment process, the Council's Cabinet agreed on the 9th December 2014 to progress a site at Bangor Road, Conwy for permanent residential and a site at the former Smithy Layby, near Bodelwyddan for temporary stays - with a view to submitting planning applications and seeking WG grant funding to build out the sites. A degree of risk was reported to the Cabinet at the time due to the uncertainties over land ownership, of which both sites were in WG ownership.

As a result of preliminary agreement by WG to utilise the Bangor Road site for a permanent residential site, a planning application was submitted in February 2015 and received Committee approval in April 2015. A subsequent WG grant application was submitted thereafter in June 2015 for the sum of £542,000, which was accepted in late July 2015. The Planning Policy Service prepared a tendering package advertised via Sell2wales, work commenced on site November/December 2015 and the development completed 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 as part of the RLDP process.

The Economic Strategy

<p>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.</p>					
Monitoring Indicator	Target	Trigger Level	Base Level	2017/18	2018/19
Annual Unemployment Level	Decrease unemployment levels by 10%	15% or higher	4.8% (Year ending 31 March 2007)	1.9% ²	3.1% ³
<p>Analysis 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 February was 3.1% higher 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 410 in February 2019.</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>					
<p>Conclusion These are generally positive results particularly given the challenging economic conditions</p>					

² Data for July 2017

³ Data for February 2019

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	2017/18	2018/19
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)	49,700 ⁴	50,900 ⁵
Analysis Latest employment figures show a total of 50,900 Conwy residents in employment for September 2018 which does not hit the trigger level for policy review.					
Conclusion The target has been met for this year.					

⁴ Data for September 2018

⁵ Data for December 2016

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	2017/18	2018/19
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	1.75ha completed	0 m2 built in 2018/19

Analysis
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 last AMR period saw some fairly significant completions, although this AMR has not seen any actual completions on designated employment land. Last year completions included The 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.

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

Conclusion

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

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	2017/18	2018/19
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 2017/18	0 ha built in 2018/19

Analysis

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.

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

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. .

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	2017/18	2018/19
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).	6,200	5,000
Analysis Reduction on target (2600 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	2017/18	2018/19
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) 18.6% per annum b) 92%	a) 6.6% per annum b) 99.6%

Analysis

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. In this current AMR period, a more detailed application for 8904sqm of industrial floor space has been granted in the form of an industrial unit. Also, offices on the Benarth Road employment site in Conwy have received approval for extension, granting an additional 37.38sqm B1 floor space.

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.

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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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)	18.48%	14.13%
Colwyn Bay (primary shopping area)			14% (03/2010)	11.88%	9.90%
Colwyn Bay (shopping zone)			15% (03/2010)	12.42%	13.07%
Conwy (shopping zone)			7% (02/2010)	3.30%	4.49%
Llandudno Junction (shopping zone)			9% (01/2010)	5.47%	16.67%
Llandudno (primary shopping area)			11% (10/2009)	8.81%	8.13%
Llandudno (shopping zone)			16% (10/2009)	12.90%	7.75%
Llanrwst (shopping zone)			13% (02/2010)	23.81%	25.00%
Penmaenmawr (shopping zone)			15% (02/2010)	7.14%	10.34%
Llanfairfechan (shopping zone)			12% (02/2010)	12.50%	15.79%
Analysis Vacancies of A1, A2 and A3 retail units in the designated primary shopping areas and shopping zones are generally low across all settlements in the County Borough. Llandudno Junction, Llanrwst and Llanfairfechan are above the 15% target. Requirements of LDP policy CFS/4 has been relaxed from 12 months marketing to six months, which can help to reduce these.					
Conclusion The target is being met in most of the designated retail areas. Vacancies in Llandudno Junction, Llanfairfechan 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	2017/18	2018/19
'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	3 out of 7
Colwyn Bay (primary shopping area)				4 out of 9	4 out of 9
Colwyn Bay (shopping zone)				7 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	4 out of 8
Llandudno (primary shopping zone)				3 out of 9	4 out of 9
Llandudno (shopping zone)				5 out of 8	5 out of 8
Llanrwst (shopping zone)				4 out of 8	3 out of 8
Penmaenmawr (shopping zone)				2 out of 3	2 out of 3
Llanfairfechan (shopping zone)				2 out of 7	1 out of 7
Analysis There are frontages in every town centre which exceed the 30% target. SPG to accompany policies CFS/3 and CFS/4 has been produced and was adopted in March 2015. This outlined a threshold of 30% in the primary shopping areas and 40% in the shopping zones. Where frontages exceed these thresholds, applications for change of use will be refused, except for certain exceptional circumstances. A higher threshold was set for the shopping zones, as the steer nationally is now to encourage a diversity of uses in town centres, while still protecting the retail core of the primary shopping areas. 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	2017/18	2018/19
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	2017/18	2018/19
Percentage of A1 units in Primary Shopping Areas.	75%	65% or lower.			
Llandudno			69%	77%	76%
Colwyn Bay			72%	70%	71%
Analysis Llandudno primary shopping area has a percentage of A1 use above the target. Colwyn Bay remains above the trigger level.					
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	2017/18	2018/19
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 Judicial Review on the application for the loss of the Fair View Inn, Llanddulas (0/44621) considered the proposal lawful. The Court of Appeal has recently concluded that there is no right for the community to appeal the decision and so the permission remains lawful.					
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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
Number of applications approved for new allotments on allocated sites and other suitable sites where a need exists and which accord with development principles.	100% of applications approved where a need exists	Refusal of 1 or more applications over a plan period.	-	No applications submitted.	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	2017/18	2018/19
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%	75%
Analysis <p>One application provided a commuted sum for open space. It was a constrained brownfield site and there was no space for the provision on-site. A commuted sum was secured instead.</p>					
Conclusion <p>There are no concerns over policy implementation.</p>					

Monitoring reference: MI/045
Strategic Objective: SO6, SO13
Aspect monitored: Open space contributions
Policies monitored: CFS/11
Level: Local
Frequency: Annually
Source: M3

Monitoring Indicator	Target	Trigger Level	Base Level	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	2

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	2017/18	2018/19
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	2017/18	2018/19
Applications approved for new school developments complying with development principles.	100% of applications where Primary School Modernisation identifies a need for a new school.	Refusal of 1 or more applications where in accord with development principles.	n/a	100%	NA

Analysis

No applications were submitted during this monitoring period.

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	2017/18	2018/19
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)	-	57% of floorspace	100% of floorspace
Analysis There has been one major application for major retail, office or indoor leisure development granted on an allocated employment site.					
Conclusion There are no concerns over policy implementation.					

The Natural Environment

Monitoring reference: MI/052 Strategic Objective: SO11, SO12, SO14 Aspect monitored: Negative impact on LBAP species/habitats Policies monitored: NTE/3 Level: Local Frequency: Annually Source: LBAP, Countryside consultation					
Monitoring Indicator	Target	Trigger Level	Base Level	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	0

Analysis
 None granted within plan area. One developer has not brought forward one site with permission which raises questions to WG regarding grid connection constraints in the future, especially with proposals put forward in the draft NDF 2019.

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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
Produce SPG on Renewable Energy.	Completed within 12 months of adoption.	N/A	N/A	Complete	deleted

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 early 2020 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	2017/18	2018/19
Produce SPG on Landscape, Access and Design	Completed within 12 months of adoption.	N/A	N/A	Near completion	deleted
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. This will introduced alongside the RLDP.					
Conclusion This SPG has to be completed and consulted on along with other RLDP documents early 2020.					

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	2017/18	2018/19
Produce SPG on onshore wind turbine development	Completed within 12 months of LDP adoption.	N/A	N/A	Complete (not yet adopted)	deleted
Analysis This SPG is hoped to be adopted and consulted on alongside the RLDP 2019/20.					
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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
The number of applications granted that adversely affect known archaeological sites and unregistered sites of archaeological importance.	None granted	1 permission granted	-	1	1
Analysis In total, Gwynedd Archaeological Trust and Clwyd Archaeological Trust recommended some form of intervention with 46 applications in total. While the majority of these consultation responses included recommendations for photographic recording, watching brief or pre-determination archaeological assessment one application was approved against the recommendation of GAT. This decision was made against balancing a derelict site and meeting housing need.					
Conclusion The target has not been met. Consider implications of this when formulating revised LDP 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	2017/18	2018/19
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	2017/18	2018/19
Number of listed buildings or structures demolished.	No more than 5 during the plan period	More than 5 by or before 2015	-	2	1

Analysis

One listed building has been demolished since the last plan period (Tudno Castle Hotel)..

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	2017/18	2018/19
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	2017/18	2018/19
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 BSLIs were designated. A project is currently underway to identify BSLIs within the County Borough, and amendments will be made to the SPG to clarify the process of local listing.

Conclusion

As there are no BSLIs designated, the indicator is not applicable.

Monitoring reference: MI/083 Strategic Objective: SO6, SO10, SO12, SO13, SO16 Aspect monitored: Enabling Development Policies monitored: CTH/4 Level: Local Frequency: Annually Source: M3					
Monitoring Indicator	Target	Trigger Level	Base Level	2017/18	2018/19
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	1
Analysis One application regarded as Enabling Development that facilitates the preservation of a historic asset has been considered and approved during the AMR period.					
Conclusion The target is met.					

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	2017/18	2018/19
Appendix to the Conservation Area SPG – remaining Conservation Areas	Completed within 24 months of adoption	N/A	N/A	2 Conservation Area Management Plan SPGs Adopted this year	2 further Conservation Area Management Plan SPGs have been drafted this year

Analysis
 Two further Conservation Area Management Plans have been drafted (Penmanmawr and Old Colwyn) These will be progressed further once the RLDP has been adopted.

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	2017/18	2018/19
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	328	398

Analysis
 To date windfall sites delivered since 01/04/2012 total 398 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	2017/18	2018/19
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	2017/18	2018/19
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 No relevant applications have been submitted on allocated sites in Llanrwst or Dolgarrog during the AMR period. One application was submitted on the allocated site at Llanfair Road, Abergele although it was approved since the end of the 2019 AMR monitoring period. This application was accompanied by a Welsh Language Impact Assessment and Mitigation Statement.					
Conclusion The target is being met so there are no concerns over the implementation of this 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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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) *No data available for 2018/2019 although no problems with meeting the target are envisaged.</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	2017/18	2018/19
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. *No data available for 2018/2019 although no problems with meeting the target are envisaged.					
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	2017/18	2018/19
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.*No data available for 2018/2019 although no problems with meeting the target are envisaged.

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	2017/18	2018/19
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
 *No data available for 2018/2019 although no problems with meeting the target are envisaged.

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	2017/18	2018/19
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. *No data available for 2018/2019 although no problems with meeting the target are envisaged.					
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	2017/18	2018/19
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	62.6%	*62.6%
Analysis The recycling rate in Conwy was 62.6% in 2017/18 which is well above the statutory target. *No data available for 2018/2019 although no problems with meeting the target are envisaged.					
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	2017/18	2018/19
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. *No data available for 2018/2019 although no problems with meeting the target are envisaged.

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	2017/18	2018/19
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</p> <p>Retail vacancies are high in some areas. 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.</p>			
<p>Conclusion</p> <p>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 long term vacancies in some centres.</p>			

Sustainability objective: Maintain and enhance community cohesion and identity			
Monitoring Indicator	Ref	2017/18	2018/19
Percentage of housing development take up in the Urban and Rural Development Strategy Areas in meeting predicted population change requirements	MI/001	77% Urban and 23% Rural	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</p> <p>The distribution of housing development has fluctuated above and below target, depending on the number of large housing schemes completed in the rural area. 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</p> <p>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	2017/18	2018/19
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	None submitted	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</p> <p>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</p> <p>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	2017/18	2018/19
Number of net additional affordable and general market dwellings built per annum.	MI/010	39 AH 281 open market	34 AH 267 open market
5 year housing land supply	MI/011	3.1 years	2.5 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	26 dwellings	25 dwellings
Amount of affordable housing permitted via 'exception sites'.	MI/017	0	0
<p>Analysis</p> <p>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 has on average exceeded the target of 25 per year.</p>			
<p>Conclusion</p> <p>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	2017/18	2018/19
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</p> <p>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</p> <p>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	2017/18	2018/19
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	2017/18	2018/19
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	2017/18	2018/19
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	1 application	1 application
Number of listed buildings or structures demolished	MI/080	2 buildings / structures	1 building / structure
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. One listed structure has been demolished in the last year. The status of this will continue to be monitored in future AMR reports.</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	2017/18	2018/19
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	0 applications	0 applications
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</p> <p>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</p> <p>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	2017/18	2018/19
Amount of new development permitted via conversions and brownfield redevelopment as a % of all development permitted	MI/003	68%	45%
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	2.27 ha lost	4.57 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</p> <p>The amount of brownfield redevelopment has fallen below target, but only for the second time since LDP adoption. Zero applications have been approved for development greater than 0.5 ha on Grade 2 and 3a agricultural land which does not comprise an LDP allocation, and one application has been accepted for allocated sites, which do not meet the minimum density requirement of 30 dph. One greenfield site has received planning permission on appeal, contrary to LDP policy relating to settlement boundaries. No development has been permitted on designated open space.</p>			
<p>Conclusion</p> <p>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	2017/18	2018/19
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</p> <p>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</p> <p>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	2017/18	2018/19
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</p> <p>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</p> <p>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	2017/18	2018/19
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	62.6%	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</p> <p>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. The rates of recycling and waste management capacity for 2018-19 are not known so the 2017/18 figures have been repeated.</p>			
<p>Conclusion</p> <p>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	2017/18	2018/19
Level of serviced accommodation within Holiday Accommodation Zone (HAZ).	MI/031	No change	No change
		No change	No change
Analysis			
There has been no change in the level of serviced accommodation within Holiday Accommodation Zone (HAZ).			
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.			

Sustainability objective: Ensure that there is good access for all to employment			
Monitoring Indicator	Ref	2017/18	2018/19
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	100% Urban
		0% Rural	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
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.			
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	2017/18	2018/19
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/067	SPG Renewable Energy	SPG will be introduced alongside the RLDP.	Required updating in line with National Guidance.	2018/19
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/069	SPG Onshore Wind Turbine Development	SPG will be introduced alongside the RLDP.	Required updating in line with National Guidance.	2018/19

Indicator Reference	Indicator	Change	Reason	Year
MI/070	Development permitted in C1 and C2 floodplain areas not meeting all TAN15 tests or EAW recommendations	Amendment – wording of indicator has been amended: Development permitted in C1 and C2 floodplain areas not meeting all TAN15 tests or NRW-recommendations	EAW ceased to exist when NRW was formed in 2013.	2014/15
MI/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

Indicator Reference	Indicator	Change	Reason	Year
MI/086	Appendix to the Conservation Area SPG – Llandudno	Complete	SPG has been completed and adopted (10/3/2015)	2014/15
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/093	Assess effectiveness of Community and Linguistic Statements, Community and Linguistic Impact Assessments and Mitigation Statements submitted.	Omission	A Welsh Language Impact Assessment is underway as part of the RLDP process, which is incorporating the results of the household occupancy survey and will serve the same purpose of this indicator and more. This indicator is therefore considered redundant and can be deleted.	2018/19

Indicator Reference	Indicator	Change	Reason	Year
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	10 dwellings complete on garages site	10 dwellings
	Remainder of site unlikely to be developed soon	30 dwellings
Glyn Farm, Colwyn Bay	Outline planning permission expired	39 dwellings
Abergele South East (Anwyl)	100 dwellings complete on Anwyl site	100 dwellings
Abergele South East (remainder)	Permission granted on appeal 01/2017 on part for 2 dwellings Development Brief SPG adopted, but further residential development constrained by traffic issues.	500 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 adopted, disposal agreed and marketing commenced	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, site vacated.	65 dwellings
BT Exchange, Colwyn Bay	Unlikely to become available in the short term	70 dwellings
Lawson Road, Colwyn Bay	Planning permission granted 28/02/2019	31 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	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	10 dwellings
Coed Digain, Llangernyw	Part of the site granted permission prior to LDP adoption – under construction. No progress on remainder	25 dwellings

Woodland, Llandudno Junction		52 dwellings under construction	52 dwellings
Off Ysguborwen Road, Dwygyfylchi		CCBC owned, disposal has been agreed.	15 dwellings
Contingency housing sites			
W of Penmaen Park, Llanfairfechan		Developer awaiting progress on A55 junction J15 works	45 dwellings
Conway Road, Penmaenmawr		Permission granted (subject to S106) since the end of the 2019 AMR period	14 dwellings
Site C NE of Llanrwst		No known progress	70 dwellings
Llanfair Rd, Abergele		Permission granted 06/2019	73 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		Permission granted (subject to S106) since the end of the 2019 AMR period	15 dwellings
Llysfaen Road, Old Colwyn		No known progress	20 dwellings
Glyn Farm, Colwyn Bay		No known progress	27 dwellings
Employment allocations			
NE of Former Goods Yard, Llandudno Junction		No known progress	
Penmaen Road, Conwy		CCBC owned, planning permission granted for employment units 2.4ha	
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 0.6ha remaining.	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	Pre-application community consultation completed – planning application expected soon	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 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 2019		Completions	Permissions	Windfall	Allocations	Empty Homes	TOTAL	%
URBAN	Abergele/Pensarn, Towyn, Kinmel Bay	425	234	27	73	146	905	16.2
	Conwy, Llandudno, Llandudno Junction, Deganwy, Penrhyn Bay/Penrhynside	1185	355	77	40	149	1806	32.3
	Colwyn Bay, Old Colwyn, Rhos on Sea & Mochdre	919	188	124	199	325	1755	31.4
	Llanfairfechan & Penmaenmawr	224	31	29	0	52	336	6.0
	Llanrwst	54	34	12	0	29	129	2.3
	Urban Total	2807	842	269	312	701	4931	88.1
	RURAL	Tier 1 Main Villages	156	77	21	90	27	371
Tier 2 Main Villages		59	12	7	10	21	109	2.0
Minor Villages		25	0	6	0	8	39	0.7
Hamlets		16	0	8	0	5	29	0.5
Open Countryside		65	0	32	0	20	117	2.1
Rural Total		321	89	74	100	82	666	11.9
TOTAL		3128	931	343	412	783	5597	100