

Appendices

Implementation and Monitoring Framework

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Appendix 1

5.1 Implementation Plan

5.1.1 Under the new planning system the Local Development Plan is intended to be a responsive, dynamic document which has a focus on implementation and achievement in place-shaping. As such, the framework for implementation of policies and proposals and mechanisms for monitoring achievement are critical to the success of the Conwy LDP.

5.1.2 This section outlines how the LDP policies will be implemented in the context of infrastructure constraints and how the aims and objectives will be monitored. Many of the policies in the LDP will be implemented through other Development Plan Documents such as the Colwyn Bay Masterplan. The Conwy Community Strategy – One Conwy, the Local Service Board (LSB) and key partners will also play a significant role in the delivery of the policies in the LDP. The key agencies and partners likely to have a role in the delivery of the policies are identified in Table 15.

5.1.3 The presence of clear mechanisms for implementation and monitoring forms part of the test of soundness of the LDP. Monitoring helps to answer several key questions:

- Are policies achieving their objectives?
- Have policies had unintended consequences?
- Are the assumptions and objectives behind policies still relevant?
- Are the desired outputs being achieved?

5.1.4 In order to assess the effectiveness of the policies in the delivery of development and protection of the environment, it is important that continuous monitoring and review of policies in the Local Development Plan is undertaken throughout the Plan period. Monitoring and review will take place on an annual basis through the Annual Monitoring Report (AMR). If, as a result of monitoring and review, it appears that policies and allocations are not being met and development is not coming forward in a sustainable or timely manner, the Council will be proactive in using its powers to respond to changing circumstances. The following mechanisms can be triggered:

- Actions to bring forward sites for development, wherever possible, in partnership with landowners and developers;
- Action to bring forward development sites on previously developed land;
- Use of Compulsory Purchase Orders to unlock sites;
- Working with partners to bring forward investment in infrastructure;
- Review of land allocations or policies in the Local Development Plan.

- 5.1.5 Implementing the phasing policies, to enable the plan, monitor and review approach will be used to guide the phasing of development and performance against the previously developed land target. Where monitoring shows that sites are not coming forward as anticipated, other sites will be brought forward in the programme, having particular regard to the priority for previously developed land. If land supply significantly exceeds estimated take up rates it may be necessary to refuse applications until the Plan is reviewed. It will also be necessary to guide windfall development, in particular where there is clear need for affordable housing, to settlements in need over the Plan period.
- 5.1.6 The Council will prepare Development Briefs for new major housing sites (50 dwellings or above) and employment sites (5 hectares and above) The purpose of a development brief is to inform developers and other interested parties of the constraints and opportunities presented by a site and the type of development expected or encouraged by local planning policies within this LDP. Development Briefs will be used to set out more detailed information regarding phasing of different parts of the site, where it is favourable to commence development on one part of the site in preference to another due to access or other constraints.

5.2 Responding to Delivery Issues

- 5.2.1 In the event that the Annual Monitoring Report identifies delivery issues in relation to the development strategy, where key policy targets are not being met, these would need to be assessed as part of the Annual Monitoring Report process and a decision reached on whether any change was required to the LDP, or through other mechanisms.
- 5.2.2 A key aspect of monitoring the Conwy LDP is the number of homes being built. The number of homes coming forward in Conwy, in the urban accessible locations, will need to be assessed in the Annual Monitoring Report. Other policies will also be monitored at relevant spatial levels in the settlement hierarchy, or as appropriate to the specific policy.
- 5.2.3 The survey results from BP/31 – ‘Capacity of the House Building Industry’ indicate that developers could build up to a maximum of 75 dwellings per annum during the Plan period on any one site and dependant on the number of developers building on site. The results of this survey have informed the phasing of sites in Table 11.
- 5.2.4 Whilst it is not anticipated, if the situation were to arise where delivery in the priority urban development areas could not meet the housing needs of the area, this would trigger mitigation, as highlighted in the implementation plan (Table 15), with the identification of contingency sites allowing extra capacity to be brought forward if necessary. The proposed basis for the release of contingency sites is detailed in BP/41 – ‘Release of Contingency Sites’.

5.2.5 Where infrastructure capacity issues are highlighted, developer contributions and funding will ensure delivery of the sites as detailed in the next section.

5.3 Constraints on Development

5.3.1 A key factor in the successful implementation of the LDP is the infrastructure required to bring forward development. There is widespread acknowledgement that past public under-investment has led to pressure on a range of public utilities across the country. In Conwy, key infrastructure constraints include poor public transport in some locations, limited sewage treatment works capacity and energy supply in rural areas and the lack of open space. This follows consultation with infrastructure providers in developing the LDP.

5.3.2 Following this consultation, it is apparent that there are no capacity issues for education and health provision. The issues raised by infrastructure providers have been taken into account in the development of the LDP, however, there remain outstanding issues that lead to a requirement to phase new development in order to ensure that it is not built / occupied until the infrastructure is available.

5.3.3 Where issues are apparent with capacity, developers will be subject to meeting those capacity issues through developer contributions in line with Policies DP/4 – ‘Development Criteria’ and DP/5 – ‘Infrastructure and New Developments’. The main general constraints affecting delivery of sites are outlined below, with Tables 11 and 12 providing detail on a site-by-site basis.

Constraints on access

5.3.4 All sites will require some works to access, in the form of constructing estate roads or junctions on to existing highways. Some sites require more significant work, which must be considered when phasing their development. This may be in the form of road widening, improving visibility at a junction or changes of levels on steeper ground.

Constraints on services to a site

5.3.5 A lack of services to a development site, in particular in the form of capacity constraints on sewerage networks or waste water treatment works will delay development. If the development is to go ahead, but improvements are not scheduled within Welsh Water’s Capital Investment Programme, then the cost of the necessary improvements will have to be borne by the developer.

Constraints on flood risk

5.3.6 If a site is at risk of flooding, it will often mean that development cannot take place, or will be restricted to those parts of the site outside the flood risk zone. On some sites, development may be allowed if mitigation methods are implemented. Further detail on flood risk within the Afon Conwy and Afon Clwyd areas can be found in BP/17 – ‘Strategic Flood Risk Assessment’.

Constraints on site availability

- 5.3.7 Some sites are suitable for development, however, are not immediately available because of current uses on the site. If the current occupiers have a timescale for vacating the site, for example if a lease is due to expire within the Plan period, then this is shown in table 11.
- 5.3.8 In some circumstances, a compulsory purchase order (CPO) may be required to enable a development to proceed. In this situation, a minimum of six months should be allowed, or for more complex developments, and with objections leading to public inquiry, 12 – 18 months is a more appropriate timescale.

5.4 Conwy Housing Delivery and Phasing Plan

- 5.4.1 Housing provision, particularly AHLN is a key priority of this Plan. As evidenced in BP/9 – ‘Affordable Housing Viability Study’ and set out in HOU/2 – ‘Affordable Housing for Local Need’, all housing allocations and new applications will be required to achieve the required level of affordable housing Policy HOU/2 is flexible enough to encourage developers to submit evidence base where they feel that the maximum level is unviable.
- 5.4.2 The priority for the Council is to make affordable housing provision on-site. However, in exceptional circumstances, payment of a commuted sum will be acceptable, as detailed in Policy HOU/2. To ensure delivery of affordable housing in areas of need, commuted sums will be delivered Plan Area wide as detailed in the Council’s adopted ‘Commuted Sums Protocol’.
- 5.4.3 In order to ensure that approximately 6,520 (478 dwellings a year) dwellings are built in the County by 2022 it is necessary to identify the varying sources of additional housing and devise policies and proposals which will facilitate its provision. A housing delivery and phasing plan has been produced for the LDP which sets out an indicative assessment of annual build rates for the period up to 2022 to demonstrate a 15 year supply for Conwy. The plan has been prepared in support of the housing policies within this LDP but will also be updated through the preparation of the Conwy Annual Monitoring Report (AMR). An element of contingency (approximately 10%) has been applied to the Plan to take account of housing development which may not come forward over the Plan period (Table 12).
- 5.4.4 Recent completions and projected completion rates for sites currently with planning permission provide an important contribution to the housing supply. These are demonstrated in BP/5 – ‘Housing Land Availability Study’, BP/21 – ‘Site Deliverability Assessment’ and BP/30 – ‘Phasing Plan’.
- 5.4.5 Table 11 which follows comprises a Housing Delivery and Phasing Plan which illustrates how the allocated housing supply will contribute to provision and when it is expected that development will occur, with priority given to Previously Developed Land in a settlement. Annual review will

allow the Council to monitor progress and identify any need to intervene. The trigger points for such intervention are detailed in Policy HOU/1 and the Implementation & Monitoring Section.

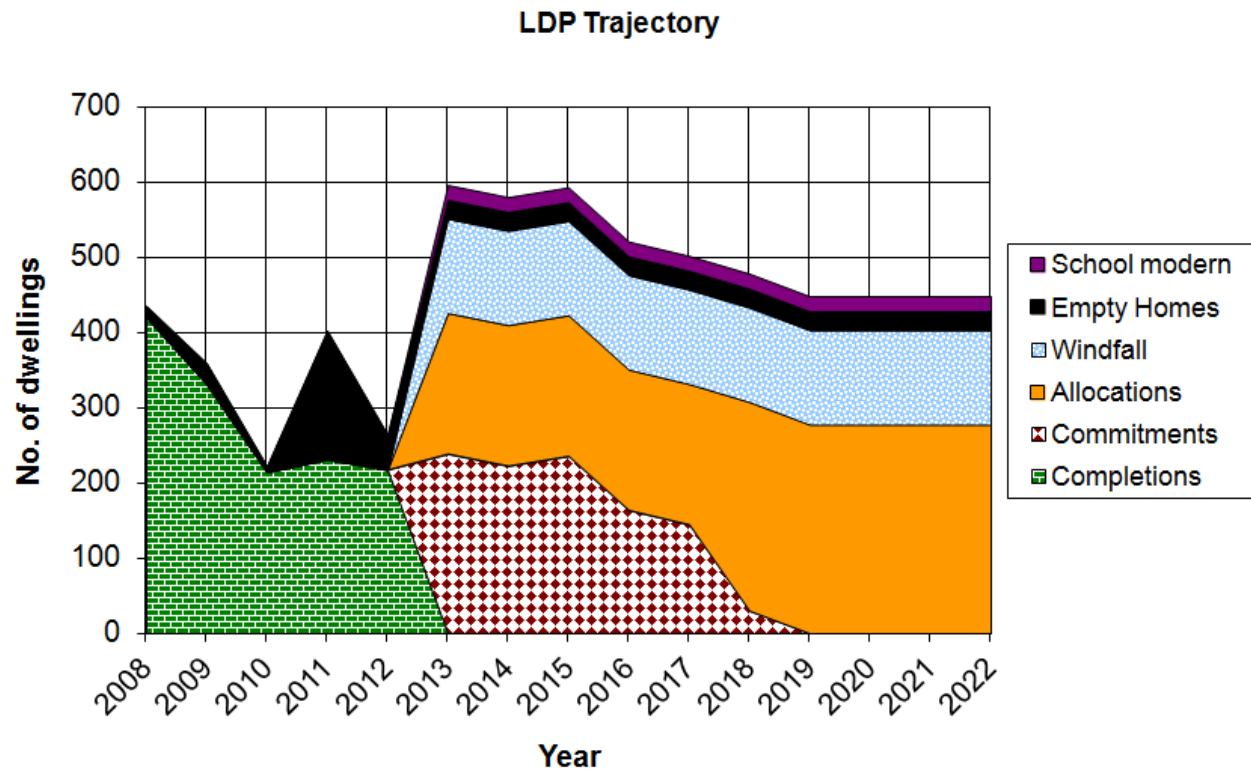
5.5 Phasing of Development and Contingency Sites

5.5.1 As a result of the above capacity constraints in some areas, the priority for Previously Developed Land and AHLN delivery, there is a need to phase residential development in order to ensure that the supporting infrastructure is available. However, if the situation alters there may be opportunity to bring development forward earlier than anticipated. Further, there may be instances where the developer is able to address deficiencies to overcome the problem. More detailed site specific phasing work is set out in BP/30 – ‘Phasing Plan’.

5.5.2 The Housing Delivery and Phasing Plan, comprising the trajectory below and Table 11, show the approach taken to the phasing of new residential development. The Plan assumes that during the first part of the Plan period, dwelling completions will comprise mainly the development that already has planning permission. An explanation of the housing completion and commitment figures is available in BP/4 – ‘Housing Land Supply’ and BP/21. It is anticipated that the AHLN delivery will be less in the short term of the Plan due to commitments and greater in the medium to long term when windfall and new allocations come forward.

5.5.3 In addition to ensuring that essential site requirements come forward as a priority, the phasing plan has also been designed with the aim of ensuring a constant 5 year housing land supply.

5.5.4 While, as reference previously, the Council considers that its housing allocations in the



Plan are deliverable within the Plan period, a 10% contingency has been applied to the Plan to take account of unknown constraints which may prevent some allocated sites being developed within the period.

- 5.5.5 Table 12, therefore, comprises a list of additional housing 'contingency sites' which will be held in reserve but which can be released for development on a managed basis should plan monitoring following adoption indicate that the allocated housing sites in the Plan are not coming forward for development as anticipated in the Plan.
- 5.5.6 Where the JHLAS demonstrates that the Council is unable to achieve a five year housing land supply, the Council will release a site (or sites) from the list of contingency sites in Table 12, to increase the housing land supply and assist in meeting the identified shortfall.
- 5.5.7 The release of contingency sites will be based on a range of criteria including location, size and deliverability (as detailed in Policy HOU/1) in the context of the Plan's priorities and indicators.

Table 11: Conwy Housing Delivery and Phasing Plan: Allocated Sites

URBAN DEVELOPMENT STRATEGY AREA								
Site Ref	Site Name	Area (ha)	Number of units	PDL status	Planning status	i	ii	iii
Abergele								
79/80/81/82/E3	Rhuddlan Rd, Tandderwen Farm	25.5	600	Green	Part of site at risk of flooding; mitigation required on parts of site as set out in the SFCA. Traffic management improvements may be required for all phases. Prior to development, Transport Assessments will determine if contributions are necessary towards a Traffic Improvement Scheme Improvements to sewerage network required. High pressure gas pipeline crosses the Southern part of the site.		150	450
481	Abergele Business Park	5	200	Brown	Traffic improvements may be required. Prior to development, Transport Assessments and then on-going annual monitoring of the traffic flows within the town will determine if contributions are necessary towards a Traffic Improvement Scheme.		200	
Colwyn Bay, Rhos on Sea								
217	BT Exchange	1.21	70	Brown	Lease extended on site; not available until approx. 2015.			70
494	Ysgol y Graig, Old Colwyn	1.18	30	Brown	Junction improvements required.		30	
488	Lawson Road	0.53	35	Brown	No major constraints		35	
67	Glyn Farm, Colwyn Bay	3.2	39	Green	New water main required		39	
247	Dinerth Road, Rhos on Sea	1.81	65	Brown	Lease on site (Council owned))		30	35
71/348	Dinerth Hall Farm, Rhos on Sea	2.7	80	Green	Part of site C1 flood risk zone, therefore should be avoided as set out in the SFCA. Traffic study to assess extent of junction and access improvements. Improvements to water supply needed			80
496	Ty Mawr, Old Colwyn	12.64	255	Green	Junction improvements required with additional local parking		50	205
Conwy, Llandudno Junction, Llandudno								
14	Woodland, Llandudno Junction	1.92	75	Green	Part of site C1 zone, & development in this area should be avoided, as set out in the SFCA			75
434	Plas yn dre	0.22	40	Brown	Site C1 flood risk, therefore some mitigation may be required as set out in the SFCA.		40	

URBAN DEVELOPMENT STRATEGY AREA								
Site Ref	Site Name	Area (ha)	Number of units	PDL status	Planning status	i	ii	iii
449	Plas Penrhyn, Penrhyn Bay	0.67	30	Brown	No major constraints		30	
176	Esgyryn, Llandudno Junction Mixed use housing, employment, community facilities	9.8	120	Green	Improvements to sewerage network required including the introduction of sustainable urban drainage ponds		70	50
439	Social Club, Llandudno Junction	0.98	40	Brown	Partly in C2 flood zone; some mitigation may be required as set out in the SFCA. Sewerage network overloaded		40	
Llanfairfechan, Penmaenmawr								
31	Adjacent to Glanafon,	0.22	15	Green	Part of site C2 zone, therefore this area should not be developed as set out in the SFCA. Currently unavailable due to lease; likely to become available later in Plan period.			15
429	Dexter Products	0.47	15	Brown	Footway improvements to Llanerch Road are required		15	
521	West Coast Building, Llanfairfechan	0.24	10	Brown	No major constraints		10	
Llanrwst								
287	Bryn Hyfryd, Ffordd Tan yr Ysgol	1.17	40	Green	Site is subject to flood risk; land raising required as set out in the SFCA. Drainage must be considered during the layout and design planning stage of site development to ensure adequate measures are provided for sustainable drainage systems Any development will require adequate provision be made for increase in traffic. Improvements needed to sewerage network and sewage works.		40	
455	Site A, North of Llanrwst	2.06	50	Green	Improvements needed to sewerage network and sewage works.			50
458	Site D, East of Llanrwst	1.7	60	Green	Part of site in C2 & this area should not be developed, as set out in SFCA. Access through site 287 with the same requirements.			60

URBAN DEVELOPMENT STRATEGY AREA								
Site Ref	Site Name	Area (ha)	Number of units	PDL status	Planning status	i	ii	iii
					Improvements needed to sewerage network and sewage works.			
459	Site E adj. Bryn Hyfryd	1.42	50	Green	Part of site in C2 & this area should not be developed as set out in SFCA. Access through site 287 with the same requirements Improvements needed to sewerage network and sewage works.			50

RURAL DEVELOPMENT STRATEGY AREA								
Site Ref	Site Name	Area (ha)	Number of units	PDL	Planning status	i	ii	iii
Main villages: Tier 1								
Dwygyfylchi								
56	Off Ysguborwen Road	0.5	15	Green	No major constraints		15	
53	North of Groesffordd	1.12	30	Green	No major constraints but improvements to site access			30
Glan Conwy								
270	Top Llan Road	4.45	80	Green	Development should involve realignment of junction. Improvements to sewerage network required		20	60
Llanddulas								
403	South of the Mill	0.83	20	Green	Access only through site 406.			20
406	Pencoed Rd	0.85	20	Green	Improvements to both vehicular and pedestrian access may be required.		20	
Llysfaen								
87	Adjoining former rectory,	1.04	30	Green	No major constraints		30	
160	Adjoining Ysgol Cynfran	1.3	40	Green	Appropriate access design required due to proximity of Ysgol Cynfran			40
Main villages: Tier 2								
Betws-yn-Rhos								
92/274	Minafon	1.02	10	Green	Improvements required to sewerage treatment works.		10	
91/284	Ffordd Llanelwy	0.53	10	Green	Improvements required to sewerage treatment works.			10
Cerrigydrudion								
453	Land fronting B5105	2.51	20	Green	No major constraints		20	

RURAL DEVELOPMENT STRATEGY AREA								
Site Ref	Site Name	Area (ha)	Number of units	PDL	Planning status	i	ii	iii
Dolgarrog								
470	Tan y Ffordd,	1.7	15	Brown	New access will be required; works needed due to changes in level. Talybont waste treatment works need improving; low water pressure in the area.		15	
MS25	Aluminium works	20.34	30	Brown	Part of site C1, therefore this area should be excluded from development, as set out in the SFCA. Talybont waste treatment works need improving; low water pressure in the area.			30
Eglwysbach								
60	Off Heol Martin	0.64	10	Green	Part of site at C2 flood risk. This should be avoided and/or mitigation measures put in place as set out in the SFCA. Any new development will require emergency access. Improvements needed to sewage treatment works.			10
Llanfair TH								
454	The Smithy	1.14	25	Brown	Improvements to access required. Sewerage network and treatment works need improvement.			25
Llangernyw								
277	Coed Digain	1	25	Green	Some highway improvements required.			25
Llansannan								
289	North of Llansannan	1.05	25	Green	Improvements needed to sewage treatment works		25	

Phasing of allocated sites:

i = projected completions 01/04/2007 – 31/03/2012

ii = projected completions 01/04/2012 – 31/03/2017

iii = projected completions 01/04/2017 – 31/03/2022

Table 12: Conwy Housing Delivery and Phasing Plan: Contingency Sites

Urban Development Strategy Area					
Site Ref	Site Name	Area (ha)	Number of units	PDL status	Planning status
Abergele					
78	Llanfair Rd, Abergele	3	100	Green	Dependant on contributions towards a Traffic Improvement Scheme / annual monitoring of traffic flows within the town.
Colwyn Bay					
67	Glyn Farm, Colwyn Bay	0.9	27	Green	New water main required
502	Llysfaen Road, Old Colwyn	0.67	20	Green	No major constraints
Conwy, Llandudno					
SR43	Henryd Rd, Gyffin	0.65	10	Green	No major constraints
SR85	Nant-y-Gamar Road	1.76	60	Green	No major constraints
37/38	Off Derwen Lane, Penrhyn Bay	5.06	175	Green	Improvements to sewerage network required.
Llanfairfechan, Penmaenmawr					
384	W of Penmaen Park, Llanfairfechan	2.43	45	Green	Site may be affected by possible A55 J15 changes. Some issues with ground level for access.
135	Conway Road, Penmaenmawr	0.4	15	Green	No major constraints
Llanrwst					
457	Site C North East of Llanrwst	3	70	Green	Improvements needed to sewerage network and sewage works. Poor access.

5.6 Employment Phasing and Delivery

- 5.6.1 Policy EMP/2 – ‘Allocation of New B1, B2 & B8 Office and Industrial Employment Development Sites’ states that the Council will plan, monitor and review the delivery of approximately 20.5 hectares of employment land (17.5 hectares in the Urban Development Strategy Area and 3 hectares in the Rural Development Strategy Area) with a contingency level of up to 1.5 hectares in the Urban Development Strategy area and 0.5 hectare in the Rural Development Strategy Area over the Plan period to meet the predicted change in population.
- 5.6.2 A further additional land requirement of 15.5 hectares, with a contingency of 1.5 hectares in addition, will be accommodated in the Urban Development Strategy Area to contribute to the reduction in out-commuting levels and to take account of bringing empty homes back into use.
- 5.6.3 It is important to note the difference between the provision of up to 22.5 hectares based on demand generated by predicted population change and up to 17 hectares based on demand generated to reduce out-commuting levels. Further explanation of these figures is provided in section 4.3 ‘The Economic Strategy’ (and associated policies) as well as Background Papers 13 – ‘Employment Land Monitoring Report’, 14 – ‘Employment Land Study’ and 42 – ‘Employment Land Demand and Supply’.
- 5.6.4 Table 13 sets out the phasing plan for the delivery of employment land during the Plan period. As explained in BP/14, there will be greater demand and a shift towards B1 and B8 uses in the short to medium terms of the Plan period and B2 use in the longer term. The phasing of employment land has taken this factor into account, however, there are also interrelated issues regarding housing availability and infrastructure. Employment development is subject to the same restrictions outlined in the housing phasing sections (apart from Education), however, energy supply requirements are much harder to predict without knowing the precise details of business needs.
- 5.6.5 Conwy, in particular the Urban Development Strategy Area, experiences a high level of committed employment sites. The committed sites have all been phased for the short to medium period as the principle of development has been established and, in some cases, commenced. New sites have been split according to B1/B8 and B2 demand based on BP/14 and deliverability constraints identified in BP/21 – ‘Site Deliverability Assessment.’
- 5.6.6 As with the deliverability of housing sites, employment contingency sites have also been identified, outlined in EMP/2 and table 14 below. These sites are not allocated in the LDP, however, they have been identified in BP/21 and BP/41 as sites which could be developed should any site(s) in table 13 not come forward when anticipated. The release of any contingency sites will be in line with the trigger points identified in EMP/2 and the monitoring framework, which will be included in the Annual Monitoring Report. A trigger level for review of the delivery of employment land has therefore been identified and, depending on the issues and location, one of the sites in table 14 below could be brought forward during the Plan Period.

Table 13 Conwy Employment Land Phasing Plan

URBAN DEVELOPMENT STRATEGY AREA								
Location	Total Land Area ha	Status	B1/B8			B2		
SITES (Constructed, Under Construction, Committed and New Allocations)			Short Term 2007 - 2012	Medium Term 2012 - 2017	Long term 2017 - 2022	Short Term 2007 - 2012	Medium Term 2012 - 2017	Long term 2017 - 2022
Mochdre Commerce Park	10.5 (B1, B2 & B8)	Completed 2010/ Committed	2.5 completed			1.5 completed	6.0 total 1.5 completed	0.5 completed
Land at Ffordd Maelgwyn, Llandudno Junction	0.3 (B2)	Completed 2010				0.3 completed		
Hotpoint, Narrow Lane, Llandudno Junction	3.7 (B1)	Completed 2010	3.7 completed					
Former Dairy, Station Road, Mochdre	0.7 (B1 & B8)	Committed		0.7				
Lynx Express, Penrhyn Avenue, Links Road, Rhos on Sea	0.13 (B1)	Committed		0.13				
Llandudno 'on line', Conway Road, Llandudno Junction	3.2 (B1 & B2)	Committed		1.0			2.2	
Unit 1, Morfa Conwy Business Park, Conwy	0.2 (B1 & B8)	Completed 2010	0.2 completed					
Ty Gwyn, Llanrwst	1.54 (B1,B2 & B8)	Committed		0.4			0.3	0.84
Abergele Business Park (Phase 1)	2.0 (B1)	Completed 2010	2.0 completed					
Abergele Business Park (Phase 2)	2.0 (B1)	New Allocation		2.0				
Esgyryn, Llandudno Junction (Mixed use Employment/Housing site)	5.2 (B1)	New Mixed-Use Allocation		4.2	1.0			
Penmaen Road, Conwy	0.5 (B1)	New Mixed-Use Allocation		0.5				
North East of Former Goods Yard, Llandudno Junction	0.4 (B1)	New Allocation		0.4				
The former Goods Yard, Llandudno	1.4 (B1)	New Allocation		1.4				
Abergele South East (Mixed-use Housing and Employment)	2.0 (B1)	New Allocation			2.0			

RURAL DEVELOPMENT STRATEGY AREA								
Location	Total Land Area ha	Status	B1/B8			B2		
SITES (Constructed, Under Construction, Committed and New Allocations)			Short Term 2007 - 2012	Medium Term 2012 - 2017	Long term 2017 - 2022	Short Term 2007 - 2012	Medium Term 2012 - 2017	Long term 2017 - 2022
MS9 Orme View Filling Station, Dwygyfylchi (Tier 1 Main Village)	0.5 (B1/B2/B8)	New Allocation		0.2				0.3
Land at Memorial Hall, Dolgarrog (Tier 2 Main Village)	0.3 (B1/B2/B8)	New Allocation						0.3
Site R30, Llansannan (Tier 2 Main Village)	1.0 (B1/B2/B8)	New Allocation		0.6			0.4	
Site R44, Llangernyw (Tier 2 Main Village)	0.3 (B1/B2/B8)	New Allocation			0.2			0.1
Site R5 off B1505, Cerrigydrudion (Tier 2 Main Village)	1.0 (B1/B2/B8)	New Allocation		0.3	0.2		0.3	0.2
TOTAL SUPPLY			8.4	11.83	3.4	1.8	9.2	2.24

Table 14 Employment Land Contingency Sites

Location	Proposed Site	Use	Size
Urban Development Strategy Area	Abergele South East	BI/B2/B8	3.7 Ha
TOTAL URBAN CONTINGENCY SUPPLY			3.7 Ha
Rural Development Strategy Area	MS9 Orme View Filling Station, Dwygyfylchi (Tier 1 Main Village, Rural)	B1/B2/B8	0.5 Ha
TOTAL RURAL CONTINGENCY SUPPLY			0.5 Ha
TOTAL CONTINGENCY SUPPLY			4.2 Ha

5.7 Implementation Plan

- 5.7.1 The Implementation Plan shows how particular policies will be implemented and which agencies will contribute towards this. In many cases the detailed implementation of the policies will be via allocations and policies as shown in Table 15 below. In other instances, an SPG, such as LDP4 – ‘Planning Obligations’ SPG, Development Briefs, and LDP10 – ‘Colwyn Bay Masterplan’ SPG, will provide more detailed implementation of the policies. However in many other cases the delivery depends on integrated working with other agencies and partnerships. Conwy County Borough Council are actively involved in several delivery partnerships such as the Local Service Board (LSB), which brings together service providers to work in a co-ordinated way.
- 5.7.2 A key factor to the delivery of the LDP policies is the provision of vital infrastructure required for new development. Infrastructure providers have indicated a range of constraints in Conwy (detailed in Section 5.3 and in BP/21) and development has been phased in accordance with the likely funding and programme of works anticipated at this time (see tables 11 and 12 in the previous section). If infrastructure is able to be provided ahead of anticipated timescales, or alternative supply such as renewable energy can be provided, then development may be able to be provided earlier than shown in the housing trajectory.
- 5.7.3 The policies on Development Criteria (DP/4) and Infrastructure and New Developments (DP/5) are key to infrastructure provision. However, in some cases utility providers need to complete a programme of facility upgrading before development can take place. At present the planning obligations protocol administered by Conwy County Borough Council provides for funding for education, library, fire hydrants and social service provision. Transport infrastructure improvements are negotiated individually, based on the transport impacts of the development. The Government is also considering the introduction of a Community Infrastructure Levy which would require the uplift of value in land on obtaining planning permission to be used for community benefits. At present the details of how such a scheme might work in practice are unclear. However, the LDP acknowledges that the way planning obligations, community benefits and infrastructure improvements are provided is likely to change during the lifetime of the Plan. These changes will be reflected in updates to the SPG on Planning Obligations, which will include AHLN contributions. This may have an impact in relation to the timing of large scale infrastructure upgrading programmes.
- 5.7.4 Table 15 ‘Implementation Plan’ shows how particular policies will be implemented and which agencies will contribute towards this.

Table 15: Implementation Plan

LDP Policy	Implementation Mechanism	Responsible Agencies/Partners	Dependencies	Contingencies	Risks	Mitigation
Spatial Strategy						
<p>The Spatial Strategy for Conwy</p>	<ul style="list-style-type: none"> • Policies in the LDP • Supplementary Planning Guidance • Colwyn Bay Masterplan • Provision of commercial and residential development to meet the local community needs • Provision of adequate infrastructure to meet the new demands • Development Control Process • Development Briefs 	<ul style="list-style-type: none"> • Conwy County Borough Council • Conwy Local Strategic Board • Welsh Government • Snowdonia National Park • Denbighshire County Council • Gwynedd County Council • Utility/Service Providers • Private Developers • Registered Social Landlords • Local Community 	<p>The delivery of development needs is also dependent on the construction of various infrastructure requirements.</p>	<p>Phase development accordingly and identify Greenfield contingency sites in the LDP</p> <p>Undertake early review of the Preferred Strategy to assess delivery and site requirements.</p> <p>Phase development to ensure that supporting infrastructure is available.</p>	<p>There is a risk that further constraints on land within the Urban Development Strategy Area could have an impact on delivery and take-up of Brownfield/Greenfield sites, especially relating to overall cost of delivery</p> <p>Availability of Government/Regional funding.</p> <p>Under current housing markets, the house building industry may decline with an impact on delivery of the LDP.</p>	<p>Look to the sequential test and settlement hierarchy in DP/2.</p> <p>Planning Obligations SPG and other developer negotiation tools to promote transparency.</p> <p>Development of contingency sites in line with the sequential test and settlement hierarchy.</p> <p>Lobbying</p> <p>Apply an element of contingency to the housing delivery to take account of certain sites potentially not coming forward.</p> <p>Reviews and Monitoring through the AMR</p>
Development Principles						
<p>DP/1 Sustainable Development Principles</p>	<ul style="list-style-type: none"> • All policies in the LDP • Colwyn Bay Masterplan • Supplementary Planning Guidance • Delivery of development needs in the most sustainable locations of the 	<ul style="list-style-type: none"> • Conwy County Borough Council • Conwy Local Strategic Board • Welsh Government • Snowdonia National Park • Denbighshire County Council • Gwynedd County Council • Utility/Service Providers 	<p>A public and private partnership approach</p>	<p>Phasing of Development, lobbying of government for funding and allocation of contingency sites</p>	<p>There is a risk that further constraints on land within the Urban Development Strategy Area could have an impact on delivery and take-up of Brownfield/Greenfield sites, especially relating to overall cost of delivery</p>	<p>Ensure that the LDP is flexible enough to deal with changing circumstances and that at least priority issues, such as AHLN are delivered</p> <p>Look to the sequential test and settlement hierarchy in DP/2.</p>

LDP Policy	Implementation Mechanism	Responsible Agencies/Partners	Dependencies	Contingencies	Risks	Mitigation
	Borough <ul style="list-style-type: none"> • Development Control process • Sustainable Development Assessment provided by developers 	<ul style="list-style-type: none"> • Private Developers • Registered Social Landlords • Local Community 			Availability of Government/Regional funding. Under current housing markets, the house building industry may decline with an impact on delivery of the LDP.	Reviews and Monitoring through the AMR
DP/2 Overarching Strategic Approach	<ul style="list-style-type: none"> • Policies in the LDP • Supplementary Planning Guidance • Delivery of development needs in the most sustainable locations of the Borough • Development Control process • Strategic Regeneration Area Master Plan 	<ul style="list-style-type: none"> • Conwy County Borough Council • Conwy Local Strategic Board • Snowdonia National Park • Denbighshire County Council • Gwynedd County Council • Utility/Service Providers • Private Developers • Registered Social Landlords • Local Community 	Dependent on the delivery of the majority of the development needs in the Urban Development Strategy Area	Phasing of Development, lobbying of government for funding and allocation of contingency sites	Under current housing markets, the house building industry may decline with an impact on delivery of the LDP.	Sequential test policy Government Lobbying for funding to overcome the issue Apply an element of contingency to the housing and employment delivery to take account of certain sites potentially not coming forward Reviews and Monitoring through the AMR
DP/3 Promoting Design Quality and Reducing Crime	<ul style="list-style-type: none"> • Area Wide Policies in the LDP • Supplementary Planning Guidance • Design and Access Statements • Green Travel Plans • Implementation of Policy NTE/1 – ‘The Natural Environment’ • Planning Obligations SPG 	<ul style="list-style-type: none"> • Conwy County Borough Council • Private Developers • Designers/Architects • North Wales Police • Design Commission for Wales 	Dependent on the strength of the policies, viability and a partnership approach.	Design SPG Annual Monitoring of the policy to ensure delivery. Flexible policies.	Policy not being fully implemented.	Ensure monitoring through the Conwy Annual Monitoring Report (AMR) and amend the policy where appropriate to ensure design quality. Encourage pre-application discussions

LDP Policy	Implementation Mechanism	Responsible Agencies/Partners	Dependencies	Contingencies	Risks	Mitigation
DP/4 Development Criteria and DP/5 Infrastructure and New Developments	<ul style="list-style-type: none"> • Planning Obligations SPG • Three Dragons DAT • Development Control decisions 	<ul style="list-style-type: none"> • Conwy County Borough Council • Conwy Local Strategic Board • Snowdonia National Park • Denbighshire County Council • Gwynedd County Council • Private Developers • Registered Social landlords • Village and Town Community Councils • Local Community • Conwy and Denbighshire joint Section 106 Officer 	Low Land Values and land with no constraints	Flexibility in the Developer Contributions policy to aid the delivery of needs and overcome deprivation and high unemployment. Prioritise requirements and produce developer negotiation tools to promote transparency.	High Land Values and land with significant constraints.	Flexibility in what is contributed dependent on overall site requirements and cost. Undertake early consultation with statutory bodies to identify constraints and the deliverability of the site. Apply an element of contingency to the housing and employment delivery to take account of certain sites potentially not coming forward Use the Three Dragons Tool Kit to undertake an early assessment of the likely contributions on and off site. Reviews and Monitoring through the AMR
DP/6 National Planning Policy and Guidance	<ul style="list-style-type: none"> • National Guidance • Development Control process • All LDP policies 	<ul style="list-style-type: none"> • Welsh Government 	Up to date Guidance	None	None	None
DP/7 Masterplans and Community Appraisals	<ul style="list-style-type: none"> • Supplementary Planning Guidance • Development Briefs • Strategic Regeneration Area Master Plan • Annual Monitoring • Development Control Process • All LDP policies 	<ul style="list-style-type: none"> • Conwy County Borough Council • Conwy Local Strategic Board • Denbighshire County Council • Welsh Government • Local Community • Private Developers 	Dependent on funding opportunities	Annual Monitoring of the policy to ensure delivery.	Availability of Government/Regional funding.	Reviews and Monitoring through the AMR Government Lobbying for funding to overcome the issue and CPO Powers

LDP Policy	Implementation Mechanism	Responsible Agencies/Partners	Dependencies	Contingencies	Risks	Mitigation
		<ul style="list-style-type: none"> • Developers/Architects • Registered Social Landlords 				
DP/8 Colwyn Bay Urban Regeneration Masterplan	<ul style="list-style-type: none"> • Supplementary Planning Guidance • Development Briefs • Strategic Regeneration Area Masterplan • Annual Monitoring • Development Control Process • All LDP policies 	<ul style="list-style-type: none"> • Conwy County Borough Council • Conwy Local Strategic Board • Welsh Government • Local Community • Private Developers • Developers/Architects • Registered Social Landlords 	Dependent on funding opportunities	Annual Monitoring of the policy to ensure delivery.	Availability of Government/Regional funding.	<p>Reviews and Monitoring through the AMR</p> <p>Government Lobbying for funding to overcome the issue and CPO Powers</p>
The Housing Strategy						
HOU/1 Meeting the Housing Need	<ul style="list-style-type: none"> • Policies in the LDP • Supplementary Planning Guidance • Development Control Process • Proposals map designations • North West Wales Local Housing Market Assessment (LHMA) • Strategic Regeneration Area Masterplan 	<ul style="list-style-type: none"> • Conwy County Borough Council • Conwy Local Strategic Board • Snowdonia National Park • Denbighshire County Council • Gwynedd County Council • Private Developers • Developers/Architects • Registered Social Landlords • Voluntary Sector 	<p>Dependent on the delivery of current permissions in the short-term and the majority of delivery in the Urban Development Strategy Area in the longer-term.</p> <p>Dependent on the provision of infrastructure to realise the delivery of the housing needs.</p>	Early review of the LDP Preferred Strategy, the identification of contingency sites in the LDP and sequential test policy.	<p>Under current housing markets, the house building industry may decline with an impact on delivery of the LDP.</p> <p>Constraints on site may prevent the delivery of key infrastructure and community facilities.</p>	<p>Contingency sites</p> <p>CPO Powers</p> <p>Flexibility in what is contributed dependent on overall site requirements and cost.</p> <p>Undertake early consultation with statutory bodies to identify constraints and the deliverability of the site. Use the Three Dragons Tool Kit to undertake an early assessment of the likely contributions on and off site.</p> <p>Reviews and Monitoring through the AMR</p>

LDP Policy	Implementation Mechanism	Responsible Agencies/Partners	Dependencies	Contingencies	Risks	Mitigation
HOU/2 Affordable Housing for Local Need HOU/3 Phasing Housing Development HOU/4 Housing Density HOU/5 Housing Mix HOU/6 Exception Sites for AHLN HOU/7 Council and Government Owned Sites in the Plan Area HOU/8 Register of Land Holdings	<ul style="list-style-type: none"> • Policies in the LDP • Supplementary Planning Guidance • Development Control Process • Three Dragons Tool Kit • North West Wales Local Housing Market Assessment (LHMA) • CCBC Affordable Housing Register • First Steps Register • Rural Housing Enabler Studies 	<ul style="list-style-type: none"> • Conwy County Borough Council • Conwy Local Strategic Board • Snowdonia National Park • Denbighshire County Council • Gwynedd County Council • Private Developers • Registered Social Landlords • Village and Town Community Councils • Local Community • Conwy and Denbighshire joint Section 106 Officer • Local Government Data Unit 	<p>Dependent on funding from Registered Social Landlords/Housing Associations to ensure delivery of the high AHLN requirement</p>	<p>Housing policy, exception sites and early developer negotiation tools.</p>	<p>Under current housing markets, the house building industry may decline with an impact on delivery of the LDP.</p>	<p>Reviews and Monitoring through the AMR including the release of contingency sites where required</p> <p>Undertake early consultation with statutory bodies to identify constraints and the deliverability of the site</p>
HOU/9 Gypsies and Travellers	<ul style="list-style-type: none"> • Policies in the LDP • Supplementary Planning Guidance • North West Wales Local Housing Market Assessment (LHMA) • Completion of Gypsy and Traveller Site Search and 	<ul style="list-style-type: none"> • Conwy County Borough Council (as lead body) • Local Gypsy and Traveller Organisations • Local Community • Developers/Architects/Agents • Welsh Government • Local Strategic Partnership • Parish Councils 	<p>Dependent on site search & appraisal, Council agreement to progression & determination of planning application within timescale</p>	<p>If no Council Agreement to findings of site search/submission/determination of planning application within timescale LPA to commence Plan Review</p>	<p>Lack of Council agreement to search findings / failure to submit or determine within timescales, or refusal of planning permission</p>	<p>Reviews and Monitoring through the AMR & early plan review to commence (with allocation of site) if LPA fail to identify a site or planning permission is not granted within timescales</p>

LDP Policy	Implementation Mechanism	Responsible Agencies/Partners	Dependencies	Contingencies	Risks	Mitigation
	Appraisal <ul style="list-style-type: none"> • Submission of planning applications for site(s) • Government funding for Gypsy & Traveller provision • Undertake needs assessment for travelling showpeople 					
HOU/10 Houses in Multiple Occupation and Self Contained Flats.	<ul style="list-style-type: none"> • Policies in the LDP • North West Wales Local Housing Market Assessment (LHMA) • Strategic Regeneration Area Masterplan 	<ul style="list-style-type: none"> • Conwy County Borough Council • Conwy Local Strategic Board • Snowdonia National Park • Denbighshire County Council • Gwynedd County Council • Private Developers • Developers/Architects • Registered Social Landlords • Voluntary Sector 	Dependent on up to date monitoring	None	Policy not being fully implemented.	Reviews and Monitoring through the AMR
HOU/11 Residential Care Homes and Extra Care Housing	<ul style="list-style-type: none"> • Policies in the LDP • Development Control Process • North West Wales Local Housing Market Assessment (LHMA) 	<ul style="list-style-type: none"> • Conwy County Borough Council • Conwy Local Strategic Board • Snowdonia National Park • Denbighshire County Council • Gwynedd County Council • Private Developers • Developers/Architects • Registered Social Landlords 	Dependent on the identification of need	None	None	Reviews and Monitoring through the AMR

LDP Policy	Implementation Mechanism	Responsible Agencies/Partners	Dependencies	Contingencies	Risks	Mitigation
HOU/12 Re-use and adaptation of redundant rural buildings for residential use	<ul style="list-style-type: none"> • Policies in the LDP • Supplementary Planning Guidance • Development Control Process • Three Dragons Tool Kit • North West Wales Local Housing Market Assessment (LHMA) • CCBC Affordable Housing Register • First Steps Register • Rural Housing Enabler Studies 	<ul style="list-style-type: none"> • Conwy County Borough Council • Conwy Local Strategic Board • Snowdonia National Park • Denbighshire County Council • Gwynedd County Council • Private Developers • Developers/architects • Registered Social Landlords • Village and Town Community Councils • Local Community • Conwy and Denbighshire joint Section 106 Officer 	Dependent on up to date monitoring and funding from Registered Social Landlords/ Housing Associations	Housing policy, exception sites and early developer negotiation tools.	Under current housing markets, the house building industry may decline with an impact on delivery of the LDP.	<p>Reviews and Monitoring through the AMR.</p> <p>Undertake early consultation with statutory bodies to identify constraints and the deliverability of the site.</p> <p>Use the Three Dragons Tool Kit to undertake an early assessment of the likely contributions.</p>
Employment Strategy						
EMP/1 Meeting the Employment Needs	<ul style="list-style-type: none"> • Policies in the-LDP • Supplementary Planning Guidance • Development Control Process • Proposals Map Designations • Development Briefs • Strategic Regeneration Area Master Plan • Business Asset Report • Employment Land Monitoring Report 	<ul style="list-style-type: none"> • Conwy County Borough Council • Conwy Local Strategic Board • Snowdonia National Park • Denbighshire County Council • Gwynedd County Council • Private Developers • Registered Social Landlords • Village and Town Community Councils • Local Community • Conwy and Denbighshire joint Section 106 Officer 	Dependent on the delivery of current committed employment permissions.	<p>Early review required and sequential test policy.</p> <p>Flexibility</p>	Committed sites do not come forward	<p>Ensure that there is constant review and monitoring to bring forward sites and overcome delivery constraints.</p> <p>Reviews and Monitoring through the AMR including the release of contingency sites where required</p>
EMP/2 Allocation of new B1, B2 and	<ul style="list-style-type: none"> • Policies in the-LDP • Supplementary Planning Guidance 	<ul style="list-style-type: none"> • Conwy County Borough Council • Conwy Local Strategic 	Dependent on the delivery of current committed	Early review required and sequential test	Flood risk issues may not be resolved on some committed sites,	Ensure that there is constant review and monitoring to bring forward

LDP Policy	Implementation Mechanism	Responsible Agencies/Partners	Dependencies	Contingencies	Risks	Mitigation
B8 Office and Industrial Employment Development Sites EMP/3 New B1, B2 and B8 Office and Industrial Development on Non Allocated Sites	<ul style="list-style-type: none"> • Development Control Process • Proposals Map Designations • Development Briefs • Strategic Regeneration Area Masterplan • Business Asset Report • Employment Land Monitoring Report 	<ul style="list-style-type: none"> • Board • Snowdonia National Park • Denbighshire County Council • Gwynedd County Council • Private Developers • Registered Social Landlords • Village and Town Community Councils • Local Community • Conwy and Denbighshire joint Section 106 Officer 	employment permissions.	<p>policy.</p> <p>Flexibility</p>	which will have an impact on delivery.	<p>sites and overcome any delivery constraints.</p> <p>Reviews and Monitoring through the AMR</p>
EMP/ 4 Safeguarding existing B1, B2 & B8 Office and Industrial Sites EMP/5 Office and Industrial Employment Improvement Areas EMP/6 Re-use and Adaptation of Redundant Rural Buildings	<ul style="list-style-type: none"> • Policies in the LDP • Supplementary Planning Guidance • Development Control Process • Proposals Map Designations • Development Briefs • Strategic Regeneration Area Masterplan • Business Asset Report • Employment Land Monitoring Report 	<ul style="list-style-type: none"> • Conwy County Borough Council • Conwy Local Strategic Board • Snowdonia National Park • Denbighshire County Council • Gwynedd County Council • Private Developers • Registered Social Landlords • Village and Town Community Councils • Local Community • Conwy and Denbighshire joint Section 106 Officer 	Dependent on strong policy and up to date monitoring through the AMR and the Employment Land Monitoring Report	AMR	None	Reviews and Monitoring through the AMR
Tourism						
TOU/1 Sustainable Tourism TOU/2	<ul style="list-style-type: none"> • Area Wide policies in the-LDP • Supplementary Planning Guidance • Development 	<ul style="list-style-type: none"> • Conwy County Borough Council • Chamber of Commerce • Tourism Businesses • Local Strategic Board 	Holiday Accommodation Zones, Strategic and Rural Tourism Areas	Monitoring of designations to ensure they are up to date and appropriate.	None	Reviews and Monitoring through the AMR

LDP Policy	Implementation Mechanism	Responsible Agencies/Partners	Dependencies	Contingencies	Risks	Mitigation
New Sustainable Tourism and Recreational Development TOU/3 Holiday Accommodation Zone TOU/4 Chalet, Caravan and Camping Sites	Control Process <ul style="list-style-type: none"> Proposals Map Designations Tourism Strategy Bedspace Data (including survey on tourist accommodation by CCBC Corporate Research and Information Unit) 	<ul style="list-style-type: none"> Snowdonia National Park Tourist Board Welsh Government 				
Community Facilities and Services						
CFS/1 Community Facilities and Services CFS/2 Retail Hierarchy	<ul style="list-style-type: none"> Policies in the LDP Supplementary Planning Guidance Development Control Process Proposals Map Designations Retail Assessments Retail Study North Wales Regeneration Funding Colwyn Bay Masterplan 	<ul style="list-style-type: none"> Conwy County Borough Council Snowdonia National Park Chamber of Commerce Private Developers Retail Businesses Local Strategic Board Town Centre Partnership Village and Town Community Councils Local Community Conwy and Denbighshire joint Section 106 Officer 	Delivery of sites for Open Space.	Monitoring of designations to ensure they are up to date and appropriate.	Difficult to prevent the loss of further facilities in the rural areas	Undertake regular health checks of rural settlements to provide valuable data for development control and their decisions. Ensure regular updates of the Retail Study are undertaken to provide evidence of current demand and supply in Colwyn Bay and Llandudno Reviews and Monitoring through the AMR
CFS/3 Primary Shopping Areas CFS/4 Shopping Zones	<ul style="list-style-type: none"> Policies in the LDP Development Control Process Proposals Map Designations Retail Assessments 	<ul style="list-style-type: none"> Conwy County Borough Council Private Developers Retail Businesses Town Centre Partnerships Local Community 	Up to date designations and monitoring of retail uses within the zones	AMR/Retail Study and Zone Monitoring	Pressure from other uses.	Reviews and Monitoring through the AMR / Retail Study and Zone Monitoring

LDP Policy	Implementation Mechanism	Responsible Agencies/Partners	Dependencies	Contingencies	Risks	Mitigation
	<ul style="list-style-type: none"> Retail Study 					
CFS/5 Retail Parks	<ul style="list-style-type: none"> Policies in the LDP Supplementary Planning Guidance Development Control Process Proposals Map Designations Retail Assessments Retail Study 	<ul style="list-style-type: none"> Conwy County Borough Council Private Developers Retail Businesses Town Centre Partnerships 	Dependent on a strong policy and careful monitoring of retail uses within the retail parks	AMR Retail Study	Pressure from other uses.	Reviews and Monitoring through the AMR
CFS/6 Safeguarding of Community Facilities outside the sub-regional centre and the town centres	<ul style="list-style-type: none"> Policies in the LDP Development Control Process Proposals Map Designations Retail Assessments Retail Study 	<ul style="list-style-type: none"> Conwy County Borough Council Private Developers Retail Businesses Town Centre Partnerships Local Community 	Up to date policy. Dependent on the delivery of housing development and partnership working with relevant bodies.	Annual Monitoring Report and Village Services and Facilities monitoring.	Difficult to prevent the loss of further facilities in Conwy	Undertake regular health checks of Conwy and review the policy through the AMR and updated Retail Studies. Undertake regular health checks of rural settlements to provide valuable data for development control and their decisions.
CFS/7 Shop Front Design CFS/8 Shop Front Security	<ul style="list-style-type: none"> Supplementary Planning Guidance Policies in the LDP Development Control Process Proposals Map Designations Retail Assessments Retail Study 	<ul style="list-style-type: none"> Conwy County Borough Council Private Developers Retail Businesses Town Centre Partnerships Local Community Architects 	Implementation of the SPG	None	None	None
CFS/9 Safeguarding Allotments CFS/10 New Allotments	<ul style="list-style-type: none"> Policies in the LDP Planning Obligations SPG Development Control Process Community 	<ul style="list-style-type: none"> Conwy County Borough Council Village and Town Community Councils Private Developers Local Community 	Up to date policy and monitoring of supply and demand.	Annual Monitoring Report, Village Services and Facilities monitoring survey and Planning Obligations SPG	Unable to prevent the loss of community facilities in the rural area.	Reviews and Monitoring through the AMR

LDP Policy	Implementation Mechanism	Responsible Agencies/Partners	Dependencies	Contingencies	Risks	Mitigation
	Facilities Assessment	<ul style="list-style-type: none"> Conwy and Denbighshire joint Section 106 Officer 				
CFS/11 Development and Open Space CFS/12 Safeguarding Existing Open Space CFS/13 New Open Space Allocations	<ul style="list-style-type: none"> Policies in the LDP Supplementary Planning Guidance Open Space Assessment. Development Control Process Planning Obligations SPG Open Space Assessment 	<ul style="list-style-type: none"> Conwy County Borough Council Village and Town Community Councils Private Developers Local Community Conwy and Denbighshire joint Section 106 Officer 	<p>Up to date policy.</p> <p>Dependent on the delivery of housing development and partnership working with relevant bodies.</p>	Annual Monitoring Report, Village Services and Facilities monitoring survey and Planning Obligations SPG	Unable to prevent the loss of community facilities in the rural area.	<p>Reviews and Monitoring through the AMR</p> <p>Undertake regular health checks of rural settlements to provide valuable data for development control and their decisions.</p>
CFS/14 New Burial Ground Allocations	<ul style="list-style-type: none"> Community Facilities Assessment Policies in the LDP Development Control Process 	<ul style="list-style-type: none"> Conwy County Borough Council Village and Town Community Councils Local Community 	Up to date policy and monitoring of supply and demand.	Annual Monitoring Report	None	Reviews and Monitoring through the AMR
CFS/15 Education Facilities	<ul style="list-style-type: none"> Community Facilities Assessment Primary Schools Modernisation Report Area Wide Policies in the LDP Development Control Process 	<ul style="list-style-type: none"> Conwy County Borough Council Village and Town Community Councils Private Developers Local Community Conwy and Denbighshire joint Section 106 Officer Welsh Government 	<p>Up to date policy.</p> <p>Dependent on the delivery of housing development and partnership working with relevant bodies.</p>	Annual Monitoring Report	None	Reviews and Monitoring through the AMR
The Natural Environment						
NTE/1 The Natural Environment NTE/2	<ul style="list-style-type: none"> Policies in the LDP Supplementary Planning Guidance Development Control Process 	<ul style="list-style-type: none"> Conwy County Borough Council Snowdonia National Park Denbighshire County Council 	Dependent on the developer contributions to manage, conserve and enhance sites	Planning Obligations SPG and partnership working	Policy not being fully implemented.	Use the Three Dragons Tool Kit to undertake an early assessment of the likely contributions on and off site.

LDP Policy	Implementation Mechanism	Responsible Agencies/Partners	Dependencies	Contingencies	Risks	Mitigation
<p>Green Wedges and Meeting the Development Needs of the Community</p> <p>NTE/3 Biodiversity</p> <p>NTE/4 The Landscape and Protecting Special Areas</p> <p>NTE/5 The Coastal Zone</p>	<ul style="list-style-type: none"> • AONB Management Plans • Environmental Impact Assessments • Development Control Decisions • Appropriate Assessments • Species Surveys • Biodiversity Action Plans. 	<ul style="list-style-type: none"> • Gwynedd County Council • Archaeology • Local Amenity Groups • Volunteer Organisations • Conwy Biodiversity Partnership • Countryside Council for Wales 				<p>Reviews and Monitoring through the AMR</p>
<p>NTE/6 Energy Efficiency and Renewable Technologies in New Development</p> <p>NTE/7 Onshore Wind Turbine Development</p>	<ul style="list-style-type: none"> • Policies in the LDP • Supplementary Planning Guidance • Design and Access Statements • Development Control Process • Code for Sustainable Homes Assessment • Energy Efficiency Grants • Building Regulations 	<ul style="list-style-type: none"> • Conwy County Borough Council • Private Developers • Developers/Architects • Registered Social Landlords 	<p>Dependent on the delivery of development, which meets the renewable energy targets of the policy.</p>	<p>Monitor policy through the AMR and produce early negotiation tools for developers on the Council's requirements.</p>	<p>Further constraints on site which has an impact on the deliverability in financial terms.</p>	<p>Undertake early consultation with statutory bodies to identify constraints and the deliverability of the site.</p> <p>Reviews and Monitoring through the AMR</p>
<p>NTE/8 Sustainable Drainage Systems</p> <p>NTE/9 Foul Drainage</p>	<ul style="list-style-type: none"> • Policies in the LDP • Supplementary Planning Guidance • Design and Access Statements • Development Control Process 	<ul style="list-style-type: none"> • Conwy County Borough Council • Private Developers • Developers/Architects • Registered Social Landlords • Natural Resources Wales 	<p>Dependent on the delivery of development</p>	<p>Monitor policy through the AMR and produce early negotiation tools for developers on the Council's requirements.</p>	<p>Further constraints on site which has an impact on the deliverability in financial terms.</p>	<p>Undertake early consultation with statutory bodies to identify constraints and the deliverability of the site.</p> <p>Reviews and Monitoring through the AMR</p>

LDP Policy	Implementation Mechanism	Responsible Agencies/Partners	Dependencies	Contingencies	Risks	Mitigation
NTE/10 Water Conservation	<ul style="list-style-type: none"> Code for Sustainable Homes Assessment 					
Cultural Heritage						
CTH/1 Cultural Heritage CTH/2 Development Effecting Heritage Assets CTH/3 Buildings and Structure of Local Importance CTH/4 Enabling Development	<ul style="list-style-type: none"> Policies in the LDP Supplementary Planning Guidance Development Control Process Conservation Area Appraisals and Management Plans Urgent Works and Repairs Notices Enforcement Procedures Local list of non-listed buildings of Historic and Architectural merit 	<ul style="list-style-type: none"> Conwy County Borough Council Snowdonia National Park Denbighshire County Council Gwynedd County Council Volunteer Organisations Archaeological Bodies Local Amenity Groups CADW 	Implementation of policy and SPG	Monitor policy through the AMR and produce early negotiation tools for developers on the Council's requirements.	Policy not being fully implemented.	Enforcement Procedures Undertake early consultation with statutory bodies to identify constraints and the deliverability of the site. Reviews and Monitoring through the AMR
CTH/5 The Welsh Language	<ul style="list-style-type: none"> Policies in the LDP Supplementary Planning Guidance 	<ul style="list-style-type: none"> Conwy County Borough Council Snowdonia National Park Denbighshire County Council Gwynedd County Council Local Amenity Groups Local Community and Businesses Welsh Language Commission 	Implementation of the Welsh Language SPG	Ensure that the impact of the proposed development has been fully covered in the Community and Linguistic Statement or Impact Assessments and Mitigation Statements required, in line with policy thresholds	Policy not being fully implemented.	Reviews and Monitoring through the AMR Development Control Process
Sustainable Transport						
STR/1	<ul style="list-style-type: none"> Conwy Transport 	<ul style="list-style-type: none"> Conwy County Borough 	Dependent on	None	Risk to raising the	

LDP Policy	Implementation Mechanism	Responsible Agencies/Partners	Dependencies	Contingencies	Risks	Mitigation
Sustainable Transport, Development and Accessibility STR/2 Parking Standards SPG STR/3 Mitigating Travel Impact STR/4 Non-Motorised Travel STR/6 Rail Freight	Plan <ul style="list-style-type: none"> • Policies in the LDP • Supplementary Planning Guidance • Development Control Process • Transport Assessments • Green Travel Plans • Developer Contributions 	Council <ul style="list-style-type: none"> • Developers • Highways Agency • Transport Providers • Network Rail • Welsh Government 	funding and developer contributions from development.		appropriate level of funding for larger infrastructure dependencies. High Land Values and land with significant constraints.	Developer Contributions Flexibility in what is contributed dependent on overall site requirements and cost. Undertake early consultation with statutory bodies to identify constraints and the deliverability of the site. Use the Three Dragons Tool Kit to undertake an early assessment of the likely contributions on and off site. CPO Powers Regional Transport Plan.
STR/5 Integrated Sustainable Transport System	Forydd Harbour dual-use Bridge	<ul style="list-style-type: none"> • SUSTRANS • Conwy County Borough Council • Denbighshire County Council • Developers • Landowners 	Funding	Partnership Working to establish developer contributions, SUSTRANS funding and Lottery funding.	Lack of Funding	Partnership Working to establish developer contributions, SUSTRANS funding and Lottery funding.
	Llandudno Junction Integrated Footbridge	<ul style="list-style-type: none"> • Conwy County Borough Council • Network Rail • Developers • Landowners • Local Businesses • Local Community 	Funding	Partnership Working to establish developer contributions.	Lack of Funding	Partnership Working to establish developer contributions,

LDP Policy	Implementation Mechanism	Responsible Agencies/Partners	Dependencies	Contingencies	Risks	Mitigation
	Llandudno Sustainable Transport Interchange Facility	<ul style="list-style-type: none"> • Conwy County Borough Council • Network Rail • Bus Companies • SUSTRANS • Developers • Landowners • Local Businesses • Local Community 	Funding	Partnership Working to establish funding and developer contributions.	Lack of Funding	Partnership Working to establish funding and developer contributions,
Minerals and Waste Strategy						
MWS/1 Minerals and Waste MWS/2 Minerals MWS/3 Safeguarding Hard Rock and Sand and Gravel Resources MWS/4 Quarry Buffer Zones	<ul style="list-style-type: none"> • Policies in the-LDP • Supplementary Planning Guidance 	<ul style="list-style-type: none"> • Conwy County Borough Council • Snowdonia National Park • Denbighshire County Council • Gwynedd County Council • North Wales Minerals and Waste Planning • Local Amenity Groups • Volunteer Organisations • Quarry Industry • Network Rail • Highways Agency 	<p>The local Quarry industry to deliver demand.</p> <p>Up to date designations</p>	Allocation of sites	Policy not being fully implemented.	<p>Reviews and Monitoring through the AMR</p> <p>Development Control Process</p>
MWS/5 Proposals for Waste Management MWS/6 Locations for Waste Management Facilities	<ul style="list-style-type: none"> • Policies in the LDP • Supplementary Planning Guidance • Design and Access Statements • Development Control Process • North Wales Regional Waste Plan 	<ul style="list-style-type: none"> • Conwy County Borough Council • Snowdonia National Park • Denbighshire County Council • Gwynedd County Council • Local Amenity Groups • Volunteer Organisations • Developers/Architects 	<p>Dependant on the extension/ retention of existing sites.</p> <p>Dependant on developer contributions</p>	<p>Reasoning and Justification for the allocation of the Sites</p> <p>Planning Obligations SPG</p>	Policy not being fully implemented.	<p>Reviews and Monitoring through the AMR</p> <p>Development Control Process</p>

LDP Policy	Implementation Mechanism	Responsible Agencies/Partners	Dependencies	Contingencies	Risks	Mitigation
<p>MWS/7 Use of Industrial Land for Waste Management Facilities</p> <p>MWS/ 8 Landfill Buffer Zone</p>						

Appendix 2

5.8 Monitoring Framework

- 5.8.1 Preparation of any plan should never be seen as a once and for all activity. It is essential to check that the plan is being implemented correctly, assess the outcomes that result, and check if these still remain as intended and as currently desired. Monitoring is therefore an important element of the development plan process, providing the basis for the review of the plan, and the preparation of modifications where necessary.
- 5.8.2 The Council is required by the Welsh Government to produce an Annual Monitoring Report (AMR) to be submitted to the Welsh Government by 31st October each year following adoption of the Plan. The AMR will assess the extent to which policies in the LDP are being achieved and will also incorporate the results of the SEA/SA monitoring. LDP Regulation 37 requires the AMR to identify any policy that is not being implemented and to give the reasons, together with any steps the authority intends to take to secure the implementation of the policy and any intention to revise the LDP to replace or amend the policy.

5.9 Monitoring Indicators

- 5.9.1 In order to monitor the Plan, key performance indicators are required to be identified and monitored to measure the Plan's overall effectiveness. The following indicators have been identified in planning guidance and during plan preparation:
- a) National core indicators;
 - b) SEA/SA indicators and;
 - c) Local output indicators.
- 5.9.2 The LDP Manual, published by the Welsh Government, identifies a number of national core indicators, the first two of which are specified in the Regulations. In addition to these core indicators the SEA/SA Scoping Report identifies SEA/SA indicators and targets which can be used to assess progress on sustainability issues (see Background Paper 10). The local output indicators address matters not covered by the core & SEA indicators, but which are considered important locally.
- 5.9.3 Monitoring indicators will be the primary criteria for measuring the implementation of policies and allocations. In addition to the above monitoring indicators, a series of targets and trigger points will be implemented to highlight the performance of policies. The following features will form the monitoring framework and will collectively ensure the appropriate implementation of policy in the tables below.

5.9.4 Monitoring Aim

The monitoring aim details the purpose of the policy if it is implemented as anticipated over the Plan period. It is closely aligned with the Conwy Local Development Plan 2007 – 2022

overarching spatial objectives of the LDP to ensure that these objectives are adhered to.

5.9.5 Source Data

This identifies where data will be sourced from in order to measure policy performance and implementation. The Council's M3 is an electronic planning application system which provides mechanisms to record vital planning application data related to elements of the Plan and the Monitoring Section. The Council will work with Development Control to ensure data related to the Monitoring Section is recorded through all submitted planning applications.

5.9.6 Area

It is important to define the area to which the monitoring indicator relates as some policies are specific to certain areas. To assess these policies as county wide could distort the findings and obscure the measurement of that policy.

5.9.7 Target

The target will be used to monitor policy progress against the monitoring indicators. It will detail what the policy should achieve if it is being implemented as expected.

5.9.8 Base Level

This is the level at which the policy should be working at if it is being implemented as anticipated. Any deviation from this base level may indicate that the policy is not being implemented appropriately.

5.9.9 Trigger Level

A series of trigger levels have been designed to highlight policies which are not being fully implemented, deviation from the base level will highlight these trigger levels. Once a policy has activated its trigger level it will be assessed through the AMR process to determine the factors which may be affecting the implementation of that policy. These trigger points will ensure that prompt and responsive action is taken to any policy implementation issues so that they can be amended accordingly. Where housing and employment allocations fail to come forward for development in line with the phasing plan, trigger points will prompt a review of including the contingency sites in order to ensure the continuous release of land for housing and employment development.

STRATEGIC POLICY DP/1 – SUSTAINABLE DEVELOPMENT PRINCIPLES

Objective(s)		Monitoring Aim			
<p>All Spatial Objectives are covered under the Development Principles.</p> <p>The Development Principles are, in the majority of cases, delivered and monitored via other supporting policies within the Plan.</p>		<p>To contribute to promoting sustainable communities in Conwy.</p> <p>To decrease the level of population in the most deprived wards.</p> <p>To ensure the predicted changes in population are met by securing construction of 85% of the housing need within the Urban Development Strategy Area and 15% in the Rural Development Strategy Area.</p> <p>To ensure the predicted changes in population are met by securing construction of 80% of the employment need within the Urban Development Strategy Area and 10% in the Rural Development Strategy Area.</p> <p>To secure contributions from developers towards required infrastructure requirements.</p>			
Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
% of housing development take up in the Urban and Rural Development Strategy Areas (UDSA – RDSA) in meeting predicted population change requirements.	Planning Applications (M3) and the Joint Housing Land Availability Study	Plan Area	85% in the UDSA and 15% in the RDSA by 2010, 2017 and 2022.	Urban – Rural – (2010 baseline from completions, commitment and windfall forecasts).	10% deviation in each strategic development area.
% of employment land take up in the Urban and Rural Development Strategy Areas in meeting predicted population change requirements.	Planning Applications (M3) and the Employment Land Monitoring Report.	Plan Area	85% in the UDSA and 15% in the RDSA by 2010, 2017 and 2022.	(2010)	10% deviation in each strategic development area.
Amount of new development (ha) permitted via conversions and brownfield redevelopment as a % of all development permitted.	Planning Applications (M3) and the Joint Housing Land Availability Study & Employment Land Monitoring Report.	Plan Area	60% and above	50%	Decrease below base level.

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
The number of reported crime incidents by type as a total.	North Wales Police	Plan Area	15% decrease overall 7299 (2012) 6831 (2017) 6386 (2022)	7486 (crime incidents 2009/2010)	Increase from the base level for more 3 consecutive years.
Number of Planning applications approved not in accordance with the relevant Supplementary Planning Guidance (i.e. Design SPG) or Planning Brief.	CCBC Planning Applications and M3 System.	Plan Area	100%	0	3 in any year.
Total successful obligations negotiated with developers.	CCBC Planning Applications and M3 System and CCBC S106 Database.	Plan Area	5 a year (2010) 10 a year (2017) 20 a year (2022)	5 a year	Less than base level.
Total number of planning applications being approved against Policy DP/6 – ‘National Guidance’.	CCBC Planning Applications and M3 System.	Plan Area	0	0	3 in any year.
Prepare and adopt the Design SPG	Planning Policy	Plan Area	SPG completed and adopted within 12 months of LDP adoption	n/a	n/a
Amount of greenfield and open space lost to development (ha) which is not allocated in the LDP or in accord with LDP Policy.	Planning Applications (M3)	Plan Area	None lost	n/a	1 in any year

STRATEGIC POLICY HOU/1 – MEETING THE HOUSING NEED

Objective(s)	Monitoring Aim
<p>SO1: To accommodate sustainable levels of population growth.</p> <p>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.</p>	<p>To secure construction of 6,520 dwellings, inclusive of committed, windfall and new allocations and 1875 affordable housing units via all mechanisms, whilst at the same time ensuring the right type, tenure and size of housing development is achieved.</p> <p>To maintain a 5 year housing land supply.</p> <p>To control housing development in the open countryside.</p> <p>To promote comprehensive regeneration through the control of Houses in Multiple Occupation whilst at the same time ensuring self-contained flats are of a high design standard.</p> <p>To provide a site for Gypsies & Travellers</p>

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
Number of net additional affordable and general market dwellings built per annum.	M3/Joint Housing Land Availability Studies and annual return to Welsh Government on affordable housing.	Plan Area	125 affordable and 423 general market dwellings per annum.	132 affordable and 423 dwellings per annum	15% above or below target
5 Year Housing Land Supply	M3/Joint Housing Land Availability Studies.	Plan Area	5 Year Housing Land Supply	5 Year Housing Land Supply	Supply falls below 5 years
<p>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;</p> <p>Capacity: The contingency site released should be capable of providing the approximate dwelling numbers required;</p> <p>Deliverability: A contingency site should be deliverable within the period anticipated.</p>	LDP/M3/Joint Housing Land Availability Studies	Plan Area	Planning permission granted on a contingency site within 12 months of release	n/a	No planning permission granted within 24 months of release of a contingency site

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
Number of vacant dwellings brought back into use.	M3/CCBC Housing Services Monitoring.	Plan Area	25 Dwellings a year	25 Dwellings a year (from 2012)	-15% for two consecutive years.
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.	M3/Joint Housing Land Availability Studies	Plan Area	(a) 15% per annum (b) 70% (to allow for windfalls & conversions)	n/a	(a) 10% or below for two consecutive years (b) 15% below target for two consecutive years.
Average density of housing development permitted on allocated development plan sites.	M3	Plan Area	Min. 30 dwellings per hectare for scheme of 3 or more dwellings.	n/a	5 or more scheme granted permission at less than 30 dwellings per hectare.
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.	M3	Plan Area	0	0	1 or more planning permissions granted against officer recommendation.
Amount of affordable housing permitted via 'exception sites'.	M3/Rural Housing Enabler Studies/Joint Housing Land Availability Studies.	Urban Development Strategy Area and Llanrwst.	5 Dwellings a year	5 Dwellings a year	20% above or below target.
The number of applications for Houses of Multiple Occupation achieving planning permission.	M3	Plan Area	0	0	1 or more planning permissions.
Prepare and adopt SPG on Affordable Housing.	Planning Policy and Housing.	Plan Area	Adopted within 12 months of LDP adoption.	n/a	n/a

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
Prepare and adopt SPG on Self Contained Flats.	Planning Policy and Housing.	Plan Area	Adopted within 12 months of LDP adoption.	n/a	n/a
Number of private / Council planning applications for G&T sites granted and refused in accord or contrary to Policy HOU/9	M3	Plan Area	Min. 1 site granted permission	0	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
Provision of Gypsy & Traveller Site	Planning Policy/Housing/Welsh Government	Plan Area	Call for Sites by Aug 2013 Establishment of working group to consider sites by October 2013 Completion of site search/assessment by March 2014 Approval of preferred site(s) by Conwy CBC by June 2014 Submission of planning application by Sept 2014 Determination of planning application by Jan 2015 Submission for WG funding by March 2015	0	Failure to achieve target dates
Undertake assessment of site needs for travelling show people	Planning Policy & Housing	Plan Area	Study complete within 12 months of LDP adoption	n/a	n/a

STRATEGIC POLICY EMP/1 – MEETING THE EMPLOYMENT NEED

Objective(s)	Monitoring Aim
<p>SO1: To accommodate sustainable levels of population growth.</p> <p>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.</p> <p>SO5. Encourage the strengthening and diversification of the rural economy where this is compatible with local economy, community and environmental interests.</p>	<p>To contribute to predicted population changes and increase employment levels by securing construction of 20.5 hectares of employment land, inclusive of completions, committed, and new allocations.</p> <p>To reduce out-commuting levels through construction of an additional 15.5 hectares of employment land in the Urban Development Strategy Area.</p>

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
Annual Unemployment Level.	WG Stats Wales: Annual Unemployment Rates by Welsh Local Authority.	Plan Area	Decrease unemployment levels by 10%	4.8% (Year ending 31 March 2007)	15% or higher
Number of Plan Area Residents in Employment.	WG Stats Wales: Employment Status persons 16+.	Plan Area	Increase Employment Levels as indicated below: 47,826 (2012)* 49,227 (2017)* 49,850 (2022)*	47,500 (Year ending 31 March 2007)	No increase for 3 or more consecutive years, or decrease below Base level.

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
Employment land development per annum in the Urban Development Strategy Area.	CCBC Planning applications, Employment Land Monitoring Report and M3 system.	UDSA	Development of 33 ha of Employment Land by 2022 4.54 ha by 2012 (0.91 ha pa) 19.82 ha by 2017 (24.36 ha pa) 33 ha by 2022 (8.64 ha pa)	11.7 ha built since 2007	Annual development rates 15% lower or higher than targets for two or more consecutive years.
Employment land development per annum in the Rural Development Strategy Area	CCBC Planning applications, Employment Land Monitoring Report and M3 system.	RDSA	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)	0 ha built since 2007	Annual development rates 15% lower or higher than targets for two or more consecutive years.
Number of Conwy residents out-commuting to work to locations outside of the Plan Area.	Statistics on commuting in Wales – Statistical Directorate, Welsh Government.	Plan Area	Reduce out-commuting levels by: 249 by 2012* 1331 by 2017* 1800 by 2022*	7,200 out-commuters (net 2010 figure)	No decrease for 3 or more consecutive years, or increase above base level.

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
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).	CCBC Planning applications, Employment Land Monitoring Report and M3 system.	Plan Area	(a) 15% per annum (b) 80% (to allow for commitments and developments on non-allocated sites)	n/a	(a) 10% or below for 2 consecutive years (b) 15% below target for 2 consecutive years.
Prepare and adopt SPG on Rural Conversions.	Planning Policy	Plan Area	Adopted within 12 months of LDP adoption.	n/a.	n/a

STRATEGIC POLICY TOU/1 – TOURISM

Objective(s)	Monitoring Aim
<p>SO5. Encourage the strengthening and diversification of the rural economy where this is compatible with local economy, community and environmental interests.</p> <p>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.</p>	<p>To ensure high quality tourism facilities and accommodation are available in the most suitable locations.</p> <p>Avoiding further over-concentrations of static units in the Urban Development Strategy Area and Coastal Zone.</p> <p>Ensuring Chalet, Caravan and Camping Sites in the Rural Development Strategy Area are provided at suitable locations.</p> <p>Promoting new tourism attractions at suitable locations to encourage an all year round tourism.</p>

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
Level of serviced accommodation within Holiday Accommodation Zones (HAZ).	M3	HAZ	No less than current base level.	Zone One: 64 Zone Two: 40 Zone Three: 30 Zone Four: 15	1 +/- in each zone
New Chalet, Caravan and Camping Sites in the Urban Development Strategy Area granted permission against Policy.	M3	Urban Development Strategy Area	0	n/a	1 permission
New Chalet, Caravan and Camping Sites in the Rural Development Strategy Area granted permission against Policy.	M3	Rural Development Strategy Area	0	n/a	1 permission
Extension of the holiday season for existing caravans, chalets and camping sites.	M3	Plan Area	0	n/a	1 permission
Number of decisions supporting the loss of tourism facilities against officer recommendation.	M3	Plan Area	0	n/a	1 permission

STRATEGIC POLICY CFS/1 – COMMUNITY FACILITIES AND SERVICES

Objective(s)	Monitoring Aim
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.	To enable the provision of social and community facilities in Conwy by recognising existing and future need, safeguarding existing provision and facilitating new provision where evidence of need exists.
SO10. Ensure that good, sustainable, inclusive design is delivered which includes the opportunity to design out crime, to develop strong, safe and locally distinctive communities and encourage the younger population to remain and return to the area.	

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
Percentage of vacant units within the primary shopping areas and shopping zones.	Experian GOAD / CCBC	Plan Area	No more than 15% in any centre.	Various levels. See BP16	15% or more for 3 consecutive years.
'Clustering' of non-A1 uses in the primary shopping areas and shopping zones.	Experian GOAD / CCBC	Plan Area	Not more than 30% of units in a continuous frontage comprising non A1 uses.	Various levels. See BP/16	More than 30% of the units in a continuous frontage comprising non A1 uses.
Number of applications for new non-bulky retail floor space outside of centres defined in the retail hierarchy.	Experian GOAD/ M3	Plan Area	0 permissions (except where they are to support rural communities).	-	1 permission.
Percentage of A1 units in Primary Shopping Areas.	Experian GOAD/ CCBC	Plan Area	75%	69% in Llandudno 72% in Colwyn Bay	65% or lower.

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
Loss of community facilities outside Llandudno and town centres.	CCBC Community Facilities Survey	Plan Area	No more than 5 facilities lost over the Plan period.	-	6 or more community facilities lost to other uses.
Number of relevant applications granted resulting in the shop front having a negative impact on the area.	CCBC Conservation Area Appraisals and M3	Plan Area	0 permissions granted.	See conservation area appraisals (where applicable).	1 permission granted.
Net loss of land for allotments.	M3	Plan Area	No net loss of land where a need exists in that community.	-	Net loss of allotments.
Number of applications approved for new allotments on allocated sites and other suitable sites where a need exists and which accord with development principles.	M3 / Waiting list for allotments	Plan Area	100% of applications approved where a need exists.	-	Refusal of 1 or more applications over the Plan period.
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’.	M3	Plan Area	100% of relevant developments (having regard to LDP4 priorities).	-	1 or more applications providing commuted sums as exceptions.
Number of developments of less than 30 dwellings which make provision for a commuted sum for open space in line with Policy CFS/11 and LDP4 – ‘Planning Obligations’	M3	Plan Area	100% of relevant developments (having regard to LDP4 priorities)		1 or more applications not providing commuted sums.
Net loss of open space.	CCBC Open Space audit and review	Plan Area	No net loss of land where a need exists in that community.	2010 open space assessment	Net loss of open space.

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
Applications approved for new areas of open space in locations across the Plan Area.	M3	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.
Applications approved for new areas for burial grounds on allocated sites and elsewhere where need exists.	M3	Plan Area	100% of applications approved where a need exists.	-	Refusal of 1 or more applications where in accord with development principles.
Applications approved for new school developments complying with development principles.	M3	Plan Area	To review following the finalisation of the Primary School Modernisation Project.	N/A	Review following completion of the Primary School Modernisation Project in 2011.
Review the Conwy Retail Study	Planning Policy and CCBC Research Team	Plan Area	Complete within 12 months of adoption.	n/a	n/a
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.	Experian GOAD/CCBC/M3	Plan Area	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).

STRATEGIC POLICY NTE/1 – THE NATURAL ENVIRONMENT

Objective(s)	Monitoring Aim
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.	To ensure new development conforms to Building Regulations and national targets for new build. Ensure large developments seek to provide 10-25% of their energy requirements from on site renewable resources.
SO12. Safeguard and enhance the character and appearance of the undeveloped coast and countryside, sites of landscape/conservation importance and features of archaeological, historic or architectural interest and ensure the conservation of biodiversity and protected species.	To maintain the open character of the coastal zone and areas of green wedge. To protect any features of archaeological, historical or architectural importance.
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.	To ensure that development provides for biodiversity within the Plan Area. Where appropriate, any new development will be expected to assess, mitigate for loss and monitor levels of biodiversity. To retain and enhance the favourable conservation status of designated sites and their features. To ensure that new development provides for adequate and sustainable drainage.

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
Permissions granted for development which is considered to have a negative impact on an LBAP (full list) species/habitats.	LBAP, Countryside consultation.	Plan Area	0	n/a	1 permission
Development adversely affecting a RIG granted permission against Officer or local archaeological organisation recommendations.	M3	Plan Area	0	n/a	1 permission
Development within a green wedge (excluding one planet, rural enterprise dwelling or affordable housing for local need) granted against officer recommendations.	M3	Plan Area	0	n/a	1 permission

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
Proposals approved without Management Agreements or unimplemented Management Agreements contrary to Officer recommendations.	M3	Plan Area	0	n/a	1 permission
Development greater than 0.5 ha on Grade 2 and 3a agricultural land which does not comprise an LDP allocation.	M3	Plan Area	0	n/a	1 permission
Applications granted permission against Officer recommendations where a detrimental impact on an SLA had been identified.	M3/Conservation consultation	Plan Area	0	n/a	1 permission
Development within Coastal Zone granted permission against officer recommendation or against Policy NTE/1.	M3/Conservation consultation	Coastal Zone	0	n/a	1 permission
Onshore wind turbine development within SSA achieving below 5MW.	CCBC, M3	SSA	All developments >5MW and above.	28MW	1 permission below 5MW.
Onshore wind turbine development within SSA.	CCBC, M3	SSA	28MW (2010) 56MW (2017) 140MW (2022) (subject to TAN8 rev).	28MW	20% +/- the target.
Onshore wind turbine development greater than 5MW approved outside SSA.	CCBC, M3	Plan Area	0	n/a	1 permission

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
BREEAM levels for new build employment not being met.	BRegs, M3	Plan Area	BREEAM 'very good' for developments with floorspace of 1000sqm or more, or on sites of 1 hectare or more and achieve mandatory credits for Excellent under Ene 1. – reduction of CO2 emissions (or subsequent updates)	n/a	1 permission
CFSH levels for new build dwellings not being met.	BRegs, M3	Plan Area	CFSH (version 3) level 3 plus 1 credit under Ene 1 – Dwelling Emission Rate (or subsequent updates)	n/a	1 permission
Applications granted permission against Officer or advice of the SAB to incorporate SUDS or adequate drainage provision.	M3	Plan Area	Per Officer or advice of the SAB.	n/a	1 permission
Applications granted permission against Officer or statutory consultee advice to incorporate water conservation methods.	M3/Statutory Consultee	Plan Area	All development.	n/a	1 permission

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
New development of 1,000 m ² or 10 dwellings not submitting a Water Conservation Strategy.	M3	Plan Area	Development of 1,000 m ² or 10 dwellings.	n/a	1 permission
Produce SPG on Renewable Energy.	Planning Policy.	Plan Area	Completed within 12 months of adoption.	n/a	n/a
Produce SPG on Natural Environment	Planning Policy	Plan Area	Completed within 12 months of adoption.	n/a	n/a
Produce SPG on onshore wind turbine development	Planning Policy	Plan Area	Completed within 12 months of LDP adoption	n/a	n/a
Development permitted in C1 and C2 floodplain areas not meeting all TAN15 tests or EAW recommendations.	M3/EAW	Plan Area	None permitted	n/a	1 permission
The capacity of Renewable Energy developments (MW) installed inside Strategic Search Areas by type (TAN8).	Planning Policy/DC	Plan Area	Target set out in TAN8, NEP or PPW	n/a	Not achieving target set out in TAN8, National Energy Policy or PPW
Applications granted permission which result in the loss of land within an SPA, SAC or SSSI	Planning Policy	Plan Area	None permitted	n/a	1 permission resulting in loss of area.
Applications granted permission against Officer or CCW advice considered to have potential to cause harm to a protected site or species	M3	Plan Area	None permitted	n/a	1 permission

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
Number of biodiversity conditions not implemented.	M3/DC	Plan Area	All implemented	n/a	1 condition not implemented
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.	External Statutory Body	Plan Area	None permitted	n/a	1 permitted
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.	External Statutory Body	Plan Area	None permitted	n/a	1 permitted

STRATEGIC POLICY CTH/1 – CULTURAL HERITAGE

Objective(s)	Monitoring Aim
<p>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.</p> <p>SO10. Ensure that good, sustainable, inclusive design is delivered which includes the opportunity to design out crime, to develop strong, safe and locally distinctive communities and encourage the younger population to remain and return to the area.</p> <p>SO12. Safeguard and enhance the character and appearance of the undeveloped coast and countryside, sites of landscape/conservation importance, features of archaeological, historic or architectural interest and ensure the conservation of biodiversity and protected species.</p> <p>SO13. To protect and improve accessibility to essential services and facilities, including open space, allotments, health, education and leisure.</p> <p>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.</p>	<p>To ensure that Conwy’s heritage assets and the Welsh language are protected or where possible, enhanced through development proposals that affect them. A key aspect of monitoring in this chapter will be the production and approval of an SPG which provides the necessary detail to guide development proposals, and also the effectiveness of each policy in delivering the LDP objectives and maintaining and improving the quality of the cultural and historic environment.</p>

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
Appeals won by LPA following refusals under Policy CTH/3 relating to development adversely affecting buildings and structures of local importance.	PINS Appeal Decisions.	Plan Area	100% per annum	-	85% per annum
The number of applications granted that adversely affect known archaeological sites and unregistered sites of archaeological importance.	CPAT/GAT consultation responses / M3.	Plan Area	None granted.		1 permission granted.

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
Land designated as conservation areas.	Conservation section.	Plan Area	Retain 100% of existing designations that have been reviewed since adoption of the LDP.	25 designated areas	Loss of 1 designation (including de-designations) and/or significant revision by reducing the area of three or more conservation areas.
Number of listed buildings or structures demolished.	M3, Conservation Section.	Plan Area	No more than 5 during the Plan period.	-	More than 5 by or before 2015.
Applications for development which affects listed buildings or structures within a conservation area granted against the recommendations of the Conservation Officer.	M3, Conservation Section.	Plan Area	None granted	-	1 permission granted
Applications for development which affects buildings or structures of local importance granted against the recommendations of the Conservation Officer	M3, Conservation Section.	Plan Area	None granted	-	1 permission granted
Enabling development granted that conforms to the requirements of Policy CTH/4 and facilitates preservation of a historic asset.	M3	Plan Area	All relevant applications granted.	n/a	One or more relevant application granted which does not preserve a heritage asset.

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
SPG produced on General Issues within Residential and Commercial Conservation Areas.	Conservation Section.	Plan Area	Completed within 12 months of adoption.	n/a	n/a
SPG produced on Listed Buildings.	Conservation Section.	Plan Area	Completed within 18 months of adoption.	n/a	n/a
Appendix to the Conservation Area SPG – Llandudno	Conservation section	Llandudno Conservation Area	Completed within 12 months of adoption	n/a	n/a
Appendix to the Conservation Area SPG – Conwy	Conservation section	Conwy Conservation Area and World Heritage Site	Completed within 18 months of adoption	n/a	n/a
Appendix to the Conservation Area SPG – remaining Conservation Areas	Conservation section	Other Conservation Areas	Completed within 24 months of adoption	n/a	n/a
SPG produced on Enabling Development.	Conservation Section.	Plan Area	Completed within 18 months of adoption.	n/a	n/a
Number of windfall sites delivered in Urban and Rural Development Strategy Areas	JHLAS/M3	Plan Area	Meeting targets contained in Table 3 HOU1a	n/a	Targets in Table 3 exceeded

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
Applications submitted with Community and Linguistic Statements, Community and Linguistic Impact Assessments and Mitigation Statements in line with policy thresholds in CTH/5.	DC and consultation with Policy on relevant applications	Plan Area	100% in line with thresholds	0 (not currently used).	Below 100% where thresholds apply.
Applications on allocated housing sites at Abergele & Llanrwst, and mixed use site at Dolgarrog, submitted with Welsh Language 'Mitigation Statement'.	DC and consultation with Policy on relevant applications	Sites referenced	100% in line with Policy CTH/5	n/a	Below 100%
Assess effectiveness of Community and Linguistic Statements, Community and Linguistic Impact Assessments and Mitigation Statements submitted.	Biennial Study.	Plan Area – areas within and outside of the threshold levels.	Effective use of the Statements and/or Impact Assessments in determining planning applications and securing mitigation measures where appropriate. Assess suitability of information requested and threshold levels and identify any challenges to policy delivery.	None (qualitative research, inc. housing occupancy surveys) – undertake first study two years following adoption.	As the work is of a qualitative nature, review and outcomes will be determined by the results of the study and will tie in with the AMR.

STRATEGIC POLICY STR1 – SUSTAINABLE TRANSPORT

Objective(s)	Monitoring Aim
<p>SO1. To accommodate sustainable levels of population growth..</p> <p>SO7. Concentrate development along existing and proposed infrastructure networks and, in particular, at locations that are convenient for pedestrians, cyclists and public transport.</p> <p>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.</p> <p>SO13. To protect and improve accessibility to essential services and facilities, including open space, allotments, health, education and leisure</p>	<p>Ensure that adequate information is provided with applications to illustrate that there will be no detrimental impacts on highway safety.</p> <p>Safeguarding of railfreight facilities at Llandudno Junction and Penmaenmawr to ensure no new development would impede on the future use of the land.</p> <p>Support proposals which improve accessibility to essential services and facilities, including open space, allotments, health, education and leisure.</p>

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
Approval of planning permission which does not conform to LDP2 – ‘Parking Standards’ SPG.	M3	Plan Area	Per LDP2 SPG guidance	n/a	1 permission
Development approved without a Transport Assessment, Travel Plan or Road Safety Audit contrary to Officer or statutory consultee recommendation.	M3	Plan Area	0	n/a	1 permission
Development approved without financial contribution towards improvements in transport infrastructure contrary to Officer or statutory consultee recommendation.	M3	Plan Area	0	n/a	1 permission
Development approved contrary to Officer or statutory consultee recommendation which would adversely affect the use of safeguarded railfreight facilities at Llandudno Junction and Penmaenmawr.	M3	Site specific	0	n/a	1 permission

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
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.	M3	Plan Area	0	n/a	1 permission

STRATEGIC POLICY MWS/1 – MINERALS AND WASTE

Objective(s)		Monitoring Aim			
<p>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.</p> <p>SO15. Contribute to regional and local mineral needs in a sustainable manner.</p>		<p>Maintain a balance between the need to provide and safeguard mineral resources and waste management facilities to meet local, regional and national targets, whilst at the same time ensuring that the needs of existing land users and the quality of the natural and built environments are not compromised.</p>			
Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
<p>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.</p>	<p>North Wales Regional Aggregate Working Party Annual Monitoring Report</p>	<p>Plan Area</p>	<p>Maintain a 10 year landbank of permitted reserves for hard rock</p>	<p>68 years</p>	<p>Less than 10 years permitted reserves remaining</p>
		<p>North Wales</p>	<p>Maintain a 7 year landbank of permitted reserves for sand and gravel</p>	<p>23 years (total for North Wales)</p>	<p>Less than 7 years permitted reserves remaining</p>
<p>Number of planning permissions granted for extraction of aggregate mineral not in line with Policy MWS/2</p>	<p>M3</p>	<p>Plan Area</p>	<p>0 permissions granted.</p>	<p>0 permissions granted.</p>	<p>1 permission granted which is not justified in line with the policy.</p>
<p>Number of planning permissions granted in the safeguarding hard rock and sand and gravel designations not in line with Policy MWS/3.</p>	<p>M3</p>	<p>Plan Area</p>	<p>0 permissions granted.</p>	<p>0 permissions granted.</p>	<p>1 permission granted which is not justified in line with the policy.</p>

Monitoring Indicators	Source Data	Targets & Trigger Points			
		Area	Target	Base Level	Trigger Level
Number of planning permissions for inappropriate development, e.g. dwellings/mineral working, granted in the Quarry Buffer Zone and Landfill Buffer Zone Designations.	M3	Plan Area	0 permissions granted.	0 permissions granted.	1 permission granted.
Rates for recycling, preparation for re-use and composting compared with national targets (Wales Waste Measure 2010).	CCBC Waste Management Dept .	Plan Area	2012/13 = 52% 2015/16 = 58% 2019/22 = 64%	0	2012/13 ≤ 45% 2015/16 ≤ 55% 2019/20 ≤ 60%
Amount of waste management capacity developed in the Plan Area, or outside of the Plan Area to deal with waste arising in Conwy	M3	Plan Area and sites developed outside the Plan Area in partnership with Conwy County Borough Council.	50% capacity permitted by 2015.	0	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.