

Conwy County Borough Council Local Development Plan (LDP)

Your Vision, Your Community



Newsletter

Issue 1: April 2008

Welcome to the first Conwy Local Development Plan (LDP) newsletter. This will keep you informed about work on Conwy County Council's LDP, and will let you know when and how you can get involved in the production of the plan. This edition will introduce you to the LDP process, the work the LDP team has been doing on its preparation to date and how you can get involved in future consultation.

A New Plan Making System

The Council is introducing a new type of plan, known as the Local Development Plan, to guide the use of land and new development throughout the County Borough over a 15 year period in order to meet the development needs of the Conwy community. It is being prepared under a new Act of Parliament (the Planning and Compulsory Purchase Act 2004) and will replace the plans that currently deliver the development in the area.

The new system is designed to be quicker (with shorter documents) and more flexible than existing development plans for Conwy. There is also a greater focus upon community involvement during the production of the LDP. Once adopted, the LDP will provide a vision for development in Conwy and guide planning decisions by setting out policies and proposals for the development and use of land to meet the needs of the community. The preparation of the Local Development Plan is a long process. It will take about four years for the plan to be completed and it will only replace the existing Development Plans once it is fully adopted.

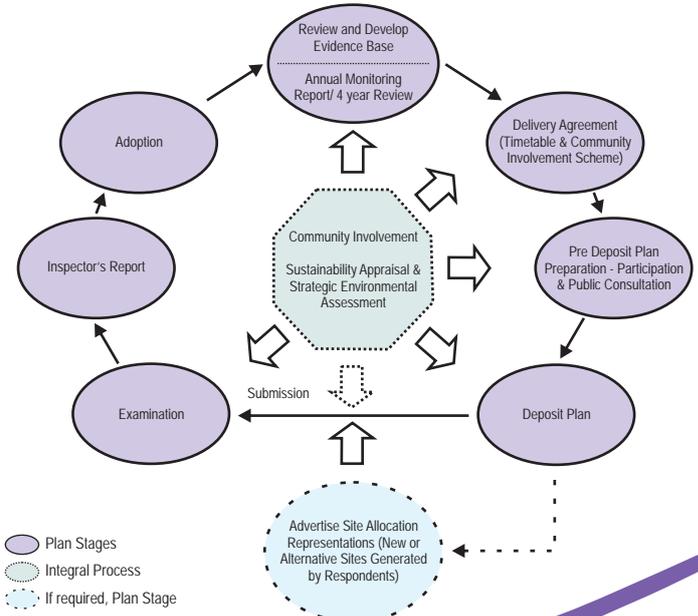
Where are we with the LDP Preparation?

The LDP preparation process can be divided into 7 stages (see figure 1).

1. Review and Develop Evidence Base

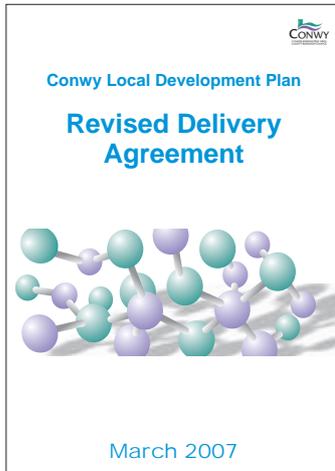
To fully understand issues that affect Conwy, the Planning Policy Team constantly keep matters such as the housing, retail and employment needs of the community and the opportunities and constraints that they bring, under review. This has involved the collection of several forms of evidence base on aspects of the economic, environmental and social characteristics of Conwy to ensure that the LDP is tackling the key issues and delivering the community's needs. Visit the Council's website for a full list of evidence base documents (www.conwy.gov.uk).

Figure 1: Local Development Plan Preparation Process Diagram
Local Development Plans Wales, (Welsh Assembly Government, 2005)



2. Delivery Agreement

The Delivery Agreement is the document which sets out the timetable for the production of the LDP. The current Delivery Agreement was approved by the Welsh Assembly Government (WAG) on 30th March



2007. This includes a new the timetable (see figure 2) for adopting the LDP and the Community Involvement Scheme (CIS).

The Delivery Agreement is available for public inspection at the Civic Offices and on the Council website.

made by Conwy Council's Cabinet on 22nd February 2007, to revise the LDP Preferred Strategy. The plan will be revised to take account of the representations received, new emerging plans and strategies, strategic development sites to meet the community needs and demonstrate collaborative working with neighbouring authorities.

The Revised Preferred Strategy will comprise a review of the Vision and Objectives, the Spatial Strategy, and the Core Policies. A Monitoring and Implementation and Delivery Plan will also be Reviewed, resulting in a more focused and concise Preferred Strategy which deals with the tough decisions for the next 15 years. Consultation on the Revised Preferred Strategy will take place in August 2008.

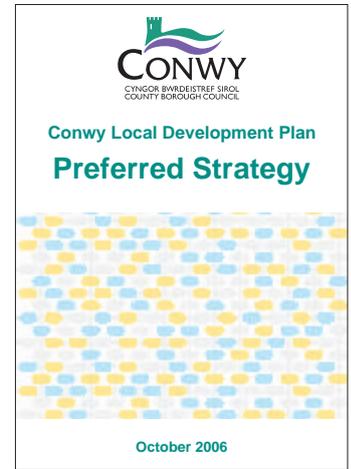


Figure 2: LDP Timetable

LDP Stage	Date
Consultation on the Preferred Strategy	October 2006
Consultation on the Revised Preferred Strategy	August 2008
Consultation on the Deposit Draft Plan	January 2009
Commencement of Examination in Public	January - March 2010
Adoption of the LDP	November 2010

Conwy Council have a duty to prepare a Community Strategy, which provides the overarching strategic framework for all other plans and strategies, including the Conwy LDP. The revised LDP will clearly express, in appropriate land use and planning terms, those elements of the Conwy Community Strategy that relate to development and use of land. In preparation of a the revised Community Strategy a Visioning Day for elected members of the Council was held on 25th January 2008 to refocus on the key issues in Conwy and establish improved links to the LDP.

Sites to accommodate the development needs of Conwy.

In December 2006, the Council invited agents, developers, landowners, and members of the public to submit potential development sites for allocation in the LDP to meet the needs of the communities in Conwy. To assess the suitability of these sites, five sub-area working groups were formed, namely; Coastal West, Creuddyn, Rural, Coastal Central and Coastal East (consisting of relevant elected members and officers). The 'strategic sites' (over 100 dwellings) have been appraised for suitability against sustainability criteria and those that are deliverable over the plan period will be identified in the Revised Preferred Strategy. To assess their suitability, Transport Assessments, Agricultural Land Classification Surveys, Drainage Studies and consultation with statutory bodies have been undertaken. The non-strategic sites (below 100 dwellings) are currently being appraised for suitability

3. Pre-Deposit Plan Preparation

The Council consulted with over 500 statutory stakeholders and the community between October and December 2006 on its LDP Preferred Strategy. The Preferred Strategy was made available at Council Offices, Libraries, Community and Town Councils, the Council's website and advertised in the local press. During the consultation period, the Council received over 700 comments, which are available to view on the Council's website. As a result of the comments received, the decision was

and will be set out in the Deposit Plan.

Please note that the period for suggesting sites for allocation has officially closed to allow sufficient time to assess the sites and prepare the LDP. Late submissions will only be entertained where consultation can be carried out in time



Llandudno Junction Related Strategy

In September 2007 URBED were appointed by Conwy County Borough Council and the Welsh Assembly Government Department for the Economy & Transport to prepare a masterplan for Llandudno Junction, will inform the Revised Preferred Strategy. This is a number of related plans and strategies

The key objectives of the masterplanning exercise are to:

- Ensure a balanced approach towards existing and future economic and social demands;
- Identify programmed and proposed developments, implications of development pressures and recommendations for future masterplanning; and,
- Produce a plan for the sustainable regeneration of the area.

The plans (see figure 2) for the area were displayed as part of a consultation event held between 15th and 16th March 2008 in Llandudno Junction with the local community. The comments received will now be considered and formulate a revised masterplan.

- Gain a better understanding of the existing and future role of Llandudno Junction within the context of Conwy and the sub-region;



4. Deposit Plan

Once the comments on the Revised Preferred Strategy have been considered, the Council will then produce a full draft LDP. This is known as the Deposit Plan. At this stage, there is a further opportunity for members of the public and other interested parties to make formal representations over a 6-week period. Representations must relate to whether the plan is 'sound' (see the Council's website for tests of soundness).

The Deposit Plan will consist of the following:

- A strategy for the County Borough
- Allocations of land
- Area-wide and topic based policies
- Written justification for policies
- Proposals for key areas of protection
- A proposals map which shows the designations and allocations on a geographic basis

5. Submission & Examination

After consulting on the deposit plan, the Council will submit it along with the sustainability report and the consultation statement to the Planning Inspector who will assess the plan on the basis of soundness. At this stage, those who made representations on the deposit plan will be given the opportunity to provide their views either in writing or in person to the Inspector at the examination.

6. Inspectors Report on the LDP

The Inspector will produce a binding report that will identify any changes to be made to the LDP. This report will be available to the public within 4 weeks of receipt.

7. Adoption

Within 8 weeks of receiving the Inspector's Report, an Adoption Statement will be prepared to show that the Council has formally adopted the LDP. The LDP will then become the statutory plan for Conwy and will be used to provide development principles and guide decisions on planning applications.

Monitoring the LDP

The Local Development Plan (LDP) needs to be monitored to ensure that it remains relevant to Conwy and to assess whether it requires any changes.

The Council is required to produce an Annual Monitoring Report (AMR), which assesses how the policies in the LDP are being implemented. This report will also highlight any amendments / revisions that need to be made to the LDP.

Sustainability Appraisal

It is a requirement for the Council to prepare the LDP with the objective of contributing to the achievement of sustainable development and produce a Sustainability Appraisal (SA) of the LDP. At the heart of sustainable development is the simple idea of ensuring a better quality of life for everyone, both now and for future generations. The SA will be used, alongside consultation responses to the Preferred Strategy document, to help in formulating the Revised Preferred Strategy. The SA considers the sustainability implications of the LDP in terms of the social, environmental and economic impacts.

Prior to the production of the SA report on the Preferred Strategy, a Scoping Report was produced, with the purpose of identifying the key issues in Conwy and the approach the SA should take to the appraisal, and the matters that should be addressed in the SA. The Scoping Report was sent out to consultation with a select group of consultees, and their input has been incorporated into the SA.

Want to find out more?

If you require further information or would like to look at any of the completed LDP documents please visit our website or contact us using the details below:

www.conwy.gov.uk

ldp@conwy.gov.uk

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Language Line – Interpreting and Language Services
The Language Line is a 24 telephone interpreting service providing qualified interpreters in over one hundred languages via a telephone. Contact the Planning Policy Team using the methods above if you would like the content of this newsletter or any other LDP document in an alternative language

Prepared by: Planning Policy, Conwy County Borough Council

Next Issue: August 2008 to coincide with the Revised Preferred Strategy Consultation.