

Conwy County Borough Council Local Development Plan (LDP)



Newsletter

Issue 2: November 2008

Welcome to the second Conwy Local Development Plan (LDP) newsletter. This edition provides an update on the changes occurring since the first newsletter, and detail the work the Development Plans team has been doing on the LDP.

Change from Strategy to Deposit

Since the first newsletter was published, there have been changes made to the work programme for Conwy's LDP. The Council has decided to progress the LDP to Deposit Stage in March 2009. Consultation on the Revised Preferred Strategy, which was due in November 2008, will not now take place. Instead, consultation will now take place on the Deposit LDP in March 2009.

Members of the public, and other interested parties, will be able to submit comments over a six-week period from March 2009. Representations must relate to the ten tests of soundness, details of which are on the Council's LDP website. Full details of the consultation, including dates and ways to get involved, will be set out in the next issue.



Image: Conwy coastline looking to the Bay of Colwyn

Inside this issue

LDP Timetable + What is the Deposit LDP? – P2

Main Issues, Strategic Environmental Assessment / Sustainability Appraisal, Delivery Agreement + Site Suggestions – P3

Engaging 'Hard to Reach' Groups, Employment Land Review, Consultation Arrangements + Find Out More – P4

Please note that the Conwy LDP will cover that part of the County Borough outside of the Snowdonia National Park. Details of the Eryri LDP are available on Snowdonia National Park Authority's website <http://www.eryri-npa.gov.uk/>

2. Delivery Agreement

The Deposit Plan document will set out how the Council will deliver the needs of the community over a 15-year period (2007-2022). The Deposit Plan will consist of the following:-

- A strategy for development in the County Borough
- Allocations of land for development
- Area-wide and topic based policies
- Written justification for various policies
- Proposals for key areas of protection (for example, environmental protection)
- A Proposals Map which shows the policy designations and land allocations on a geographic basis
- A monitoring and implementation framework, which details how the plan will be delivered and how progress will be monitored following adoption.

A series of Background Papers will also be produced to justify policies on various topics, such as Employment Need, Retailing, Green Barriers, and Waste Management Facilities.



Image : Modern residential development in Conwy



Image : Conwy town and surrounding area

Current Timetable

LDP Stage	Summary	Date
LDP Deposit	Documents and Maps detailing the policies and land allocations for development. Includes a six week consultation period where people can submit representations.	March 2009
Alternative Advertisement of Sites	A six-week period whereby the Council must advertise any site allocation representations (comments received that add a site, or alter or delete a site allocation in the deposit LDP)	May / June 2009
Examination in Public	The Examination is where a Planning Inspector considers the representations about the Deposit LDP and the alternative sites proposed by objectives.	January - March 2010
Inspector's Report on the LDP	Following the Examination, the Inspector publishes a binding report that identifies any changes to be made to the Deposit Plan.	September 2010
Adoption	An Adoption Statement is prepared to show the Council has formally adopted the LDP. The LDP will then replace the current development plans in use in Conwy. The LDP will be used to guide decisions on planning applications.	November 2010

Work Programme Update

The information over the next two pages is an indication of some of the work that the Development Plans team are involved in up to the Deposit Plan stage. For further information on any of the projects, please contact us through one of the methods listed on page 4.

Main issues

There are numerous issues facing Conwy at present. The County has an increasingly ageing population, and a decreasing younger population. The result is a declining workforce to the detriment of the economy. There is also a significant lack of affordable housing in the County.

The LDP will aim to overcome these issues by promoting affordable housing and job opportunities. Land will be allocated for houses to accommodate the changing population, and a sizeable element of this must be affordable.

The Council are committed to delivering a Plan that meets the needs of the County over the next 15 years. The LDP will detail how, and where, the development will be located. Members have agreed a growth option where 6300 dwellings will be built over the Plan period. This option will contribute towards the delivery of affordable housing, prevent further reduction in the workforce and younger population, but at the same time reduce impacts on the environment.

The LDP will also contain development criteria that will assist officers in determining planning applications. This should ensure the appropriate type, tenure, and overall design for future development in the County.

You will be given the opportunity to comment on the proposals in March.



Image : Llandudno town centre

Strategic Environmental Assessment (SEA) / Sustainability Appraisal (SA)

The Council must ensure that the LDP is produced with regard to sustainable development principles. An SA is being produced to inform decision making, in line with the European Community Directive on SEA.

An SA was undertaken on the original LDP Preferred Strategy. An SA of the Deposit Plan document is now required. It will assess the policies and proposals contained within the Deposit Plan. This will be also be subject to consultation in March 2009.

Delivery Agreement

A Revised Delivery Agreement was approved by the Welsh Assembly Government in 2007. In light of recent changes, minor amendments have been made to the Agreement to include the modified timetable and changes to the Council's decision making structure. This includes the setting up of a LDP Project Board to lead on approval of the LDP prior to Cabinet and Council agreement. This will soon be available to view on the Council's website.

Site Suggestions

Please note that the period for suggesting sites for allocation has officially closed. We are currently assessing sites for inclusion in the Deposit Plan. There will be an opportunity to comment on the allocated sites in March 2009, as part of the Deposit consultation process.

Engaging 'Hard to Reach' Groups

One of the main LDP objectives is to base Plan production on effective community involvement. Traditionally, certain groups of people have been under represented in consultation exercises. The LDP process attempts to engage with young people and other 'hard to reach' minority groups. Further details on the consultation exercises will be included in the next issue of the newsletter.

Employment Land Review

The Council recently commissioned a study that will assess the demand for employment land in the County. The report will indicate if the Council needs to identify more or less amounts of employment land, and enable the development of appropriate future policies.

Employment policies will be included in the Deposit LDP and will allocate land for development based on identified need.



Image : Development at Abergele Business Park

Find Out More

For further information on the LDP process, and the documents already produced, please visit our website www.conwy.gov.uk/ldp

The first LDP newsletter is available on the website and gives a summary of the LDP process.

You can also contact the Development Plans section by email: cdl@conwy.gov.uk

Please note that the Development Plans team are moving to Castle Street, Conwy in November. Contact details (post and telephone) will be updated on our website shortly.

Next Issue: Further update on progress and consultation arrangements in February 2009.

**Prepared by: Development Plan Team,
Conwy County Borough Council.**



Image : Morfa Conwy Business Park

Consultation Arrangements

When the Deposit Plan is published for consultation in March 2009, the Council is likely to receive many responses over the six-week period. The responses will need to be summarised on to a database.

When the Deposit Plan is released for consultation, it will be available to view on the Council website, at local libraries, and at the main Council offices.

The Council has licensed Bluefox and JDi's software system in support of the LDP, which allow for more efficient links between interactive maps and consultation statements.

The Council will hold a series of public consultation events across the County to coincide with the release of the deposit Plan for consultation.

There will be plenty of opportunities to get involved – we would like to hear your views!

