



Conwy County Borough Council Local Development Plan Newsletter

Issue 3: November 2009

Welcome to the third Conwy Local Development Plan (LDP) newsletter. This edition provides an update on the Council's progress with the LDP, and what the next stages in the process are likely to be.

Deposit LDP Consultation

The Council consulted on the Deposit LDP between 27th April and 3rd July 2009. The Deposit LDP contained the proposed site allocations (housing and employment) and land use policies which would be used for development purposes in the County until 2022. Members of the public were invited to attend consultation events and public meetings were organised to discuss aspects of the Plan.

7189 representations were received from 3115 members of the public and organisations during the consultation period. The Council would like to thank everyone who made comments on the Plan and attended the consultation events. Most of the comments made were about proposed site allocations for housing development, either objecting to allocations, proposing alternative or additional sites for development.

Objections were also received from the Welsh Assembly Government (WAG) and developers regarding the level of growth assumed in the Deposit LDP, maintaining that a higher level of growth is needed to tackle the key issues impacting on the County Borough, such as affordable housing need. The need for more land for housing may be required.

Please note that all representations will be made available in a report to view online, in local libraries and at main Council offices shortly. The report will inform the preparation of the revised Deposit Plan.

The Main Consultation Issues

- The Council consulted on the Deposit LDP between April and July. 7189 representations were received.
- The Assembly Government stated that the Plan's growth option does not tackle the key issues of a declining workforce, declining younger population and affordable housing and that a higher level of growth is required. The implication of this is that more land is needed for housing.
- The next step is to discuss with Members whether a higher level of growth is required in light of the representations received, prior to producing a Revised Deposit LDP and re-consulting with the public and stakeholders.
- A revised Delivery Agreement will also be produced setting out a new timetable for production of the LDP. You will be informed of this.
- Consultation on the Alternative Sites proposed by objectors has been put on hold until a review has been undertaken of the level of growth to be included in the Plan.

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/>

The Growth Option

The Welsh Assembly Government submitted representations objecting to the draft LDP, stating that the Plan's **growth option does not reflect a high enough level** to meet the community's needs through the vision and objectives stated. The Council must consider all responses to ensure that the Plan is sound prior to submitting to the Planning Inspectorate for examination.

What Happens Next?

It is now a process of going back to Members to discuss the growth options, as this will have an effect on the number of sites being allocated in the LDP. Whatever the outcome, it is likely that a revised Deposit LDP will be produced based on responses received to date, and the growth option may be amended in light of the Assembly Government's comments. It is anticipated that the **revised Deposit LDP** will be published for consultation in 2010. Details of the consultation will be provided in the next issue of the newsletter/Council bulletin.

Everyone who submitted a comment on the Deposit LDP should have received an acknowledgement letter. As an amended growth option will affect the number of sites required, consultation on the **Alternative Sites** has been put on hold until after the revised Deposit LDP has been issued for consultation. A clearer timetable will be issued later this year.

Evidence Base

Work will be undertaken on the following elements to inform the revised Deposit LDP prior to consultation:

- The Conwy Tidal Flood Risk Study is nearly complete. The results of this study will provide information about where development should be located in the future. The study will also have implications for some existing sites particularly in the east of the County.
- A revised Housing Land Potential study is currently being produced to look at sources of housing land supply over the Plan period.
- LANDMAP (information relating to the features and character of countryside within Conwy) will be used to assess the quality of landscapes and determine which areas should be protected within the LDP.
- Geological maps will be used to establish the location of important mineral reserves which should be safeguarded from inappropriate development.
- An Affordable Housing workshop, involving Council services and Developers is currently being organised. The workshop will look at the mechanisms for delivery of Affordable Housing and the viability of sites in the LDP. In addition, a 'one stop shop' webpage is also being produced to provide developers, landowners and the public with a point of information in dealing with affordable housing delivery.

Find Out More

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

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