



Conwy County Borough Council Local Development Plan Newsletter

Issue 4: July 2010

Welcome to the fourth 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.

Full Council Meeting, 9th July 2010

The Council met on the 9th July to discuss and recommend an appropriate level of growth for the Local Development Plan (LDP). The Council chose the option for a level of growth of 6,800 dwellings with a contingency level of up to 7,900 dwellings and 3,690 jobs with a contingency level to take the jobs need to 4,650.

This level of growth was agreed in light of information from the Council's own Research Department, the Employment Land Study (completed by the consultant JOP) and the recommendations made by a report produced by the independent consultants, Baker Associates.

Baker Associates had been appointed by the Council to look into the Welsh Assembly Government's consultation response to the Deposit LDP that stated that the Plan did not tackle the key issues affecting the Plan Area (the County Borough outside the Snowdonia National Park).

The consultants undertook a review of the Assembly's 2006 population projections and recommended a level of growth of 7,900 dwellings and 4,650 jobs. However, the report also allowed for a lower level of growth under the 2008 population projections of 6,800 dwellings and 3,690 jobs plus an element of contingency to take the plan up to the recommend level.

In addition to agreeing to the growth level, the Councillors also agreed that the contingency was not necessarily strict in its use. The contingency will be used to accommodate allocated sites that

don't come forward and changes in demand. This will allow extra employment and housing land and extra affordable housing units, etc. to be accommodated where demand is identified.

Supplementary Planning Guidance (SPG)

In addition to producing the LDP, the Council is also preparing a number of Supplementary Planning Guidance Documents (SPGs). These will be published to support the LDP which will be on public deposit for consultation in December this year. The following SPGs are being produced:

- LDP 1: Householder Design Guide SPG
- LDP 2: Parking Standards SPG
- LDP 3: Shop front Security SPG
- LDP 4: Planning Obligations SPG
- LDP 5: Biodiversity SPG
- LDP 6: Welsh Language and Culture SPG
- LDP 7: Sustainability Appraisal SPG
- LDP 8: Buildings and Structures of Local Importance SPG
- LDP 9: Design SPG

Proposed Sites Consultation

Town and Community Councils and County Councillors will be consulted on the 30th July and 2nd August on the proposed sites to be allocated

Please note that the Conwy LDP will cover the 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/>

in the LDP. (Please note that these meetings are for the Town and Community Councils and County Councillors only, and not the general public).

The LDP will be on public deposit for consultation in December 2010. This is when members of the general public will be able to make comments on the LDP.

Colwyn Bay Masterplan

The Colwyn Bay Masterplan is nearing completion and is due to be presented to the Council in the autumn. As part of this, the SEA (Strategic Environmental Assessment) and SA (Sustainability Appraisal) are due to be updated.

The Masterplan represents a delivery document that will support the LDP and will be on public deposit for consultation along with the LDP and the SPG documents in December.

Strategic Flood Consequences Assessment

This document sets out strategically the areas at risk from flooding in the County Borough and forms the evidence base for the consideration of development sites within the LDP. This document is being produced in house by the Planning Policy Service and should be completed in time to be put on public deposit for consultation in December.

Affordable Housing Viability Study Workshop, 9th July 2010

Conwy County Borough Council and the Snowdonia National Park Authority invited delegates from various sectors including the Welsh Assembly, Developers, Agents, Registered

Social Landlords, Lenders, Councillors and Officers from neighbouring authorities to assess the issue of viability, affordable housing and site supply.

The results of this workshop will form the evidence base to inform the viable level for affordable housing in the LDP. This should be completed within 4 weeks and presented to the relevant committees.

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.
- The LANDMAP study (information relating to the features and character of countryside within Conwy) has now been completed.
- An affordable housing workshop, involving Council services and developers was held on March 19th 2010. The workshop looked at the mechanisms for delivering affordable housing. Overall the day was very successful. In addition, a 'one stop shop' webpage has been produced to provide developers, landowners and the public with a point of information in dealing with affordable housing delivery: www.conwy.gov.uk/affordablehousing

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

You can contact the Planning Policy Service by e-mail: cdll.ldp@conwy.gov.uk

Telephone: 01492 575461

Address: Planning Policy Service, Conwy County Borough Council, 26 Castle Street, Conwy, LL32 8AY.

