

Conwy Local Development Plan (LDP)

Policies with further assessment / statement requirements

The following LDP policies require additional evidence either as part of a Design and Access Statement or in a separate statement / report to accompany a planning application. Please note the threshold requirements, where applicable. Please also refer to national planning policy (Planning Policy Wales and the Technical Advice Notes) for any further assessment requirements.

- Policies DP/4 'Development Criteria' and DP/5 'Infrastructure and New Developments' – consideration of the infrastructure requirements and contributions, in line with relevant Plan policies and the Council's draft Supplementary Planning Guidance (SPG) LDP/4: Planning Obligations which details the assessment calculations.
- Policy DP/7 'Masterplans and Community Appraisals' – providing an evidence base of need to support any land use proposals resulting from Masterplans, Community Appraisals or similar.
- Policy HOU/2 'Affordable Housing for Local Need' – submission of a Viability Assessment Pro-Forma to support the following types of schemes:
 - Where the proposed dwelling numbers mean on-site delivery is either physically impossible and off-site provision is proposed or a combination of on-site provision and commuted payments are required in line with the policy (3 or less dwellings, and in certain cases 4 or more dwellings provided there is sufficient justification)
 - Sufficient justification has been provided to clearly demonstrate a lower provision on viability grounds
 - In exceptional circumstances, schemes in tier 2 main villages and minor villages, when a market dwelling(s) is proposed on allocated and windfall sites where it is essential to assist the on-site delivery of affordable housing.
- Policy HOU/12 'Re-Use and Adaptation of Redundant Rural Buildings for Residential Use' – Proposals for residential development will only be considered where every effort has been made to secure a suitably constructed rural building of merit for economic use in line with the policy. A supporting statement should be submitted with the application which explains the extent of the marketing exercise and includes the agent's view as to the commercial viability of the site.
- Policy EMP/3 'New B1, B2 & B8 Office and Industrial Development on Non-Allocated Sites' – A professional business plan, prepared by a qualified and independent advisor/surveyor, will be required to support a planning application under the policy, demonstrating the viability of the scheme and the employment benefits, including skills development. Supporting evidence should demonstrate there are no alternative allocated or previously developed sites that could be utilised as an alternative to the use of Greenfield sites. This statement should also have regard to the draft Planning Obligations Supplementary Planning Guidance, in particular section 11 and the text sub-headed 'Employment and Training' covering planning obligations for local training development opportunities.
- Policy EMP/4 'Safeguarding B1, B2 & B8 Office and Industrial Sites' - A supporting statement should be submitted with the application which explains the extent of the marketing exercise and includes the agent's view as to the commercial viability of the

site. Further information will be provided in the forthcoming SPG LDP/7 'Rural Conversions' on undertaking satisfactory marketing exercises and producing supporting statements.

- Policy EMP/6 'Re-Use and Adaptation of Redundant Rural Buildings' – A professional business plan, prepared by a qualified and independent advisor/surveyor, will be required to support a planning application under the policy, demonstrating the viability of the scheme and the employment benefits.
- Policy TOU/2 'New Sustainable Tourism and Recreational Development' – Submission of a detailed landscaping scheme and, where appropriate, a Landscape and Visual Impact Assessment. A professional business plan, prepared by a qualified and independent advisor/surveyor, will be required to support a planning application under the policy, demonstrating the viability of the scheme and the employment benefits, including skills development. See also policy EMP/6 for conversions to tourist accommodation.
- Policy TOU/4 'Chalet, Caravan and Camping Sites' - Submission of a detailed landscaping scheme and, where appropriate, a Landscape and Visual Impact Assessment. Submission of a Biodiversity Statement (see policy NTE/3 below).
- Policy CFS/3 'Primary Shopping Areas' - where a change of use from A1 is requested, the applicant would need to provide evidence of marketing the premises for a six month period at a reasonable market rate to demonstrate that there is no longer demand for a class A1 use at that location.
- Policy CFS/6 'Safeguarding of Community Facilities Outside the Sub-Regional Centre and the Town Centres' – the applicant will need to demonstrate that the current use is no longer viable by supplying relevant financial information to support the case, plus evidence of the premises being marketed for a minimum of 6 months at a realistic price. A supporting statement should be submitted with the application which explains the extent of the marketing exercise and includes the agent's view as to the commercial viability of the site. Applicants are encouraged to read the relevant sections contained in the forthcoming SPG LDP/7 'Rural Conversions' for further detailed guidance on undertaking satisfactory marketing exercises and producing supporting statements.
- Policy CFS/11 'Development and Open Space' – details on provision of open space and commuted sums can be found within LDP/4 'Planning Obligations' SPG (see also policy DP/4).
- Policy NTE/3 'Biodiversity' – All proposals should include a Biodiversity Statement detailing the extent of impact on biodiversity.
- Policy NTE/4 'The Landscape and Protecting Special Landscape Areas' – In appropriate cases planning applications should be accompanied by a Landscape and Visual Impact Assessment to assess the visual and landscape impacts of the development in a Special Landscape Area (SLA). A Landscape Character Statement will be required for all development outside of the settlement boundaries and outside of the SLA, both defined on the proposals map, and all development over 15 dwellings or 0.5 hectares inside the settlement boundaries. It can be incorporated in the Design and Access Statement where one is required or form a separate document. A Natural Environment SPG will be produced to provide further guidance on completion of a Landscape Character Statement.

- Policy NTE/7 'Onshore Wind Turbine Development' – requirements for Environmental Impact Assessments and both landscape and community impact assessments.
- Policy NTE/10 'Water Conservation' - Development proposals greater than 1,000 m² or 10 dwellings should be accompanied by a Water Conservation Strategy.
- Policy CTH/5 'The Welsh Language' – Requirements for Mitigation Statements, Community and Linguistic Statements and Community and Linguistic Impact Assessments dependent on development type, location and scale. Draft SPG has been produced on the assessment requirement details.
- Policy STR/3 'Mitigating Travel Impact' – Requirement for a Transport Assessment, Travel Plan and/or a Transport Statement, subject to clarification of proposals and pre-application discussions. See also TAN18 for threshold requirements on Transport Assessments.

Details on the requirements of each assessment is included in the LDP available on the Council's website at www.conwy.gov.uk/ldp/adoptionreport

Draft SPG accompanying the LDP has also been prepared as follows:

- LDP/1 - Householder Design Guide
- LDP/2 - Parking Standards
- LDP/3 – Shop Front Security
- LDP/4 - Planning Obligations
- LDP/5 - Biodiversity in Planning
- LDP/6 - Welsh Language.
- LDP/8 – Building and Structure of Local Importance
- LDP/10 – Colwyn Bay Masterplan

Further SPG will be prepared in line with the LDP Implementation and Monitoring Framework.