



REPORT TO:	Full Council
PORTFOLIO HOLDER:	Cllr Phil Edwards
DATE:	24 th October 2013
LEAD OFFICER:	Marianne Jackson – Community Development Service Marianne.jackson@conwy.gov.uk
CONTACT OFFICER:	James Harland – Strategic Planning Policy Manager James.harland@conwy.gov.uk
SUBJECT:	Adoption of the Conwy Local Development Plan 2007 - 2022
ELECTORAL DIVISION:	ALL

1. PURPOSE OF THE REPORT

- 1.1 This report informs Members of the findings of the binding Inspectors' Report (**refer to Appendix 1**) into the Conwy Local Development Plan 2007-2022; requests formal adoption of the Local Development Plan; outlines the process for monitoring and review of the Local Development Plan and seeks approval to prepare the suite of Supplementary Guidance documents (SPGs), for use with the Local Development Plan (**refer to Appendix 2**).
- 1.2 This report is also informed by several pieces of supporting documentation which have been made available to Members and the public separately in electronic format to avoid over use of paper. These documents have also been made available in limited hard copy in the Members Room, Committee Services, Council Offices and Libraries. To view the documents please follow the link: www.conwy.gov.uk/ldp/adoptionreport
 - **Supporting Document 1:** Conwy County Borough Council Local Development Plan, including Proposals Maps, as amended by the Inspectors' binding recommendations

- **Supporting Document 2:** Adoption Statement
- **Supporting Document 3:** Sustainability Appraisal/Strategic Environmental Assessment Report
- **Supporting Document 4:** Equalities Impact Assessment

2. EXECUTIVE SUMMARY

- 2.1 Following agreement at full Council on 30th May 2012, the Conwy Local Development Plan (LDP) and supporting material was submitted to the Planning Inspectorate Wales via the Welsh Government (WG) on **31st August 2012** for Examination in Public (EiP). Two Planning Inspectors were appointed to undertake the Examination of the Conwy LDP and to determine whether the LDP is sound. The Lead Inspector was Mr Brian Sims BSc (Hons) CEng MICE MRTPI and he was assisted by Inspector Mr. Gwynedd Thomas BA (Hons) DMS MRTPI. Their role was to consider all the evidence and produce a report for the County Borough Council assessing the soundness of the LDP and giving recommendations for any necessary changes. The Inspectors' report is binding upon the Authority.
- 2.2 A series of Strategy/Policy hearing sessions were held between 12th March 2013 and 27th March 2013 and a series of Site Specific hearing sessions were held between 8th May 2013 and 16th May 2013. Everyone who made representations objecting to any element of the LDP throughout the extensive consultation process was invited to attend the hearing sessions and discuss their concerns with the Inspectors appointed to examine the soundness of the LDP.
- 2.3 On the 22nd April 2013 the Inspectors published their Provisional Conclusions Report; a copy of which was made available in the LDP Examination Library on the Council's website and at Venue Cymru. The provisional report concluded that there are no fundamental issues with the soundness of the LDP as submitted. The Inspectors concluded that the overall spatial and economic strategies of the LDP are sound in their broad terms and that the level of employment land allocated to cater for population change and reduction of out-commuting are acceptable.
- 2.4 On the 2nd September 2013, the Council received the Inspectors' final Binding Report on the Conwy LDP. In line with the LDP regulations (Regulation 24), all organisations and members of the public who made representations to the LDP were informed that the Inspector's Report was available for public viewing. The Report was made available on the Council's website, in Council Offices and in Local Libraries on 4th September 2013.
- 2.5 In line with the Planning and Compulsory Purchase Act 2004, the Council have a statutory requirement to adopt the LDP within 8 weeks of receipt of the Inspectors' Binding Report and to take full account of the binding recommendations contained within it. The recommendations contained within the

Inspector's Report are binding upon the Council and, unless the WG intervenes, the Council must accept the changes recommended by the Inspector. To date, the WG have not intervened within the 8 weeks period, which finishes on Friday 25th October 2013.

3. RECOMMENDATION(S)/OPTIONS

3.1 That Council:

- 1) Formally adopts the Conwy Local Development Plan (including Proposals Maps), as amended by the Inspectors' binding recommendations (attached as Appendix 1), in accordance with Section 67 of the Planning & Compulsory Purchase Act 2004 and Regulation 25 of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.
- 2) Agree the production of the Supplementary Planning Guidance documents, as proposed within the LDP (attached as Appendix 2).
- 3) Agrees to publish the LDP adoption in line with Regulation 25 as follows:
 - a) Make the LDP (see Document 1), an Adoption Statement (See Document 2) and Sustainability Appraisal Report (Document 3) available for inspection during normal office hours at the places at which the pre-deposit proposals documents were made available (Council Offices and Local Libraries)
 - b) Publish the Adoption Statement on the Council's website
 - c) Give notice by local advertisement of the Adoption Statement and the fact that the LDP is available for inspection; and the places and times at which the document can be inspected;
 - d) Send the Adoption Statement to any person who has asked to be notified of the adoption of the LDP; and
 - e) Send four copies of the LDP and the Adoption Statement to the National Assembly.

4. BACKGROUND INFORMATION

4.1 The LDP is a statutory document, which allocates sites for potential development and contains specific policies to guide/control the way development should be carried out. It therefore provides a level of certainty for developers who want to invest in the County and provides the basis for the Council in determining planning applications. It is crucial to the successful delivery of the Council's corporate priorities set out in the Community Strategy and Corporate Plan. The production of the LDP is key in facilitating economic prosperity and development across the County Borough, protecting and enhancing the County Borough's environments and ensuring sustained communities over the Plan period 2007 – 2022.

4.2 Following agreement at full Council on 30th May 2012, the LDP and its evidence base was formally submitted to the Welsh Government for public

Examination. As part of the Examination, Public Hearing Sessions were held between 12th March 2013 and 27th March 2013, with additional Site Specific hearing sessions held between 8th May 2013 and 16th May 2013. The Inspectors issued their initial findings on 22nd April 2013, where no fundamental issues were highlighted regarding the soundness of the LDP. In total there have been 21 separate Public Hearing Sessions held over a 3 month period during which the Inspectors have heard all the evidence/arguments put forward by the Council and a large number of other interested individuals/organisations for and against a whole host of potential development sites and policies.

- 4.3 The role of the Inspectors was to assess the LDP, together with all the evidence that has informed its development, including comments made as a result of public consultation and the Public Hearing Sessions, and report back to the Council on whether they consider the Conwy LDP to be 'sound'. The Inspectors' report is binding on the Council.

Inspectors' Report

- 4.4 The Inspectors have now issued their final report on the Examination. The Inspectors' Report comprises a covering report and an appendices setting out a list of the changes required to be made to the Plan. This is attached as **Appendix 1**. In summary, the Inspectors have found the LDP to be **sound and deliverable**, subject to minor recommendations as highlighted in this report. In overall conclusion, the Inspectors' Report states that:

'the Conwy Local Development Plan 2007-2022 satisfies the requirements of section 64(5) of the 2004 Act and meets the procedural, consistency and coherence and effectiveness tests of soundness in LDP Wales'.

The Report further concludes that:

'subject to certain recommended changes the Local Development Plan 2007-2022 provides an appropriate basis for the planning of the County Borough of Conwy until the year 2022, excluding that part of the Snowdonia National Park within its administrative boundary'.

The recommendations contained within the Inspector's Report are binding upon the Council and, unless the WG intervenes, the Council must accept the changes recommended by the Inspector. The Council does not have the option to challenge the Inspectors' conclusions.

- 4.5 In summary the key points raised in the Inspectors' binding Report are as follows:

- Legal and procedural tests have been satisfied
- The LDP has been appropriately subject to Sustainability Appraisal including Strategic Environmental Assessment (SEA)

- In accordance with the Habitats Directive a Habitats Regulations Assessment (HRA) has been carried out. The Inspectors are satisfied that the results of the HRA Screening Report show that an Appropriate Assessment is not required and that no significant effects upon the integrity of the European sites within the LDP area, or in adjacent areas, are likely to occur (either alone or in combination with other plans or projects) as a result
- The overall spatial strategy and distribution of growth is supported
- A series of modifications to Sections 1, 2, 3 and 4.1 to simplify and shorten the introductory parts of the LDP in the interest of coherence.
- Amend Policies DP/3 and DP/5 and delete Policy DP/7 in order to remove inappropriate references to Supplementary Planning Guidance.
- Modifications to Policy HOU/1 to increase the housing land requirement from 6,350 to 6,520 dwellings with the addition of a 10% contingency allowance of 652, making an overall total requirement rounded to 7,170 dwellings. Of these approximately 560 are attributed to contingency sites for release whenever annual monitoring fails to demonstrate a five year supply of housing land **(It is important to note here that the binding recommendation to increase the housing figure slightly by 170 dwellings has no implications on the requirement for additional land within the Plan. This is due to a slight oversupply/contingency identified in the submitted LDP and as a result of such applications as Glyn Farm and Dolwen Rd gaining planning permission and being added to the overall housing supply)**
- Modifications to Policy HOU/2 to introduce a range of affordable housing percentage contributions between 10% and 35% from new residential development according to location, in place of the Borough-wide figure of 30%.
- Modifications to Policy EMP/2 to bring forward contingency employment sites for release according to need.
- Modification to Policy HOU/9 to provide for rural or semi-rural gypsy sites in appropriate circumstances.
- Modifications to Policy STR/5 to remove references to safeguarding and promoting the Abergele Town Centre Traffic Improvement Scheme, in view of the reduced scale of the proposals, and to delete the safeguarded route for the Llanrwst Bypass for reasons of deliverability.
- Modification of the Proposals Map to enlarge the Mineral Safeguarding Areas to accord with up to date mineral resource information.
- A further series of changes to ensure clarity and compliance with national policy, to update the site allocations and correct certain settlement and site boundaries and other designations on the Proposals Map.

4.6 The Inspectors' report has been made available for viewing via the Council's website and paper copies in the Council's libraries. Copies are also available in the Members' Room.

Adoption

- 4.7 The Council is required to adopt the LDP as amended by the Inspectors' binding report by a resolution of the Council and this must be done within 8 weeks of receipt of the Inspectors Report (Received 02/09/2013). Should the Council not agree to adopt the LDP, WG does have the power to intervene and approve the LDP on the Council's behalf. WG also has the power to intervene at any stage in the process up to the Council formally adopting the Plan if there is the view that the LDP/Inspectors Report is technically unsatisfactory. The LDP will become operative on the date it is adopted by the Council and therefore will be used for guiding planning decisions from that date. The adoption of the LDP is therefore the adoption of an important, high level, strategic Plan. None of the development sites contained within the Plan are granted planning permission by virtue of adopting the Plan. Before any development can take place each site must be subject to the submission of a formal planning application and its careful consideration by the Council. If the Council is unhappy with the details of any such planning application it is entirely within its power to refuse the application for planning permission. Grounds for such refusals can be strengthened by the adoption of SPGs, infrastructure plan(s), development briefs etc as necessary requiring sites to provide required infrastructure.
- 4.8 On adoption of the LDP the current suite of adopted Plans in Conwy will be superseded and cancelled. These will include:
- **Gwynedd Structure Plan (1993),**
 - **Clwyd Structure Plan, Second Alteration (1999),**
 - **Llandudno/Conwy District Plan (1982)**
 - **Colwyn Borough Local Plan (1999).**
- 4.9 Once adopted the Council must post a public notice in the local newspapers and notify those people who have requested to be kept informed, directing them to the Adoption Statement (see supporting information). The Strategic Planning Policy Service have to date already started a series of training events for both Development Management Officers and Members of the Planning Committee. Such training will continue upon adoption to ensure the Policy Framework change is rolled out appropriately. Where an adopted LDP is in place, the Strategic Planning Policy Service (SPPS) will receive an additional Welsh Government Planning Improvement Fund (PIF) award of £25,000 each financial year for as long as the PIF fund continues by WG. The SPPS will receive its first award in May 2014 and thereafter at the same time each year. The award will greatly assist the production of the supporting SPGs at times when the Service is required to make efficiency savings.
- 4.9 Without an adopted LDP the Council will find it difficult to control the level and extent of development in the County Borough, i.e. it would be difficult to resist planning proposals on sites not included in the Plan, because of a lack of sufficient housing land supply. Not adopting the Plan will therefore encourage those promoting sites that were not included in the Plan to submit planning applications for their development. It would also be more difficult to refuse sites

contained within the Plan on matters of detail, including necessary infrastructure requirements as there would be no associated SPGs, infrastructure plan(s), development briefs etc, as necessary, and where appropriate for the proposed allocations.

- 4.10 Upon adoption of the LDP any development proposals for sites allocated will therefore still be subject to the usual considerations at the planning application stage. A number of the allocations within the LDP will rely on the provision of new infrastructure to be delivered and it is proposed that a detailed assessment of infrastructure requirements, together with an associated SPG, infrastructure plan(s), development briefs etc as appropriate be produced as and when required prior to the development of those sites. Without adequate provision for infrastructure, development proposals would be refused planning permission, a decision that will carry more weight with an adopted LDP, than without an adopted LDP. Members will therefore still have the final say in terms of granting planning permission for any of the sites allocated in the plan after careful consideration of the details of the proposals.
- 4.11 An adopted LDP will provide a robust, up to date framework to allow the Council to guide and control future development in the County Borough, together with allocating land to meet the County Borough's needs for new housing, employment, etc. The Inspectors have found the Plan to be 'sound' and have agreed with the majority of the Council's vision, objectives, growth strategy policies and sites. Control over the proposed sites and future development can be properly exercised through the adoption of the LDP and the development and use of infrastructure plans and site development briefs to be adopted as SPG. It is therefore recommended that Council adopt the LDP.

Monitoring and Review

- 4.12 Once adopted the Council must submit an Annual Monitoring Report (AMR) on the LDP to WG. This will examine whether the Plan's policies are working and whether any policies need to be reviewed. The Council must review the Plan 4 years after adoption. A review could result in a full or partial change to the Plan, or no change at all. Any elements changed will be the subject of a public consultation, a formal decision by Members and any subsequent examination. The first AMR should be produced in any full financial year (April-March) following the 31st October in any given year. Therefore, the Council will not start to monitor the Plan through the first AMR until April 2014 and submit to WG by no later than 31st October 2015.

5. CONSULTATION

- 5.1 The LDP Programme Board and associated Project Team will have the leading role in delivering the adopted LDP. The LDP Project Teams have been established to deliver the requirements of the Plan covering the themes of Housing, Employment, Tourism, Community Facilities and Services, Natural Environment, Cultural Heritage, Sustainable Transport and Minerals and Waste. All project areas include projects plans as already agreed by the LDP Programme to produce the requirements of the LDP including SPGs, infrastructure plans, development briefs, evidence base and monitoring.
- 5.2 The LDP has been developed through extensive consultation and all representations received have been passed to the Inspectors and have been considered by them. The public Hearing Sessions have enabled those invited to present their evidence verbally to the Inspectors. The Inspectors have concluded that the legal and procedural tests with regards to community involvement and consultation have been satisfied.
- 5.3 Under Regulation 24 of the Regulations, The Council must make the recommendations of the person(s) appointed to exam the LDP, and the reasons given for those recommendations, available for inspection during normal office hours at the places at which the pre-deposit proposal documents were made available under Regulation 15. The Council have now complied with this requirement by notifying all consultees on the LDP Database and have made the LDP documentation available for inspection at Council Offices, Local Libraries and on the Council Website. Additionally, over and above the regulation, the Council have notified Development Management Offices and Members and issued a press release and postmaster message as to the receipt of the Inspectors Report. This all took place on the 3rd and 4th September 2013.
- 5.4 Consultation has been carried out with the Chief Executive, Corporate Directors, Head of Service, the Leader of the Council and the Portfolio Holder for Communities. Specific consultation meetings have taken place with the Strategic Director for Economy and Place and the Head of Community Development Service, in addition to further discussions with the Portfolio Holder for Communities.
- 5.5 Upon adoption, the Council must then comply with Regulation 25 as set out in the recommendations to this report. A training programme will then begin involving Development Management Officers and Planning Committee.

6. RESOURCE IMPLICATIONS

- 6.1 **Finance:** The costs associated with progressing the LDP have been contained within existing resources and as a result of an agreed Business Case. The level of Business Case requested was evidenced having considered the costs associated with other Local Planning Authorities which have taken the Plan to adoption. In undertaking the requirements of Regulation 25 above and arranging for printing of the LDP, it is clear that the LDP has come in on budget

in line with the Business Case. Financial/resource risks may arise in implementing the Project Plans as detailed above. Such risks will be managed via the LDP Programme Board and the potential to receive an additional WG award of £25,000 each year following adoption.

Staff: There are no immediate SPPS staff implications other than assisting with the progression of the above regulation and adoption.

7. RISK

7.1 Under Section 113 of the Planning & Compulsory Purchase Act 2004 any person can challenge the validity of the LDP on the grounds that it is not within the appropriate power or that requirements in Part 6 of the Act or the LDP regulations have not been complied with. In such circumstances an application can be made to the High Court and this must be made within 6 weeks of the publication of the adoption notice. A High Court challenge must be on the grounds of the consistency, coherence and effectiveness soundness tests as used by the Inspector in determining the soundness of the LDP. The risks associated with not agreeing to adopt the LDP are outlined in the body of the report above, which cover the following:

- Without an adopted LDP the Council will find it difficult to control the level and extent of development in the County Borough, i.e. it would be difficult to resist planning proposals on sites not included in the Plan, because of a lack of sufficient housing land supply. The situations that have arisen on Glyn Farm and Dolwen Road will continue on other lands not allocated in the LDP. Not adopting the Plan will therefore encourage those promoting sites not included to submit planning applications for their development.
- It would also be difficult to refuse permission for sites contained within the Plan due to the fact that the Inspectors' Binding Report has found the Plan sound. Planning Policy Wales states that '*certainty over the LDP will only be known upon receipt of the Inspectors Report*'. Therefore, if not adopted, the LDP and the Inspectors Report would remain the most up-to-date and legally binding policy document for Conwy County Borough and planning applications would be required to meet the requirements of it, including the acceptance of sites allocated within it. Therefore, there is significant risk if not adopted, that Greenfield sites not allocated and LDP sites would come forward. It is only the adoption of the LDP that would prevent this risk.
- It would also be difficult to refuse permission for sites contained within the Plan on matters of detail, including necessary infrastructure requirements as there would be no associated SPGs, infrastructure plan(s), development briefs etc, as necessary, and where appropriate for the proposed allocations.

8. DRIVERS AND IMPLICATIONS

8.1 Links to the Corporate Plan and Risk Register

8.1.1 The LDP will play a significant role in delivering various elements of the Corporate Plan, especially, in terms of delivering essential community facilities and jobs creation.

8.2 Any equalities, sustainability and biodiversity implications
(Outline any key equality impact issues that have been identified within the Equality Impact Assessment.)

8.2.1 The completed EIA template is attached as **supporting document 4** to this report. This concludes that an EIA is not required for adoption of the LDP. An EIA was previously carried out on the content of the LDP.

8.3 Effect/Impact on existing policies and procedures

8.3.3 On adoption of the LDP the current suite of adopted Plans in Conwy will be superseded and cancelled. This means that upon adoption, the LDP will be operational and will supersede previous development plans approved or adopted by Conwy County Borough Council or its predecessor authorities as detailed above.

9. PUBLICATION

9.1 The adopted LDP will be published in line with Regulation 25 above as set out in the recommendations to this report.

10. REASON(S) FOR RECOMMENDATION(S)

10.1 There is a legal requirement under the Planning and Compulsory Purchase Act 2004 to adopt the LDP within 8 weeks of receipt of the Inspectors' Binding Report. The recommendations contained within the Inspector's Report will be binding and, unless WG intervenes, the Council must accept the changes recommended by the Inspector. The adoption of the LDP will ensure an up-to-date Planning Policy Framework for Conwy, but also allow for the carrying forward of current SPGs and the production of new SPGs, infrastructure plan(s), development briefs as necessary and where appropriate prior to the development of allocated sites.

11. REPORT REVIEW GROUP (RRG) COMMENTS

BACKGROUND PAPERS	LOCATION	WEBSITE INFO.
<ul style="list-style-type: none"> Conwy Local Development Plan (Submission) 	<ul style="list-style-type: none"> Strategic Planning Policy Service 	www.conwy.gov.uk/ldp
<ul style="list-style-type: none"> Conwy Local Development Plan Sustainability 	<ul style="list-style-type: none"> Strategic Planning Policy Service 	www.conwy.gov.uk/ldp

<p>Appraisal/Strategic Environmental Assessment (Submission)</p> <ul style="list-style-type: none"> • Conwy Local Development Plan Community Involvement Report (submission) • Conwy Local Development Plan Evidence Base (submission) • The Inspectors' Binding Report (Appendix 1) • Conwy County Borough Council Local Development Plan, including Proposals Maps, as amended by the Inspectors' binding recommendations (supporting document) • Adoption Statement (supporting document) • Final Sustainability Appraisal/Strategic Environmental Assessment Report (supporting document) 	<ul style="list-style-type: none"> • Strategic Planning Policy Service • Strategic Planning Policy Service • Strategic Planning Policy Service, Website, Local Libraries and Council Offices • Strategic Planning Policy Service, Website, Local Libraries and Council Offices • Strategic Planning Policy Service, Website, Local Libraries and Council Offices • Strategic Planning Policy Service, Website, Local Libraries and Council Offices 	<p>www.conwy.gov.uk/ldp</p> <p>www.conwy.gov.uk/ldp</p> <p>www.conwy.gov.uk/ldp</p> <p>www.conwy.gov.uk/ldp/adoptionreport</p> <p>www.conwy.gov.uk/ldp/adoptionreport</p> <p>www.conwy.gov.uk/ldp/adoptionreport</p>
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<ul style="list-style-type: none">• Equalities Impact Assessment (supporting document)	<ul style="list-style-type: none">• Strategic Planning Policy Service, Website, Local Libraries and Council Offices	www.conwy.gov.uk/ldp/adoptionreport
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Appendix 1

Inspectors' report

www.conwy.gov.uk/ldpinspectorsreport

Appendix 2

Conwy Local Development Plan (LDP)
 Supplementary Planning Guidance (SPG) Adoption Timetable
 Note to Development Management and Planning Committee Members



SPG TO BE PREPARED	CURRENT STATUS	NEXT STAGE	ADOPTION & IMPLEMENTATION DATE	Presentation to Planning Committee
Householder Design Guide	The SPG has been subject to Scrutiny/Cabinet approval to subject the SPG to full Consultation. Full public consultation has now been carried out for a period of 6 weeks. Focussed changes have been proposed as a result of the representations received, which will be subject to Scrutiny Cabinet approval.	To report to Scrutiny and Cabinet with the recommendation to accept the focussed changes following consultation and to adopt the SPG as a material consideration to the LDP Policy and in assessing planning applications. Additionally, research changes as a result of the Permitted Development changes in Wales and implications on the Guide. Scrutiny/Cabinet Adoption Date: Jan 2014	January 2014	February 2014 (to be confirmed)
Parking Standards	The SPG has been subject to Scrutiny/Cabinet approval to subject the SPG to full Consultation. Full public consultation has now been carried out for a period of 6 weeks. Focussed changes have been proposed as a result of the representations received, which will be subject to Scrutiny Cabinet approval.	To report to Scrutiny and Cabinet with the recommendation to accept the focussed changes following consultation and to adopt the SPG as a material consideration to the LDP Policy and in assessing planning applications. Scrutiny/Cabinet Adoption Date: Jan 2014	January 2014	February 2014 (to be confirmed)
Shop Front Security Design Guide	The SPG has been subject to Scrutiny/Cabinet approval to subject the SPG to full Consultation. Full public consultation has now been carried out for a period of 6 weeks. Focussed changes have been proposed as a result of the representations received, which will be subject to Scrutiny Cabinet approval.	To report to Scrutiny and Cabinet with the recommendation to accept the focussed changes following consultation and to adopt the SPG as a material consideration to the LDP Policy and in assessing planning applications. Scrutiny/Cabinet Adoption Date: Jan 2014	January 2014	February 2014 (to be confirmed)
Planning Obligations	The SPG has been subject to Scrutiny/Cabinet approval to subject the SPG to full Consultation. Full public consultation has now been carried out for a period of 6 weeks. Focussed changes have been proposed as a result of the representations received, which will be subject to Scrutiny Cabinet approval.	To report to Scrutiny and Cabinet with the recommendation to accept the focussed changes following consultation and to adopt the SPG as a material consideration to the LDP Policy and in assessing planning applications. Scrutiny/Cabinet Adoption Date: Jan 2014	January 2014	February 2014 (to be confirmed)
Biodiversity in Planning	The SPG has been subject to Scrutiny/Cabinet approval to subject the SPG to full Consultation. Full public consultation has now been carried out for a period of 6 weeks. Focussed changes have been proposed as a result of the representations received, which will be subject to Scrutiny Cabinet approval.	To report to Scrutiny and Cabinet with the recommendation to accept the focussed changes following consultation and to adopt the SPG as a material consideration to the LDP Policy and in assessing planning applications. Scrutiny/Cabinet Adoption Date: Jan 2014	January 2014	February 2014 (to be confirmed)
Welsh Language and Culture	The SPG has been subject to Scrutiny/Cabinet approval to subject the SPG to full Consultation. Full public consultation has now been carried out for a period of 6 weeks. Focussed changes have been proposed as a result of the representations received, which will be subject to Scrutiny Cabinet approval.	To report to Scrutiny and Cabinet with the recommendation to accept the focussed changes following consultation and to adopt the SPG as a material consideration to the LDP Policy and in assessing planning applications. Scrutiny/Cabinet Adoption Date: March 2014	March 2014	April 2014
Buildings and Structure of Local Importance	The SPG has been subject to Scrutiny/Cabinet approval to subject the SPG to full Consultation. Full public consultation has now been carried out for a period of 6 weeks. Focussed changes have been proposed as a result of the representations received, which will be subject to Scrutiny Cabinet approval.	To report to Scrutiny and Cabinet with the recommendation to accept the focussed changes following consultation and to adopt the SPG as a material consideration to the LDP Policy and in assessing planning applications. Scrutiny/Cabinet Adoption Date: Jan 2014	January 2014	February 2014 (to be confirmed)
Design	The SPG has no current planning status. The SPG is to be prepared prior to presentation to Scrutiny/Cabinet with the recommendation to go out for 6 weeks consultation.	Present to Scrutiny/Cabinet with the recommendation to go out for consultation. Scrutiny/Cabinet Endorsement Date to Consult: Public Consultation Date: Scrutiny/Cabinet Adoption Date:	November 2014	December 2014
Colwyn Bay Master Plan	The SPG has been subject to Scrutiny/Cabinet approval to subject the SPG to full Consultation. Full public consultation has now been carried out for a period of 6 weeks. Focussed changes have been proposed as a result of the representations received, which will be subject to Scrutiny Cabinet approval. Due to the changes to the Colwyn Bay Master Plan and the requirement to further make connections to Policy, a further round of public consultation will be undertaken.	To report to Scrutiny and Cabinet with the recommendation to accept the focussed changes following consultation and to adopt the SPG as a material consideration to the LDP Policy and in assessing planning applications. Scrutiny/Cabinet Endorsement Date to Consult: Public Consultation Date: Scrutiny/Cabinet Adoption Date:	March 2014	April 2014
Affordable Housing	The SPG has no current planning status. The SPG is to be prepared prior to presentation to Scrutiny/Cabinet with the recommendation to go out for 6 weeks consultation.	Present to Scrutiny/Cabinet with the recommendation to go out for consultation.	November 2014	December 2014

Note: The SPG List and Adoption date are subject to change

Conwy Local Development Plan (LDP)
 Supplementary Planning Guidance (SPG) Adoption Timetable
 Note to Development Management and Planning Committee Members



SPG TO BE PREPARED	CURRENT STATUS	NEXT STAGE	ADOPTION & IMPLEMENTATION DATE	Presentation to Planning Committee
Self Contained Flats	The SPG has no current planning status. The SPG is to be prepared prior to presentation to Scrutiny/Cabinet with the recommendation to go out for 6 weeks consultation.	Present to Scrutiny/Cabinet with the recommendation to go out for consultation. Scrutiny/Cabinet Endorsement Date to Consult: Public Consultation Date: Scrutiny/Cabinet Adoption Date:	November 2014	December 2014
Rural Conversions	The SPG has no current planning status. The SPG has been prepared in draft form, but subject to presentation to Scrutiny/Cabinet with the recommendation to go out for 6 weeks consultation.	Present to Scrutiny/Cabinet with the recommendation to go out for consultation. Scrutiny/Cabinet Endorsement Date to Consult: Public Consultation Date: Scrutiny/Cabinet Adoption Date:	November 2014	December 2014
Natural Environment	The SPG has no current planning status. The SPG is to be prepared prior to presentation to Scrutiny/Cabinet with the recommendation to go out for 6 weeks consultation.	Present to Scrutiny/Cabinet with the recommendation to go out for consultation. Scrutiny/Cabinet Endorsement Date to Consult: Public Consultation Date: Scrutiny/Cabinet Adoption Date:	July 2014	August 2014
New Office and Industrial Development on Non-allocated Sites (EMP/3)	The SPG has no current planning status. The SPG is to be prepared prior to presentation to Scrutiny/Cabinet with the recommendation to go out for 6 weeks consultation.	Present to Scrutiny/Cabinet with the recommendation to go out for consultation. Scrutiny/Cabinet Endorsement Date to Consult: Public Consultation Date: Scrutiny/Cabinet Adoption Date:	November 2014	December 2014
New Sustainable Tourism and Recreational Development (TOU/2)	The SPG has no current planning status. The SPG is to be prepared prior to presentation to Scrutiny/Cabinet with the recommendation to go out for 6 weeks consultation.	Present to Scrutiny/Cabinet with the recommendation to go out for consultation. Scrutiny/Cabinet Endorsement Date to Consult: Public Consultation Date: Scrutiny/Cabinet Adoption Date:	July 2014	August 2014
On-Shore Wind Turbine Development	The SPG has no current planning status. The SPG is to be prepared prior to presentation to Scrutiny/Cabinet with the recommendation to go out for 6 weeks consultation.	Present to Scrutiny/Cabinet with the recommendation to go out for consultation. Scrutiny/Cabinet Endorsement Date to Consult: Public Consultation Date: Scrutiny/Cabinet Adoption Date:	November 2014	December 2014
Windarms - Landscape Sensitivity and Capacity	The SPG is complete but has no planning status. The SPG is to be presented to Scrutiny/Cabinet with the recommendation to go out for 6 weeks consultation.	Present to Scrutiny/Cabinet with the recommendation to go out for consultation. Scrutiny/Cabinet Endorsement Date to Consult: Public Consultation Date: Scrutiny/Cabinet Adoption Date:	January 2014	February 2014 (to be confirmed)
Community Facilities	The SPG has no current planning status. The SPG is to be prepared prior to presentation to Scrutiny/Cabinet with the recommendation to go out for 6 weeks consultation.	Present to Scrutiny/Cabinet with the recommendation to go out for consultation. Scrutiny/Cabinet Endorsement Date to Consult: Public Consultation Date: Scrutiny/Cabinet Adoption Date:	November 2014	December 2014
Change of use within town and neighbourhood centres	The SPG has no current planning status. The SPG is to be prepared prior to presentation to Scrutiny/Cabinet with the recommendation to go out for 6 weeks consultation.	Present to Scrutiny/Cabinet with the recommendation to go out for consultation. Scrutiny/Cabinet Endorsement Date to Consult: Public Consultation Date: Scrutiny/Cabinet Adoption Date:	April 2015	May 2015

Note: The SPG List and Adoption date are subject to change

Conwy Local Development Plan (LDP)
 Supplementary Planning Guidance (SPG) Adoption Timetable
 Note to Development Management and Planning Committee Members



SPG TO BE PREPARED	CURRENT STATUS	NEXT STAGE	ADOPTION & IMPLEMENTATION DATE	Presentation to Planning Committee
Listed Buildings	The SPG has no current planning status. The SPG is to be prepared prior to presentation to Scrutiny/Cabinet with the recommendation to go out for 6 weeks consultation.	Present to Scrutiny/Cabinet with the recommendation to go out for consultation. Scrutiny/Cabinet Endorsement Date to Consult: Public Consultation Date: Scrutiny/Cabinet Adoption Date:	April 2015	May 2015
Conservation Areas	The SPG has no current planning status. The SPG is to be prepared prior to presentation to Scrutiny/Cabinet with the recommendation to go out for 6 weeks consultation.	Present to Scrutiny/Cabinet with the recommendation to go out for consultation. Scrutiny/Cabinet Endorsement Date to Consult: Public Consultation Date: Scrutiny/Cabinet Adoption Date:	October 2014	November 2014
Llandudno Conservation Area Management Plan	The SPG has no current planning status. The SPG is to be prepared prior to presentation to Scrutiny/Cabinet with the recommendation to go out for 6 weeks consultation.	Present to Scrutiny/Cabinet with the recommendation to go out for consultation Scrutiny/Cabinet Endorsement Date to Consult: Public Consultation Date: Scrutiny/Cabinet Adoption Date:	October 2014	November 2014
Conwy Conservation Area Management Plan	The SPG has no current planning status. The SPG is to be prepared prior to presentation to Scrutiny/Cabinet with the recommendation to go out for 6 weeks consultation.	Present to Scrutiny/Cabinet with the recommendation to go out for consultation. Scrutiny/Cabinet Endorsement Date to Consult: Public Consultation Date: Scrutiny/Cabinet Adoption Date:	April 2014	May 2014
Remaining Conservation Area Management Plans	The SPG has no current planning status. The SPG is to be prepared prior to presentation to Scrutiny/Cabinet with the recommendation to go out for 6 weeks consultation.	Present to Scrutiny/Cabinet with the recommendation to go out for consultation. Scrutiny/Cabinet Endorsement Date to Consult: Public Consultation Date: Scrutiny/Cabinet Adoption Date:	October 2015	November 2015
Enabling Development	The SPG has no current planning status. The SPG is to be prepared prior to presentation to Scrutiny/Cabinet with the recommendation to go out for 6 weeks consultation.	Present to Scrutiny/Cabinet with the recommendation to go out for consultation. Scrutiny/Cabinet Endorsement Date to Consult: Public Consultation Date: Scrutiny/Cabinet Adoption Date:	April 2015	May 2015
Advertisements	The SPG has no current planning status. The SPG is to be prepared prior to presentation to Scrutiny/Cabinet with the recommendation to go out for 6 weeks consultation.	Present to Scrutiny/Cabinet with the recommendation to go out for consultation. Scrutiny/Cabinet Endorsement Date to Consult: Public Consultation Date: Scrutiny/Cabinet Adoption Date:	November 2014	December 2014

Note: The SPG List and Adoption date are subject to change