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If you would like an extract or summary of this document on cassette, in large type, in Braille or any other format, please call the Planning Policy Service on (01492) 575461.

INTRODUCTION

This report sets out the changes that the Council considers it is necessary to make to the Supplementary Planning Guidance Documents following the public consultations held in March – April 2011.

The Supplementary Planning Guidance Documents were subject to public consultations which invited comments on all aspects of the document.

In addition to changes proposed in light of comments received, other changes to the document are also necessary to take account of new information not previously available. Minor editorial changes are also proposed to improve legibility or provide clarification. Collectively, the changes proposed in this report are referred to throughout as 'focussed changes'.

Where a change proposes deleting text, this is shown by a ~~strikethrough~~.

Where a change proposes adding text, this is shown by red text.

The changes proposed are shown in the order they appear in the document. Paragraph numbers indicate the original number within the document; any new paragraphs have not yet been given a paragraph number but are shown in the order they will appear in the final adopted document.

Consultation on this document will start on **Friday 31st August 2012**. All comments must be received by the Conwy County Borough Council **no later than 4.45pm on Friday 12th October 2012**. **Comments in response to this consultation must relate only to the focussed changes being proposed and not to other areas of the document.**

The Council encourages comments to be made via their website: www.conwy.gov.uk/ldp

Alternatively comments can be made using the Focussed Changes comment form – copies are available at the following Conwy County Borough Council Offices between the hours of 8.45 a.m. – 5.15 p.m. Monday to Thursday and 8.45 a.m. – 4.45 p.m. Friday:

Planning Policy Officer, 26 Castle Street, Conwy LL32 8AY
Civic Offices, Colwyn Bay LL29 8AR
Bodlondeb, Conwy LL32 8DU

Copies are also available at Local Libraries (please call individual libraries for opening times).

LDP4 – PLANNING OBLIGATIONS				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
LDP4 – 001		5	Final Draft Supplementary Planning Guidance on Planning Obligations 25 June 2010 (updated by CCBC 2 February 2011) (updated by CCBC August 2012)	Minor factual changes
LDP4 – 002	1.1 Purpose of the SPG	6	This Planning Obligations Supplementary Planning Guidance (SPG) has been prepared for public consultation purposes, alongside the revised deposit Conwy Local Development Plan (LDP). Once comments have been considered, it is intended that the SPG will be adopted for development control use in the determination of planning applications.	Minor editorial change
LDP4 – 003	1.2	6	Supplementary Planning Guidance is prepared to give further guidance on how policies and proposals in the current Development Plan are to be implemented. This SPG supplements policies DP/4 and DP/5 of the deposit Conwy Local Development Plan LDP and provides guidance on the circumstances in which a developer will be required to enter into a planning obligation and the approach that the Council will take in respect of the negotiation, drafting, implementation and subsequent monitoring of planning obligations.	Minor editorial changes
LDP4 – 004	1.4 Status and Preparation of the SPG	6	This SPG is not part of the adopted Development Plan. However, once adopted, This SPG will be a material consideration in the determination of planning applications and appeals.	Minor factual change
LDP4 – 005	1.5	6	This draft document will be was subject to a 6-week consultation exercise involving all interested parties. The comments received will be have been considered by the Planning Authority and, where appropriate, changes made to accommodate representations received. The final version of the SPG will be subject to a Council resolution.	Minor factual changes
LDP4 –	1.6	6	This SPG has been prepared in accordance with the policies and guidance set out in:-	Minor factual change

LDP4 – PLANNING OBLIGATIONS				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
006			<ul style="list-style-type: none"> • Welsh Office Circular 13/97: Planning Obligations • Community Infrastructure Levy Regulations 2010 • Planning Policy Wales (2010) • Local Development Plans Wales (2005) • Deposit Conwy Local Development Plan • Colwyn Bay Masterplan 	
LDP4 – 007	New paragraph after 1.15		The Government has set out transitional rules up until April 2014, following which Local Planning Authorities may not seek contributions for pooled resources; therefore, once the Council has prepared its CIL schedule it should be recognised that infrastructure will be delivered via through this mechanism. Policy DP/5 states this.	Amended to reflect representations received on the Revised Deposit LDP
LDP4 – 008	2.1 Planning Policy Wales (July 2010)	10	Planning Policy Wales (July 2010)	Minor editorial change
LDP4 – 009	2.3 Deposit Conwy Local Development Plan	10	Deposit Conwy Local Development Plan The Local Development Plan LDP sets out the Council's policies and proposals for the development and use of land until 2022.	Minor factual and editorial changes
LDP4 – 010	2.4	10	The Council's requirement for planning agreements is explicitly outlined in LDP Policies DP/4 – Development Criteria and DP/5 – Infrastructure and New Developments. These policies support LDP Spatial Objective SO13:- <i>To protect and improve accessibility to essential services and facilities, including open space, health, education and leisure.</i>	Minor editorial change
LDP4 – 011	2.10	12	Relevant extracts from the deposit Conwy LDP are reproduced in Appendix 1.	Minor factual change

LDP4 – PLANNING OBLIGATIONS				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
LDP4 – 012	3.21	17	In addition, a review of specific costs will be carried out for each type of obligation as necessary. Obligations will be revised in response to the updating of the Local Development Plan-LDP evidence base, which in turn is monitored through the Council's Annual Monitoring Report (AMR) via a series of appropriate indicators and targets.	Minor editorial change
LDP4 – 013	4.3.1	18	National planning policy guidance:- <ul style="list-style-type: none"> • Planning Policy Wales (2010) • TAN 2 – Planning and Affordable Housing 	Minor editorial change
LDP4 – 014	4.3.2	18	Deposit Conwy Local Development Plan-LDP , notably Policy HOU/2 – Affordable Housing for Local Need	Minor factual and editorial changes
LDP4 – 015	4.3.5	18	LDP Background Paper 9: Conwy Affordable Housing Viability Study (2010)	Minor factual changes
LDP4 – 016	4.3.6	18	LDP Background Paper 23 36: Affordable Housing Needs Calculation (2010)	Minor factual changes
LDP4 – 017	4.4 Threshold for Provision Affordable Housing Requirement	18	The deposit Conwy Local Development Plan-LDP (Policy HOU2) outlines the need for affordable housing and states that the Council will seek affordable housing provision on all residential developments of five dwellings and above for the urban areas and tier one main villages, and one dwelling and above on tier two main villages and minor villages (i.e. 1 dwelling and above).	Minor factual and editorial changes and amended to reflect progress in the LDP process
LDP4 – 018	4.5	19	The expectation is that the affordable housing will be provided on-site as part of the development. However, off-site provision or commuted payments will be acceptable for development proposals consisting of 3 or fewer dwellings and may be acceptable for proposals consisting of 3 or more dwellings in exceptional circumstances , provided there is sufficient justification.	Amended to reflect progress in the LDP process

LDP4 – PLANNING OBLIGATIONS																												
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification																								
LDP4 – 019	4.6	19	The reasoned justification for Policy HOU2 of the deposit Local Development Plan states that the Council will seek to secure a minimum maximum of 30% affordable housing on all residential developments of five dwellings and above for the urban areas and tier one main villages, and seek 100% affordable housing on all residential developments in tier two main villages and minor villages.	Minor factual change and amended to reflect progress in the LDP process																								
LDP4 – 020	4.7	19	<p>The table below provides an overview to Policy HOU/2, showing at a glance what type of housing (in terms of affordable and market) is acceptable at locations within the Plan area:</p> <p>Table: Guide to Policy HOU/2 of the LDP</p> <table border="1"> <thead> <tr> <th></th> <th>Affordable Housing for Local Need (AHLN) (minimum maximum level)</th> <th>Exception sites (100% AHLN)</th> <th>Market dwellings (Maximum Minimum Level)</th> </tr> </thead> <tbody> <tr> <td>Urban Development Strategy Area</td> <td>30%</td> <td>✘</td> <td>70%</td> </tr> <tr> <td>Llanrwst</td> <td>30%</td> <td>✓</td> <td>70%</td> </tr> <tr> <td>Tier 1 Main Villages</td> <td>30%</td> <td>✓ (except Trefriw)</td> <td>70%</td> </tr> <tr> <td>Tier 2 Main Villages</td> <td>Seek 100%</td> <td>✓</td> <td>*-Subject to viability</td> </tr> <tr> <td>Minor Villages</td> <td>Seek 100% (small groups of</td> <td>✓</td> <td>* Subject to viability</td> </tr> </tbody> </table>		Affordable Housing for Local Need (AHLN) (minimum maximum level)	Exception sites (100% AHLN)	Market dwellings (Maximum Minimum Level)	Urban Development Strategy Area	30%	✘	70%	Llanrwst	30%	✓	70%	Tier 1 Main Villages	30%	✓ (except Trefriw)	70%	Tier 2 Main Villages	Seek 100%	✓	*-Subject to viability	Minor Villages	Seek 100% (small groups of	✓	* Subject to viability	Amended to reflect progress in the LDP process
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LDP4 – PLANNING OBLIGATIONS													
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed		Justification								
			<table border="1"> <tr> <td>Hamlets</td> <td>100% (single dwellings only)</td> <td>✓</td> <td>x</td> </tr> <tr> <td>Open Countryside</td> <td colspan="3">APPLY NATIONAL PLANNING GUIDANCE AS PER POLICY DP/6</td> </tr> </table> <p>* No AHLN need will be permitted outside the settlement boundary of Trefriw due to physical constraints</p> <p>Notes:</p> <ul style="list-style-type: none"> • Minimum and maximum levels will be subject to viability testing. • Off-site commuted sums will be acceptable on 3 dwellings or fewer for schemes in the Urban Development Strategy Area, Llanrwst and Tier 1 main villages or on schemes greater than 3 dwellings in justified circumstances. 	Hamlets	100% (single dwellings only)	✓	x	Open Countryside	APPLY NATIONAL PLANNING GUIDANCE AS PER POLICY DP/6				
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LDP4 – 21	4.11	20	<p>The Council will make full use of the Three Dragons Toolkit (Development Appraisal Toolkit - DAT) to assess viability of a scheme and the percentage of affordable housing. In this context the Council has published the following guidance notes to assist applicants in the submission of viability assessment: -</p> <ul style="list-style-type: none"> • Affordable Housing Negotiating Procedure • Affordable Housing Pre-Application Advice Form • Stage 1: Affordable Housing Viability Assessment Proforma and Guidance • Stage 2: Off-Site Provision Proforma and guidance • Worked examples of the DAT 		Minor editorial change								
LDP4 – 22	4.13 Off-site Provision	21	<p>On sites of 3 dwelling or less and in In exceptional circumstances, on sites of more than 3 dwellings, where it can be robustly justified, the Council may accept off-site provision.</p>		Amended to reflect progress in the LDP process								
LDP4 – 23	5.4 Justification	23	<p>The detailed policy basis and justification for seeking developer provision or contributions in respect of traffic, transport and highway initiatives is set out in:-</p>		Minor editorial changes								

LDP4 – PLANNING OBLIGATIONS				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			<p>National planning policy guidance:-</p> <ul style="list-style-type: none"> • Planning Policy Wales (2010) • TAN 18 – Transport • Deposit Conwy Local Development Plan LDP, notably Policies STR/1 – Sustainable Development, Accessibility & Development and STR/3 – Mitigating Travel Impact • North Wales Regional Transport Plan (2009) 	
LDP4 – 24	6.3 Justification	27	<p>The detailed policy basis and justification for seeking developer provision or contributions in respect of public open space provision is set out in:-</p> <ol style="list-style-type: none"> 1 National planning policy guidance:- <ol style="list-style-type: none"> a Planning Policy Wales (2010) b TAN 16 – Sport, Recreation and Open Space 2 Deposit Conwy Local Local Development Plan LDP, notably Policy CFS/11 - Development and Open Space and CFS/10 – New Allotments 3 LDP Background Paper 19: Open Space Assessment 4 LDP Background Paper 25: Allotment Demand and Supply Report (2010) 5 Fields in Trust ‘Planning and Design for Outdoor Sport and Play’ (2008) 	Minor editorial changes
LDP4 – 25	6.4	27	<p>An assessment of the adequacy of open space provision within the main settlements of Conwy was carried out during the preparation of background evidence for the Deposit Conwy Local Development Plan LDP in 2010. The results of this survey, reproduced in LDP Background Paper 19, identified an overall shortfall in the existing provision of open space across the Plan Area Borough.</p>	Minor editorial and factual changes
LDP4 – 26	6.5	27	<p>Whilst this assessment was based on the NPFA ‘six-acre standard’ (2001), this open space standard was actually lower than the revised benchmark standards introduced by FIT (2008). As a consequence, there is now a larger deficit in open space provision in</p>	Amended to reflect representations received on the

LDP4 – PLANNING OBLIGATIONS																
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification												
			Conwy under the new 2008 FIT standards than was previously recorded.	Revised Deposit LDP												
LDP4 – 27	6.6 Open Space Requirement	28	As there is an identified shortfall of public open space within the Plan Area Borough overall, this deficit will be increased by the addition of any new residential unit. A contribution to open space will therefore be required on all housing developments, from one dwelling upwards.	Minor editorial changes												
LDP4 – 28	6.7	28	Conwy The Council proposes to adopt the 2008 FIT ‘benchmark standards’ for outdoor sport and play in line with TAN 16, which recognises the helpful contribution that the FIT standards can make to LPAs when formulating their own standards of provision. It is intended that an open space audit and assessment will be undertaken by the Council Conwy to assess local provision in terms of both quantity and quality in order to identify local needs. When completed, the audit and assessment will form part of the LDP evidence base and the benchmark standards set out within this SPG will be reviewed accordingly.	Minor editorial changes												
LDP4 – 29	6.8	28	<p>The FIT benchmark standards set out in Table 6.1 provide the open space requirements in terms of playing pitches, outdoor sport and children’s playing space. In addition to these requirements, the Council will seek 0.6 hectares of amenity open space per 1000 population for this purpose, split 0.3ha for ‘major formal amenity’ and 0.3 ha ‘neighbourhood amenity’.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 70%;"></th> <th style="text-align: center;">Benchmark Standard (hectares per ‘000 population)</th> </tr> </thead> <tbody> <tr> <td>Playing Pitches</td> <td style="text-align: center;">1.20</td> </tr> <tr> <td>All Outdoor Sport</td> <td style="text-align: center;">0.40</td> </tr> <tr> <td>All Children’s Playing Space:-</td> <td style="text-align: center;">0.80</td> </tr> <tr> <td style="padding-left: 20px;"><i>Designated Equipped Playing Space</i></td> <td style="text-align: center;"><i>0.25</i></td> </tr> <tr> <td style="padding-left: 20px;"><i>Informal Playing Space</i></td> <td style="text-align: center;"><i>0.55</i></td> </tr> </tbody> </table>		Benchmark Standard (hectares per ‘000 population)	Playing Pitches	1.20	All Outdoor Sport	0.40	All Children’s Playing Space:-	0.80	<i>Designated Equipped Playing Space</i>	<i>0.25</i>	<i>Informal Playing Space</i>	<i>0.55</i>	Amended to reflect representations received on the Revised Deposit LDP
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LDP4 – PLANNING OBLIGATIONS														
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification										
			Total 2.40											
			Table 6.1 FIT Benchmark Standard Recommendations for Outdoor Sport and Play											
LDP4 – 30	New paragraph after 6.17		Amenity Open Space Amenity space in this context relates to the definition in Annex B of TAN 16 in terms of neighbourhood amenity and could usefully provide the buffer area between neighbourhood play spaces and adjacent properties. Major amenity relates to public parks, gardens and commons.	Amended to reflect representations received on the Revised Deposit LDP										
LDP4 – 31	6.19	31	<p>The financial contributions required are calculated using the current costs per square metre of providing the required outdoor playing space.</p> <hr/> <p>Open Space Contributions based on:-</p> <table border="0"> <tr> <td style="padding-right: 10px;">A</td> <td>Estimated number of residents</td> </tr> <tr> <td>B</td> <td>Playing pitches per resident – 12sqm</td> </tr> <tr> <td>C</td> <td>Outdoor sport space per resident – 4sqm</td> </tr> <tr> <td>D</td> <td>Children’s play space per resident – 8sqm</td> </tr> <tr> <td>E</td> <td>Amenity Open Space per resident – 6sqm</td> </tr> </table> <hr/> <p>Playing Pitch Requirement Formula:- $A \times B = \text{Contributions}$</p> <hr/> <p>Outdoor Sport Requirement Formula:- $A \times C = \text{Contributions}$</p> <hr/> <p>Children’s Playing Space Requirement Formula:- $A \times D = \text{Contributions}$</p> <hr/> <p>Amenity Open Space Requirement Formula:- $A \times E = \text{Contributions}$</p> <hr/> <p>Table 6.2 Open Space Contributions</p>	A	Estimated number of residents	B	Playing pitches per resident – 12sqm	C	Outdoor sport space per resident – 4sqm	D	Children’s play space per resident – 8sqm	E	Amenity Open Space per resident – 6sqm	Amended to reflect representations received on the Revised Deposit LDP
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LDP4 – PLANNING OBLIGATIONS				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
LDP4 – 32	6.20	31	<p>Commuted sums will include the cost of setting out, equipping and maintaining the site. These costs are based on the actual costs of providing new facilities and associated works. Costs will be reviewed no more frequently than on an annual basis, and fixed for a period of 12 months. The current costs are set out in Appendix 3.</p> <div style="border: 1px solid black; padding: 10px; background-color: #f0f0f0;"> <p>Worked Example:- A development of 30 dwellings (with an average of 2.4 persons per dwelling) = 72 persons generated.</p> <p>Contributions in square metres required:-</p> <p>Playing Pitches - (72 x 12) = 864sqm</p> <p>Outdoor Sports - (72 x 4) = 288sqm</p> <p>Children's Play Space - (72 x 8) = 576sqm</p> <p>Amenity Open Space - (72 x 6) = 432sqm</p> <p>Based on the FIT minimum sizes for open space provision, this development could provide one LEAP on site under its requirement for children's play space and make a financial contribution to cover the requirements for playing pitches and outdoor sports.</p> <p>The total sum required for open space in the example shown above would be £51,607</p> <p>Actual cost of provision per dwelling: -£1,720</p> </div>	Minor factual changes

LDP4 – PLANNING OBLIGATIONS				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			Figure 6.2 Worked example of open space contribution	
LDP4 – 33	6.21 Exceptions	32	A contribution towards the enhancement and development of play areas will not be sought from studio and one-bed dwellings, sheltered and elderly housing and other specialist forms of development where children in the 0-14 age range will not be resident, however it may still be necessary for such developments to contribute to amenity open space.	Amended to reflect representations received on the Revised Deposit LDP
LDP4 – 34	6.22	32	Similarly, a financial contribution towards the enhancement and development of playing fields and recreational facilities will not be sought from sheltered housing as residents of such forms of development are unlikely to utilise playing fields however it may still be necessary for such developments to contribute to amenity open space.	Amended to reflect representations received on the Revised Deposit LDP
LDP4 – 35	6.25 Maintenance and Management	32	Provision, Maintenance and Management	Minor editorial change
LDP4 – 36	New paragraph after 6.26		When determining the level of provision required by a development and how such open space will be maintained, the Planning Case Officer will consult with both the Planning Policy service and the Street Scene Manager. The Planning Policy service will calculate the level of provision necessary and the Street Scene Manager will advise on matters relating to the suitability of open space design when provided on site as part of the development scheme, and ongoing maintenance arrangements for all types of open space provision (including grass verges and amenity open space).	Minor factual change to clarify the process
LDP4 – 37	6.27	33	Surveys of public open space in the Plan area Borough are undertaken every two years and the open space contributions will therefore be reviewed as appropriate, in accordance with the survey updates.	Minor editorial change
LDP4 – 38	6.28 Allotments	33	Allotments are included within TAN 16's Typology of Open Space. LDP Background Paper 25 – Allotment Site Demand and Supply Report recognises a shortage in the	Minor factual changes

LDP4 – PLANNING OBLIGATIONS				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
			supply of allotments across the Borough and identifies 10 13 main locations where demand currently exists for allotments in Conwy.	
LDP4 – 38	7.3 Justification	35	<p>The detailed policy basis and justification for seeking developer provision or contributions in respect of educational facilities is set out in:-</p> <ol style="list-style-type: none"> 1 National planning policy guidance:- <ol style="list-style-type: none"> a Planning Policy Wales (2010) 2 Deposit Conwy Local Development Plan-LDP 3 National Assembly for Wales Circular 09/2006 'Measuring the Capacity of Schools in Wales' 	Minor editorial changes
LDP4 – 39	7.6 Methodology for Calculating Contributions	36	<p>Conwy The Council will apply the following methodology in order to calculate the required education contribution for qualifying developments:-</p> <ol style="list-style-type: none"> 1 Determine the number of houses. Where detailed plans exist this will be absolute; where the proposal has no specific details work out an approximation using an assumed density per hectare e.g. 30 dwellings per hectare for a mix of terraces, semis, and detached. 2 Determine the number of habitable rooms. Where details exist this will again be absolute; in other circumstances it will be necessary to use a broad assessment e.g. 2-bed terrace, with 4 habitable rooms comprising lounge, dining room, kitchen and two bedrooms. 3 Apply occupancy rates from the 2001 Census to the number to estimate number of residents. 4 Apply 2001 Census information on population structure by age to the total number of residents. <p>NB When pupil numbers calculated, average number (i.e. figure divided by number of year groups - 15 if counting 6th form) is added to each year group</p>	Minor editorial change

LDP4 – PLANNING OBLIGATIONS				
Focussed Change Ref. No.	Section/ Heading	Page No.	Change Proposed	Justification
LDP4 – 40	8.2 Justification	40	<p>The detailed policy basis and justification for seeking developer provision or contributions in respect of the natural and built environment is set out in:-</p> <ol style="list-style-type: none"> 1 National planning policy guidance:- <ol style="list-style-type: none"> a Planning Policy Wales (2010) b TAN 5 – Nature Conservation and Planning c TAN 15 – Development and Flood Risk 2 Deposit Conwy Local Development Plan LDP, notably Policies NTE/1 – The Natural Environment; NTE/4 – Biodiversity; CTH/2 – Development Affecting Heritage Assets; and, Policy CTH/3 – Buildings and Structures of Local Importance. 	Minor editorial changes
LDP4 – 41	9.3 Justification	42	<p>The detailed policy basis and justification for seeking developer provision or contributions in respect of the natural and built environment is set out in:-</p> <ol style="list-style-type: none"> 1 National planning policy guidance:- <ol style="list-style-type: none"> a Planning Policy Wales (2010) 2 Deposit Conwy Local Development Plan LDP, notably Policy CFS/1 – Community Facilities and Services 	Minor editorial changes
LDP4 – 42	10.3 Justification	45	<p>The detailed policy basis and justification for seeking developer provision or contributions in respect of the Colwyn Bay Masterplan is set out in:-</p> <ol style="list-style-type: none"> 1 Wales Spatial Plan (reference to Strategic Regeneration Areas) 2 Deposit Conwy Local Development Plan LDP, notably Policy DP/9– Colwyn Bay Masterplan 3 The Bay Life Initiative Development Plan 2007 – 2014 4 Emerging Masterplan for Colwyn Bay 	Minor editorial changes
LDP4 – 43	10.5	46	In line with Policy DP/9 of the Deposit Local Development Plan LDP , all relevant development proposals that come forward within or adjacent to the Colwyn Bay	Minor editorial changes

LDP4 – PLANNING OBLIGATIONS				
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			Masterplan Boundary will be required to contribute towards the provision of transport and public realm schemes within the Masterplan area.	
LDP4 – 44	11.5 Justification	48	<p>The detailed policy basis and justification for seeking developer provision or contributions in respect of employment and training is set out in:-</p> <ol style="list-style-type: none"> 1 National planning policy guidance:- <ol style="list-style-type: none"> a Planning Policy Wales (2010) 2 Deposit Conwy Local Development Plan LDP 3 A Regeneration Strategy for Conwy 2005-2015 	Minor editorial changes
LDP4 – 45	11.13 Justification	49	<p>The detailed policy basis and justification for seeking developer provision or contributions in respect of community safety is set out in:-</p> <ol style="list-style-type: none"> 1 National planning policy guidance:- <ol style="list-style-type: none"> a Planning Policy Wales (2010) b TAN 12 – Design 2 Deposit Conwy Local Development Plan LDP, notably Policy DP/3 – Promoting Design Quality and the Reduction of Crime 	Minor editorial changes
LDP4 – 46	11.17	50	The timescales for delivery of the required contribution will be agreed with the Local Planning Authority LPA and form part of the Legal Agreement. Works that are directly related to the safety and security of a development are likely to be required at the pre-commencement or pre-occupation stage of the planning process.	Minor editorial change
LDP4 – 47	11.19 Justification	50	<p>The detailed policy basis and justification for seeking developer provision or contributions in respect of waste management and recycling is set out in:-</p> <ol style="list-style-type: none"> 1 National planning policy guidance:- <ol style="list-style-type: none"> a Planning Policy Wales (2010) 2 Deposit Conwy Local Development Plan LDP, notably Policies MWS/56 – 	Minor editorial changes

LDP4 – PLANNING OBLIGATIONS																				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification																
			Proposals for Waste Management and MWS/67 – Locations for Waste Management Facilities 3 Municipal Waste Management Strategy for Conwy																	
LDP4 – 48	11.24 Context	52	Public art is an important contributor to the achievement of high-quality urban design and can help to raise the quality of development. Conwy The Council will therefore encourage public art features to be included within any new development which will have a significant impact on its physical environment and setting.	Minor editorial change																
LDP4 – 49	11.28 Justification	52	The detailed policy basis and justification for seeking developer provision or contributions in respect of public art is set out in:- 1 National planning policy guidance:- a Planning Policy Wales (2010) b TAN 12 – Design 2 Deposit Conwy Local Development Plan-LDP, notably Policy DP/3 – Promoting Design Quality and the Reduction of Crime	Minor editorial changes																
LDP4 – 50	Appendix 3	93	Table 3: Playing pitches, outdoor sports and amenity open space cost summary	Amended to reflect representations on the Revised Deposit LDP																
			<table border="1"> <thead> <tr> <th></th> <th>Playing Pitches</th> <th>Outdoor Sports</th> <th>Amenity Open Space</th> </tr> </thead> <tbody> <tr> <td>Required area per 1,000 population</td> <td>1.2ha</td> <td>0.4ha</td> <td>0.6 ha</td> </tr> <tr> <td>Required area per person</td> <td>12sqm</td> <td>4sqm</td> <td>6sqm</td> </tr> <tr> <td>Provision cost per person</td> <td>£136.80</td> <td>£45.60</td> <td>£68.40</td> </tr> </tbody> </table>		Playing Pitches	Outdoor Sports	Amenity Open Space	Required area per 1,000 population	1.2ha	0.4ha	0.6 ha	Required area per person	12sqm	4sqm	6sqm	Provision cost per person	£136.80	£45.60	£68.40	
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LDP4 – PLANNING OBLIGATIONS

Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed				Justification	
			Maintenance cost per person (over 25 yrs)	£61.20	£20.40	£30.60		
			Maintenance cost per sq. metre (over 25 yrs)	£5.10	£5.10	£5.10		
			Overall cost per person	£198	£66	£99		
			Overall cost per sq. m.	£16.50	£16.50	£16.50		
			<p>Workings:</p> <p>Playing Pitches per resident (12 sqm x cost per sqm £11.40) = £136.80 Plus maintenance (12sqm x cost per sqm £5.10) = £61.20 Total per resident for Playing Pitches = £198</p> <p>Outdoor sports per resident (4 sqm x cost per sqm £11.40) = £45.60 Plus maintenance (4 sqm x cost per sqm £5.10) = £20.40 Total per resident for Outdoor sports = £66</p> <p>Amenity Open Space per resident (6 sqm x cost per sqm £11.40) = £68.40 Plus maintenance (4 sqm x cost per sqm £5.10) = £30.60 Total per resident for Outdoor sports = £99</p>					

LDP4 – PLANNING OBLIGATIONS				
Focussed Change Ref. No.	Section/Heading	Page No.	Change Proposed	Justification
LDP4 – 51	Appendix 6	101	<p>Further information and guidance on the issues relevant to the assessment of planning obligations can be obtained from:</p> <p><i>Planning Policy Section:</i> Mr James Harland (Team Leader – Planning Policy) 01492 575180 Email. james.harland@conwy.gov.uk</p> <p>Miss Lindsay Weatherall (Senior Planning Officer – Policy) 01492 575124 Email. lindsay.weatherall@conwy.gov.uk</p> <p>Mr Robin Sandham (Senior Planning Officer – Policy) 01492 575181 Email. robin.sandham@conwy.gov.uk</p> <p>Telephone 01492 575 461</p> <p>E-mail – cdll.ldp@conwy.gov.uk</p>	Minor editorial change