

Prif Gynllunydd, Y Gyfarwyddiaeth Gynllunio
Chief Planner, Planning Directorate



Llywodraeth Cymru
Welsh Government

James Harland
Planning & Communities Manager
Strategic Planning & Communities
Conwy County Borough Council
Library Building
Mostyn Street
Llandudno
LL30 2RP

Dyddiad/Date: 21 December 2017

james.harland@conwy.gov.uk

Dear James

Re: Local Development Plan Review Report Consultation

Thank you for consulting the Welsh Ministers on your Local Development Plan (LDP) Review Report (RR).

In light of the recent Written Statement inviting Local Authorities to consider the merits of preparing Joint LDPs and the letter from Lesley Griffiths AM, Cabinet Secretary for Energy, Planning and Rural Affairs (13 December 2017) specific to your Local Authority, I wish to draw to your attention to the need to provide a robust analysis of the benefits of preparing a Joint LDP.

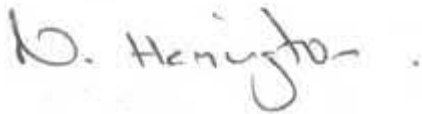
Whilst I note that you already undertake a large degree of joint working on the evidence base transcending administrative boundaries, it is not clear as to why this cannot be translated into a Joint LDP, rather than separate plans? The ability to prepare a more holistic and consistent policy approach, following a single administrative process, should offer the ability to make a more effective and efficient use of resources and provide better planning outcomes across the wider area. If you wish to retain single LDP approach a much more robust analysis illustrating clearly why such an approach would be more prudent than preparing a Joint LDP, both in terms of resource requirements and planning outcomes is required.

With regard to the specific corporate plans, strategies and priorities, given the close geographical relationship with your neighbouring Local Authority('s) there is insufficient evidence currently expressed as to why a wider approach to planning cannot accommodate differences and commonalities. Considering issues on a wider basis could place your authority in a much stronger position to resolve planning issues and better reflect how people and businesses operate on a daily basis.

In terms of plan preparation timing, all parties already benefit from an adopted LDP. Neither authority is starting from scratch, rather updating the existing evidence and ensuring that a combined strategy reflects the wider geographical area. It remains unclear as to why this would require an elongated preparation time, even taking into account a slightly modified governance structure. Efficiencies should also be reflected in a governance approach. Again, this area will require further explanation and evidence as to why a Joint LDP is not appropriate.

In summary, I currently consider your RR inadequate regarding the evidence to support progressing a replacement LDP on an individual basis. There are extremely strong arguments for preparing a Joint LDP, as set out in the Cabinet Secretary for Energy, Planning and Rural Affairs letter (13 December 2017 refers). These matters need to be addressed thoroughly by the RR.

Yours sincerely

A handwritten signature in blue ink that reads "N. Hemington".

Neil Hemington
Prif Gynllunydd
Chief Planner