# Conwy Deposit Local Development Plan 2007 – 2022 (Revised edition 2011)



## **REVISED BACKGROUND PAPER 21 – SUBMISSION**

## **Site Deliverability Assessment**

August 2012



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### 1. Introduction

#### 1.1 Overview

- 1.1.1 This is one of a number of background papers which accompany the revised deposit Local Development Plan (LDP). This report details the process undertaken for assessing sites submitted for potential inclusion in the LDP, known as 'candidate sites'. Sites have been submitted for a number of land uses and have been subject to a detailed site assessment process, the purpose of which is to identify the most suitable sites for inclusion in the LDP to meet the identified site needs for residential, employment and mixed uses.
- 1.1.2 The majority of sites submitted by landowners, agents and members of the public have been considered for residential and employment use. Some sites have also been submitted for mixed use employment and housing as well as other uses. This background paper deals primarily with potential housing and employment sites, however, there is a summary of the deliverability of other uses, including key transport infrastructure, in section five. For site assessment and deliverability information on allotments, burial grounds and waste and recycling facilities, please see background papers 25, 32 and 26 respectively.
- 1.1.3 A list of all submitted sites, including their individual reference numbers, is contained in section 2 of this document. Corresponding site plans are available on the Council's website <u>www.conwy.gov.uk/ldp</u>
- 1.1.4 This paper is designed to show that there has been a clear and transparent assessment process undertaken in identifying potential site allocations. Section two of this report lists the development requirements over the Plan period and the sources of candidate sites including a list of submitted sites by area. Section three explains the first stage of site assessment, designed to take out sites that do not comply with the LDP strategy. Sites that passed stage one have been sent to consultees for a more detailed assessment, a list of these sites are contained in section four. The preferred sites for allocation in the LDP are presented in detailed assessment tables at the end of section four. Section five summarises other site uses in the LDP. A summary of the site assessment tables.

### 1.2 LDP Submission

- 1.2.1 This paper has been updated during the LDP process and previous versions are superceded by this submission version. This version addresses the review of allocations and availability of sites following receipt of Alternative Sites submitted by representors at Deposit stage. The contents and site assessment process remain broadly the same but some of the site categorisations have changed as a result of the Alternative sites stage and update of the evidence base.
- 1.2.2 The process and site selections outlined in this paper should be read alongside the revised BP/30 Phasing Plan which details the phasing requirements of the proposed site allocations and the revised BP/37 which details the Growth Distribution Options leading to the LDP strategy. BP/37 also summarises the land use constraints across the LDP plan area which impact on the site selection process detailed in this paper.

### 2. Development Requirements and Sites Submitted

### 2.1 **Development Requirements over the Plan Period**

2.1.1 The LDP is a blueprint for future development across the plan area (that is, the area of the County Borough excluding Snowdonia National Park). The evidence base, contained in the LDP and accompanying background papers, identifies housing and employment land requirements over the Plan period (2007 to 2022). Tables 1 and 2 below outline the housing and employment requirements respectively.

### Table 1: Housing Requirement

	2010	Completions	Permissions	Windfall	Allocations	TOTALS
U	Llanfairfechan / Penmaenmawr	106	83	94	52	335
R B	Conwy, Llandudno, Llandudno Junction	295	570	497	335	1697
A N	Bay of Colwyn, Mochdre	319	248	410	535	1512
IN	Abergele, Towyn, Kinmel Bay	126	97	110	800	1133
	Llanrwst	28	0	67	200	295

	Urban Total	874	998	1178	1922	4972
	Tier 1 Main	16	65	50	235	366
R	Tier 2 Main	45	0	120	170	335
U R	Minor Villages	12	0	38	0	50
A	Hamlets	11	0	36	0	47
Ĺ	Open Country	10	0	41	0	51
	Rural Total	94	65	285	405	849
	TOTALS	968	1063	1463	2327	5821
			Empty	y Homes	Strategy	509
			Sch	ool Mode	rnisation	199
					TOTAL	6529
				Con	tingency	665
					VERALL	
				HC		7194
					TOTAL	

### Table 2: Employment Requirement

Sites	Use type	Constructed since 2007	Committed (undeveloped)
URBAN	DEVELOPMENT S	TRATEGY ARE	A
Mochdre Commerce Park, Mochdre	B1, B2 & B8 (predominantly B2 & B8)	5.5	5
Hotpoint, Narrow Lane, Llandudno Junction	B1	3.7	0
Llandudno 'online', Conwy Road, Llandudno Junction	B1 & B2		3.2
Abergele Business Park	B1	2.0	0
Lynx Express, Penrhyn Avenue, Links Rd, Rhos on Sea	B1	0	0.13
Unit 1 Morfa Conwy Business Park, Conwy	B1 & B2	0.2	0
Land at Ffordd Maelgwyn, Junction	B1, B2 & B8	0.3	0
Former Dairy, Station Road, Mochdre	B1 & B8	0	0.7
Ty Gwyn, Llanrwst Sub Total	B1, B2 & B8	11.7 hectares	1.54 10.57 hectares

Total current supply in th	ne urban area	22.27 hectares	
Total required to meet p	redicted population	17.5 hectares	
change			
Total required to contribut	ute to out	15.5 hectares	
commuting levels			
New land allocation	ons required in the	10.73 hectares	
	Urban Area		
RURAL	DEVELOPMENT S	TRATEGY ARE	4
N/A	N/A	0	0
	Sub Total	0.00	0.00
Total required to meet p	redicted population	3 hectares	
	change		

2.1.2 With the employment supply, a further contingency of 15% is added to take account of any issues with delivery over the Plan period.

### 2.2 Employment Land Need

- 2.2.1 It is clear that the construction of sites since 2007 has resulted in a significant over-supply in the first phases of the Plan which have resulted in under supply over the remaining period of the Plan. It will be paramount that the take-up of constructed sites is monitored and actions taken accordingly.
- 2.2.2 It is essential that this land is provided in accessible locations and is deliverable over the plan period. For this reason, whilst some employment sites have been deemed deliverable over the plan period, they are not required as an element of future supply over the plan period due to the level of demand. The Council is also currently preparing a Business Asset Plan to identify and assess potential employment land within the plan area.

### 2.3 **Submitted Housing and Employment Sites**

2.3.1 To inform the LDP and to gather appropriate sites to meet the identified development needs within the Plan area, over the period December 2006 – April 2007 the Council invited site suggestions from landowners, Councillors, agents and officers to meet those needs. Sites were also submitted at the Deposit consultation stage as alternatives or additional considerations to the proposed allocations; these have been assessed and included in this document. An assessment of the committed sites (those already with planning permission) has

also been undertaken to ensure deliverability of the LDP; this information is contained in the Phasing Plan (Background Paper 30).

- 2.3.2 Collectively, the following potential sources of supply have been considered and include:
  - New residential sites identified by the local authority and/or as a result of the call for sites either in 2006/2007 or sites submitted at the Deposit LDP stage (candidate sites).
  - Sites that are allocated for housing in the existing adopted Colwyn Borough Local Plan and Llandudno Conwy District Plan, but remain undeveloped and without planning permission for housing.
  - Sites that are allocated for housing in the existing draft Unitary Development Plan (UDP), but remain undeveloped and without planning permission for housing.
  - Sites identified through the Housing Land Supply (Background Paper 4), which calculated a windfall figure (the number of dwellings likely to be developed on unallocated sites in the LDP period).
- 2.3.3 All submitted sites have been given a reference number. All sites submitted for consideration as housing have been given a three digit number in order of when they were submitted. Sites submitted for employment use has been given a reference based on their location E for sites in the east of the county, including Abergele, Towyn and Kinmel Bay; C for sites in the Bay of Colwyn area; CR for sites in Llandudno, Llandudno Junction, Conwy and Penrhyn Bay (formerly identified as the Creuddyn sub area, hence the CR reference); W for sites in the west of the county, including Penmaenmawr and Llanfairfechan; and R for all rural development strategy area sites. Some sites had other or no specific, identified uses and were either allocated one, or both, of the above references, while others were classed as miscellaneous and given an MS reference. Some sites have more than one reference where they have been submitted at different stages of the LDP process.
- 2.3.4 Table 3 on the next page lists all submitted sites by area. The next section of this report will explain the first stage of the site assessments.

Abergele,	Abergele, Towyn and Kinmel Bay (including Pensarn)						
	Abergele / Pensarn						
78	Llanfair Road, Abergele	481 (SR90)	Abergele Business Park				
79 (SR73)	Tandderwen Farm, Abergele	495	Ex-Slaters garage, Abergele				
80 (SR73)	South of St George's Road, Abergele	E1	Abergele East				
81 (SR89)	Land off St George's Road, Abergele (also 252)	E2	North Wales Business Park, Abergele				
82 (SR89)	Land off Rhuddlan Road, Abergele (also 252)	E3 (SR72)	Abergele South East				
84	Lyndale Caravan Park, Pensarn	E17	Former Coal Yard Site, Pensarn				
245	North of Towyn Road, Belgrano / Pensarn (also 249)	E26	Land to the West of North Wales Business Park, Abergele				
258	Off Tan y Goppa Road, Abergele	E28	Land to the North of Kinmel Manor Hotel, Abergele				
472 (SR91)	Land and buildings at Peel Street, Abergele	MS20 (SR74)	Land to the South of Siambr Wen, Abergele				
473 (SR92)	Former ATS Depot, Abergele	525	Abergele South East (covers sites 510, 81/82, E3, 79/80, 78 & MS20)				
510	Adjacent 81/82, Playing field off Rhuddlan Road						
	Towyn / Kin	mel Bay					
106	Towyn Way East, Towyn	256	Rear of Rosedene and Holmlea, Kinmel Bay				
113	Off Morfa Avenue, Kinmel Bay	405	Land adjacent to Tir Prince, Kinmel Bay				
128 (SR69)	Off Towyn Way West, Towyn (also 253, 257 and 401)	422	Land at Gors Road / Towyn Way East				
182	Land East of Parc Hanes, Kinmel Bay (also 220)	423	Parc Hanes, Kinmel Bay				
188	Land off Green Avenue, Kinmel Bay (also 408)	426	Land off Gwellyn Avenue, Kinmel Bay				
203	End of Gwellyn Avenue, Kinmel Bay	E7	Foryd Harbour				
248	South of Cae Nant, St Asaph Avenue, Kinmel Bay (also 399)	E8	Tir Llwyd (also E8a)				
249 (SR131)	Former Interleisure site and adjoining land, Towyn (also E6, E21)	E13	Land at Gofer, Towyn				
250	Kinmel Crescent, Kinmel Bay	E14	Land South of Tir Llwyd				
251	Gors Farm, Towyn	E27	Land at Clwyd Bank, Kinmel Bay				
255	Land adjacent to Langford, Kinmel Bay						

### Table 3: Housing, Employment and Miscellaneous sites submitted in the Urban Development Strategy Area

	ay, Old Colwyn, Mochdre and Rhos on Sea Colwyn	Bay	
64	Land off Ffordd Triban, Upper Colwyn Bay (also 351)	352	South of Llanrwst Road, Upper Colwyn Bay
67	Glyn Farm, Colwyn Bay (also 347, 353)	354	Adjoining 27, Seafield Road, Colwyn Bay
69	Parciau Farm, Colwyn Bay	355	Hafod y Bryn, Honeysuckle Lane, Upper Colwyn Bay
101	South of Bryn Cadno, Colwyn Bay (also 442)	356	Rear of 140-150, Llanrwst Road, Upper Colwyn Bay
143	Hafodty Lane, Upper Colwyn Bay	483	South West of Glyn Farm, Colwyn Bay
173	106-118, Abergele Road, Colwyn Bay	487	The Dingle, Colwyn Bay
202	Opposite Pathacres, Honeysuckle Lane, Colwyn Bay (also 357)	488	Former Edelweiss Hotel, Colwyn Bay
214	Land adjoining Conway Rd / Llanrwst Road, Colwyn Bay	489	Lansdown Car Park, Colwyn Bay (also C13)
217	BT Exchange, Gregory Avenue, Colwyn Bay	490	Corner of Greenfield and Lawson Road, Colwyn Bay
247 (SR23)	Government Offices, Dinerth Road, Colwyn Bay (also C11)	491	Douglas Road, Colwyn Bay
342	Land at Nant y Glyn Holiday Park, Colwyn Bay		
	Old Col	wyn	
70	Land off Meadowbank (also 142 and 349)	350	Adjoining Tyn y Llan Nursery, Llanelian Road
74 (SR42)	Land off Dolwen Road (also 335)	360 (SR54)	Land at Peulwys Farm, Peulwys Lane
131	Old Colwyn Golf Club (also 359)	494	Ysgol y Graig
170	Land at Highlands Road	496	Ty Mawr, Old Colwyn (also C7)
171	Land opposite Raynes Quarry, Abergele Road	498	Field SH8776 Dolwen Road (SR169)
246	South of Peulwys Lane	502	Land off Llysfaen Road (SR251)
333	Land between Llanelian Road and Nant y Ffynnon	C7	Ty Mawr Farm, Peulwys (see 496)
344 (SR110)	Land opposite Bryn Rodyn, Dolwen Road		

209	North and West of Pen-y-Binc Farm, The Old Highway (also 334)	522b	Land near to Sports Ground
345	Land rear of Gower Road	522c	Land adjacent to Mochdre Dairy
346	Land rear of Seren y Dyffryn Caravan Park (also	C5 / 522a	Site between A55 and A547 / Site between Dolwyd
	MS10)	(SR105)	and Mochdre
358	Land off Chapel Street	C16	Site South of Hen Ffordd Gonwy (also CR41)
(SR107)		(SR106)	
471 (SR75)	Mochdre Dairy site	CR36	Land South and West of Quinton Hazell
	Rhos on	Sea	
71	Land at Dinarth Hall Farm, Rhos on Sea (also 348)	341	Land at Everard Road, Rhos on Sea
145	Lynx Depot, Penrhyn Avenue, Rhos on Sea (also 340 and C10)	523	Old Church House
213	Adjacent Coleg Llandrillo, Rhos-on-Sea	524	Old Dance Hall Penrhyn Avenue and Car Park,
339	Land at The Laundry, Church Road, Rhos on Sea		
Llandudno	o, Llandudno Junction and Conwy		
	Llandu	dno	
34	Land to the rear of Hillside, Craigside (also 146 and	364	Adjoining Craigside Manor & Lumpley Lodge,
	324)		Craigside
116 (SR85)	Nant y Gamar Road (also 413 and 479)	412	Adjacent to Kings Avenue
117	Off Cwm Howard Lane (also 210)	415	Scrap yard, Maesdu Road
118	Adjacent Wyncroft Farm (also 118)	434	Plas yn Dre, Gloddaeth Avenue
119	Queen's Road (adjacent Medical Centre) (also CR29)	CR4	Pier Pavilion (also MS11)
122	Off Queen's Road (adjacent roundabout) (also 414)	CR34	Former Railway Goods Yard, Augusta Street
133 (SR50)	Tan yr Allt, Tan y Bryn Road	CR38	Land off Trinity Crescent
134	Former tennis courts, Lloyd St (also 411)	CR42	Land at Conwy Road
		(SR86)	
241	Youth Centre, Trinity Avenue	MS12	Railway Station
311	Beaver Lodge	MS13	Colwyn Road
363	Adjoining Bryn Berain, Bryn y Bia Road, Craigside		
	Llandudno .	Junction	
14	Land to the rear of Woodlands	486	Scaffolding Site
176	Esgyryn (also CR15, CR31 and CR33)	CR14	Hotpoint 'Llandudno on-line'

310	Tan y Fron Road (also 361)	CR16	North East of former goods yard
320	Marl Farm	CR18	Between A55 and railway (also CR32)
		(SR102)	
362	Adjoining 6, River View Terrace	CR30	Former Brickworks
410	Albini House	CR40	Land at Glan Conwy corner, Llandudno Junction
		(SR47)	
438	High Street East	R21	Adjacent Ganol Sewage Treatment Works, Glan
	Ŭ	(SR103)	Conwy (also R41 and CR43)
439	Social / Youth Club	CR44	Land Adjacent Afon Conwy Motel
		(SR104)	
440	Memorial Hall		
	Conv	vy	·
4 (SR43)	Land off Henryd Road	319	Land at Tyn yr Ardd
16	Land off Isgoed	323	Bangor Road (also 409)
17 (SR62)	Bodhyfryd, Llanrwst Road	365	West of Cae Cregin, Gyffin
19 (SR133)	Land North of Sychnant Pass Road (OS1241 & 2448)	368	Land off Bryn Castell
20 (SR36)	Land adjacent Parc Sychnant (also 321)	419	62, Cadnant Park
164 (SR44)	North of Lark Hill, Sychnant Pass Road	452	Land off Penmaen Road
185 (SR35)	OS 3454, North of Sychnant Pass Road	511	Ty Mawr, Gyffin
211	West of Ty Mawr, Henryd Road, Gyffin	CR7	Conwy United FC
223	East of Henryd Road, Gyffin	CR37	Land at Conwy Morfa
308	Adjoining Bryn Gynog Caravan Park		
318	North of Bryn Bychan		
	Deganwy / I	lanrhos	·
3 (SR55)	Land adjacent Conway Road, Llanrhos (also 468)	417	Gloddaeth Lane, Llanrhos
8 (SR02)	Land between Maes-y-Castell and Hawes Drive,	499	Tan y Fron, Deganwy (SR249)
. ,	Deganwy		
165 (SR46)	Corner of Pentywyn Rd / Marl Lane, Deganwy (also	MS19	Land off Pentywyn Road, Deganwy (also CR28)
	367)	(SR63)	
	Penrhyn Bay / F	Penrhynside	9
36 (SR71)	Llanrhos Road, Penrhyn Bay (also 420)	136	Sunningdale Drive, Penrhyn Bay (also 449)
37	Land between Derwen Lane & Gloddaeth Isaf,	317	Adjoining Llanrhos Road, Penrhyn Bay
	Penrhyn Bay		

38	Land off Derwen Lane, Penrhyn Bay		
Llanfairfeo	chan and Penmaenmawr		
	Llanfairfe		
30	Land at Bryn-y-Neuadd Hospital (also W1 and MS8)	394	East of Fern Bank, Penmaenmawr Road
31 / 393	Adjacent to Glanafon	395	Between Cae America and Ffordd Dinas
35	Park Road	396	Cae America
148	East of Aber Road (opposite Bryn y Neuadd Hospital)	397	Adjoining Awel y Graig, Nant y Felin Road
149 (SR59)	Land adjacent to Pinehurst	398	Adjoining Crud y Gwynt, Tyddyn Drycin
205 / 328 (SR45 / SR78)	Opposite Bryn y Neuadd	429 (SR134)	Dexter Products, Llanerch Road
225 / 390	Tan-y-Ffordd <del>(also 390)</del>	435	East of Gorwel
384 (SR108)	West of Penmaen Park	493	Llanfairfechan Industrial Estate
385 (SR109)	North of Gorwel	497	Adjacent to site 205/328 Opposite Bryn y Neuadd
389	East of Llannerch, Llannerch Road	518	Land at Bryn y Neuadd (part A)
391	West of Hafod y Coed, Gwyllt Road	519	Land at Bryn y Neuadd (part B)
392	East of Y Gelli, Aber Road	521	West Coast Building, Llannerch Road
	Penmaen	nmawr	
22	Land between Alexandra Park & Graiglwyd Road	514	Tan y Berllan
23	Monastery, Alexandra Road	515	Old Weighbridge Site
26 / 331 / 480 (SR87)	Land off Cwm Road	516	Old Garage Site, Bangor Road
135	Conway Road	517	Old Quarry Offices, St David's Road
153	Adjacent Trewen, Conway Old Road	526	Parc Plas Mawr
382 (SR88)	Land adjoining Tyddyn Bach	W3	Rear of Roncol (also W4)
383	East of Dyffryn, Conwy Road	W7	Adjacent to railway, off Conwy Road
386	Rear of Marine Terrace, Station Road	W9	Ty Mawr
387	ERJ Products Ltd, Brynmor Terrace	W11	Timefactor Chemicals
388	Victoria Garage, Bangor Road	W14	Land adjacent to A55
428	Gwysfa, Conwy Old Road	W15	School Lane

436	South of Graiglwyd Road	MS6	Land off Cemlyn Park
507	Red Gables	MS7	Penmaenmawr Promenade
(SR313)			
508	Roncol Land, Gilfach Road		
(SR314)			
Llanrwst			
47	Land to the rear of Trem Arfon	463 (SR19)	Site J North of Llanrwst
151	North of Plas yn Dre, Station Road (also 425)	503	RAF Centre, Llanddoged Road, Llanrwst (SR309)
197	Abergele Road / Town Hill	504	Cattle Market, Llanrwst (SR310)
260 (SR16)	Fron Ganol, School Bank Road (also R33)	505	Abattoir, Llanrwst (SR311)
287	Bryn Hyfryd, Ffordd Tan yr Ysgol	506	Dolanog Building (SR312)
294	East of Maes Tawel (also 492)	R1	Adjacent Ty Gwyn
455 (SR10)	Site A North of Llanrwst	R2	Ty Gwyn (also R35)
456 (SR11)	Site B East of Llanrwst	R3	Ysgol Dyffryn
457 (SR12)	Site C North East of Llanrwst	R25	Tyddyn Hen
458 (SR13)	Site D East of Llanrwst	R26	West of Meadow Vale
459 (SR14)	Site E Adjacent Bryn Hyfryd	R34	Ffordd Parri / Ffordd Talybont
460 (SR15)	Site F North West of Llanrwst	R36	North of Pont Cae Melwr
461 (SR17)	Site H Adjacent railway	MS21 (SR79)	Llanrwst cemetery extension
462 (SR18/81)	Site I North West of Llanrwst (also 198, 276)		

### Table 4: Housing, Employment and Miscellaneous sites submitted in the Rural Development Strategy Area

Tier 1	Tier 1 Main Villages				
	Lla	anddulas			
126	Off Station Road	403	Land to the South of the mill		
212	Off Pencoed Road / Llindir Road (also 406)	404	House and outbuildings at the mill		
400	Land adjacent to St Cynbryd's Church	482 (SR137)	Land adjacent Llindir		

402	Land at Pencoed Avenue	E16	Llanddulas Quarry (also E25 A, B and C)
	Dwygy	fylchi	
53 (SR135)	Land east of Maes-y-Llan	329	East of Golygfa Sychnant
56	Land off Ysguborwen Road (see also 157)		Land at Maes y Llan (SR253)
58	Land adjacent Ysgol Capelulo	MS9	Orme View Filling Station
	Llyst	faen	
86	Off Trem-y-Don	219	Off Berth y Glyd Road
87	Adjacent former Rectory	227	Adjacent Llanddulas Quarry, Pentregwyddel Road
		(SR101)	(also 337)
144	Land adjoining Plas Farm	338	Land at Bryn Heulog, off Trawscoed Road
		(SR130)	
159	Adjacent Rhianfa, Bwlch y Gwynt Road (also 336)	343	Land at London House, Bron y Llan Road
160	North of Ysgol Cynfran, Dolwen Road	443	Land at Fron Goch, Bwlch y Gwynt Road
172 (SR94)	Daniel's Depot, Clobryn Road (also C14, 474)	464	Land adjoining Colwyn Bay settlement limit near
		(SR37)	Raynes Quarry
199	Land at Bod Hyfryd	465	Land (site 2a) to the west of Llysfaen, near Raynes
		(SR38)	Quarry
200	Land opposite Bod Hyfryd	466	Llysfaen, near Raynes Quarry
		(SR39)	
201 (SR60)	Land adjoining Ty Mawr Farm (see also C15)	484	Rear of 4 Rhodfa Lwyd
204	Land adjoining Erw Llewelyn	509	Land at Copa'r Bryn, Llysfaen (SR203)
206	Land adjoining Pant y Carw	512	Near Pen y Graig
215 (SR61)	Land at Geulan Road / Bwlch y Gwynt Road	513	Next to Geulan, Llysfaen
	Glan C		
41	Top Llan Road (also 374)	302	East of Cefn Gwyn
		(SR112)	
42	Tal y Fan	303	East of Bryn Rhys
		(SR113)	
44	Tyn Twll Uchaf	305	East of Maes Hyfryd
		(SR115)	
262	South and West of Bryn Rhys (also 304)	306	South of Ty Du Road
(SR114)		(SR116)	
270 (SR53)	Top Llan Road / Llanrwst Road (also 43)	307	The Old Rectory (also R37)

271	Woodstock, Llanrwst Road	378	Fernwood Boatyard
301	West of The Pines		
(SR111)			
· · · · ·	·		•
Tier 2 Mai	n Villages		
	Betws y	n Rhos	
91	Land between Ffordd Abergele and Ffordd Llanelwy	224	West of Ffarm Hotel (also 477)
	(also 284)	(SR67)	
92	Ffordd y Mynydd (also 187, 274)	478	South of Dolwen Road (Site B)
		(SR70)	
93 (SR65)	Off Dolwen Road (also 269 and 476)		
	Cerrigyd	Irudion	·
97 (SR41)	Adjacent Cwm Eithin (also 285)	431	North of Maes y Ffynnon
175	Trem Eryri	437	Adjoining Gwylanedd
(SR128)			
281	North East of school	R5	Off B5105
332	West of Rheithordy (also 453)	R42	Saracen's Head
	Dolga	rrog	
221 (SR57)	Tan y Ffordd (also 470)	R6	Aluminium Corporation (also R7 and MS25)
222 (SR58)	South of Bryn Morfa	R47	Memorial Hall
	Eglwys	sbach	
60	Land off Heol Martin	163	Opposite Ysgol Gynradd Eglwysbach
		(SR98)	
62	Land off Maes Llan (also 278)	377	O.S. 5637
	Llanfairta	lhaearn	
6	Opposite primary school	109	Adjacent school
		(SR127)	
85	Glasfryn	373	Near Bryn Kenrick
90	Glan Elwy (also 451)	454	Land off Smithy Hill
		(SR03)	
	Llange		
98	West of A548 (also 286)	370	Cricket Field (also 95, R17)
195	Stag Yard (also 372 and R44)	371	Former Smithy

277	Adjacent Coed Digain (also 94)	427	Annedd Wen
369	Rhos y Mawn	430	Eglwysbach Road (also 218)
		(SR136)	
	Lla	insannan	
261	West of Maes Aled (also R27)	R28	Field 0068
263	South of Fron Bugad	R29	Field 0057 (also 292)
288	Adjacent Cysgod y Craig	R30	0078 (also 293)
289	North of Llansannan	R39	Former scout hut
469 (SR56)	Land south of Llain Hiraethog	R40	Adjacent Water Treatment Works
· · ·		Trefriw	
441	Land off Gower Road		
	Tal-y-E	Bont / Castell	
59	Land off Hendy, Tal-y-Bont	501	Land to the rear of Hendy, Tal y Bont (SR248)
105 (SR24)	Nusery at Castell		
Minor Villa	ages		
125	Adjacent Oakwood, Glanwydden (also 416)	309	East of Ysgol Llangelynnin, Henryd
190	OS 2728, Bryn Pydew (also 444)	313	Land South of School, Pentrefoelas
192 Land North of Llannefydd Primary school		314	Land North of B5113, Pentrefoelas
196	Adjoining The Vicarage, Llannefydd	315	North of Bryn Ysgol, Pentrefoelas
208	Land North of Godre'r Graig, Llannefydd	316	South of B5113, Pentrefoelas
216	South of Bryn y Pin, Ty'n y Groes	418	Riding school, Glanwydden
226	Opp Ysgol Llangelynnin, Henryd	421	Land at Boddtegwel, St George
232	Land East of Llety'r Wennol, Llannefydd	467	Land at Groes, Groes
		(SR51)	
244	East of Dol Acar, Rhyd y Foel	475	Bryn y Pin, Ty'n y Groes
		(SR64)	
265	Church Yard, Llanelian	485	South of Godre'r Graig, Llannefydd
266	Bryn Eglwys, Llanelian	520	Land at Ty'n y Groes
267	East of Ysgol Llanddoged	R10	The Old Mart, Tal y Cafn
268	Ffordd Bryn Saith, Llanddoged	R38	West of allotments, Pentrefoelas
272	South of Plas Celynnin, Henryd	R45	Furnace Farm, Tal y Cafn
275	West of Erw Faen, Llannefydd	R46	Smithy, Pentrefoelas

280	Post Office field, Ty'n y Groes		Bodetgwel Terrace, St George
283	Adjoining Bryn Stanley, Henryd		Land at Glasfryn, Ty'n y Groes
298	West of Llys Alaw, Llannefydd		
Hamlet	S		
141	Bodtegwel, near Abergele	299	West of Cadair Dinmael, Dinmael
273	Plas Isa, Bryn-Rhyd-yr-Arian	300	North of Tyn y Wern, Dinmael
279	East of school, Rhydgaled, Groes	330	West of Bodlondeb, Capelulo
295	South of Haulfryn, Melin-y-Coed	375	East of Church, Gwytherin
296	North of Capel Bethel, Melin-y-Coed	376	West of Lion Inn, Gwytherin
297	North and East of Maes Grugoer, Tan-y-Fron		Adjoining Rhyd-yr-Arian bridge, Bryn Rhyd-yr- Arian
282			
	countryside	1	
202	Dolwyd Nurseries, Dolwyd	R43	Hafodunas Hall, Llangernyw
	Dolwyd Nurseries, Dolwyd East of Gofer Farm Cottages		
254	East of Gofer Farm Cottages	R43 E15 E18	Kinmel Estate, Abergele East (also E20)
	East of Gofer Farm Cottages Bryn Rodyn, Graig	E15	Kinmel Estate, Abergele East (also E20) Land opposite Llwyni Lodge, Abergele
254 259	East of Gofer Farm Cottages Bryn Rodyn, Graig West of Llwyn-y-Coed, Tal-y-Bont (also MS14)	E15 E18	Kinmel Estate, Abergele East (also E20)
254 259 325	East of Gofer Farm Cottages Bryn Rodyn, Graig	E15 E18 E24	Kinmel Estate, Abergele East (also E20) Land opposite Llwyni Lodge, Abergele Land North of Gofer, Towyn (A+B)
254 259 325 326	East of Gofer Farm Cottages Bryn Rodyn, Graig West of Llwyn-y-Coed, Tal-y-Bont (also MS14) North of Pen y Garth, Castell (also MS15)	E15 E18 E24 CR21	Kinmel Estate, Abergele East (also E20) Land opposite Llwyni Lodge, Abergele Land North of Gofer, Towyn (A+B) East of A470, Llandudno Junction
254 259 325 326	East of Gofer Farm Cottages Bryn Rodyn, Graig West of Llwyn-y-Coed, Tal-y-Bont (also MS14) North of Pen y Garth, Castell (also MS15)	E15 E18 E24 CR21	Kinmel Estate, Abergele East (also E20)Land opposite Llwyni Lodge, AbergeleLand North of Gofer, Towyn (A+B)East of A470, Llandudno JunctionLand adjacent St Cystennin's Church,
254 259 325 326 327	East of Gofer Farm Cottages Bryn Rodyn, Graig West of Llwyn-y-Coed, Tal-y-Bont (also MS14) North of Pen y Garth, Castell (also MS15) North of Tyn Terfyn, Castell (also MS5)	E15 E18 E24 CR21 CR35	Kinmel Estate, Abergele East (also E20)Land opposite Llwyni Lodge, AbergeleLand North of Gofer, Towyn (A+B)East of A470, Llandudno JunctionLand adjacent St Cystennin's Church,Llangwstenin
254 259 325 326 327 366	East of Gofer Farm Cottages Bryn Rodyn, Graig West of Llwyn-y-Coed, Tal-y-Bont (also MS14) North of Pen y Garth, Castell (also MS15) North of Tyn Terfyn, Castell (also MS5) Land South of Bryn Melyn, Bodafon Road, Llandudno	E15 E18 E24 CR21 CR35 MS16	Kinmel Estate, Abergele East (also E20)Land opposite Llwyni Lodge, AbergeleLand North of Gofer, Towyn (A+B)East of A470, Llandudno JunctionLand adjacent St Cystennin's Church,LlangwsteninCoed Crel, Llangernyw
254 259 325 326 327 366 381	East of Gofer Farm Cottages         Bryn Rodyn, Graig         West of Llwyn-y-Coed, Tal-y-Bont (also MS14)         North of Pen y Garth, Castell (also MS15)         North of Tyn Terfyn, Castell (also MS5)         Land South of Bryn Melyn, Bodafon Road, Llandudno         Coed Henrennynid, near Llansannan	E15 E18 E24 CR21 CR35 MS16 MS17	Kinmel Estate, Abergele East (also E20)Land opposite Llwyni Lodge, AbergeleLand North of Gofer, Towyn (A+B)East of A470, Llandudno JunctionLand adjacent St Cystennin's Church,LlangwsteninCoed Crel, LlangernywHendre Ddu, Llangernyw
254 259 325 326 327 366 381 399	East of Gofer Farm Cottages         Bryn Rodyn, Graig         West of Llwyn-y-Coed, Tal-y-Bont (also MS14)         North of Pen y Garth, Castell (also MS15)         North of Tyn Terfyn, Castell (also MS5)         Land South of Bryn Melyn, Bodafon Road, Llandudno         Coed Henrennynid, near Llansannan         Cae Nant, off St Asaph Avenue	E15 E18 E24 CR21 CR35 MS16 MS17 MS18 MS22	Kinmel Estate, Abergele East (also E20)Land opposite Llwyni Lodge, AbergeleLand North of Gofer, Towyn (A+B)East of A470, Llandudno JunctionLand adjacent St Cystennin's Church,LlangwsteninCoed Crel, LlangernywHendre Ddu, LlangernywHome Farm, Hafodunos, Llangernyw

### 3. Stage One Site Assessments

### 3.1 **Densities and Capacities**

3.1.1 Allocating sites in the LDP will require indicative figures for how many dwellings will be included on individual sites. A number of factors influence the potential dwelling capacity of a site, further details of which are provided in section four. The approach taken in the LDP, in recognising the land constraints in Conwy and the requirement to conserve land as much as is practically possible against the housing requirement, is to set a standard density of 30 dwellings per hectare (dph). There is an emphasis on achieving higher densities in urban areas where sites are more sustainably accessible. There may be certain exceptional cases where lower densities (below 30 dph) may be allowed to achieve satisfactory design and amenity. Further justification is provided in table 4 below and in policy HOU/4 – 'Housing Density' in the LDP.

### 3.2 Site Assessment Criteria

3.2.1 Table 5 below lists three assessment criteria for determining stage one sites. The purpose of this stage is to identify sites which are not suitable for allocating either because they are too small, are constrained by previous planning applications or have permission, or do not accord with the LDP spatial strategy (settlement hierarchy). Using these more obvious constraints to identify unsuitable sites allows a more concise list to be taken forward to stage two where sites will be subject to a more detailed assessment. Again, it should be noted that the principle of development of sites in table 4 without previous planning permission or refusal is not being questioned; instead, it is the suitability of the site for allocation in the LDP that is being considered.

Assessment	Purpose
Criteria	
All housing sites	LDP policy HOU/4 states that residential development
under 0.3 ha	should make the best use of land by achieving a minimum
and all	density of 30 dwellings per hectare on allocated and large
employment	windfall sites (exceptions may apply, for example,
sites under 0.1	development in a Conservation Area). The supporting text
ha will not be	to Strategic Policy HOU/1 – 'Meeting the Housing Need'

### Table 5: Stage One Assessment Criteria

taken forward	states that the LDP will allocate sites that are capable of
	providing 10 or more dwellings on site. For these reasons, a
	threshold of 0.3 ha is used. For proposed employment
	sites, a threshold of 0.1 ha (1000 square metres) is used as
	this is the threshold for monitoring sites in the Employment
	Land Monitoring Report (BP/13).
	Site areas were measured by officers for each site
	submitted. Those identified as below the threshold were not
	taken forward for further consideration. These sites may be
	suitable for development, but this has not been assessed at
	this stage. Sites capable of accommodating below 10
	housing units may still be be suitable but should be treated
	as windfall development (that is, sites not allocated in the
	LDP but which may come forward during the Plan period)
	and an allowance is made for this source of housing in the
	LDP as shown in table 1. They could come forward as
	windfall sites and be assessed under their own merits,
	should a planning application be submitted.
Relevant	Since the initial call for sites (December 2006), some
Planning History	landowners and agents have applied for planning
	permission on their respective sites; some sites have since
	been developed. Sites either with extant planning
	permission or where development has commenced or
	completed will be discounted at this stage. Sites with extant
	permission would be included in the LDP housing supply
	figures (see 'Committed' column in table 2). Other sites may
	be existing local plan allocations but undeveloped due to
	site constraints. Where they have been resubmitted and
	listed in tables 3 and 4, sites may be removed at stage one
	if the constraints are unlikely to be overcome (see also
	BP/5 Joint Housing Land Availability Study).
LDP strategy	Policies DP/2 – 'Overarching Strategic Approach' and
and relationship	HOU/1 and Background Paper 8 – 'Hierarchy of
to settlement	Settlements and Settlement Boundaries' outline the
hierarchy	proposed settlement hierarchy for the Plan area. To comply

with local and national policy, no residential or employment
allocations are made in minor village, hamlets or the open
countryside. Relevant policy will deal with planning
applications in these areas and sites which have been
submitted in these areas will be discounted at this stage.
Large scale sites physically detached from existing
settlements and which do not adjoin other sites submitted
adjoining a settlement, will also be discounted at this stage.

- 3.2.2 Large housing sites (10 or more dwellings) removed from the process due to an extant planning permission will also be included in the Joint Housing Land Availability Study (BP/5) which was prepared with the Welsh Government in line with national planning policy and guidance. The deliverability of these committed large sites is also covered in the Phasing Plan (BP/30). Committed employment sites over 0.1 ha are included in the Employment Land Monitoring Report (BP/13).
- 3.2.3 All sites listed under 'Minor Villages', 'Hamlets' and 'Open Countryside' on pages 20 22 have not been assessed for housing or employment allocation in the LDP, for the reasons detailed in table 4. The site references are therefore not repeated in the following tables.

### Table 6: Sites Assessed at Stage One but not Taken Forward – Urban Development Strategy Area

Site Ref. Location	Reason for Removal
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Aberg	Abergele, Towyn and Kinmel Bay (including Pensarn)			
Abergele / Pensarn				
258	Off Tan y Goppa Road, Abergele	The large site is in the open countryside, physically detached from the existing settlement boundary.		
E17	Former Coal Yard Site, Pensarn	The site has been developed.		
		Towyn / Kinmel Bay		
113	Off Morfa Avenue, Kinmel Bay	The site has planning permission for residential use and development has commenced.		
248	South of Cae Nant, St Asaph Avenue, Kinmel Bay	The site is detached from the existing settlement boundary and performs poorly in the sequential test, as well as being remote from existing services and facilities.		
255	Land adjacent to Langford, Kinmel Bay	The site is less than 0.3 ha		
256	Rear of Rosedene and Holmlea,	The site is detached from the existing settlement boundary and performs poorly in the		
	Kinmel Bay	sequential test, as well as being remote from existing services and facilities.		
Colwy	n Bay, Mochdre, Rhos on Sea a	nd Old Colwyn		
		Colwyn Bay		
69	Parciau Farm, Colwyn Bay	The site was previously proposed for housing in the Colwyn Borough Local Plan. An application for residential development (0/20900) was refused in 1997. The site was proposed for recreation / public open space use in the draft Conwy UDP. Information from the Welsh Government's technical services states that the western part of the site is shown on the provisional Agriculture Land Classification map as being grade 3. CCW object to its development as it would be a significant encroachment into open countryside. This site history adds to uncertainty over delivery; it is therefore proposed not to be included for development during the Plan period. This site history adds to uncertainty over delivery; it is therefore proposed not to be included for development during the Plan period.		
354	Adjoining 27, Seafield Road, Colwyn Bay	The site is less than 0.3 ha.		

Site Ref.	Location	Reason for Removal
356	Rear of 140-150, Llanrwst Road, Upper Colwyn Bay	The site has planning permission for residential use.
		Old Colwyn
246	South of Peulwys Lane, Old Colwyn	The site has been developed for residential use.
333	Land between Llanelian Road and Nant y Ffynnon, Old Colwyn	The large site is in the open countryside, physically detached from the existing settlement boundary. The site is in a green wedge which is proposed to be retained in the LDP (please refer to BP/12).
498	Field SH8776 Dolwen Road, Old Colwyn	CCW state that given its location within the open countryside away from any settlements, they consider the proposal to be contrary to the LDP strategy.
350	Adjoining Tyn y Llan Nursery, Llanelian Road, Old Colwyn	The site is in the open countryside, physically detached from the existing settlement boundary. The site is in a green wedge which is proposed to be retained in the LDP (please refer to BP/12). CCW do not consider that the site represents a well-integrated extension to the settlement and would result in extending ribbon development to the south of Old Colwyn.
		Mochdre
471 (SR75)	Mochdre Dairy site, Mochdre	The site has planning permission for employment use.
522c	Land adjacent to Mochdre Dairy	The site has planning permission for employment use.
	· · · · · · · · · · · · · · · · · · ·	Rhos on Sea
145 (340, C10)	Lynx Depot, Penrhyn Avenue, Rhos on Sea	The site has been developed for residential use.
213	Adjacent Coleg Llandrillo, Rhos on Sea	The site has planning permission for leisure / recreation uses
339	Land at The Laundry, Church Road, Rhos on Sea	Applications for changes of use from employment / light industrial to leisure / recreation uses have been approved on site since it was submitted for consideration in the LDP.
341	Land at Everard Road, Rhos on Sea	The site is less than 0.3 ha
523	Old Church House	The site is less than 0.3 ha

Site Ref.	Location	Reason for Removal
524	Old Dance Hall, Penrhyn Avenue,	The site is less than 0.3 ha
	and Car Park	
Llandud	no, Llandudno Junction and C	
		Llandudno
134 (411)	Former tennis courts, Lloyd Street, Llandudno	An application for residential development (0/26823) was refused at appeal in 2003/2004. Development of this site would result in the loss of public open space of
		which there is a shortage in this area.
311	Beaver Lodge, Llandudno	The site has planning permission for residential use.
		Llandudno Junction
310 (361)	Tan y Fron Road, Llandudno Junction	The site is less than 0.3 ha.
320	Marl Farm, Llandudno Junction	The site has planning permission and is being developed for residential use.
362	Adjoining 6, River View Terrace, Llandudno Junction	The site is less than 0.3 ha. An application for residential development (0/30000) was refused at appeal due to poor access and amenity concerns due to the site's neighbouring industrial land use.
410	Albini House, Llandudno Junction	The site has planning permission and is being developed for residential use.
438	High Street East, Llandudno Junction	The site has planning permission for retail use
440	Memorial Hall, Llandudno Junction	The site is less than 0.3 ha.
486	Scaffolding Site, Llandudno	The site is less than 0.3 ha.
CR14	Hotpoint 'Llandudno on-line'	Committed employment supply – see BP/13, BP/42 and the LDP Employment chapter.
CR30	Former Brickworks, Llandudno Junction	The site has planning permission for commercial uses.
R21 (R41, CR43) (SR103)	Adjacent Ganol Sewage Treatment Works, Glan Conwy	The site is detached from the existing settlement boundary and performs poorly in the sequential test as well as being remote from existing services and facilities. Development in this location would result in greater coalescence of Llandudno Junction and Glan Conwy. For these reasons the site is in a green wedge which is proposed to be retained in the LDP (please refer to BP/12). CCW do not consider that the proposed allocation represents a well-integrated extension to Llandudno Junction.

Site Ref.	Location	Reason for Removal
		Conwy
211	West of Ty Mawr, Henryd Road, Gyffin	The site is less than 0.3 ha.
308	Adjoining Bryn Gynog Caravan Park, Conwy	The site is less than 0.3 ha.
318	North of Bryn Bychan, Conwy	The site is physically detached from the existing settlement boundary. This site is prominent in the landscape and would extend development into the open countryside towards the National Park.
365	West of Cae Cregin, Gyffin, Conwy	The site is in the open countryside, physically detached from the existing settlement boundary.
		Penrhyn Bay / Penrhynside
36 (420) (SR71)	Llanrhos Road, Penrhyn Bay	Planning permission for residential development has been refused on appeal at this site (reference 0/33294).
Llanfairf	echan and Penmaenmawr	
		Llanfairfechan
35	Park Road, Llanfairfechan	An application for residential development (0/34200) was refused at appeal in 2008.
225 (390)	Tan-y-Ffordd, Llanfairfechan	The site is less than 0.3 ha
391	West of Hafod y Coed, Gwyllt Road, Llanfairfechan	The site is less than 0.3 ha and is located in the open countryside.
392	East of Y Gelli, Aber Road, Llanfairfechan	The site is less than 0.3 ha and is located in the open countryside.
394	East of Fern Bank, Penmaenmawr Road, Llanfairfechan	The site has planning permission for residential use.
395	Between Cae America and Ffordd Dinas, Llanfairfechan	The site has planning permission for residential use.
396	Cae America, Llanfairfechan	The site has planning permission for residential use.
397	Adjoining Awel y Graig, Nant y Felin Road	The site is less than 0.3 ha
398	Adjoining Crud y Gwynt, Tyddyn Drycin	The site has been developed for residential use.
		Penmaenmawr

Site Ref.	Location	Reason for Removal	
383	East of Dyffryn, Conwy Road, Penmaenmawr	The site is less than 0.3 ha.	
386	Rear of Marine Terrace, Station Road, Penmaenmawr	The site is less than 0.3 ha.	
387	ERJ Products Ltd, Brynmor Terrace, Penmaenmawr	The site is less than 0.3 ha.	
388	Victoria Garage, High Street, Penmaenmawr	The site is less than 0.3 ha.	
428	Gwysfa, Conwy Old Road, Penmaenmawr	Planning permission for residential development has been refused twice on appeal at this site (references 0/33910 and 0/35357).	
514	Tan y Berllan	The site is less than 0.3 ha.	
516	Old Garage Site	The site is less than 0.3 ha.	
507	Red Gables	Planning permission was granted for residential redevelopment of the former hotel in 2007.	
508	Roncol Land, Gilfach Road	The site is less than 0.3 ha.	
W3 (W4)	Rear of Roncol, Penmaenmawr	The site has planning permission for residential use.	
W7	Adjacent to railway, off Conwy Road, Penmaenmawr	The site has been considered for residential development in the LDP. Please refer to site reference 135 for assessment purposes.	
W11	Timefactor Chemicals, Penmaenmawr	The site has planning permission for residential use.	
W15	School Lane, Penmaenmawr	The site has planning permission for residential use.	
MS7	Penmaenmawr Promenade	The area is currently in amenity use. Small scale tourism development may be acceptable but should be considered through the planning application route; the site is not considered suitable for allocation.	
Llanrws	t		
503	RAF Centre, Llanddoged Road	The site is less than 0.3 ha.	
505	Abattoir	The site is less than 0.3 ha.	
506	Dolanog Building	The site is less than 0.3 ha.	
R2	Ty Gwyn	Committed employment supply – see BP/13, BP/42 and the LDP Employment chapter.	
R25	Tyddyn Hen, Llanrwst	In line with the settlement hierarchy approach, no allocations are proposed at this location during the Plan period.	

Site Ref.	Location
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Reason for Removal

### Table 7: Sites Assessed at Stage One but not Taken Forward – Rural Development Strategy Area

Tier 1 Ma	ain Villages	
		Llanddulas
126	Land off Station Road, Llanddulas	The site has planning permission for residential use.
402	Land at Pencoed Avenue, Llanddulas	The site is less than 0.3 ha.
404	House and outbuildings at the mill, Llanddulas	The site is less than 0.3 ha.
		Dwygyfylchi
329	East of Golygfa Sychnant, Dwygyfylchi	The site is less than 0.3 ha.
		Llysfaen
159 (336)	Adjacent Rhianfa, Bwlch y Gwynt Road, Llysfaen	The site is less than 0.3 ha.
199	Land at Bod Hyfryd, Llysfaen	The site has planning permission for residential development.
204	Land adjoining Erw Llewelyn, Llysfaen	The site is less than 0.3 ha.
215	Land at Geulan Road / Bwlch y Gwynt Road	The site is less than 0.3 ha
338 (SR130)	Land at Bryn Heulog Road, off Trawscoed Road, Llysfaen	The site is less than 0.3 ha.
343	Land at London House, Bron y Llan Road, Llysfaen	The site is less than 0.3 ha.
443	Land at Fron Goch, Bwlch y Gwynt Road, Llysfaen	The site is less than 0.3 ha.
464 (SR37)	Land adjoining Colwyn Bay settlement limit near Raynes Quarry, Llysfaen	The site is less than 0.3 ha.

Site Ref.	Location	Reason for Removal	
465 (SR38)	Land (site 2a) to the West of Llysfaen, near Raynes Quarry,	The site is less than 0.3 ha.	
	Llysfaen		
466 (SR39)	Llysfaen, near Raynes Quarry	The site is less than 0.3 ha.	
484	Rear of 4 Rhodfa Lwyd, Llysfaen	The site is less than 0.3 ha.	
<u>484</u> 509	Land at Copa'r Bryn	The site is less than 0.3 ha.	
509 (SR203)	Land at Copa r Bryn	The site is less than 0.3 ha.	
512	Near Pen y Graig, Llysfaen	The site is less than 0.3 ha.	
513	Next to Geulan, Llysfaen	The site is less than 0.3 ha.	
		Glan Conwy	
42	Tal y Fan, Glan Conwy	The site has planning permission for residential use.	
271	Woodstock, Llanrwst Road	The site has planning permission for residential use.	
306 (SR116)	South of Ty Du Road, Glan Conwy	The site is detached from the existing settlement boundary and would be a significant expansion into open countryside. It performs poorly in the sequential test as well as being remote from existing services and facilities. CCW has concerns regarding the scale and location of the proposed allocation, which we consider represents a significant encroachment of the built environment into the	
307 (R37)	The Old Rectory, Glan Conwy	open countryside to the south east of Glan Conwy. The site is detached from the existing settlement boundary and performs poorly in the sequential test as well as being remote from existing services and facilities. It is a steep site with poor access and poor visibility on to the A470. CCW consider that residential development at this location will result in a fragmented form of development, a form of development to be resisted in paragraph 9.3.1 of Planning Policy Wales.	
378	Fernwood Boatyard, Glan Conwy	The site has planning permission for residential use.	
	· · · · · · · · · · · · · · · · · · ·		
Tier 2 Ma	ain Villages		
		Betws yn Rhos	
478 (SR70)	South of Dolwen Road Site B, Betws yn Rhos	The site is less than 0.3 ha.	
	· · · ·	Cerrigydrudion	

Site Ref.	Location	Reason for Removal
437	Adjoining Gwylanedd,	The site has planning permission for residential use.
	Cerrigydrudion	
R42	Saracen's Head, Cerrigydrudion	An application for holiday chalets was submitted on site, minded to approve at Planning
		Committee subject to the signing of a S106 agreement to retain the chalets for holiday
		use only. Before the agreement was signed, the applicant withdrew the application.
		With the principle of tourism development established and uncertainty over future site
		progress, the site should not be allocated and any application dealt with through the
		usual planning application route.
		Eglwysbach
62 (278)	Land off Maes Llan, Eglwysbach	Planning permission for residential development has been refused at this site
		(reference 0/33383). Other sites are available in Eglwysbach and are considered more
		suitable for carrying forward to stage two.
		CCW state that any development would be required to protect the existing mature tree
		line at the northern and southern edges of the site.
		Llanfairtalhaiarn
373	Near Bryn Kenrick,	The site is less than 0.3 ha.
	Llanfairtalhaearn	
		Llangernyw
369	Rhos y Mawn, Llangernyw	The site is less than 0.3 ha.
371	Former Smithy, Llangernyw	The site is less than 0.3 ha.
427	Annedd Wen, Llangernyw	The site is in the open countryside, away from the existing settlement boundary.
		Llansannan
288	Adjacent Cysgod y Craig,	The site is less than 0.3 ha.
	Llansannan	
469	Land South of Llain Hiraethog	The site was a former housing allocation in the draft Unitary Development Plan. It has
		planning permission for two dwellings along the frontage (0/31110 and 0/36353). The
		Council's Highways service state that there would be insufficient access to the southern
		section of the site should 0/36353 be implemented. In light of the likelihood that the
		permission will be implemented, the site has not been taken forward.
R40	Adjacent Water Treatment Works,	The site is too small to be allocated for employment use.
	Llansannan	
		Trefriw

Site Ref.	Location	Reason for Removal	
441	Land off Gower Road, Trefriw	Background Paper 8 states that there are serious restrictions to the extent that Trefriw can develop on the area outside of the National Park. The main issues to consider are flood risk, topography and county boundary restrictions. It states that future housing will have to be found outside the Conwy Local Planning Authority area and inside the National Park. Site 441 is almost entirely in a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding can be managed effectively in line with TAN 15 requirements. For these reasons it has been decided to remove the site at stage one.	
		Tal y Bont / Castell	
105 (SR24)	Nursery at Castell	<ul> <li>The site would represent an extension of a cluster of houses away from any defined settlement boundary and unsuitable for residential allocation in line with national guidance.</li> <li>Given the close proximity to Morfa Uchaf Dyffryn Conwy SSSI, CCW has concerns regarding the potential adverse impact on the protected site from inappropriate recreational activity likely to result from residential development. Development of the entire site would represent a disproportionate extension to Castell, detrimental to the character of the settlement and surrounding area.</li> </ul>	

### 4. Stage Two Site Assessments

#### 4.1 Site Assessment Criteria Summary

- 4.1.1 The following chapter details the criteria used to assess sites at stage two. This comprised assessing sites against national planning policy, undertaking site visits and consulting with statutory bodies. Sites were also assessed against the LDP spatial objectives and sustainability points on access to facilities and public transport provision. Finally, the most suitable sites in each settlement were ranked according to their suitability and deliverability in line with the LDP spatial strategy and housing and employment requirements.
- 4.1.2 Sites submitted were recorded on an electronic database. This included appointing a site reference and recording details including site address, proposal, current use (where known), site area in hectares, theoretical yield and density (based on the information in section 3 of this background paper and taking into account comments received from consultees on site constraints and opportunities), ownership (public and/or private), any relevant planning history, status in the local adopted Plan (either the Llandudno Conwy District Plan or the Colwyn Borough Local Plan, although reference has been made to the unadopted Conwy Unitary Development Plan where it was felt necessary) and brief site description.

#### 4.2 National Policy

- 4.2.1 Para 9.2.8 of Planning Policy Wales (PPW) states that in identifying sites to be allocated for housing, a search sequence should be followed, starting with the re-use of previously developed land and buildings within settlements, then settlement extensions and then new development around settlements with good transport links.
- 4.2.2 PPW lists criteria for deciding which sites to allocate for housing in the LDP (para 9.2.9):
  - The availability of previously developed sites and empty or underused buildings and their suitability for housing use;

- The location of potential development sites and their accessibility to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;
- The capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals), to absorb further development, and the cost of adding further infrastructure;
- The scope to build sustainable communities to support new physical and social infrastructure, including consideration of the effect on the Welsh language (see Section 4.12), and to provide sufficient demand to sustain appropriate local services and facilities;
- The physical and environmental constraints on development of land, including, for example, the level of contamination, stability and flood risk, taking into account the possible increase of such risk as a result of climate change (and see Chapter 13), and the location of fragile habitats and species, archaeological and historic sites and landscapes (Chapters 5 and 6);
- The compatibility of housing with neighbouring established land uses which might be adversely affected by encroaching residential development; and
- The potential to reduce carbon emissions through co-location with other uses.
- 4.2.3 Para 9.2.10 of PPW states that in determining the order in which housing sites identified in accordance with the above should be allocated, the presumption will be that previously developed sites or buildings for re-use or conversion should be allocated before greenfield sites. The exception to this principle will be where previously developed sites perform so poorly in relation to the criteria listed in paragraph 9.2.9 as to preclude their use for housing (within the relevant Plan period or phase) before a particular greenfield site.
- 4.2.4 In designating employment sites, para 7.2.1 of PPW states that local planning authorities should address such issues as the phasing of

development and the availability of infrastructure against an agreed identified 'requirement'. Local planning authorities should review all nonhousing allocations when preparing or reviewing development plans and consider whether some of this land might be better used for housing or mixed use developments or no longer be designated for development. Para 7.2.2 states that key employment locations should be selected in line with sustainable development principles, with preference for the use of previously developed land, proximity to existing urban developments, good accessibility to the public transport and primary road network and good quality telecommunications. Mixed use development should be promoted in, and adjoining, existing settlements, where appropriate (para 7.2.6). In rural communities, new development sites are likely to be small and should generally be located within or adjacent to defined settlement boundaries, preferably where public transport provision is established (para 7.3.2). Para 7.5.1 lists development plan requirements related to the economy.

#### 4.3 Environment and Physical Constraints

- 4.3.1 PPW references assessing sites to determine physical and environmental constraints, including infrastructure capacity.
- 4.3.2 Sites have been assessed for their impact on landscape and countryside (topography, positioning, agricultural land classification where relevant), impact on local character (using LANDMAP methodology), impact on views to and from the site, impact on Biodiversity (on or near the site, including local and national habitat and wildlife designations and trees, hedgerows, shrubs or watercourses) and impact on the historic environment (including Conservation Areas, listed buildings on or near the site and other features of conservation interest).
- 4.3.3 Issues to assess include the site's flood risk designations in line with TAN 15 guidance and Environment Agency Wales flood risk zone, as well as known flooding history and watercourses, site ownership constraints which may impact on availability and phasing, land contamination or ground conditions that would seriously impact on a site being brought

forward, any identified archaeological remains, highways constraints including access and local network capacity and water, sewerage and gas mains capacity.

4.3.4 Sites were assessed through a site visit and desktop study and sent to consultees for comment. This stage also considered the scope for mitigation measures which may assist in bringing forward site(s). Where no comments were received, it was reasonable to assume that there was no issue on that particular aspect (the exception was CADW's responses – see table 8 below).

Table 8: List of	Consultees,	Remits and	General	Comments Received	

Consultee	Remit	General Comments Received
Welsh Government	Agricultural land	Responses provided in accodance
Sustainability &	classification	with TAN 6 Annex B1, provision of
Environment Evidence		agricultural land quality information.
Division		It does not relate to the merits or
		otherwise of the development.
Environment Agency	Flood risk and	Surface water disposal should be
Wales (EAW)	ground condition	designed with consideration given
	issues	to the suitability of Sustainable
		Urban Drainage System (SUDS) for
		the disposal and attenuation of
		surface waters. This is in
		accordance with TAN 15 and
		should be implemented for all site
		allocations regardless of the flood
		risk associated with the allocation.
		Under the Water Resources Act
		1991, and the Land Drainage Act
		1991, certain works require the
		prior consent of EAW. The Agency
		resists culverting on conservation
		and other grounds, and consents
		for such works will not normally be

		granted execution access
		granted except for access
		crossings.
		If a previous site use could have
		resulted in contamination of soils,
		subsoils and/or groundwater, then
		a site investigation will be required
		prior to development.
Council's Environment	Flood risk and land	Site responses cover TAN 15 and
and Technical Service	contamination issues	EA flood risk zones, watercourse
		and coastal issues and general
		comments.
Countryside Council	Landscape and	Comments made in the context of
for Wales (CCW)	biodiversity issues	CCW's role as statutory advisor to
		the Government on matters
		pertaining to the natural heritage of
		Wales and its inshore waters, and
		as a statutory consultee under the
		Town and Country Planning (LDP)
		(Wales) regulations 2005.
CADW	Conservation and	Due to the number of requests
	Historic Environment	received, CADW's Records Unit
	purposes	has been forced to decide not to
		offer comments on prospective
		sites.
Council's Countryside	Biodiversity issues	A number of sites have hedged
Service		boundaries and development briefs
		and applications would be expected
		to retain such features except
		where access necessitates
		removal, and even in such cases
		translocation within the site should
		be considered. All mature trees
		have a biodiversity value and
		should similarly be retained.
Council's Conservation	Landscape and	Site specific comments provided.

Service	Historic Environment	
	designations impacts	
Clwyd Powys	Archaeological	Site specific comments provided.
Archaeological Trust	issues for the former	
	Colwyn Borough	
	extent of Conwy	
Gwynedd	Archaeological	Site specific comments provided.
Archaeological Trust	issues for the former	
	Aberconwy Borough	
	extent of Conwy	
Council's Highways	Access and	Site specific comments provided.
service	highways issues	
Welsh Government's	Access and capacity	Comments made as highway
Transport team	issues for sites	authority for the trunk roads
	adjoining either the	network.
	A55 or A470 trunk	
	roads	
Dŵr Cymru Welsh	Water capacity,	Comments are primarily for water
Water (DCWW)	sewerage capacity	supply and foul drainage. DCWW
		have not provided any comments
		regarding the acceptance of
		surface water into the public
		sewerage system in accordance
		with Welsh Government
		sustainability objectives,
		developers are expected to
		establish sustainable solutions i.e.
		SUDS, for the disposal of surface
		water.
Wales and West	Gas line	Site specific comments provided.
Utilities	infrastructure issues	
Council's Education	Impact on education	Sites and impacts considered in the
Department	services provision	context of the Primary School
		Modernisation Project. No

		decisions had been made and no
		preferences identified at the time of
		consultation
Council's Housing	Comments relating	No objection to sites allocations in
Strategy Service	to strategic housing	the LDP.
	issues	

## 4.4 Sustainability Points

- 4.4.1 In accordance with PPW development in sustainable and accessible locations on previously developed land (PDL) is preferred to greenfield sites. In delivering the housing needs in Conwy, it will not be practicable to deliver the whole dwelling requirement on PDL, so some loss of greenfield sites and minor amendments to green wedges will be necessary to ensure deliverability of the plan. BP/37 provides further information on the Plan area land use constraints.
- 4.4.2 In terms of sustainability and accessibility, sites were assessed for proximity and accessibility to available shops, services, medical and education facilities, local employment opportunities and access to sustainable transport facilities. All of this information is on a settlement basis, including information from BP/8. Access to other settlements, particularly those higher in the hierarchy, is an important factor and is also listed.
- 4.4.3 Stage two sites have been assessed against sustainability criteria as included in Appendix 6 of the Car Park Standards SPG which accompanies the LDP. For ease of reference, the information has been copied into table 9 below

Sustainability Criteria	Maximum Walking Distance	Single Sustainability Points
Local Facilities		
Local facilities include a foodstore, post office,	200m	3 pts
health facility, school etc. Access to two of these	400m	2 pts

## Table 9: Sustainable Transport Access and Provision

within the same walking distance will score	800m	1 pt
single points, whereas access to more than two		
of these will double the points score.		
Public Transport		
Access to bus stop or railway station	300m	3 pts
	400m	2 pts
	800m	1 pt
Cycle Route	200m	1 pt
	Frequency	
Frequency of Public Transport		
Bus or rail service within 800m walking distance	5 minutes	3 pts
which operates consistently between 7am and 7	20 minutes	2 pts
pm. Deduct one point for service which does	30 minutes	1 pt
not extend to these times.		

4.4.4 Thus the sustainability points score for a dwelling within 400m of a school and a post office (1 X 2pts = 2pts), within 300m of a bus stop (3pts) and having a service frequency of every 15 minutes but only between 8am and 6 pm (2 pts – 1pt = 1 pt) would score a total of 6 pts.

#### 4.5 **Spatial Objectives Assessment**

- 4.5.1 There are 16 spatial objectives in the LDP as follows:
  - SO1: To accommodate sustainable levels of population growth..
  - SO2 To promote the comprehensive regeneration of Colwyn Bay, Abergele, Towyn and Kinmel Bay to broaden economic activity, address social exclusion and reduce deprivation through the Strategic Regeneration Area Initiative
  - SO3. To provide land and develop a diverse supply of housing to contribute to needs, including affordable housing for local need, and to meet the need for Gypsies and Travellers, at a scale that is consistent with the ability of different areas and communities to grow.

- SO4. Identify and safeguard land to meet the community's needs for more jobs and greater economic prosperity and reduced out-commuting levels focussing, in particular, on higher value employment opportunities and skills development within and around the strategic hubs of Conwy, Llandudno, Llandudno Junction and Colwyn Bay and in the accessible and sustainable location of Abergele.
- SO5. Encourage the strengthening and diversification of the rural economy where this is compatible with local economy, community and environmental interests.
- SO6. Develop vibrant town centre destinations for shopping, business and commerce, culture, entertainment and leisure through the protection and enhancement of the vitality, viability and attractiveness of Llandudno as the strategic sub regional retail centre, and regeneration of Colwyn Bay town centre and other key shopping centres.
- SO7. Concentrate development along existing and proposed infrastructure networks and, in particular, at locations that are convenient for pedestrians, cyclists and public transport.
- SO8. Assist tourism through the protection and enhancement of coastal and rural based tourism attractions and accommodation and further exploit the potential to develop, strengthen and encourage an all year round tourism industry;
- SO9. To encourage efficient patterns of movement and to recognise the strategic role that the A55 and rail corridors will play in meeting the development needs of the Plan Area, and to give particular attention to development locations that are convenient for pedestrians, walking and cycling in Conwy to aid the reduction of transport CO2 emissions.
- SO10 Ensure that good, sustainable, inclusive design is delivered which includes the opportunity to design out crime, to develop strong, safe and locally distinctive communities and encourage the younger population to remain and return to the area.
- SO11. Reduce energy consumption through the careful siting and design of buildings and the promotion of renewable energy developments where they have prospects of being economically attractive and environmentally and socially acceptable.

- SO12 Safeguard and enhance the character and appearance of the undeveloped coast and countryside, sites of landscape/conservation importance, features of historic or architectural interest and ensure the conservation of biodiversity and protected species.
- SO13 To protect and improve accessibility to essential services and facilities, including open space, allotments, health, education and leisure.
- SO14 To promote the prudent use of resources through the minimisation of waste and assist in providing an integrated network of waste management facilities consistent with the needs of the area and the waste hierarchy.
- SO15. Contribute to regional and local mineral needs in a sustainable manner.
- SO16. Ensure that development supports and sustains the long-term wellbeing of the Welsh language and the character and linguistic balance of communities within the County Borough.
- 4.5.2 Each suitable site has been scored against the 16 objectives, with results ranging from very positive to very negative impact (++, +, 0 = neutral, -, --) It is acknowledged that such an assessment is subjective, but its purpose is to reinforce the linkages between the Plan objectives and achieving them through site allocations. The corresponding text outlines opportunities to manage or mitigate any potential negative impacts, which could in time improve the scores (this could form part of the Annual Monitoring Report as sites come forward).

#### 4.6 Issues in Conwy

4.6.1 It is acknowledged that all sites will have a degree of constraints identified on them which may impact on whether they can be brought forward for development in the LDP Plan period. This varies from site to site and should take into account the local and national site assessment criteria, explained above. It is, however, possible to identify many land use issues impacting on site deliverability across the LPA area. Table 10 below lists many land use designations that could impact on the location of suitable sites for development.

Constraint / Issue	Description	Areas Affected
TAN 15 flood risk	Technical Advice Note	The coastal areas of
zones	15: Development and	Towyn, Kinmel Bay and
	Flood Risk states that	Llandudno are almost
		entirely in a C2 flood risk
		zone. Other C2 zones
		tend to follow the main
		rivers, affecting areas of
		Conwy, Llandudno
		Junction, the west end of
		Llanfairfechan, south
		Mochdre, Tal y Bont, parts
		of Trefriw, most of
		Llanrwst and other rural
		villages with rivers. Please
		see TAN15 and BP/17 –
		'Strategic Flood Risk
		Assessment' for further
		information.
Sites of Special	Sites of national	Approximately 49 SSSIs in
Scientific Interest	importance afforded	Conwy. Further
	protection to safeguard	information available on
	the range, quality and	the Countryside Council
	variety of habitats,	for Wales website
	species and geological	www.ccw.gov.uk
	features. There is a	
	presumption against	
	development likely to	
	damage a SSSI.	
Special Areas of	Sites afforded the	Five SACs in the Conwy
Conservation	highest level of	LPA: Great Orme's Head,

 Table 10: Land Use Constraints in Conwy

	protection by the EU	Creuddyn Peninsula
	protection by the EU	
	Habitats Directive,	Woods, Gwydyr Forest
	designated to conserve	Mines, Migneint-Arening-
	habitats and species that	Dduallt and Elwy Valley
	are rare or threatened	Woods.
	within the EU and form	
	part of the network of	
	internationally sites	
	known as 'Natura 2000'.	
	Policies and site	
	allocations should not	
	adversely affect the	
	integrity of a SAC.	
Special Protection	Sites afforded the	One SPA in the Conwy
Area	highest level of	LPA at Migneint-Arening-
	protection by the EU	Dduallt.
	Birds Directive,	
	designated to ensure the	
	survival and	
	reproduction of rare	
	breeding and migratory	
	species and form part of	
	the network of	
	internationally sites	
	known as 'Natura 2000'.	
	Policies and site	
	allocations should not	
	adversely affect the	
	integrity of a SPA.	
Agricultural land quality	Para 4.9.1 of PPW	See individual maps.
	states that land in	There is no grade 1
	grades 1, 2 and 3a	agricultural land within the
	should only be	LPA area, although there
	developed if there is an	are areas of grade 2 and
	·	-
	overriding need for the	3a land in coastal areas,

	development, and either	including south east of
	previously developed	Abergele and south of
	land or land in lower	Towyn and Kinmel Bay.
		rowyn and Rinner Bay.
	agricultural grades is	
	unavailable, or available	
	lower grade land has an	
	environmental value	
	recognised by a	
	landscape, wildlife,	
	historic or archaeological	
	designation which	
	outweighs the	
	agricultural	
	considerations.	
Snowdonia National	Sites adjoining or near	This issue has been raised
Park	the boundary of the	by CCW for certain large
	National Park may	sites which would
	impact on the setting	represent settlement
	and views to and from	extensions and
	the National Park	encroachment towards the
		Park boundary. As stated
		in table 4, some sites have
		been discounted at stage
		1 for these reasons.
		Generally, this has been
		raised as an issue in the
		Conwy, Penmaenmawr
		and Llanfairfechan areas
		where the boundary runs
		closer to these
		settlements.
Heritage Assets	Development proposals	There are 25 historic parks
(Historic Parks and	that affect a heritage	and gardens throughout
Gardens, Conservation	asset or its setting shall	the Plan area, as shown
·		
Areas and Conwy	preserve or, where	on the proposals maps.

World Heritage Site)	appropriate, enhance	There are 24 Conservation
	that asset.	Areas in the Plan area.
		Please see Constraints
		Map and Proposals Maps
		for the designated
		boundaries for
		Conservation Areas,
		Historic Parks and
		Gardens and the Conwy
		World Heritage Site.
Safeguarding Minerals	In the areas outlined on	The coastal area contains
	the map, planning	the three remaining active
	permission will not be	hard rock quarries –
	granted for any	Penmaenmawr, Raynes in
	development which	Llanddulas and St George.
	could directly or	There is also a large
	indirectly harm the long	inactive quarry at
	term viability of working	Llanddulas, near Raynes
	those resources.	Quarry.
Safeguarding Sand	Planning permission will	The sand and gravel
and Gravel	not be granted for any	resources south of Tal y
	development within the	Cafn are safeguarded
	Sand and Gravel	from other forms of
	Safeguarding Area	development.
	which could directly or	
	indirectly harm the long	
	term viability of working	
	those resources.	
Quarry Buffer Zones	The Proposals Map	Penmaenmawr, Raynes
	designates Buffer Zones	and St George Quarries
	to ensure that non-	
	minerals development is	
	not permitted where it	
	could inhibit quarrying	
	operations.A 200m	

	1	
	buffer zone around each	
	quarry has been	
	identified.	
Landfill Buffer Zones	250m buffer zones	Llanddulas
	around landfill sites.	
	Consultation with EAW	
	and the Council's	
	Environment and	
	Technical Service	
	should be undertaken for	
	any proposed	
	development in these	
	zones.	
Contours 100m and	Sites that may be	Areas immediately outside
above	located on higher and/or	the coastal urban areas,
	sloping ground which	particularly south west of
	may impact on views	Abergele, south of Colwyn
	and the setting of areas	Bay and Old Colwyn, east
	of landscape	of Mochdre, south and
	importance, including	west of Conwy and south
	Conservation Area and	of both Penmaenmawr
	Outstanding LANDMAP	and Llanfairfechan. This
	designated areas	issue does not result in an
		immediate rejection of
		sites, however, it should
		be considered along with
		other landscape issues
		and could be used as a
		deciding factor for an area
		where there are a number
		of candidate sites to
		choose from.

### 4.7 Capacity Constraints

4.7.1 Utilities and capacity constraints have also been identified in certain areas of Conwy through consultation with Dwr Cymru Welsh Water. This includes the capacity of the foul sewerage networks in Llandudno, Llandudno Junction, Mochdre, Colwyn Bay and Betws yn Rhos. Further information is provided in section 5 of the LDP 'Implementation and Monitoring Framework' and in BP/30 – 'Phasing Plan'.

#### 4.8 LANDMAP Methodology

4.8.1 Certain areas of Conwy, in particular the rural hinterland, are acknowledged for their landscape character quality. New development should pay particular attention to the areas' local distinctiveness in terms of both design and materials. The approach taken in the LDP is to use LANDMAP, an all-Wales landscape resource where landscape characteristics, qualities and influences on the landscape are mapped, recorded and evaluated into a nationally consistent data set. There are five spatially related maps and data sets on geological landscape, landscape habitats, visual and sensory, historic landscape and cultural landscape. LANDMAP has been used to initially designate two Landscape Character Areas comprising of "outstanding" (of international or national importance) and "high" (of local or country importance) qualities. Policy NTE/5 states that a Landscape Character Statement will be required for all development outside of the settlement boundaries as defined on the proposals maps and all development over 15 dwellings or 0.5 hectares inside the settlement boundaries. This can be incorporated in the Design and Access Statement or as a separate document. Further work, however, is required to interpret the LANDMAP data and it is expected that supplementary planning guidance will be produced prior to LDP adoption to explain the requirements of policy NTE/5.

#### 4.9 **Results of Stage 2 Site Assessments**

- 4.9.1 Taking into consideration the results of the desktop study, site survey and consultation comments received, the question is: does the site have potential for inclusion in the LDP? A summary of site suitability is included in this section. Any opportunities for site works or improvements based on comments received will be included here.
- 4.9.2 The results of the stage two site assessments are presented by settlement under each spatial strategy area. As explained in the previous sections, no allocations are proposed in minor villages, hamlets and the open countryside national and local planning policies will deal with applications for housing or employment uses in or around these areas in the Rural Development Strategy Area.
- 4.9.3 For the settlements comprising the Urban Development Strategy Area and tiers 1 and 2 main villages, officers have ranked the preferred stage two sites based on the above site criteria. This means that, on a settlement basis, the most preferred and deliverable sites are ranked the highest and should be allocated for development. In ranking sites for their suitability, it has been necessary to consider the LDP spatial strategy for land use requirements and constraints (please refer to BP/37 Growth Distribution Options Report for details of the spatial strategy). This means that in some settlements, the highest ranked site has not necessarily been allocated because the number and location of site allocations has been determined by the spatial strategy and land required. Furthermore, in some settlements, more sites may be required than others so all ranked sites may not necessarily be required during the plan period.
- 4.9.4 Sites were not ranked if:

- Having considered the assessment of other sites in the settlement at Stage 2 and the LDP spatial strategy, as well as comments received from statutory bodies, the site is unlikely to be required during the Plan period and should not be allocated for the reasons specified.
- The site was the only one submitted in a settlement for a specific use; that is, there are no other sites to rank against. This does not mean that a site is automatically allocated; instead, the site is assessed as normal but is not ranked in preferable terms.
- 4.9.5 The ranking of sites helps not only in demonstrating the assessment process leading to the most suitable sites for allocating; it also shows the next preferred sites including the reserve (contingency) sites and also the next best performing sites, should they ever be required in future plan reviews. The ranking of sites have also incorporated mitigation measures suggested by consultees.
- 4.9.6 The following sections break down the stage two assessments by spatial strategy area, with settlement level beneath this. A summary of the site selection process for each settlement is provided in Appendix 1. Detailed deliverability tables for the allocated and contingency sites are listed in Appendix 2.

#### 4.10 Stage 2 Site Assessments - Abergele, Towyn and Kinmel Bay

4.10.1 The amount of housing to be provided in the Abergele, Towyn and Kinmel Bay spatial area has been determined by the Growth Distribution Options Report (Background Paper 37 – BP/37), which is unchanged from the agreed Preferred Strategy of

August 2007. The recommendation was to adopt the "hybrid" growth option, which means that 20% of the overall housing growth should be located in the settlements of Abergele (including Pensarn), Towyn and Kinmel Bay.

- 4.10.2 This proportion of growth is not the greatest within the Urban Development Strategy Area, with 25% being accommodated in the Colwyn Bay, Old Colwyn, Mochdre and Rhos-on-Sea and 30% in Llandudno, Llandudno Junction, Conwy, Deganwy/Llanrhos and Penrhyn Bay. All three areas have been classed as urban areas within the Settlement Hierarchy as a result of their high level of accessibility and facilities and services (refer to BP/8 'Hierarchy of Settlements'). This works out at 1133 dwellings over the plan period for the Abergele, Towyn and Kinmel Bay area. Approximately 333 dwellings have, or will be delivered via completions, existing commitments and windfall for the area.
- 4.10.3 As demonstrated in BP/4 'Housing Land Supply Study' and BP/5 'Housing Land Availability Study', the supply from commitments and windfall is significantly lower than in the other urban areas due to constraints. Therefore, the need for new allocations is more significant. Approximately 800 dwellings are required in allocations and a contingency requirement should also be supplied.
- 4.10.4 The option of a new settlement was initially considered, however given the availability of land adjacent to existing settlements and on following advice from PPW, this option was discounted (refer to BP/37 Growth Distribution Options Report).
- 4.10.5 In assessing suitable land for development, a constraints map was produced for the entire plan area. On the Abergele section a number of constraints became apparent. The town is already developed to the north (Pensarn area) with the only large area of open land being Pentre Mawr Park (refer to Proposals Map). To the north east, the land is constrained by a C1 flood risk

designation (refer to BP/17 'SFCA'). To the west is the historic parkland and setting of the grade I listed Gwyrch Castle (refer to BP/28 Historic Environment) and SSSI (Goppa Woods) (refer to Proposals Map). This leaves the area to the south and south east of the town. If land was developed to the south then this would result in ribbon development along the A548 (Llanfair Road) and would not be sustainable in terms of proximity to the town centre and existing services and facilities (refer to BP/8 'Hierarchy of Settlements'). Given these constraints and the lack of brownfield land within the town, the only area large enough to accommodate the growth levels detailed above is land to the south east of Abergele, between Rhuddlan Road/A55 and Llanfair Road.

4.10.6 Best Most Versatile (BMV) agricultural land was a consideration when assessing sites in the Abergele area. To understand the difference in classifications within that area, the Planning Policy Team consulted with the relevant WAG department back in 2007 and detailed study was undertaken by WAG specialists. This was updated during the consultation on candidate sites in February 2010. Where received, these comments were considered and incorporated into the site assessment exercise summarised above. It is acknowledged that there are significant areas of grade 2 and grade 3a quality land within the allocations in this location. The council has avoided allocating the whole of sites 79/80 due to amenity, loss of open countryside, impact on landscape character, loss of BMV land, highways access viability and sustainability. The preferred option has been to extend the allocation to the east of sites 81/82 to incorporate sites E3 (with site E28 only being released as a contingency to meet employment need that cannot be met on allocated/ existing sites). This option still requires development on BMV land but is preferred as it has less impact on development in the open countryside (the sites are adjacent to the A55 and when developed will have better access to the town centre and its amenities.) Sites 78 and MS20 on Llanfair Road had been considered as housing allocations but having considered the 2010 housing land supply figures against the overall housing requirements, as well as the ability to deliver a strategic mixed use site on sites 81, 82, E3 and part of 79/80 as well

the suggested site at Abergele Business Park, this has resulted in sites 78 and MS20 being removed from the allocations list. Site 78 is still retained as a contingency site because it is the next best performing site, to be brought forward in line with the Implementation and Monitoring Framework and details in BP/41, should it be required during the Plan period.

4.10.7 To summarise, land to the east of the Plan area is severely constrained by flood risk. Abergele is the only settlement large enough to accommodate to growth level proposed. Abergele itself is physically and/or environmentally constrained in every direction except to the south and south east. Growth to the south of the town would result in unsustainable ribbon development along the A548, therefore the only option is to develop land to the south east of the town. This has resulted in the allocations being situated on BMV land, however it is considered that there is an overriding need for the development to fulfil the LDP strategy as there is no other suitable location in which housing /employment allocations can be situated.

Site Ref / Address	Comments	Assessment
Sites 81/82	The site was previously considered in the adopted local plan but not allocated due to highways	Ranked 1
	and access issues. Comments received and work undertaken for the LDP (see BP/38 Abergele	(Allocate)
	Traffic Study) indicates that the site would now be suitable for allocation. Although the site is	
	greenfield and part playing fields, it is well related to the existing built up area and forms part of a	
	strategic site proposal for Abergele in the LDP. The open space provision can be provided	
	elsewhere on the strategic site (see BP/30).	
	Following comments received from the Countryside service, a buffer zone would be appropriate	
	along the stream. The existing access to the Kinmel Manor will not sustain the increased traffic	

Site Ref / Address	Comments	Assessment
	generation and a new access will be required. Access will need to be restricted to the western	
	corner in order to get sufficient separation from the roundabout and avoid conflict with the A55	
	(T) slip roads (subject to agreement with Highways). The proximity to nearest bus stops is	
	beyond the desirable standard distance and options for bringing bus services along the link road	
	corridor should be explored. Dwr Cymru Welsh Water states that hydraulic modelling	
	assessments will be required to understand any potential improvements required, however,	
	dependent on the potential foul discharge flows, the point of communication will have to be	
	determined. The proposed development sites are crossed by public sewerage for which	
	protection measures, either in the form of an easement and/or diversion may be required. Off	
	site mains may be required and these can be assessed during the planning application stage.	
	The double-hedged public right of way running from north to south on the east side should be	
	retained, as should the small copse at the centre of the proposal. There are no ownership	
	constraints impacting the site.	
	Overall there are no significant constraints impacting development of this site and it is	
	considered that along with adjoining sites (part 79/80 and E3) and the Traffic Improvement	
	Scheme, the site can deliver the housing requirementsfor the eastern Plan area in the Plan	
	period.	
	Site 510 (Playing Field, Rhuddlan Road) has also been considered in the assessment of	
	Abergele sites. It adjoins sites 81 and 82 and is not allocated in the LDP; however, in line with	
	LDP policy, should any part of the site be included as part of the mixed use strategic site	

Site Ref / Address	Comments	Assessmen
	allocation, replacement open space should be provided elsewhere in the scheme. This is	
	covered in BP/30 and would be included in any development brief or masterplan.	
Sites 79/80	Although the site is Greenfield land, it is located in an accessible centre and generally performs	Ranked 2
	well in the sequential test. There is a need to address a shortfall in existing footway provision (St	(part
	George Road) and perhaps consider further safety improvements along that route in order to	allocated)
	more safely accommodate these increased users. A suitable pedestrian and cyclist crossing	
	facility is required at the A547 and this should be considered in advance of the link road as it	
	would be of benefit to existing users irrespective of development proposals. The proximity to	
	nearest bus stops is beyond the desirable standard distance and options for bringing bus	
	services along the link road corridor should be explored. Dwr Cymru Welsh Water states that	
	hydraulic modelling assessments will be required to understand any potential improvements	
	required, however, dependent on the potential foul discharge flows, the point of communication	
	will have to be determined. The proposed development sites are crossed by public sewerage for	
	which protection measures, either in the form of an easement and/or diversion may be required.	
	Off site mains may be required and these can be assessed during the planning application	
	stage. Approximately 9.5 ha is Agricultural Land Classification Grade 3a (Best and Most	
	Versatile land). The remainder of the site is grade 3b.	
	Development of the entire site (reference 525) would result in greater encroachment into the	
	open countryside where it is considered sites 81, 82 and E3 are more appropriate given their	
	accessibility to the A55. Development of the entire site 79/80 would also have likely required	

Site Ref / Address	Comments	Assessment
	construction of a bypass connector road between the Abergele roundabout and Llanfair Road	
	(south of sites 78 and MS20). Please see BP/38 for details of the Abergele Traffic Improvement	
	Study which is considered more deliverable through the proposed sites (including part allocation	
	of sites 79/80).	
Site E3	The Council's Business and Enterprise team state that the site is ideally placed for B1 office use	Ranked 3 as a
	and would complement the North Wales Business Park development. The Assembly	mixed use
	Government's Department for the Economy and Transport also supports development of this	site (Allocate)
	site for B1 uses. Access could be constructed in connection with sites 81/82 which are proposed	
	residential allocations. A Transport Assessment would be required for this development.	
	Development of this site should involve appropriate archaeological evaluation works. Dŵr Cymru	
	Welsh Water state that a hydraulic modelling assessment will be required to understand any	
	potential improvements required, however, dependent on the potential foul discharge flows, the	
	point of communication will have to be determined. DCWW also state that off site mains may be	
	required and these can be assessed during the planning application stage.	
	Taking into account the site's availability, proximity to the A55 (sequential test) and lack of	
	constraints when assessed against other sites in Abergele, the site should be included as part of	
	the strategic site allocation in Abergele south east. The provision of employment land to the east	
	of Abergele, taking some of the supply from Abergele Business Park, is considered suitable due	
	to the better accessibility to site E3.	
	WAG Environment and Technical Services Division states the site is shown on the provisional	

Site Ref / Address	Comments	Assessment
	Agricultural Land Classification map as being ALC grade 2. The area east of Abergele was	
	surveyed at reconnaissance level in 1977. This showed the site to be ALC sub-grade 3a at the	
	north and grade 2 at the south. This was part of a much larger survey area and no auger borings	
	were taken within the current site boundary. Additional and more detailed survey work would be	
	required to confirm the above comments.	
	The site is considered suitable for delivering part of the housing and employment requirements	
	in the eastern part of the Plan area and should be considered as part of the strategic site	
	allocation at Abergele south east.	
Site 481 Abergele	The site was put forward as an alternative to other proposed allocations at Abergele south east	Ranked 4
Business Park	including the sites at Llanfair Road. No objections have been received from the Council's	(Allocated)
	Highways service to the reallocation of part of the site for housing, following receipt of a	
	Transport Assessment. Part of the employment land could be accommodated by site E3 which	
	is considered more accessible from the A55 without having to cross the centre of Abergele. The	
	reallocation of land could accommodate housing adjacent existing housing development and	
	therefore reduce the take up of land at the Llanfair Road, Abergele sites.	
Site 78 Llanfair	Although the site is Greenfield land, it is located in an accessible centre and generally performs	Ranked 5
Road	well in the sequential test. Development of this site should allow for substantial buffer zone	(Contingency)
	adjacent to the Afon Gele which along with adjacent woodland is known to support otter	
	(European protected species).	
	Appropriate landscaping will also be important. The transport site appraisal undertaken for the	

Site Ref / Address	Comments	Assessment
	Council suggests the developer demonstrates how suitable and safe vehicular access can be	
	provided off the A548. Suggestions include extending the 30 mph zone over a greater distance	
	to the south of the site to include bends on the A548, along with some supporting measures.	
	Further assessment is recommended. This is a site where Best or Most Versatile agricultural	
	land is predicted to be present in significant amounts. The area, along with sites 79-82, would	
	expand Abergele into open countryside without an obvious break to its eastward growth,	
	although a link road between the A548 and A55 could act as a break.	
	The site has previously been proposed for housing in the LDP; however, a larger housing	
	allocation on the business park (site 481) plus a higher density on other allocations in the	
	settlement means the size of the allocation at Abergele South East can be reducded. It is	
	however retained as a contingency site for housing requirements (see BP/41 for details on	
	contingency housing and release of sites) and replaces the adjoining site MS20 to the south	
	because it adjoins the existing settlement whereas MS20 is physically detached and would	
	depend on site 78 coming forward.	
MS20 Land South	EAW comments state that the main river Gele runs down the eastern boundary of the site, and	Ranked 6
of Siamber Wen,	there is a small area of C2 associated with it. The section of the site within the C2 zone should	
Abergele	be excluded or a Strategic Flood Consequences Assessment submitted which demonstrates	
	that the flood risk on that part of the site can be acceptably managed.	
	The site has previously been considered for including in the LDP; however, following PPW	
	assessment criteria and the sequential test, the site should only be brought forward in	

Site Ref / Address	Comments	Assessment
	consideration with site 78. As site 78 is now proposed for contingency housing, site MS20 is no	
	longer required and is ranked lower than other sites; however, its ranking would be subject to	
	review if the constraints associated with sites 495, 472 and 473 cannot be overcome and the	
	contingency site 78 was required during the Plan period.	
473 Former ATS	The previously developed site scores well on the sequential test; however, there is a high	Ranked 7
Depot	possibility of land contamination due to past land uses and remediation costs would be	
	significant. The current use as a warehouse and depot with hard standing and open air parking	
	on the site does not currently present a high risk ned use, but any redevelopment would involve	
	excavation through the existing capping. This would be likely to open up new pathways to the	
	potential contamination. Once the capping is opened this will require the contamination to be	
	removed or managed and experience with other gas works has shown that significant remedial	
	action may be necessary. An intrusive site investigation would provide some answers; however,	
	this is likely to incur substantial cost and under the relevant legislation could be attributed to the	
	current site owners. It is unlikely to be viable for a small development of dwellings on account of	
	the significant remediation costs without additional funding eg grant aid.	
	Highways access would be suitable, providing re-alignment of Gele Avenue.	
	The site is crossed by a public sewer, protection measures are necessary when developing. The	
	site adjoins a conservation area where sensitive development could enhance this part of the	
	town. Concerns have been raised about the loss of employment land.	
	The site has been ranked immediately after the allocations and contingency sites based on the	

Site Ref / Address	Comments	Assessment
	PPW sequential test; however, delivery is dependant on resolving the issues identified. For	
	these reasons it is considered that this site could come forward as windfall during the Plan	
	period but the lack of certainty and likely smaller scale yield relative to the strategy area housing	
	requirements means the site has not been allocated.	
495 Ex Slaters	The previously developed site is on the edge of the town centre within the settlement boundary.	Unsuitable –
Garage	The site is considered too small (approximately 20 dwellings) to replace one of the allocated	not ranked
	sites above. There were concerns that a housing allocation may constrain other uses that would	
	be suited to an edge of centre location such as commercial / community uses. No objection from	
	Highways. No objection from Environment and Technical Service. There are contamination	
	issues on site which need resolving prior to any development commencing; works include	
	boreholes and soil sampling. The site has been ranked immediately after the allocations and	
	contingency sites based on the PPW sequential test; however, delivery is dependant on	
	resolving the issues identified. For these reasons it is considered that this site could come	
	forward as windfall during the Plan period.	
472 Land and	No objection from Highways. Environment and Technical Services state that the site is currently	Unsuitable –
Buildings at Peel	unsuitable for residential development: however, the EA have flood alleviation works planned for	not ranked
Street	the Afon Gele which could improve flood risk in the future. The site is therefore currently	
	unsuitable for including in the LDP.	
	EAW state that The site lies within zone C2, within Agency flood zone 2 and partially within the	
	EA flood zone 3. Due to past uses at the site, EAW advise that a site investigation will be	

Site Ref / Address	Comments	Assessment
	required prior to any development taking place to identify the level of contamination at the site	
	and suitable remediation measures which will need to be undertaken to make the site	
	acceptable for development. It is possible that the site may come forward as windfall during the	
	plan period, subject to EA and CCBC support if works to the flood defences reduce the flood risk	
	in this location; however, for allocation purposes, the site is considered too small to replace one	
	of the allocated sites above and would still need to meet TAN 15 flood risk guidance standards.	
	For these reasons the site has not been ranked despite performing well in the sequential test.	
84 Lyndale	The site is located in a C1 flood risk zone where there is uncertainty whether the consequences	Unsuitable –
Caravan Park,	of flooding can be effectively managed or not. Its location immediately behind defences means	not ranked
Pensarn	only less vulnerable development should be considered, not residential development.	
245 (249) North of	The site is located in a C1 flood risk zone where there is uncertainty whether the consequences	Unsuitable –
Towyn Road,	of flooding can be effectively managed or not. An FCA would be required. Its location	not ranked
Belgrano /	immediately behind defences means only less vulnerable development should be considered,	
Pensarn	not residential development. A broad level Flood Consequences Assessment would be required	
	prior to the submission of a planning application. Taking into account the above comments,	
	although the site was a local plan allocation, it has never received planning permission for	
	residential development and with the flood risk issues in mind, would be unsuitable for re-	
	allocation.	

Site Ref / Address	Comments	Assessment
Site E3 Abergele	The site has been considered for mixed use housing and employment as part of the Abergele	Ranked 1
South East	south east strategic site allocation.	(Allocated)
	Although the site is greenfield land, it is located in an accessible centre and generally performs	
	well in the sequential test. Please see comments in the above table for site suitability.	
Site E28 North of	Although the site is greenfield land, it is located in an accessible centre and generally performs	Ranked 2
Kinmel Manor	well in the sequential test.	(Contingency)
Hotel	The Council's Business and Enterprise service state that an employment element to a mixed	
	use scheme (as is proposed with the entire Abergele strategic site allocation) could only be	
	supported if employment land currently allocated on North Wales Business Park was reallocated	
	to another use. The site should be considered for long term development in LDP phasing.	
	Highways comments state that the site could only go ahead if land to the west is included to	
	create a new access onto the A547 further from the roundabout. Alternatively it may acceptable	
	if land to the west is allocated and a new combined access constructed onto the A547 further	
	from the roundabout. CCW states that the site is not likely to affect any statutory sites of	
	ecological or geological interest. Furthermore, any proposal is not likely to affect statutory	
	protected species. No objections from the Council's Environment and Technical Service or	
	Environment Agency Wales.	
	Taking the above comments and the employment land requirements and availability of sites in	
	the Urban Development Strategy Area, it is proposed to include the site on the contingency list.	

# Table 12: Stage 2 Other Sites Assessments – Abergele (including Pensarn)

Site Ref / Address	Comments	Assessment
	This means the site is not allocated but is placed on a reserve list to be brought forward in the	
	event of deliverability issues with allocated sites in the LDP. Delivery of the site would be	
	dependant on site E3 coming forward.	
E26 Land to the	The site is in a green wedge which is proposed to be retained in the LDP (please refer to	Unsuitable –
West of North	BP/12). Other employment sites are considered more suitable to deliver the land use	not ranked
Wales Business	requirements.	
Park, Abergele		
E1 Abergele East	The majority of the large scale site is designated as a green wedge in the adopted local plan and	Unsuitable –
	it is proposed to retain this designation in the LDP (please refer to BP/12). There are no plans	not ranked
	for the new road development along the site during the Plan period. The large site is not	
	required for employment development during the Plan period and other sites are considered	
	more suitable to bring forward during the Plan period.	

4.10.8 Flood risk has had substantial implications on land allocations for vulnerable uses such as housing. Most of the available land in Towyn and Kinmel Bay is classified as Greenfield land outside the settlement boundary and within a C1 flood risk area. Clearly such land would not pass the justification test within TAN 15 and has therefore not been allocated following advice from the Welsh Government and EAW (refer to BP/4 Housing Land Supply, BP/17 Strategic Flood Risk Assessment' BP/21 Site Deliverability Assessment and BP/37 Growth Distribution Options Report). The lack of suitable land in Towyn and Kinmel Bay has meant that the growth will primarily take place in Abergele, which is considered a sustainable urban location with good transport links to the A55 and railway network and hosting range of community facility e.g. schools, GP surgery, supermarket,

shops and various commercial premises. This is line with the sequential test and hierarchy of settlements (refer to BP/8 'Hierarchy of Settlements' and Policy DP/2).

Site Ref / Address	Comments	Assessment
106 Towyn Way	The Council's Highways service object to the proposed site allocation because neither Kinmel	Unsuitable –
East, Towyn	Way nor Towyn Way East are adopted roads. Concerns have also been raised regarding flood	not ranked
	risk in the Towyn and Kinmel Bay area. The site is in a C1 flood risk zone and there is	
	uncertainty over whether or not the consequences of flooding can be managed effectively in line	
	with TAN 15 requirements. There is a high risk of fluvial flooding in this area.	
128 (401) (SR69)	Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay area. Capital	Unsuitable –
Off Towyn Way	works would be required to achieve compliance with TAN 15. There is a risk of fluvial flooding	not ranked
West, Towyn	from the Afon Gele. A Flood Consequences Assessment would be required if the site is to be	
	allocated. The site is a large Greenfield plot containing a number of watercourses that may	
	support protected species; as a result, a site survey would be recommended prior to considering	
	as an allocation.	
	CCW's records indicate that the proposal form part of a site of local nature conservation	
	importance, Abergele Grazing Marsh. Given the LDP objective to protect and enhance the	
	natural environment and the authority's duty to conserve biodiversity under Regulation 40 of the	
	Natural Environment and Rural Communities Act 2006, any proposal should include a	
	requirement that development would provide appropriate mitigation and/or compensation	

# Table 13: Stage 2 Site Assessments – Towyn and Kinmel Bay

Site Ref / Address	Comments	Assessment
	measures.	
182 (220) Land	Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay area. The site is in	Unsuitable –
East of Parc	a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding	not ranked
Hanes, Kinmel	can be managed effectively in line with TAN 15 requirements. There is a high risk of fluvial	
Вау	flooding. There is also insufficient capacity for water supply at this location and a hydraulic	
	modelling assessment would be required.	
188 (408) Land off	The large greenfield site performs poorly in the site sequential test as it is remote from existing	Unsuitable –
Green Avenue,	services and facilities. The site is in a C1 flood risk zone and there is uncertainty over whether or	not ranked
Kinmel Bay	not the consequences of flooding can be managed effectively in line with TAN 15 requirements.	
203 End of	Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay area. The site is in	Unsuitable –
Gwellyn Avenue,	a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding	not ranked
Kinmel Bay	can be managed effectively in line with TAN 15 requirements. There is a high risk of fluvial	
	flooding. There is insufficient capacity for water supply at this location and a hydraulic modelling	
	assessment would be required. There is also no direct access to the adopted highway.	
248 (399) South of	The large greenfield site performs poorly in the site sequential test as it does not adjoin the	Unsuitable –
Cae Nant, St	existing settlement boundary and is remote from existing services and facilities. The site is in a	not ranked
Asaph Avenue,	C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding can	
Kinmel Bay	be managed effectively in line with TAN 15 requirements.	
249 (E6, E21)	The site is in a C1 flood risk zone and there is uncertainty over whether or not the consequences	Unsuitable –
(SR131) Former	of flooding can be managed effectively in line with TAN 15 requirements. The site's location	not ranked

Site Ref / Address	Comments	Assessment
Interleisure site	immediately behind the coastal flood defences means that only less vulnerable development	
and adjoining	should be considered, which means that residential development is not suitable. The Assembly	
land, Towyn	Government do not support development of the site for employment use as it is a long standing	
	employment allocation (from the Colwyn Borough Local Plan) which has not come forward as a	
	result of infrastructure costs. Further comments from the Countryside Council for Wales suggest	
	that the land would be better retained as an open coastal zone.	
250 Kinmel	Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay area. The site is in	Unsuitable –
Crescent, Kinmel	a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding	not ranked
Bay	can be managed effectively in line with TAN 15 requirements. The Council's Highways service	
	object to the proposed site allocation because all highways in the estate are unadopted.	
251 Gors Farm,	The site performs poorly in the sequential test and does not relate well physically to the existing	Unsuitable –
Towyn	settlement. The site is in a C1 flood risk zone and there is uncertainty over whether or not the	not ranked
	consequences of flooding can be managed effectively in line with TAN 15 requirements.	
405 Land adjacent	Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay area. The site is in	Unsuitable –
to Tir Prince,	a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding	not ranked
Kinmel Bay	can be managed effectively in line with TAN 15 requirements. The site has been recommended	
	to be retained as a wildlife sanctuary.	
422 Land at Gors	The site forms part of a previous local plan allocation and has been part developed for	Unsuitable –
Road / Towyn	residential use. Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay	not ranked
Way East	area. The site is in a C1 flood risk zone and there is uncertainty over whether or not the	

Site Ref / Address	Comments	Assessment
	consequences of flooding can be managed effectively in line with TAN 15 requirements.	
423 Parc Hanes,	The site is a previous local plan allocation and has been part developed for residential use.	Unsuitable –
Kinmel Bay	Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay area. The site is in	not ranked
	a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding	
	can be managed effectively in line with TAN 15 requirements.	
426 Land off	Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay area. The site is in	Unsuitable –
Gwellyn Avenue,	a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding	not ranked
Kinmel Bay	can be managed effectively in line with TAN 15 requirements. ETS state that a Thorough Flood	
	Consequences Assessment would be required and it may require commitment from the	
	developer to fund defence improvements / maintenance to enable development. Significant	
	resilience measures required. No objection from Highways.	

# Table 14: Stage 2 Other Sites Assessments – Towyn and Kinmel Bay

Site Ref / Address	Comments	Assessment
E8 (E8a) Tir Llwyd	Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay area. The site is in	Unsuitable –
	a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding	not ranked
	can be managed effectively in line with TAN 15 requirements. Justification for not allocating land	
	at Tir Llwyd is also provided in Appendix 1 of BP/13 Employment Land Monitioring Report.	
E14 Land South	Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay area. The site is in	Unsuitable –
of Tir Llwyd	a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding	not ranked

Site Ref / Address	Comments	Assessment
	can be managed effectively in line with TAN 15 requirements. Justification for not allocating land	
	at Tir Llwyd is also provided in Appendix 1 of BP/13 Employment Land Monitioring Report.	
E27 Land at	The site is a designated flood storage area and there are biodiversity concerns regarding the	Unsuitable –
Clwyd Bank,	potential loss of salt marsh and wet grassland habitat which is an integral part of the Clwyd	not ranked
Kinmel Bay	Estuary.	

#### 4.11 Stage 2 Site Assessments - Colwyn Bay, Old Colwyn, Mochdre and Rhos on Sea

- 4.11.1 The amount of housing to be provided in the Colwyn Bay, Old Colwyn, Mochdre and Rhos on Sea spatial area has been determined by the Growth Distribution Options Report (Background Paper 37 BP/37), which is unchanged from the agreed Preferred Strategy. The recommendation was to adopt the "hybrid" growth option, which means that 25% of the overall housing growth should be located in the above settlements.
- 4.11.2 All four settlements have been classed as urban areas within the Settlement Hierarchy as a result of their high level of accessibility and facilities and services (refer to BP/8 'Hierarchy of Settlements'). This works out at 1512 dwellings over the plan period. Approximately 977 dwellings have, or will be delivered via completions, existing commitments and windfall.
- 4.11.3 Much of the recent housing supply in these areas has come from redevelopment schemes through either the loss of former hotels and guest houses in Colwyn Bay and Rhos on Sea (see also BP/18 Primary Holiday Accommodation Areas Study) or subdivision / redevelopment of large houses into apartments. As demonstrated in BP/4 Housing Land Supply Study, BP/5 Housing Land Availability Study and the table detailing the deliverability of committed sites in BP/30 Phasing Plan, the supply

from commitments and windfall is relatively high compared to other urban areas. Therefore, the need for new allocations is slightly lower. This means that approximately 535 dwellings should be delivered through new housing allocations.

- 4.11.4 Work undertaken on the Colwyn Bay Masterplan (see separate document LDP 10: Colwyn Bay Masterplan SPG) has identified a number of potential sites for residential development and these have been appraised along with other candidate sites to determine the most suitable for allocating. Work is ongoing on the Masterplan and is likely to be completed prior to LDP adoption.
- 4.11.5 The area is accessible by a range of transport means, with the A55 passing by each of the four settlements and Colwyn Bay train station located at the heart of the town, with a 30 minute frequency service on weekdays. The North Wales Regional Transport Plan identifies an improvement scheme for Colwyn Bay railway station to provide interchange facilities to the front of the station. This scheme would address issues of poor access to train stations. Other principal routes include the A547 which extends to Abergele in the east and the Black Cat roundabout / A470 Glan Conwy in the west, the B5113 Llanrwst Road and the B5383 Dolwen Road. National Cycle Route 5 extends along the promenade in Colwyn Bay and Rhos on Sea, which continues to Penrhyn Bay along a traffic free route and connects to Llandudno Junction via an on road route. A number of bus routes connect the settlements, principally located along the A547, B5115 and B5383.
- 4.11.6 In assessing suitable land for development, a constraints map was produced for the entire plan area (see <u>www.conwy.gov.uk/ldp</u>). A number of designations were identified, including Conservation Areas in Colwyn Bay, Old Colwyn and Rhos on Sea; Local Nature Reserves in Rhos on Sea (Bryn Euryn), Colwyn Bay (Pwllycrochan Woods and opposite Ysgol Bod Alaw) and Old Colwyn (Fairy Glen); and a Site of Special Scientific Interest at Bryn Euryn.

- 4.11.7 Certain areas, notably land to the west of Rhos on Sea, between the settlement and Penrhyn Bay, are C2 flood risk, although this land is also covered by a green wedge designation. Comments received from Environment Agency Wales and the Council's Environment and Technical Service indicates that flood risk can be appropriately managed on most sites, although some further work would be required for sites in the Rhos on Sea area (see below).
- 4.11.8 Further green wedges remain at Bryn Euryn, between Mochdre and Colwyn Bay; between Bryn y Maen and Colwyn Bay; between Llanelian and Old Colwyn; between Coed Coch Road and Peulwys Lane and between Old Colwyn and Llysfaen (see BP/12 Green Barriers Assessment for further details). As future development would naturally extend southwards into these areas and along the highways, the role of the green wedges remain important in managing development. There are, however, topographical constraints further south into the open countryside and the added risk of creating ribbon developments along highways such as Abergele Road and Llanfair Road. In line with national planning policy, any sites available in Colwyn Bay, Old Colwyn, Rhos on Sea and Mochdre (PDL in particular) should be developed before looking to land outside these settlements.

Site Ref / Address	Comments	Assessment
488 Lawson Road	Minimal landscape and countryside impact considered as the site is located on previously	Ranked 1
	developed land in an urban area and is surrounded by existing development. No objection from	(Allocated)
	the Council's Environment and Technical service and the Environment Agency Wales. No	
	objection from the Council's Highways service.	

#### Table 15: Stage 2 Site Assessments – Colwyn Bay

Site Ref / Address	Comments	Assessment
	It is proposed to include this site in the Colwyn Bay Masterplan. Further details on the proposed	
	site use will be contained in the Masterplan documents. The availability of this site, which	
	performs well against sustainability criteria and the sequential test, means that it should be	
	allocated in the LDP and brought forward where possible before greenfield sites.	
217 BT Exchange	The site performs well against sustainability criteria and the sequential test, means that it should	Ranked 2
	be allocated in the Plan and brought forward where possible before greenfield sites. No	(Allocated)
	objection from the council's Environment and Technical service. No objection from the Council's	
	Highways service.	
	While development of the site would result in a loss of existing employment use, it is considered	
	suitable for residential use as the surrounding area is predominantly residential. Development of	
	the site also makes use of previously developed land and is located within the existing	
	settlement boundary.	
	The current occupiers have recently extended the lease, with the site becoming available after	
	2015. It is well located and accessible and has development potential for a high density (over 50	
	dwellings per hectare). The site is considered suitable for allocation based on the sequential	
	test, adjoining uses and lack of on site constraints.	
67 / 347 / 353 Glyn	Although the site is greenfield land, it is located on the edge of an accessible centre and	Ranked 3
Farm	generally performs well in the sequential test. The site was suggested at the public inquiry into	(Contingency)
	the Colwyn Borough Local Plan but not included at the time; however, the inspector	

Site Ref / Address	Comments	Assessment
	acknowledged the site has development potential in the longer term. It is considered that	
	highways issues could be resolved (see comments from Highways service and the transport site	
	appraisal study commissioned). It was also acknowledged that the site would have some visual	
	impact, but relatively limited, and would have an impact on existing housing. Glyn Farm has the	
	benefit of being near to schools and services and facilities.	
	The site was considered for allocation in the LDP but following comments received and a review	
	of sites submitted, including the availability of previously developed land in the Bay of Colwyn	
	area, it is proposed to include the site on the contingency list. The availability of the above	
	previously developed sites means that they, subject to any identified delivery constraints, should	
	be developed before this site. It has been decided that site 67 site would be best placed on the	
	contingency list meaning that it would contribute to the LDP housing figures as a reserve list site,	
	to be brought forward only if there are delivery issues with the allocated sites.	
487 The Dingle,	There have been no objections received from statutory bodies. The site has been considered as	Ranked 4
Colwyn Bay	part of the Colwyn Bay Masterplan. Due to uncertainty over the site being proposed for the	
	Masterplan this site is not being proposed for inclusion. It may however come forward as windfall	
	during the Plan period but this is dependant on the Masterplan timeframe.	
490 Corner of	There have been no objections received from statutory bodies. The site has been considered as	Ranked 5
Greenfield and	part of the Colwyn Bay Masterplan. Due to uncertainty over the site being proposed for the	
Lawson Road,	Masterplan this site is not being proposed for inclusion. It may however come forward as windfall	

Site Ref / Address	Comments	Assessment
Colwyn Bay	during the Plan period but this is dependant on the Masterplan timeframe.	
173 - 106-118	Development of this site for residential purposes would lead to a loss of tourist accommodation	Ranked 6
Abergele Road,	and employment/commercial use. Other uses on site are already residential so the net gain is	
Colwyn Bay	likely to be minimal. The site should instead be considered through the planning application	
	process.	
489 Lansdown	The site was proposed for housing in the LDP and Colwyn Bay Masterplan; however, objections	Not suitable –
Road Car Park	have been received from the Council's Highways service regarding the loss of parking and lack	not ranked
	of opportunities to relocate. It may however come forward as windfall during the Plan period,	
	dependant on the Masterplan timeframe and resolving the parking issues. For these reasons,	
	despite performing well in the sequential test, the site is not allocated and is not ranked.	
491 Douglas Road	The site was proposed for housing in the LDP and Colwyn Bay Masterplan; however, objections	Not suitable –
	have been received from the Council's Highways service regarding the loss of parking and lack	not ranked
	of opportunities to relocate. It may however come forward as windfall during the Plan period,	
	dependant on the Masterplan timeframe and resolving the parking issues. For these reasons,	
	despite performing well in the sequential test, the site is not allocated and is not ranked.	
202 (357)	The Council's Highways service objects to the site as Honeysuckle Lane is unsuitable for	Not suitable –
Opposite	additional development. The Council's Countryside service states that the whole site is high	not ranked
Pathacres,	value grassland which has been identified as a wildlife site. For this reason, as well as its	
Honeysuckle	existing green wedge designation in the adopted local plan, development of this site would	
Lane, Colwyn Bay	concern CCW. Having reviewed existing designations, the Council is proposing to retain the	

Site Ref / Address	Comments	Assessment
	green wedge designation at this location (please refer to BP/12).	
64 (351) Land off	The site has no land use designation in the adopted local plan. No objection from the Council's	Not suitable –
Ffordd Triban,	Environment and Technical services, Countryside Council for Wales (CCW) or Dŵr Cymru /	not ranked
Upper Colwyn	Welsh Water (DCWW). Development of the site would represent a small incursion into open	
Вау	countryside. There is potential biodiversity interest in the hedgerows on three sides and the	
	mature tree along the central boundary. Comments from the Council's Highways service state	
	that Ffordd Triban would not comply with the Authority's highways standards if extended. The	
	site is therefore unsuitable on highways grounds.	
143 Hafodty Lane,	There is some biodiversity interest in the hedgerows on the east side. It is located to the south of	Not suitable –
Upper Colwyn	site 64 and would represent a more significant incursion into open countryside. The Council's	not ranked
Вау	Highways service objects to the proposed site because the access route, Hafodty Lane, is	
	unsuitable for additional development. Other sites considered in Colwyn Bay are better	
	accessed and relate better physically to the existing settlement.	
342 Land at Nant	The site consists of previously developed land within the existing settlement boundary for	Not suitable –
y Glyn Holiday	Colwyn Bay. There is no known biodiversity interest to CCW, although being well wooded both	not ranked
Park, Colwyn Bay	on site and nearby, there is potential for bats and / or badgers. No objection from EAW. The	
	Council's Business and Enterprise service oppose the loss of the current tourism use until its	
	potential in its current use has been fully explored. An access and transport study was	
	undertaken for this site which recommended that the site should not be included in the LDP due	
	to the restricted site access which is confined to the Old Highway which operates as a one way	

Site Ref / Address	Comments	Assessment
	system with vehicles approaching the site access from the A547 Abergele Road. This road is	
	seriously substandard and there is little scope for improvements due to existing land constraints.	
	In addition, the steep gradients leading to the site are unsuitable for persons with disabilities,	
	elderly people, children and cyclists.	
101 (442) South of	The Council's Highways service objects to the proposed site because access would be off a	Not suitable –
Bryn Cadno,	narrow unadopted road which could not handle the traffic generated from the proposed	not ranked
Colwyn Bay	development size. This is in addition to the site's steep gradient. An access and transport study	
	was undertaken for this site which recommended that the site should not be included in the LDP	
	due to the restricted site access which is effectively confined to the unadopted Pen y Bryn Road.	
	This road is seriously substandard and would have to be reconstructed over a length of not less	
	than 900m prior to the commencement of development. Furthermore, even if this was	
	achievable the substandard nature of the remaining part of Pen y Bryn Road would be a cause	
	for concern.	
	CCW states that development would be required to demonstrate that they will not result in any	
	adverse impact on the adjacent area of semi natural woodland. For the above reasons, the site	
	is not considered suitable to be included in the Plan period and is not ranked.	
352 South of	The site is currently designated as a green wedge in the existing local plan. Providing housing	Not suitable –
Llanrwst Road,	on this site would create ribbon development extending further towards Bryn y Maen. Having	not ranked
Upper Colwyn	reviewed existing designations, the Council is proposing to retain the green wedge designation	
Вау	at this location (please refer to BP/12).	

Site Ref / Address	Comments	Assessment
214 Land adjacent	The site is currently designated as a green wedge in the existing local plan, acting as an	Not suitable –
Conway Road /	important buffer between Colwyn Bay and Mochdre. The Council's Highways service states that	not ranked
Llanrwst Road,	there would be little chance of producing acceptable access visibility; they therefore object to	
Colwyn Bay	this site. Development of this large site would result in greater coalescence of Colwyn Bay and	
	Mochdre. For this reason, development of this site would concern CCW. Having reviewed	
	existing designations, the Council is proposing to retain the green wedge designation at this	
	location (please refer to BP/12).	
355 Hafod y Bryn,	The site is currently designated as a green wedge in the existing local plan. The large, gradually	Not suitable –
Honeysuckle	sloping site would represent a significant expansion of Colwyn Bay into the open countryside.	not ranked
Lane, Upper	The scale of development at this location would not relate well to the existing settlement. Having	
Colwyn Bay	reviewed existing designations, the Council is proposing to retain the green wedge designation	
	at this location (please refer to BP/12).	
483 South West of	The Council's Highways service objects to the proposed site. The cumulative effect of	Not suitable –
Glyn Farm,	development of this site along with site 67/347/353 could cause problems. The junction at Glyn	not ranked
Colwyn Bay	Avenue/Groes Road could be a problem too. The site is therefore dependent on 67/347/353	
	which ranks higher but is still only proposed as a contingency site. As other sites are better	
	related physically to the existing settlement and less constrained, this site is not proposed for	
	development.	

## Table 16: Stage 2 Site Assessments – Old Colwyn

Site Ref / Address	Comments	Assessment
494 Ysgol y Graig	A number of highways and access improvements have been suggested by the Council's	Ranked 1
	Highways and service and these should be taken into account in site plans.	(Allocated)
	The Countryside Council for Wales recommends a survey for bats in the vicinity prior to	
	development of the site.	
	The availability of this site, which performs well against sustainability criteria and the sequential	
	test, means that it should be allocated in the Plan and brought forward where possible before	
	greenfield sites.	
496 Ty Mawr	Existing Colwyn Borough Local Plan allocation, therefore principle of development has long	Ranked 2
	been established. An application was approved (reference 0/31283) at planning committee for	(Allocated)
	250 dwellings and approximately 4.9 ha of public open space, however, the Section 106	
	agreement has yet to be signed. No major constraints have been identified, however, as a large	
	greenfield site, it should be released in the latter stages of the LDP and is therefore ranked lower	
	than other sites. Furthermore, upon completion of the Section 106 agreement a notice would	
	need to be served to the landowner to vacate the land which would mean that the site is not	
	immediately available despite its planning status as a former allocation.	
502 Llysfaen	The site was submitted as an alternative consideration during the LDP process. The Council's	Ranked 3
Road	Highways service state that the site is potentially suitable; however, it will require part of the front	(Contingency)
	of no. 142 to achieve visibility splay onto Llysfaen Road.	
	The site performs well in the sequential test and subject to highways issues, could be brought	

Site Ref / Address	Comments	Assessment
	forward during the Plan period. It is proposed to include the site on the contingency list.	
	Nevertheless site 494 as previously developed land should come before this greenfield site and	
	site 496 is an allocation in an adopted development plan. This means the site is not allocated	
	but is placed on a reserve list to be brought forward in the event of deliverability issues with	
	allocated sites in the LDP.	
335 Dolwen Road	This is a greenfield site, outside of any existing green wedge. The site encompasses woodland	Ranked 4
	areas of biodiversity value which should be clearly zoned and future management secured	(Contingency)
	through planning obligations or other mechanisms. There was a provisional no objection from the	
	Council's Highways service subject to road improvement works to accommodate additional	
	traffic. The rank position given acknowledges that while the site may be suitable for	
	development, it is not a preferred site due to the availability of greenfield (496 and 502) and	
	previously developed sites (494) in line with the sequential test and should only be considered	
	as a contingency site to be brought forward should there be issues with the delivery of the	
	allocations.	
344 Bryn Rodyn	This is a greenfield site, outside of any existing green wedge. The site boundary includes an	Ranked 5
	area of semi natural neutral grassland which should be protected either through its incorporation	
	into public open space or by translocation and re-use of topsoil. The Council's Highways service	
	have no provisional objection to development of this site subject to undertaking the works	
	identified by a transport site appraisal study, including improving public transport services and	
	infrastructure along Dolwen Road, the possible extension of the 30mph zone over a greater	

Site Ref / Address	Comments	Assessment
	distance to the south, extending pedestrian facilities northbound, and introducing parking	
	regulation orders at Dolwen Road / Bro Elian junction. Delivery of this site would have to be	
	managed in tandem with site 74 / 335 above should both ever be required, with an appropriate	
	phasing plan provided.	
	Having considered the reduced contingency housing level required as discussed in the LDP	
	housing section and the availability of sites in line with the sequential test, it is considered that	
	site 335 is only required at Dolwen Road and for contingency housing only. Site 335 is better	
	related physically to the settlement and should be brought forward in advance of site 344.	
131 (359) Old	Concern has been raised over the loss of open space which contributes to the character of the	Not suitable –
Colwyn Golf Club	area. There have also been concerns regarding the nearby biodiversity interest (badger's sett)	not ranked
	which could impact on the developable area, as well as ownership constraints (golf club)	
	potentially impacting on site deliverability, although these could be resolved during the Plan	
	period. Most of the site is covered by a covenant which could impact on the site coming forward;	
	however, part of the site along the western boundary is not covered by the covenant. There are	
	no objections from Environment Agency Wales (EAW) or the Council's Highways service (an	
	assessment of the Coed Coch Road / A547 junction would be required if access was provided	
	through site 131). The site is classed as mostly ALC grade Urban, with a narrow strip of grade 3	
	to the south of the site. The entire site is a gold course and as such is of a non-agricultural use.	
	Taking into account the above issues; it is proposed to include the site as a green wedge in the	
	LDP (see BP/12) although a smaller part along the western site boundary could be considered	

Site Ref / Address	Comments	Assessment
	either as windfall development and/or in Plan review stage should there be issues in bringing	
	allocated and/or contingency sites forward.	
360 (SR54) Land	An access and transport study was undertaken for this site which recommended that the site	Not suitable –
at Peulwys Farm,	should not be included in the LDP due to the restricted site access which is effectively confined	not ranked
Peulwys Lane,	to the south of the site as vehicle access via the north is very poor due to its width and the	
Old Colwyn	character of the road which is poorly suited to the accommodation of additional traffic. Concerns	
	were also raised by other consultees regarding the site's expansion into open countryside and	
	there is likely to be biodiversity interest. The site has no land use designation in the adopted	
	local plan. It adjoins residential land to the north along Peulwys Lane which has been developed	
	since its allocation in the local plan. Concerns were also raised by CCW regarding the site's	
	expansion into open countryside from Old Colwyn. This is evident as the land rises to the south	
	of the site. Information from the Welsh Government's technical services states that the site is	
	shown on the provisional Agriculture Land Classification map as being mostly grade 3, with the	
	east of the site no better than 3b due to gradient. The remainder of the site would most likely be	
	sub-grade 3a, probably limited by soil wetness and workability.	
	For these access and highways reasons, the site has not been considered further and is ranked	
	below many more deliverable sites.	
70 (142, 349) Land	There are physical and biodiversity constraints affecting this site. Comments from the Council's	Not suitable -
off Meadowbank,	Highways service state that emergency accesses appear unavailable leading to a long length of	not ranked
Old Colwyn	cul de sac that is contrary to highways standards. There are also potential traffic concerns due	

Site Ref / Address	Comments	Assessment
	to use as a short cut. The site is therefore unsuitable on highways grounds. There is also an	
	area of designated Tree Preservation Order along the western boundary (watercourse) which	
	restricts development potential on the site. Development of both this site and site 74 / 335 would	
	lead to a locally significant loss of trees and woodland and would be of concern to CCW; based	
	on all comments received, site 74 is considered more suitable for development.	
170 Land at	The site is located in a Quarry Buffer Zone – no residential development should be permitted in	Not suitable –
Highlands Road,	this designation.	not ranked
Old Colwyn		
171 Land	The site is located in a Quarry Buffer Zone – no residential development should be permitted in	Not suitable –
opposite Raynes	this designation.	not ranked
Quarry, Abergele		
Road, Old		
Colwyn.		
C7 Ty Mawr Farm,	The site area forms part of larger allocation in the Colwyn Borough Local Plan (housing and	See site 496
Peulwys, Old	public open space). The site is being considered again for housing development and as site C7	
Colwyn	was submitted for employment, taking into account adjoining uses and the housing proposal, the	
	site is being progressed in the LDP as a housing site consideration only.	

### Table 17: Stage 2 Site Assessments – Mochdre

Site Ref / Address	Comments	Assessment
522b Land Near to	Residential use would not be appropriate at this location taking into account neighbouring land	Not suitable –
Sports Ground,	uses, in line with PPW assessment	not ranked
Mochdre		
358 (SR88) Land	The Council's Highways service object to the proposed site allocation due to network and level	Not suitable –
off Chapel Street,	problems and poor pedestrian access to the site. The western site boundary, which would likely	not ranked
Mochdre	include any site access point, is currently in a C2 flood risk zone although it has been noted that	
	completion of flood alleviation works may reduce flood risk in this area in the future and change	
	the zone designation. The site performs well in the sequential test but due to the above	
	constraints, despite being one of the least constrained sites in Mochdre, it is not considered	
	suitable for including in the LDP.	
209 (334) North	The site performs well in the sequential test as it adjoins the Old Highway and extends only as	Not suitable –
and West of Pen-	far as the existing building line to its west. The entire site rises over 30m from west to east.	not ranked
y-Binc Farm, The	Concern has been raised by CCW over the potential visual impact of development on	
Old Highway,	moderately steep slopes on the East side of and overlooking Mochdre. There is concern over the	
Mochdre	potential lost of woodland in the north corner of the site, with the eastern edge being scrub, both	
	of which contain some biodiversity value. The Council's Highways service object to the proposed	
	site allocation due to unsuitable access.	
C5 / 522a (SR105)	The site is in a green wedge which is proposed to be retained in the LDP (please refer to BP/12).	Not suitable –
Site between A55	CCW consider that residential or employment development at this location would undermine the	not ranked

Site Ref / Address	Comments	Assessment
and A547,	purpose of the green wedge and would be contrary this important element of the LDP.	
Mochdre	Development of this land would result in greater coalescence between Mochdre and Llandudno	
	Junction which would be detrimental to the openness of the area. Other sites are considered	
	more suitable for housing in the spatial strategy area to deliver the requirements over the Plan	
	period.	
345 Land rear of	This large site comprises numerous land parcels and forms part of the existing green wedge	Not suitable –
Gower Road,	between Colwyn Bay and Mochdre. Development of this large site would result in greater	not ranked
Mochdre	coalescence of Mochdre and Colwyn Bay and be detrimental to the openness of the area.	
	Having reviewed existing designations, the Council is proposing to retain the green wedge	
	designation at this location (please refer to BP/12). Other sites are considered more suitable for	
	housing in the spatial strategy area to deliver the requirements over the Plan period.	
346 (MS10) Land	Although it currently has no land use designation, development of this large, prominent site	Not suitable –
rear of Seren y	would extend into open countryside. Furthermore, it is unlikely that the existing highway and	not ranked
Dyffryn Caravan	network capacity could accommodate this development without significant improvements. The	
Park, Mochdre	site adjoins 209 which raised Highways objections and concerns from CCW on landscape	
(also MS10)	grounds. Although the two sites could be viewed as a joint proposal (with access gained from	
	site 209 to 346), it is considered that more suitable sites are available having assessed all	
	candidate submissions.	

### Table 18: Stage 2 Other Site Assessments - Mochdre

Site Ref / Address	Comments	Assessment
C16 (CR41)	Development of this large, greenfield site would extend into open countryside. There are	Not suitable –
(SR106) Site	potential traffic issues arising from the existing network capacity which would need further	not ranked
South of Hen	consideration.	
Ffordd Gonwy,	CCW has concerns about the visual impact of the development of this sloping site on the	
Mochdre	character and amenity of the area, and consider it contrary to the objectives and strategy of the	
	LDP. Nevertheless, any development proposal would be required to protect the existing rights of	
	way which cross through the site and a detailed landscaping scheme would be required as part	
	of the proposal to ensure that detrimental impacts on the visual amenity of the area is minimised.	
	Taking into account the settlement hierarchy and employment land requirements, it is considered	
	the employment need can be met by more suitable sites in the Urban Development Strategy	
	Area.	
CR36 Land South	Development of this large, greenfield site would extend into open countryside. The site is in a	Not suitable –
and West of	green wedge which is proposed to be retained in the LDP (please refer to BP/12).	not ranked
Quinton Hazell,		
Mochdre		

## Table 19: Stage 2 Site Assessments – Rhos on Sea

Site Ref / Address	Comments	Assessment
247 Dinerth Road	Previously developed land site which should be brought forward for development before	Ranked 1
	greenfield sites. The site performs well sequentially and in comments received, although	(Allocated)
	concerns had been raised regarding the loss of employment use in the urban development	
	strategy area. Nevertheless, the site is considered to be suitable for redevelopment from	
	employment use being in a predominantly residential area. The site would also be developable	
	at a higher density in line with PPW policies on development in urban areas and housing.	
71 / 348 Fferm	This is a greenfield site on the edge of the existing built up area. Following the sequential test,	Ranked 2
Dinerth Hall	this site performs better than others as it is infilling of land well related to the existing settlement.	(Allocated)
	The larger site submitted would not be entirely developed as it extends beyond the existing built	
	up area into a designated green wedge; the proposed allocated area would complete the	
	building line for Rhos on Sea as the western extent of the site extends into C2 flood risk zone	
	and green wedge, which is proposed to be amended for this infill plot but retained beyond the	
	building line (Brookfield Drive up to Dinarth Hall Farm). The conclusions of the Conwy Strategic	
	Flood Consequences Assessment state that the site is at low flood risk and suitable for	
	development as it is within flood zone A and is not impacted on by climate change. At a detailed	
	design stage it should be ensured that finished flood levels are above 6.50m OD.	

#### 4.12 Llandudno, Llandudno Junction and Conwy

- 4.12.1 The amount of housing to be provided in the Conwy, Llandudno and Llandudno Junction spatial area has been determined by the Growth Distribution Options Report (see BP/37), which is unchanged from the agreed Preferred Strategy of August 2007. The recommendation was to adopt the 'hybrid' growth option, which means that 30% of the overall housing growth should be located in the settlements of Conwy, Llandudno (and Craigside), Llandudno Junction, Deganwy / Llanrhos and Penrhyn Bay / Penrhynside.
- 4.12.2 Each of these settlements has been classed as urban areas within the Settlement Hierarchy as a result of their high level of accessibility and facilities and services (refer to BP/8 Hierarchy of Settlements'. This works out at 1697 dwellings over the plan period. Approximately 1362 dwellings have, or will be delivered via completions, existing commitments and windfall.
- 4.12.3 As demonstrated in BP/4 'Housing Land Supply Study', BP/5 'Housing Land Availability Study' and the table detailing the deliverability of committed sites in BP/30 Phasing Plan, the supply from commitments and windfall is the highest compared to other urban areas. The high level of commitments is largely down to the permissions granted (and ongoing completions) in Llandudno Junction at the Marineland, Victoria Drive / Marl Lane and Albini House sites. In Llandudno, most of the housing supply is provided by apartments through redevelopment, conversion and subdivision schemes. Therefore, due to the high level of commitments, the need for new allocations is proportionally lower. This means that ideally, 335 dwellings should be delivered through new housing allocations.
- 4.12.4 The area is accessible by a range of transport means. Principle roads comprise of the A55 passing by Conwy and Llandudno Junction, the A470 connecting from the A55 north to Llandudno, the B5115 extending from the A55 at Rhos on Sea through

Penrhyn Bay and Craigside across to the Parade in Llandudno, the A546 from the A55 at Llandudno Junction up through Deganwy to Llandudno, and the A547 Conway Road which was the main coastal road in Conwy prior to the development of the A55 expressway and continues from Mochdre through Llandudno Junction and across the Afon Conwy into Conwy town. Llandudno Junction rail station intersects the main coastal line and Conwy Valley line, with further stations at Conwy, Deganwy and Llandudno. National Cycle Route 5 extends from Penrhyn Bay up to Craig y Don and continues again from Llandudno West Shore down along the coast into Llandudno Junction where it joins the other National Route 5 which goes from Penrhyn Bay along Cystennin Lane / Pabo Lane into Llandudno Junction, upon which one route crosses into Conwy and proceeds along the coast to Penmaenmawr.

- 4.12.5 In assessing suitable land for development, a constraints map was produced for the entire plan area (see www.conwy.gov.uk/ldp). Llandudno, with the exception of the northern area nearest the Orme, the southern extent (near the hospital) and the south eastern extent of Craig y Don, is in the C1 flood risk zone. Land south of the A55 at the Conwy Nature Reserve and around the Black Cat Roundabout is in the C1 flood risk zone and parts of Llandudno Junction (mostly south of the railway line) and Conwy (around the Marina and Penmaen Road / Whinacres / Morfa Drive, along the Afon Gyffin and along Berry Street / Castle Street) are in the C2 flood risk zone and may require additional assessment work subject to comments received from he statutory consultees.
- 4.12.6 The Great Orme is covered by numerous land use designations which protect its nature value; these include topographical constraints, an historical park and garden, a Special Area of Conservation, a Local Nature Reserve and a Site of Special Scientific Interest (SSSI).

- 4.12.7 Land between Penrhyn Bay and Rhos on Sea has long been designated a green wedge (see BP/12 Green Barriers Assessment for further details); this area is also covered by C1 flood risk zone. Further green wedges remain between Deganwy, Llandudno Junction, Llanrhos and Llandudno; and between Llandudno Junction, Mochdre and Glan Conwy. Both of these green wedges act as buffers preventing the coalescence of urban settlements and therefore contribute to the openness of these areas. As shown on the candidate sites map and in BP/12, a number of sites have been suggested in these areas which would, if developed together over time, significantly alter the character of these spaces and extend settlements into countryside.
- 4.12.8 Ultimately, most of the undeveloped land in this spatial area is either constrained by local (eg green wedge) or national (eg SSSI, Historic Landscape) designations. Much of the remaining land does not lend itself to development of a type or scale suitable for including in the LDP, for example land around Bryn Pydew and Glanwydden is constrained by highways and would score poorly in the PPW sequential test and site selection sustainability criteria. As with any preparation of a new plan or review of an existing adopted plan, the green wedges should be looked at and reviewed. Paras 4.7.12 and 4.7.13 of PPW contain information on selecting areas and ensuring that a sufficient range of development land is available which is suitably located in relation to the existing urban edge and proposed green wedge.
- 4.12.9 The sites proposed also indicate market demand for development in Llandudno and the adjacent settlements, but this should be viewed in the context of constraints to development. In line with national planning policy, any sites available (ie those submitted or identified as having development potential) in the settlements (PDL in particular) should be developed before looking to land outside these settlements. Land submitted on the edges of settlements in designated green wedges should be

reviewed and factors such as openness, topography and nature of urban edges should be taken into account (para 4.7.12, PPW).

Site Ref / Address	Comments	Assessment
434 Plas yn Dre	The Council owned site has been submitted for consideration as residential development to	Ranked 1
	provide self contained apartments.	(Allocated)
	No objection from CCW. No objection from DCWW. In line with EAW recommendations, a	
	Strategic Flood Consequences Assessment has been undertaken for this site. The conclusions	
	of this assessment for site 434 recommend that it is suitable for residential development but	
	would require significant raising of finished floor levels. EAW also state it is essential that no	
	structure/ground raising occurs within a minimum of 4m from the edge of the watercourse. This	
	will allow for future maintenance and allow for an overland flood route during times of high flows.	
	The site comprises previously developed land located within the settlement boundary, near the	
	centre of Llandudno and accessible by a range of transport means. It performs well in the site	
	sequential test. The site should be delivered as a priority with immediate availability.	
	NOTE: The site has been subject to a planning application for residential extra care units,	
	approval granted (ref 0/38394).	
SR85 Nant y	No objection from the Council's Highways service – access is achievable. No objection from	Ranked 2
Gamar Road	ETS. No biodiversity / wildlife constraints apparent on site. No objection from Gwynedd	(Contingency)
	Archaeological Trust. No objection from CCW. DCWW advises that a hydraulic modelling	

Site Ref / Address	Comments	Assessment
	assessment may be required to determine the connection point and / or any improvement works	
	required, at the developer's expense. No objection from the Council's Highways service. The	
	site is classed as grade 3a agricultural land quality.	
	The site comprises gently sloping land, surrounded to the north and west by existing	
	development. Access would need to be from Nant-y-Gamar Road. The site performs well in the	
	sequential test as it gives the appearance of 'rounding off' development and is close to existing	
	facilities.	
122 (414) Off	The site is shown on the provisional map as ALC Grade 3. There is a moderate probability that	Ranked 3
Queen's Rd,	the site will contain BMV land. Due to the soil type present, it is expected that the site will be a	
Llandudno	mosaic of sub-grades 3a & 3b. However, soil wetness limitations are critical in determining the	
(adjacent	ALC grade, and with this soil type the ALC grade can only be determined by a field survey.	
roundabout)	No objection from Highways. No objection from ETS; development could provide the opportunity	
	to improve existing drainage.	
	CCW has concerns regarding the potential adverse impact on the protected site likely to result	
	from residential development and associated recreational use at this location. Development	
	would be required to demonstrate how potential adverse impacts on the SSSI have been	
	avoided or mitigated. There are also concerns over the southern and eastern site edges not	
	following any physical features which would provide a firm defensible boundary to the settlement	
	edge. A landscape buffer would be required for these edges to minimise any adverse landscape	
	impacts and provide a firm defensible boundary.	

Site Ref / Address	Comments	Assessment
	The site is in a green wedge which is proposed to be retained in the LDP (please refer to	
	BP/12). Development of this large, prominent site would extend into open countryside, towards	
	the Gloddaeth (St. David's College) Historic Park / Garden. Sites 434 (previously developed	
	land) and SR85 (greenfield land, better related physically to the existing settlement and less	
	constrained on landscape grounds) are considered more suitable site allocations for Llandudno;	
	however, a smaller site portion utilising the northern site area portion adjacent to existing	
	development may be more appropriate subject to appropriate landscaping and buffering	
	provision. Nevertheless, the revised housing requirement figures and contingency housing	
	supply means the site is not allocated.	
241 Youth Centre,	There are ownership issues impacting on deliverability of this site. There is further uncertainty in	Not suitable –
Trinity Avenue,	delivery as the site is in a C1 flood risk zone where it should be demonstrated whether the	not ranked
Llandudno	consequences of flooding can be effectively managed or not. Although comments state the site	
	passes TAN 15 criteria due to local topography, there is still an issue with access and escape	
	routes being acceptable against the TAN 15 criteria. Due to these uncertainty issues impacting	
	on deliverability, the site is not considered suitable for taking forward. allocating; however, it may	
	come forward as windfall development during the Plan period.	
119 (CR29)	There is a potential detrimental impact on the setting of the grade II listed building. Development	Not suitable –
Queen's Road,	would also likely affect the setting of mature pine trees along the northern and western site	not ranked
Llandudno	boundaries.	
(adjacent Medical	Given its close proximity to Creuddyn SSSI, CCW has concerns regarding the potential adverse	

Site Ref / Address	Comments	Assessment
Centre)	impact on the protected site from recreational activity likely to result from residential	
	development and associated recreational use at this site. Development will be required to	
	demonstrate how potential adverse impacts on the SSSI have been avoided or mitigated.	
	Having reviewed existing designations and the other candidate sites submitted in the spatial	
	area which could meet the housing requirements, it is proposed to retain the green wedge in this	
	area (see BP/12).	
412 Adjacent to	The land South of 21-30 Ffordd Dulyn fails TAN 15 criteria in the Conwy Tidal Flood Risk	Not suitable –
Kings Avenue,	Assessment. The remainder of the site is not considered suitable for allocation due to its layout.	not ranked
Llandudno		
415 Scrap yard,	An objection was made to the potential loss of employment land – it was recommended to be	Not suitable –
Maesdu Road,	redeveloped as B1/B8 use as opposed to residential use. The site is located in a C1 flood risk	not ranked
Llandudno	zone where development is subject to TAN 15 justification tests and consequently there is	
	uncertainty whether the consequences of flooding can be effectively managed or not. There is	
	potential for land contamination rising from previous and existing uses which may delay site	
	deliverability. Other sites are considered more suitable for delivery in Llandudno during the Plan	
	period.	
34 (146, 324) Land	This is a large greenfield site which slopes from west to east and is visible from the Llandudno	Not suitable –
to the rear of	entrance along the B5115. While the site adjoins Craigside on one side, it acts as a buffer	not ranked
Hillside, Craigside	between existing development at Craigside and the Little Orme Site of Special Scientific Interest	
	(SSSI) and the northern extent of the site is in the Coastal Zone (as defined in national policy).	

Site Ref / Address	Comments	Assessment
	The site has landscape value in this location and this was recognised when it was proposed as a	
	green barrier in the draft Conwy UDP.	
	Having reviewed the existing green barrier / wedge designations and the other candidate sites	
	submitted in the spatial area which could meet the housing requirements, it is proposed to retain	
	the green wedge in this area (see BP/12).	
364 Adjoining	Along with site 34, this site extends towards the Little Orme Site of Special Scientific Interest on	Not suitable –
Craigside Manor	its eastern boundary. Given its close proximity to Creigiau Rhiwledyn SSSI, CCW has concerns	not ranked
& Lumpley Lodge,	regarding the potential adverse impact on the protected site from inappropriate recreational	
Craigside	activity likely to result from residential development at this proposed allocation. Development	
	should demonstrate how potential adverse impacts on the SSSI have been avoided or mitigated.	
	Having reviewed existing designations and the other candidate sites submitted in the spatial	
	area which could meet the housing requirements, it is proposed to retain the green wedge in this	
	area (see BP/12).	
133 (SR50) Tan yr	A large section of the site is designated as a Site of Special Scientific Interest (SSSI).	Not suitable –
Allt, Tan y Bryn	Development of this site would impact on the SSSI and result in the loss of a large area of	not ranked
Rd, Llandudno	woodland. CCW states that the site supports bats, a European protected species. Development	
	at the site will be required to comply with the requirements of the Conservation of Habitats and	
	Species Regulations 2010 and ensure that the favourable conservation status of the protected	
	species is maintained. Development affecting Tan yr Allt Hall and adjacent woodland could	
	therefore impact on bats.	

Site Ref / Address	Comments	Assessment
	The Council's Highways service object to the site as any access would need to be at the existing	
	access point and amended; given existing gradients, it is difficult to determine whether or not	
	acceptable access can be achieved. The Council's Conservation service state that the site is	
	close to the listed St Dunstan's centre and the Tan yr Allt building is of local interest. No	
	objection from ETS.	
	Due to the above identified constraints, the site is not a preferred choice for housing and is	
	neither allocated nor ranked in this table.	
363 Adjoining	The site would represent an extension into open countryside towards Penrhyn Bay and is poorly	Not suitable –
Bryn Berain, Bryn	related to the existing settlement. CCW state that any development should protect existing	not ranked
y Bia Road,	mature trees at the site. Having reviewed existing designations and the other candidate sites	
Craigside	submitted in the spatial area which could meet the housing requirements, it is proposed to retain	
	the green wedge in this area (see BP/12).	
117 (210) Off Cwm	No objections from ETS or EAW. The site is classed as grade 3 agricultural land. CCW states	Not suitable –
Howard Lane,	that the site appears to be an encroachment into open countryside that is more than just a	not ranked
Llandudno	'rounding off' of Llandudno; development of this site would not be supported by CCW.	
	The western extent of the site is currently used as allotments which should be retained.	
	Development of the two fields to the south of Plas Newydd Close would extend the periphery of	
	Llandudno into open countryside. Development here has no obvious means of access and	
	would be conspicuous as the land rises to the south.	
	Having reviewed existing designations and the other candidate sites submitted in the spatial	

Site Ref / Address	Comments	Assessment
	area which could meet the housing requirements, it is proposed to retain the green wedge in this	
	area (see BP/12).	
118 (312)	The Council's Highways service does not consider the access via St Hilary's Road to be	Not suitable –
Adjacent	suitable. This is an elevated and conspicuous site, outside the existing settlement boundary.	not ranked
Wyncroft Farm,	Development would extend into open countryside and would relate poorly to the existing	
Llandudno	settlement.	
	Having reviewed existing designations and the other candidate sites submitted in the spatial	
	area which could meet the housing requirements, it is proposed to retain the green wedge in this	
	area (see BP/12).	

#### Table 21: Other Site Assessments – Llandudno

Site Ref / Address	Comments	Assessment
CR34 Former	The site performs well in the sequential test as previously developed land in the settlement	Allocated
Goods Yard	boundary. It is reasonably accessible by different transport means. The Welsh Government	
	support B1 and possible B2 uses on this site. The development is on previously developed land	
	within the settlement. It is considered that the impact on landscape would be minimal.	
	A Strategic Flood Consequences Assessment has been undertaken for this site and the results	
	state that the site is suitable for employment use but would require significant raising of finished	
	floor levels across much of the site.	
MS13 Colwyn	Most of the site fails the justification criteria in TAN 15. Industrial, retail and commercial	Not suitable - not ranked

Site Ref / Address	Comments	Assessment
Road, Llandudno	development as proposed is not recommended at this location. With this in mind and taking into	
	account the openness of the site and its existing designation, it is proposed to retain the site as a	
	green wedge.	
CR38 Land off	The site has landscape and biodiversity value. In recognising this, the site is in a green wedge	Not suitable –
Trinity Crescent,	which is proposed to be retained in the LDP (please refer to BP/12). Other employment sites are	not ranked
Llandudno	considered more suitable to meet land requirements in the Urban Development Strategy Area	
	during the Plan period.	

### Table 22: Stage 2 Site Assessments – Llandudno Junction

Site Ref / Address	Comments	Assessment
439 Social Club /	No objection from CCW. DCWW state that parts of the public sewerage network suffer from	Ranked 1
Youth Club	hydraulic overloading and no improvements are planned under DCWW's current five year	(Allocated)
	Capital Investment Programme. No problems envisaged with sewage treatment or water supply.	
	EAW state that no permanent buildings / structures should be erected above the line of the	
	culvert. In line with EAW comments, a Strategic Flood Consequences Assessment has been	
	undertaken for this site. The conclusions of this assessment for site 439 recommend that	
	development only take place outside of the historical flood outline and the site area be adjusted	
	accordingly. As a result, the developable capacity has been revised slightly downwards,	
	although in line with PPW policies on urban development and housing, higher density	

Site Ref / Address	Comments	Assessment
	development is suitable at this site.	
	The site comprises previously developed land located within the settlement boundary, near the	
	centre of Llandudno Junction and accessible by a range of transport means. It performs well in	
	the site sequential test. It is in a residential area and would therefore lend itself to this type of	
	development.	
176 (CR15, CR31	No objection from the Council's Highways service; access to be either via the A470 roundabout	Ranked 2
and CR33)	or via a spine road from Narrow Lane. No direct access should be provided onto the A470. No	(Allocated)
Esgyryn	objection from ETS, but issues with watercourses and surface run-off in the area need to be	
	resolved. The site is classed as grade 3 agricultural land, the majority being limited to no better	
	than grade 3b due to gradient. This is due to the potential limitations relating to soil wetness and	
	workability. CCW states that development should be sympathetic to avoid the loss of lengths of	
	hedgerows. This is reiterated by the Council's Countryside service and the EAW. There are no	
	known protected species interests to CCW.	
	Due to the size and scale of development proposed, EAW require a condition ensuring that	
	surface water disposal will be attenuated on site. Being aware of flooding / drainage issues to	
	the rear of Ronald Avenue, EAW do not wish to see any additional flows introduced to the	
	watercourse at the northern end of the site. The drainage design should therefore not increase	
	flood risk downstream (off site), the source of the problem in the culverted section of the	
	watercourse. No objection from ETS, however, ordinary watercourse issues and general surface	
	water drainage strategy need resolving.	

Site Ref / Address	Comments	Assessment
	Gwynedd Archaeological Trust state there is some archaeological potential at this site. There	
	would be no objection to development, although some archaeological intervention / mitigation	
	may be required. DCWW state that should the site be developed in advance of any regulatory	
	improvements, developers may be required to fund the essential improvements. Development	
	should be phased accordingly.	
	The Council's Business and Enterprise service support the potential of this site, primarily for B1	
	development. Taking into account the role of Llandudno Junction in the Wales Spatial Plan and	
	the availability of sites in this area and the possibility to develop in an accessible location, it is	
	proposed to allocate site 176 as a strategic site allocation for mixed use housing and	
	employment development.	
14 Woodlands	No objection from the Council's Highways service; access is achievable. The Council's	Ranked 3
	Conservation service state that Marl Hall is listed but is some distance away from the site and on	(Allocated)
	higher ground. The Cofnod search states that there is no record of biodiversity interest on this	
	site. No objection from Gwynedd Archaeological Trust; however, it states that the site is located	
	opposite Bodysgallen Hall and its associated registered park and garden and that any	
	development within this locality must not have a significant impact upon this important	
	landscape.	
	CCW have concerns over further development of the north side of Deganwy / Llandudno	
	Junction into open countryside. Concern is also raised given the site's proximity to the	
	woodlands surrounding Bodysgallen Hall although it is separated from these by the A470.	

Site Ref / Address	Comments	Assessment
	The site is partly in the C1 flood risk zone. EAW state there must be no buildings, structures or	
	raising of land within the flood risk area adjacent to the A470. An FCA would be required	
	demonstrating that the proposal will not increase / compromise flood risk in the area. No	
	objection from ETS to most of the site; residential development in the C1 zone would only be	
	permitted subject to the justification tests. DCWW state that a hydraulic modelling assessment	
	should be undertaken on the public sewerage system at the developer's expense; this will	
	determine the connection point and/or any improvement works required.	
	Despite concerns raised over the development of the site and its landscape impacts, it would	
	represent a minor encroachment into open countryside due to the adjoining residential use and a	
	hard barrier in the form of the A470 adjoins the eastern site boundary. Development would not	
	extend into open countryside beyond the build line established by development to the west. In	
	visual and landscape terms, it is considered the site would have less impact than the larger site	
	367 at Pentywyn Road further to the west. Taking into account these comments, the availability	
	and deliverability of other sites and the housing requirements for the spatial strategy area, the	
	site is proposed for housing in the LDP.	
165 (SR46) Corner	No objection from the Council's Highways service. Access is achievable and should be provided	Ranked 4
of Pentywyn Rd /	off Marl Lane, although a Transport Assessment would be required. The Highways Authority	
Marl Lane,	would look for improvement of the sightline to the north over the allocated land. The Cofnod	
Deganwy (also	search states that there is no record of biodiversity interest on this site. No objection from EAW	
367)	although they state that the use of sustainable urban drainage systems should be incorporated	

Site Ref / Address	Comments	Assessment
	in the design where appropriate. No objection from ETS although it comments on the capacity of	
	the public sewer on Marl Lane (see DCWW comments below).	
	CCW notes the entire large site represents unwelcome northward encroachment into open	
	countryside and is in the Creuddyn and Conwy LOHI. No objection from Gwynedd	
	Archaeological Trust. There is no record of biodiversity interest at this location. The site is	
	classed as grade 3 agricultural land.	
	DCWW state that a hydraulic modelling assessment has been undertaken to determine the	
	impact on the sewerage network. The results show the works currently being undertaken will	
	also accommodate this development; however, this assessment will likely require updating to	
	ensure reliability as demands on the sewerage network change continually. No issues with water	
	supply or sewage treatment.	
	It is considered that the entire large site would be inappropriate for developing and only the	
	smaller area (southern extent up to the existing building line) should be considered. The site had	
	previously been considered as a potential source of housing on the contingency (reserve) list;	
	however, the reduction in the contingency housing supply means the site is no longer required.	
	Site 14 is considered to have less of an impact visually and better represents rounding off of the	
	existing settlement. For these reasons site 14 is preferred and has been allocated.	

#### Table 23: Other Site Assessments – Llandudno Junction

Site Ref / Address	Comments	Assessment
CR16 North East	The Council's Business and Enterprise service state that the site is subject to Council-led B1	Allocated
of former goods	development, which could potentially be integrated into redevelopment of site CR30	
yard, Llandudno	(Brickworks).	
Junction		
CR18 (CR32)	Development in this location would result in greater coalescence of Llandudno Junction and	Not suitable –
(SR102) Between	Mochdre. For this reason the site is in a green wedge which is proposed to be retained in the	not ranked
A55 and railway,	LDP (please refer to BP/12). Comments from the Welsh Government's Transport division states	
Llandudno	that there should be no direct access to the A55 and measures will need to be implemented to	
Junction	protect existing landscaping along the A55 which was agreed at the expressway public inquiry.	
	The Council's Highways service object to the site; additional traffic raises safety concerns at the	
	junction.	
	The Council's Business and Enterprise service state that the site is low lying land with significant	
	technical issues in respect of drainage and ground conditions. Furthermore, it is a very visible	
	site from the A55.	
	The site is in the C1 flood risk zone. EAW state that a broadlevel FCA would be required prior to	
	allocation. ETS state that less vulnerable development in the C1 zone is subject to justification	
	tests. Based on highways and landscape / environment comments, the site is not proposed to be	
	included and has not been ranked.	
CR40 (SR47) Land	There are no objections on highways grounds, however, the Welsh Government's Transport	Not suitable –

Site Ref / Address	Comments	Assessment
at Glan Conwy	division states that if access is provided off the A470 roundabout it would need to be combined	not ranked
corner,	with and incorporate an upgrade of the B5381. If a separate access is constructed it would need	
Llandudno	to be sufficiently far along the A547 to avoid conflict with traffic entering and leaving the	
Junction	roundabout (subject to agreement with local highway authority). No objection from the Council's	
	Highways service; access is achievable. The site is partly in the C2 flood risk zone. No objection	
	from ETS.	
	There are landscape and conservation concerns regarding this site. The site lies within the	
	essential setting of Bryn y Neuadd, close to the kitchen garden. The site has also been proposed	
	for inclusion in the green wedge for this area due to risk of coalescence and acknowledging the	
	character of the area. Earth moving and remodelling for employment units would markedly	
	increase the visual impact of any development. The essential setting of the parkland would be	
	impacted upon detrimentally and development would damage the character of the rising pasture	
	to the north side and the setting and views from various locations around the nearby area. It is	
	therefore proposed not to include the site in the LDP for employment development.	
CR44 (SR104)	The majority of the site is in a green wedge which is proposed to be retained. The Welsh	Not suitable –
Land Adjacent	Government's Transport division states that there should be no direct access to the A55 and	not ranked
Afon Conwy	measures will need to be implemented to protect existing landscaping along the A55 which was	
Motel	agreed at the expressway public inquiry. No objection from the Council's Highways service;	
	access is achievable. The site is partly in the C1 flood risk zone. EAW state that should the C1	
	zone be included in the site development boundary, then a broadlevel FCA would be required	

Site Ref / Address	Comments	Assessment
	prior to allocation. ETS do not object to most of the site; however, less vulnerable development	
	in the C1 / C2 zones is subject to justification tests.	

# Table 24: Stage 2 Site Assessments – Conwy

Site Ref / Address	Comments	Assessment
452 Penmaen	The site is previously developed land and is located in an accessible centre and performs well	Ranked 1
Road	in the sequential test. No objections received from the Council's Highways service.	(Allocated)
	Comments from the Council's Environment and Technical Service (ETS) state that the costs	
	associated with remedial work to the land use contamination (in this case, methane gas from	
	the former waste landfill) may make the site unviable but this is for the developer to cost out in	
	a business plan. Much depends on the land value as well as this could make the site more	
	viable in the future.	
	Development of the site would therefore be subject to implementing any works required	
	following the comments received from ETS.	
SR43 (4) Henryd	The Council's Countryside service states that the Afon Gyffin and adjacent riparian woodland	Ranked 2
Road, Gyffin	are known to support otter so a buffer zone should be included. No objection from Gwynedd	(Contingency)
	Archaeological Trust, however, some archaeological intervention / mitigation may be required	
	dependant on the scale of proposals as the area is the approximate location of Gyffin medieval	
	township.	
	The Council's Conservation service considers the site appropriate if there is a shortage of land	

Site Ref / Address	Comments	Assessment
	in the area. CCW states that this development would require careful consideration as a	
	'rounding off' of Conwy. The Cofnod search states that there is no record of biodiversity interest	
	on this site. No objection from DCWW. The Council's Highways service object on sustainability	
	grounds as there are poor pedestrian linkages into Gyffin. No objection from ETS.	
20 (321) (SR36)	A transport access study was undertaken by consultants for this site. It states that the existing	Ranked 4
Land adjacent	road network presents a number of access concerns along with sub standard visibility splays	
Parc Sychnant,	and gaps in footway provision. A number of measures are proposed which would improve	
Conwy	safety and travel choice.	
	The Countryside Council for Wales previously objected to development of this site on visual	
	impact and landscape setting grounds. While the latest response does not specifically object, it	
	states that a requirement should be for any development to be commensurate with the	
	purposes of the adjacent Snowdonia National Park, ensuring the protection of the existing right	
	of way along the western and southern edges. The potential impact on the Creuddyn and	
	Conwy Historic Landscape should be assessed. An Assessment of the Significance of Impacts	
	of Development on Historic Landscape (ASIDOHL) would be required for this development and	
	any proposals will be required to avoid adverse impacts on the historic landscape.	
	Shown on the provisional map as ALC Grade 4 & Urban. The Cofnod search states that there	
	is no record of biodiversity interest on this site. No objection from ETS. Gwynedd	
	Archaeological Trust states there are no recorded archaeological sites within the site; however,	
	little fieldwork has been carried out in this area and may need assessment due to the scale of	

Site Ref / Address	Comments	Assessment
	the proposal. No objection from DCWW. No objection from Highways – the site may need	
	some adjacent land to produce standard access and would also require new TRO to extend	
	speed limit to ensure visibility criteria achievable. Section 278 works would be required to	
	improve pedestrian access.	
	Taking into account the above comments and housing requirements, the site scores relatively	
	highly on the ranking of Conwy sites; however, it is not proposed to allocate this site in the	
	LDP; other sites are better related to the settlement and less constrained to meet housing	
	needs.	
16 Land off	A larger area including site 16 was refused permission for residential development in 2005	Ranked 5
Isgoed, Conwy	(0/29606) on policy and highways grounds. The smaller site 16 has since been considered,	
	hence why the site was not immediately taken out at stage 1. There are still access and	
	landscape/biodiversity value issues; other sites are considered more suitable in this area for	
	consideration.	
17 (SR62)	The Council's Highways service objects to the proposed site allocation because there is a	Not suitable –
Bodhyfryd,	steep drop into the site from the narrow highway with no footway provision, and with no	not ranked
Llanrwst Road,	suitable access from the B5106. No objection from ETS. There is a Tree Preservation Order	
Conwy	adjoining the eastern boundary of the site.	
19 (SR133) North	CCW do not consider that the site represents a well integrated extension to Conwy and would	Not suitable –
of Sychnant Pass	result in a fragmented development pattern and represent a significant encroachment of the	not ranked
Road, Conwy	built environment into the open countryside to the west of Conwy. Notwithstanding, any	

Site Ref / Address	Comments	Assessment
	development should be commensurate with the purposes of the adjacent Snowdonia National	
	Park and would need to assess the potential impact on the Creuddyn and Conwy historic	
	landscape. An ASIDOHL would be expected for any development which is of such a scale it	
	would have more than a local impact on the historic landscape.	
	No objection from ETS. This large site is prominent in the landscape and would extend	
	development into the countryside towards the National Park. It does not relate well to the	
	existing settlement. No objection from the Council's Highways service although improvements	
	to pedestrian linkages would be required.	
164 (SR44) North	CCW state that development of this site should be commensurate with the purposes of the	Not suitable –
of Lark Hill,	adjacent Snowdonia National Park and ensure the protection of the existing trees at the	not ranked
Sychnant Pass	northern edge of the site to retain habitat connectivity and mitigate any adverse landscape	
Road, Conwy	impact. Development should provide for an appropriate defensible boundary at the northern	
	edge of the site. Any proposal will need to assess the potential impact on the Creuddyn and	
	Conwy historic landscape. An ASIDOHL would be expected for any development which is of	
	such a scale it would have more than a local impact on the historic landscape.	
	The site performs generally well in the sequential test and in consultation responses, however,	
	it is within the Creuddyn and Conwy Landscape of Outstanding Historic Interest and its	
	proximity to the National Park and potential impact on its landscape setting was raised as a	
	concern. There are more suitable sites available in the area for development.	
185 (SR35) OS	This site is prominent in the landscape and would extend development into the countryside	Not suitable –

Site Ref / Address	Comments	Assessment
3454, North of	towards the National Park. It does not relate well to the existing settlement. No objection from	not ranked
Sychnant Pass	the Council's Highways service although a separate access from that required for site 164	
Road, Conwy	could be problematic. No objection from ETS.	
	CCW do not consider that the site represents a well integrated extension to Conwy and would	
	result in a significant encroachment of the built environment into open countryside to the west	
	of Conwy. Notwithstanding, any development should be commensurate with the purposes of	
	the adjacent Snowdonia National Park and would need to assess the potential impact on the	
	Creuddyn and Conwy historic landscape. An ASIDOHL would be expected for any	
	development which is of such a scale it would have more than a local impact on the historic	
	landscape.	
	Other sites are better related to the settlement boundary of Conwy and should be brought	
	forward before this site.	
511 Ty Mawr,	The site is located within zone C2 and in flood zones 2 and 3. EAW advise that the settlement	Not suitable –
Gyffin	boundary should exclude the site unless it can be demonstrated by way of a Strategic	not ranked
	assessment that the flood risk can be acceptably managed. It is likely the site would not be	
	suitable for ten dwellings due to site shape and so would be dealt with as windfall	
	development.	
223 East of	The Council's Highways service objects to the proposed site allocation because there is no	Not suitable –
Henryd Road,	pedestrian link available to Gyffin and Henryd Road is of substandard width and poor	not ranked
Gyffin, Conwy	alignment for access. Further objections on impact on (and potential loss of) local biodiversity	

Site Ref / Address	Comments	Assessment
	and encroachment into open countryside.	
319 Land at Tyn	Development of this site would likely impact on the setting of the World Heritage site; the	Not suitable –
yr Ardd, Conwy	character of the area remains open to the town walls. Part of the site is in a C2 flood risk zone;	not ranked
	no residential development should be located in this area. In the absence of a broad level	
	assessment demonstrating that the consequences of flooding can be effectively managed, the	
	Environment Agency Wales objects to the allocation of this site. Although access is achievable,	
	the site has limited suitability from a Highways perspective due to gradient levels. No objection	
	from DCWW. No objection from CCW.	
323 (409) Bangor	Previously developed site, considered for redevelopment from tourism use to residential	Not suitable –
Road, Conwy	apartments. No objection from DCWW. No objection from the Council's Highways service. No	not ranked
	objection from EAW. The Council's Business and Enterprise service states that residential	
	redevelopment of this site would need to prove the lack of demand for tourism accommodation;	
	at the entrance to Conwy this site has great potential and should be protected. The site adjoins	
	an area of Tree Preservation Order along its southern boundary and adjoins the National Park	
	boundary on part of its western boundary. Concerns have been raised by CCW regarding the	
	potential biodiversity interest as the existing building stands in mature wooded grounds, and	
	the sensitivity of redevelopment to its location. Taking the above comments into consideration,	
	it is considered that there are more suitable sites available in the area to take forward.	
368 Land off Bryn	The boundary for the essential setting of the Conwy World Heritage Site runs horizontally	Not suitable –
Castell, Conwy	through the site. No development should take place within the boundary to respect the setting;	not ranked

Comments	Assessment
however, it is also considered that development of the remainder of this site, being in such	
close proximity to the boundary, should also be avoided. More suitable sites that are outside	
and not adjoining the designated boundary are considered more suitable for taking forward.	
Site access considered unsuitable. A Tree Preservation Order runs along the inside of the	Not suitable -
southern site boundary. Highways objection to access on to Cadnant Park; suitable access	not ranked
would only be achievable if the site was combined with 164 (see comments above for 164).	
	however, it is also considered that development of the remainder of this site, being in such close proximity to the boundary, should also be avoided. More suitable sites that are outside and not adjoining the designated boundary are considered more suitable for taking forward. Site access considered unsuitable. A Tree Preservation Order runs along the inside of the southern site boundary. Highways objection to access on to Cadnant Park; suitable access

## Table 25: Other Site Assessments – Conwy

Site Ref / Address	Comments	Assessment
CR7 Conwy	The site performs well in the sequential test and could form a suitable extension to the existing	Preferred site
United FC	employment development at Parc Caer Seion. The two principal issues impacting on the site's	should
	deliverability are employment demand and supply in the Urban Development Strategy Area	additional
	(which is taken up by the strategic allocations in Llandudno Junction, North Wales Business	land be
	Park in Abergele, Llandudno Railway Goods Yard and Penmaen Road in Conwy) and the	required in
	requirement to find a suitable relocation site for the existing football club which may impact on	future reviews
	bringing the site forward for development.	
CR37 Land at	The site is entirely within a C2 flood risk zone. The site is also of both biodiversity and	Not suitable –
Conwy Morfa	landscape importance. The Council's Business and Enterprise service state that there is	not ranked
	potential at this site for marine sector related development.	

### Table 26: Stage 2 Site Assessments – Deganwy / Llanrhos

Site Ref / Address	Comments	Assessment
8 (SR02) Land	The site is considered unsuitable on landscape grounds as it is sloping land in close proximity	Not suitable –
between Maes-y-	to the Fardre. No objection from the Council's Highways service. No objection from ETS, but	not ranked
Castell and	dealing with surface water run-off would be a key issue for development. The site is proposed	
Hawes Drive,	to be retained in the green wedge following a review of the existing designated boundaries;	
Deganwy	please see BP/12 for details.	
3 (468) (SR55)	CCW has concerns regarding the size and location of the proposed allocation, which it is	Not suitable –
Land adjacent	considered represents a disproportionate, inappropriate extension to Llanrhos. Further, the	not ranked
Conway Road,	proposed allocation is located within an area proposed as a Green Wedge in the LDP, which	
Llanrhos	seeks to retain the open character of the area and prevent coalescence between Deganwy,	
	Llandudno and Llanrhos. CCW consider that residential development at this location would	
	undermine the purpose of this Green Wedge, and would be contrary to this important element	
	of the revised LDP.	
	No objection from the Council's Highways service. The Council's Conservation service state	
	that the site is opposite the listed St Hilary's Church.	
	The site is in a green wedge which is proposed to be retained in the LDP (please refer to	
	BP/12). It would be an inappropriate settlement extension which would result in the	
	coalescence of Llanrhos and Llandudno.	
75 Land at Bryn	The site is in a green wedge which is proposed to be retained in the LDP (please refer to	Not suitable –
Lupus Road,	BP/12). CCW consider that residential development at this location would undermine the	not ranked

Site Ref / Address	Comments	Assessment
Deganwy	purpose of the green wedge and be contrary to this important element of the LDP.	
	It would be an inappropriate settlement extension which would result in the coalescence of	
	Llanrhos and Deganwy.	
417 Gloddaeth	The site is in a green wedge which is proposed to be retained in the LDP (please refer to	Not suitable –
Lane, Llanrhos	BP/12). The site does not relate well physically to the existing settlement. There are also a	not ranked
	number of Tree Preservation Orders along the northern and western site boundaries.	
499 Land off Tan	Given its close proximity to Deganwy Quarries and Grassland SSSI, CCW has concerns	Not suitable –
y Fron, Deganwy	regarding the potential adverse impact on the nationally designateded site from inappropriate	not ranked
	recreational activity likely to result from residential development at this proposed allocation.	
	Development would need to demonstrate how potential adverse impacts on the SSSI have	
	been avoided or mitigated.	
	The site is identified as a play area and there is an overall deficit of open space (including play	
	areas) in Deganwy. The site is therefore not being taken forward for housing.	
MS19 (CR28)	No objection in principle from the Council's Highways service although no access should be	Not suitable –
(SR63) Land off	allowed via Bwlch Farm Road due to the substandard junction. The site may require	not ranked
Pentywyn Road,	incorporation of the existing driveway to achieve acceptable visibility. The Council's	
Deganwy	Conservation service state that the main Fugro Robertson building is listed; the setting of the	
	front may not be significantly affected but further investigation of the land form would be	
	required. No objection from ETS, but further investigation of drainage in the area is required to	
	ensure existing problems are not exacerbated. The site is classed as grade 3 agricultural land	

Site Ref / Address	Comments	Assessment
	quality. The most likely ALC limitation is soil wetness and as such there is a low chance of	
	BMV land being present.	
	The Council's Business and Enterprise service state that proposals at this large site would	
	adversely affect the setting and potential of Ty'n-y-Coed (Fugro Robertson's) and restrict	
	potential for limited expansion of that site. Such investment should be concentrated upon sites	
	adjacent to the A55 / Llandudno Junction / Colwyn Bay / Conwy.	
	The large site is entirely within a green wedge which is proposed to be retained in the LDP	
	(see BP/12). It would be an inappropriate settlement extension which would result in the	
	coalescence of Llanrhos and Deganwy. Development of this land would risk the coalescence of	
	adjoining settlements. CCW consider that residential development at this location would	
	undermine the purpose of this green wedge and be contrary to the important element of the	
	LDP. For these reasons the site has been removed at stage one.	

# Table 27: Stage 2 Site Assessments – Penrhyn Bay / Penrhynside

Site Ref / Address	Comments	Assessment
449 Plas Penrhyn	The Council's Conservation service state that Penrhyn Hall is listed (grade II*). Care needs to be	Ranked 1
	taken to ensure that the setting of the hall and group of other listed buildings is not adversely	(Allocated)
	affected. No objection to the allocation.	
	The Council's Countryside service state there is some biodiversity value in the trees along the	
	southern boundary. Gwynedd Archaeological Trust state there is some archaeological potential	

Site Ref / Address	Comments	Assessment
	at the site; no objection to development of the site, but some intervention / mitigation may be	
	required. No objection from CCW; the site is in the Creuddyn and Conwy LOHI but impact is	
	likely to be more than local in scale. No objection from DCWW.	
37/38 Off Derwen	No objection from the Council's Highways service; improvements required to Derwen Lane;	Ranked 2
Lane	possible access from site 38. A transport access study was undertaken by consultants for this	(Contingency)
	site. It states that the area currently provides a good standard of accessibility by a variety of	
	travel modes but parking outside of the nearby schools is a problem and affects safe access to	
	and from the area at the start / end of the school day. Suggested improvement measures	
	include providing a car park for use by visitors to the schools, some road widening and	
	modifications to the junction of Derwen Lane and Llanrhos Road.	
	CCW state that development of this site could lead to increased recreational pressure on the	
	adjacent SSSI / SAC which already suffers from undesirable recreational activities. An	
	assessment of likely significant effects on the SAC is advised by CCW; in the absence of such	
	an assessment, CCW would object to this site.	
	No objection from Gwynedd Archaeological Trust; no recorded archaeological sites within the	
	plot. No biodiversity / wildlife constraints identified; no objection from the Council's Countryside	
	service. The site is classed as ALC grade 3. there is a medium probability that the site has the	
	potential to contain BMV land, if surveyed in detail.	
	No objection from ETS. Due to the size and scale of development proposed, EAW require a	
	condition ensuring that surface water arrangements are acceptable and do not increase flood	

Site Ref / Address	Comments	Assessment
	risk elsewhere in the catchment. Within the on site watercourses it is essential that no structure /	
	ground raising occurs within a minimum 4m from the edge of the watercourse.	
	DCWW state that parts of the public sewerage network suffer from hydraulic overloading.	
	Should the site be developed in advance of any regulatory improvements, developers may be	
	required to fund the essential improvements. Development should be phased accordingly.	
317 Adjoining	The greenfield site would extend development towards the settlements of Rhos on Sea to the	Not suitable –
Llanrhos Road,	east and Glanwydden to the south and is poorly related physically to Penrhyn Bay in this	not ranked
Penrhyn Bay	respect, adjoining the settlement boundary (at Llanrhos Road) on only one side. Development of	
	this site would erode the gap between several settlements which would be detrimental to the	
	open, rural character which exists beyond the boundary of Llanrhos Road. Having reviewed	
	existing designations and the other candidate sites submitted in the spatial area which could	
	meet the housing requirements, it is proposed to retain the green wedge in this area (see	
	BP/12). Please also see comments for site 36 above which adjoins site 317. Taking into	
	consideration the housing requirenments for the spatial strategy area and the availability of other	
	sites, as well as national policy on green wedges and the review in BP/12 the site has been	
	removed at stage one.	

#### 4.13 Llanfairfechan and Penmaenmawr

4.13.1 The amount of housing to be provided in the Llanfairfechan and Penmaenmawr spatial area has been determined by the Growth Distribution Options Report (see BP/37), which is unchanged from the agreed Preferred Strategy of August 2007. The

recommendation was to adopt the 'hybrid' growth option, which means that 5% of the overall housing growth should be located in the settlements of Llanfairfechan and Penmaenmawr.

- 4.13.2 Both of these settlements has been classed as urban areas within the Settlement Hierarchy as a result of their high level of accessibility and facilities and services (refer to BP/8 'Hierarchy of Settlements'). This works out at 335 dwellings over the plan period. Approximately 283 dwellings have, or will be delivered via completions, existing commitments and windfall.
- 4.13.3 The A55 expressway passes by both settlements, with access points from the top and bottom ends of Penmaenmawr and an access from the north of Llanfairfechan. The Ffordd Conwy / Ffordd Bangor still passes through the settlements but parts of it have been replaced by the A55 on the coastal route. The north Wales coastal rail line has stops at both settlements with frequent weekday services to Holyhead and Cardiff. National Cycle Route 5 runs along the coast from Penmaenmawr (it is temporarily suspended between Conwy and Penmaenmawr with an alternative local route available) to Llanfairfechan along Ffordd Bangor / Penmaenmawr Road / Aber Road to Abergwyngregyn and Bangor.
- 4.13.4 In assessing suitable land for development, a constraints map was produced for the entire plan area (see <a href="https://www.conwy.gov.uk/ldp">www.conwy.gov.uk/ldp</a>). Penmaenmawr is outside the C1 and C2 flood risk zones. Much of Llanfairfechan, however, including land west of Penmaenmawr Road and along Afon Llanfairfechan, is in the C2 flood risk zone.
- 4.13.5 There is a green wedge between Dwygyfylchi and Penmaenmawr which was proposed in the draft versions of the Aberconwy Local Plan and the Conwy Unitary Development Plan. BP/12 details the green wedge assessment as part of the plan preparation process. Both Llanfairfechan and Penmaenmawr are noted for their histories and associated development; this is

reflected in the number of Conservation Areas in this spatial area. There are four separate Conservation Areas in Penmaenmawr (Penmaenan, Pen-y-Cae, St. David's Road & Bell Cottages and the town centre) and two in Llanfairfechan (town centre and The Close). Three sites have been submitted within the Pen-y-Cae Conservation Area, two in the town centre designation, two in The Close Conservation area and two (one partly) within the Llanfairfechan town centre designation.

- 4.13.6 Much of the land between Llanfairfechan and Penmaenmawr is safeguarded as a Hard Rock Reserve with a quarry buffer zone surrounding it and extending up to the Penmaenan area of Penmaenmawr; one site was submitted in this zone (W9).
- 4.13.7 The environmental designations in this spatial area are away from the existing settlements and are therefore unlikely to impact on the candidate sites submitted.

#### Table 28: Stage 2 Site Assessments – Llanfairfechan

Site Ref / Address	Comments	Assessment
429 Dexters	There were no objections from ETS or the Council's Highways service. It is previously	Ranked 1
Products	developed land within the existing settlement boundary and scores well sequentially. There are	(Allocated)
	no objections from the statutory consultees. The availability of this site, submitted as an	
	alternative site consideration, has enabled previously developed sites (along with sites 521 and	
	31/393) to be brought forward over greenfield sites. This is in line with the PPW sequential test.	
521 West Coast	The site was submitted at consultation stage. It is previously developed land within the existing	Ranked 2
Building	settlement boundary and scores well sequentially. There are no objections from the statutory	(Allocated)
	consultees; however, the Council's Highways service state that the access point may have to be	

Site Ref / Address	Comments	Assessment
	relocated to produce a standard access but otherwise the site is suitable. The availability of this	
	site, submitted as an alternative site consideration, has enabled previously developed sites	
	(along with sites 429 and 31/393) to be brought forward over greenfield sites. This is in line with	
	the PPW sequential test.	
31/393 Adjacent	Previously developed land within the existing settlement boundary, adjoining Penmaenmawr	Ranked 3
to Glanafon	Road and a bus stop covering most of the southern boundary.	(Allocated)
	The Council's Highways service considers that there may be acceptable access from	
	Penmaenmawr Road; the Highway authority would be advising a maximum gradient for the	
	roadway of 1 in 20 for, approximately, the first 10m and 1 in 10 thereafter, for an adoptable	
	highway. No objection from CCW. No objection from DCWW. The site is partly (along its	
	northern boundary) within the C2 flood risk zone; EAW object to residential development in the	
	C2 area in the absence of an acceptable assessment or revision of the site outline to omit this	
	area. ETS also raise this issue but have no objection to development of the remainder of the	
	site.	
	There are currently ownership issues regarding a claim for agricultural tenancy which may delay	
	immediate availability. The owners have therefore indicated that the site may not be available	
	until the latter stages of the plan and should be phased accordingly.	
	Overall, the site performs well in the sequential test (PDL, well located, accessible); however,	
	there are potential delivery issues. Nevertheless, the site area outside of the C2 flood risk zone	
	is considered suitable for inclusion in the LDP and the site can be monitored annually to	

Site Ref / Address	Comments	Assessment
	determine whether it is possible to be brought forward earlier in the Plan period. The availability	
	of this site has enabled previously developed sites (along with sites 429 and 521) to be brought	
	forward over greenfield sites. This is in line with the PPW sequential test.	
384 West of	This Greenfield site is located just off the A55 Llanfairfechan roundabout, at the entrance of the	Ranked 4
Penmaen Park	settlement. It is bounded by two roads, with land rising from Penmaenmawr road on the western	(Contingency)
	boundary to Penmaen Park along the eastern boundary. The south western site boundary	
	adjoins the Llanfairfechan Conservation Area.	
	The Welsh Government's Transport division states that the draft National Transport Plan	
	published for consultation in 2009 identified a proposal to improve the A55 at junction 15	
	(Llanfairfechan). It's possible that this site could be affected by the proposal but the precise	
	effects are still to be determined pending publication of the National Transport Plan. The	
	Council's Highways service has no objection and suggests access be off Penmaenmawr Road.	
	The Cofnod search states that the site boundary encompasses a small area of woodland and	
	individual mature trees of biodiversity value which would need protecting. The field is also used	
	as a high tide feeding area by curlew during winter months and mitigation for this loss should	
	include securing and improving alternative land as a feeding area. The site is outside of the flood	
	risk zone; there are no objections from ETS. No objection from DCWW.	
	There are no ownership issues affecting delivery of the site. Although Greenfield land, the site	
	performs well in the sequential test as it would form a logical infilling of the settlement, being	
	surrounded on three sides by existing housing and the western site boundary adjoins National	

Site Ref / Address	Comments	Assessment
	Cycle Route 5 and has bus stops running along it. Development of the site would only extend up	
	to the existing development line (Y Ddol at the south east site corner) and would not affect	
	Penmaen Park as it does not form an integral part of the parkland at Wern Isaf. By contrast, the	
	nearby site 385 would have a detrimental impact on the setting of the aforementioned listed	
	building and parkland and is also not recommended on highways grounds.	
30, 518 / 519 (W1	The eastern half of the site is in a C2 flood risk zone; TAN 15 states that in C2 flood zones, only	Ranked 5
and MS8) Land at	less vulnerable development should be considered, subject to the application of the justification	
Bryn-y-Neuadd	test, including acceptability of consequences. In the absence of a flood consequences	
Hospital,	assessment, EAW object to any site allocation at this location. ETS support this approach in	
Llanfairfechan	their comments. Further comments were provided at alternative sites stage for sites 518 and	
	519, both forming parts of Bryn y Neuadd. Site 518 lies entirely within zone C2 and partly within	
	EA zone 2; site 519 lies partially within zone C2 but outside the EA zones. EAW do not object to	
	site 519 being considered.	
	There is no objection from the Welsh Government's Transport Division; however, no direct	
	access should be provided onto the A55. Should the care facilities buildings become available	
	during the Plan period, the Council's Business and Enterprise service recommend	
	redevelopment for employment uses; the units could be converted and would make excellent	
	industrial workshops. An element of housing could be possible as well.	
	The site is also located in a historic park / garden where development would be strictly controlled	
	so as not to impact detrimentally on the setting of this designation. The Council's Conservation	

Site Ref / Address	Comments	Assessment
	service recommends a comprehensive Conservation Brief be prepared to cover archaeological	
	and conservation issues. This should include an archaeological study of the park and garden, a	
	landscape survey and evaluation, an historic landscape and structures enhancement study, a	
	development capacity / options study, an overall landscape and development strategy,	
	ecological surveys, a feasibility (costs) report, a traffic impact assessment and transport plan	
	and flood risk assessment depending on the siting, access and unit numbers (subject to EAW	
	comments).	
	CCW states that the site has considerable biodiversity interest and high landscape value as	
	former parkland. It definitely supports protected species (records of brown long-eared bats using	
	the hospital buildings and badgers in the woodland). CCW suggests only very low-key	
	development for which there must be assurance that the characteristic landscape and	
	biodiversity can be retained.	
	Taking these issues into account, it is considered that other less constrained sites could be	
	brought forward, including the availability of smaller previously developed sites with fewer	
	development issues. Nevertheless, the site may come forward as windfall mixed use and is	
	ranked higher in Llanfairfechan. Any development would be subject to the LDP policies and the	
	above comments; the lack of certainty in deliverability during a phasing plan period has meant	
	the site is not allocated.	
148 / 205 / 328	The Council's Highways service has no objection; standard access is achievable. No objection	Ranked 6
South of	from ETS. No objection from EAW; surface water disposal arrangements will need to be agreed	

Site Ref / Address	Comments	Assessment
Caerffynnon,	to ensure that any future development at this location will not create flooding problems	
Llanfairfechan	elsewhere. No biodiversity / wildlife constraints identified. No objection from Gwynedd	
	Archaeological Trust. Comments from DCWW indicate that a hydraulic modelling assessment	
	may be required for this site (funded by the developer) as the area has in the past had water	
	supply problems. The Council's Conservation service state that the site is opposite the	
	registered park / garden of Bryn y Neuadd.	
	The greenfield site would involve extending the periphery of Llanfairfechan in a south westerly	
	direction into open countryside; however, the site performs relatively well in the sequential test	
	as it is near the centre of Llanfairfechan, adjoins the settlement boundary on two sides, adjoins	
	National Cycle Route 5 along the western site boundary and a bus stop along Caeffynnon Road.	
	The proposed allocation would extend to the building line to the south at the industrial estate.	
	The site had previously been considered for housing development; however, the availability of	
	previously developed sites in line with the PPW sequential test and the review of housing	
	distribution (see BP/37) mean the site is no longer required for allocation. Site 384 is considered	
	to be better related physically to the settlement as rounding off and is more accessible to the	
	A55 and should be considered ahead of site 328. This site therefore still ranks highly but is no	
	longer included as an allocation in the LDP.	
497 Adjacent to	The greenfield site had previously been considered as contingency housing supply as it adjoined	Ranked 7
site 205/328	sites 205/328 and performed well generally in consultee responses; however, the availability of	
Opposite Bryn y	previously developed sites and the reduced contingency housing requirement means the site is	

Site Ref / Address	Comments	Assessment
Neuadd	no longer required. Sites 205/328 would be brought forward in any event first as they adjoins the	
	existing settlement boundary and those sites are not being taken forward for the reasons	
	outlined elsewhere in this table.	
149 (SR59) Land	This is a greenfield site, comprising grazing land rising to the south east. No objection from ETS.	Not suitable –
adjacent to	No comment from EAW. The Council's Highways service object to the site as the highway	not ranked
Pinehurst,	network has capacity and safety problems.	
Llanfairfechan	The site is unsuitable on highways capacity and access grounds.	
385 North of	This is a large greenfield site adjoining the settlement boundary of Llanfairfechan. It comprises	Not suitable –
Gorwel,	three fields bounded by trees and hedgerows.	not ranked
Llanfairfechan	An access and transport study was undertaken for this site which recommended that the site	
	should not be included in the LDP due to poor access and doubts over being able to significantly	
	improve access as part of the development process. It also states, however, that this is marginal	
	decision that could be reviewed if there was a shortage of available land allocated for residential	
	development. The Council's Conservation service state that this is an important site adjacent to	
	The Close Arts and Crafts estate and it lies within the Conservation Area.	
	The Council's Highways service objects to the site based on the highway network and capacity	
	problems in the centre of Llanfairfechan. No objection from DCWW. CCW state that	
	development here would extend the periphery of the town into open countryside. Because of its	
	elevation any development here would be highly visible from the west. CCW has no biodiversity	
	information on this site. No objection in principle from EAW. No awareness of any history of	

Site Ref / Address	Comments	Assessment
	flooding on this site. No objection from ETS.	
	Any development would be highly visible from the west due to the site elevation. For highways	
	and landscape / conservation area / visual impact reasons, the site is not proposed to be taken	
	forward. Despite the transport study's marginal decision not to include, other sites are available	
	that are less constrained by highways and visual impact; site 384, for example.	
435 East of	The Council's Highways service object to the proposed site allocation due to network and	Not suitable –
Gorwel,	capacity problems in this area of the settlement. Additional traffic on a below standard highway,	not ranked
Llanfairfechan	Mount Road, would also raise concerns.	
	This is a large greenfield site adjoining the settlement boundary of Llanfairfechan on its western	
	side only. The site does not relate well physically to the existing settlement and would represent	
	a large encroachment into open countryside.	
493	No objection from CCW; however, they recommend surveys undertaken as existing buildings	Not suitable –
Llanfairfechan	could support bat species and the site may support great crested newts. Licenses may need to	not ranked
Industrial Estate	be obtained and mitigation measures as appropriate agreed. No objection from Gwynedd	
	Archaeological Trust.	
	The site performs well in the sequential test as it is PDL within the settlement boundary;	
	however, the existing employment use has been identified as a source to be safeguarded in the	
	LDP (see Employment section of the LDP and BP/13 Employment Monitoring Land Report).	
389 East of	The site would extend into open countryside and does not relate well physically to the existing	Not suitable –
Llannerch,	settlement. Although there are sites to the north (205 / 328 / 148 – Caeffynnon Road / Aber	not ranked

Site Ref / Address	Comments	Assessment
Llannerch Road,	Road) that also extend the periphery of Llanfairfechan south westwards, highways and access is	
Llanfairfechan	considered more feasible and appropriate from Aber Road than Llannerch Road. Sequentially,	
	those sites should be looked at ahead of this site.	

# Table 29: Stage 2 Site Assessments – Penmaenmawr

Site Ref / Address	Comments	Assessment
515 Old	There were no objections from ETS or the Council's Highways service. It is previously	Ranked 1
Weighbridge Site	developed land within the existing settlement boundary and scores well sequentially. There are	(Allocated)
	no objections from the statutory consultees. The availability of this site, submitted as an	
	alternative site consideration, has enabled a previously developed site to be brought forward	
	over greenfield sites. This is in line with the PPW sequential test.	
135 Conway Road	The entire site comprises two parcels of land – a small strip between Ffordd Conwy and the A55	Ranked 2
	and a larger parcel to the south of Ffordd Conwy. Most of the site was proposed as a green	(Contingency)
	wedge in the draft Conwy Unitary Development Plan.	
	There are no objections from the Council's Highways service. No biodiversity / wildlife	
	constraints are apparent. No objection received from Gwynedd Archaeological Trust. No	
	objection received from DCWW; however, no development will be permitted within the safety	
	zone of the sewers that cross the site along the northern and southern boundaries and through	
	the centre.	
	Having assessed the alternative sites suggested in Penmaenmawr, the entire site 135 is not	

Site Ref / Address	Comments	Assessment
	considered suitable for taking forward; however, the northern strip may be suitable as a reserve	
	(contingency) site. This parcel would have less of an impact on the landscape value of the area	
	and its proposed green wedge designation than the larger southern parcel which rises to its	
	south. The site adjoins the existing settlement boundary, is within walking distance of the centre	
	of Penmaenmawr and is near bus stops. The southern parcel should be designated as a green	
	wedge (see BP/12) and the northern parcel monitored through the AMR process to determine	
	whether it is required during the Plan period.	
26 (also 480, 331)	No objection from the Council's Highways service; access should be provided via Cwm Road.	Ranked 3
Land off Cwm	No objection from ETS. No comments received from CCW. No objection from DCWW. The	
Road,	Cofnod search states that hedgerows form the site boundary on all sides and general comments	
Penmaenmawr	therefore apply. There is also a body of open water to the south of the site with recorded species	
	of interest. The development boundary should, if possible, be redrawn to include the reservoir in	
	order to secure provision for its sustainable management.	
	The site was previously proposed for housing development in the LDP as a greenfield site on	
	the settlement boundary edge. The site performed relatively well sequentially; however,	
	concerns were raised over the possible traffic impacts on the surrounding roads. Nevertheless,	
	having assessed the suitability of other sites in Penmaenmawr, including the alternative	
	submission at site 515 and the better located site 135, as well as the revised housing	
	requirements and spatial distribution (see BP/37) this site is no longer required for housing. It is	
	still ranked highly for sites in Penmaenmawr.	

Site Ref / Address	Comments	Assessment
153 Adjacent	The site adjoins the settlement boundary to the east of Penmaenmawr. It is almost entirely	Ranked 4
Trewen, Conway	bounded by trees and / or hedgerows. The site is in a green wedge as proposed in the draft	
Old Road,	Conwy UDP (2001).	
Penmaenmawr	There are no biodiversity / wildlife constraints apparent on site. No comment from Gwynedd	
	Archaeological Trust. No objection from DCWW. No objection from EAW; however, they have	
	stated that a drain or watercourse runs along the site periphery and any works in, under, over or	
	adjacent to this may require formal consent of the EAW. The site has been considered in the	
	review of the green wedges and housing need and spatial distribution in the west of the county,	
	along with site 135 to the North and 428 to the South. The Council's Highways service	
	comments state that the site would have to be accessed via site 135; therefore site 135 should	
	be considered ahead of 153. As stated above, site 135 has been ranked as a candidate	
	contingency site, that is, it could come forward should there be issues regarding the delivery of	
	allocated sites or the strategy (windfall, commitments). Should site 135 be brought forward in the	
	Plan period (subject to review through the AMR process), the green wedge designation may	
	need to be reviewed at site 153.	
22 and 23 Land	The site is located near the centre of Penmaenmawr and comprises two parcels of land split by	Not suitable –
between	Alexandra Park. There are no biodiversity / wildlife constraints apparent on site. No comment	not ranked
Alexandra Park &	from Gwynedd Archaeological Trust. No objection from DCWW. No objection from EAW. The	
Graiglwyd Rd,	Council's Highways service raised concerns as to the site's suitability, stating that improvements	
Penmaenmawr /	will be required to the site access junction and to Graiglwyd Road to the junction of Conway Old	

Alexandra Rd,	Road. Further improvements would be required to pedestrian movements that would require alterations to the Church; without such improvements this site would be unsuitable. Having assessed the two parcels of land, the development form in the area and taking into	
	Having assessed the two parcels of land, the development form in the area and taking into	
Penmaenmawr H		
a	account Highways comments, it is unlikely that both sites 22 and 23 combined will be able to	
a	accommodate a minimum 10 dwellings for allocation in the LDP. It is therefore considered that	
t	the site would be more suitable for windfall development.	
382 Tyddyn Bach,	Greenfield site adjoining the southern settlement boundary extent of Penmaenmawr.	Not suitable –
Penmaenmawr	The Council's Highways service object to the proposed site allocation due to insufficient frontage	not ranked
t	to Graiglwyd Road for acceptable access. There is a narrow highway along the western	
k	boundary. No objection from DCWW; however, the area suffers from low water pressure and	
a	additional new development would exacerbate service levels. Development of this site would	
r	require off site mains laying from a point of adequacy on larger diameter / pressure watermains.	
0	CCW note that development would extend the periphery of the town into open countryside.	
0	CCW has no biodiversity information on this site but breeding birds are likely. Concerns have	
a	also been raised by EAW over known flooding history although it should be noted that the site is	
i	in TAN 15 flood zone A (justification test is not applicable and no need to consider flood risk	
f	further) – a Flood Consequences Assessment has been suggested by EAW. ETS suggest that if	
c	development were proposed at this site, it should be allowed conditional on the improvement to	
l v	watercourses to reduce flood risk to adjacent properties.	
1	In conclusion, although the site performs relatively well in the sequential test, there are highways	

Site Ref / Address	Comments	Assessment
	objections to the site. Having considered the other sites suggested, site 26 is slightly better	
	related sequentially and access can be achieved with improvements as detailed above. Site 135	
	may be in a green wedge in the draft UDP but only containing part of the site, the least visually	
	impacting strip along the north, is considered appropriate as a reserve site over site 382.	
436 South of	The large site is poorly related to the existing settlement and would extend the settlement into	Not suitable –
Graiglwyd Road,	open countryside. Developing along the frontage only would create ribbon development along	not ranked
Penmaenmawr	Graiglwyd Road; having assessed other sites submitted this site performs poorly in the	
	sequential test and should not be included in the LDP as there are more suitable sites available.	
526 Parc Plas	The park forms the major amenity open space provision in Penmaenmawr. The site is proposed	Not suitable –
Mawr	to be safeguarded in line with LDP policies and there is no justification for the loss of this site	not ranked
	taking into account the housing requirements and availability of other sites.	

### Table 30: Other Site Assessments – Penmaenmawr

Site Ref / Address	Comments	Assessment
W9 Ty Mawr	The site is in a Quarry Buffer Zone and is therefore not suitable for allocation.	Not suitable –
		not ranked
W14 Land	Part of the site is Welsh Government owned land which is proposed to be landscaped; therefore	Not suitable –
adjacent to A55,	no development should be permitted on this area of the site. The remainder of the site can only	not ranked
Penmaenmawr	be accessed through Assembly owned land and therefore has limited potential.	
MS6 Land off	The site has been submitted for amenity use. There is currently an oversupply of amenity space	Not suitable –

Site Ref / Address	Comments	Assessment
Cemlyn Park,	in Penmaenmawr therefore the site is not taken forward.	not ranked
Penmaenmawr		

#### 4.14 Llanrwst

- 4.14.1 The amount of housing to be provided in the Llanrwst spatial area has been determined by the Growth Distribution Options Report (see BP/37). The recommendation is to adopt the 'hybrid' growth option, which means that 5% of the overall housing growth should be located in the settlements of Llanrwst.
- 4.14.2 Each of these settlements has been classed as urban areas within the Settlement Hierarchy as a result of their high level of accessibility and facilities and services (refer to BP/8 'Hierarchy of Settlements'). This works out at 295 dwellings over the plan period. Approximately 95 dwellings have, or will be delivered via completions, existing commitments and windfall.
- 4.14.3 In assessing suitable land for development, a constraints map was produced for the entire plan area (see <a href="http://www.conwy.gov.uk/ldp">www.conwy.gov.uk/ldp</a>).
- 4.14.4 Although recent flood protection works have improved the flood risk situation in the town, much of Llanrwst is still covered by the C2 flood risk zone and a smaller area adjoining the Afon Conwy at the centre of Llanrwst is C1 flood risk. As is shown below in the sites submitted based on EAW and ETS comments, the flood zones have significantly impacted on the range of sites available in Llanrwst.

- 4.14.5 Other than the flood risk zones, there are few natural or built environment designations affecting Llanrwst. There are two Historic Parks and Gardens near the town; one to the north at Plas Madoc off of the A470 and another to the west on the B5106 over Pont Fawr at Gwydir. There are two ancient woodland designations to the east of Llanrwst although no sites have been submitted adjoining these the nearest site would be Trem Afon (reference 47) although there is still a buffer between the site area and the woodland.
- 4.14.6 Development in Llanrwst has extended from the centre along the main through routes of the A470, A547 and B5427, with the most recent housing estates built to the south of the town centre. The A470 is the principal route through Llanrwst from the urban coastal settlements in the north to Snowdonia National Park and the A5 in the south. There are two route stops in Llanrwst on the Conwy Valley line one near the junction of the A548 and Maes yr Henar and another off Station Road / Station Yard to the north of Llanrwst. The Conwy Valley Cycle Route passes through Llanrwst along Ffordd Llanddoged, the A548 Denbigh Street and then splits at Pont Fawr along both the B5106 and the B5427. The centre of Llanrwst is well served by bus stops, particularly along Station Road, Ffordd Tan yr Ysgol and Denbigh Street.

Site Ref / Address	Comments	Assessment
287 Bryn Hyfryd /	The site is classed as grade 3 in the Agricultural Land Classification. DCWW state that should	Ranked 1
Ffordd Tan yr	the site be developed in advance of any regulatory improvements, developers may be required	(Allocated)
Ysgol	to fund the essential improvements. The site should be released in the latter stages of the Plan	
	period to enable time to undertake essential improvements.	
	CCW states that given the proximity of buildings and tree-lined hedgerows it is possible that	

Site Ref / Address	Comments	Assessment
	feeding bats may use this site. There is a bat record within 200 metres. This site would be a	
	small incursion of Llanrwst into open countryside.	
	The site frontage onto Ffordd Tan yr Ysgol is in the C2 flood risk zone. EAW states there are two	
	mechanisms of flooding affecting this allocation; overland flooding associated with the	
	watercourse near Nebo Road, and 'ponding' associated with the stream that flows between the	
	site and the school to the north. In the absence of a broad level assessment that demonstrates	
	the consequences of flooding can be effectively managed EAW would object to the allocation of	
	the site. In line with EAW comments, a Strategic Flood Consequences Assessment has been	
	undertaken for this site. The conclusions of this assessment for site 287 recommend that the	
	area of Bryn Hyfryd outside flood risk zone C2 (outside the lower end of the site) is suitable for	
	development. The developable area and potential yield has been revised accordingly.	
	No objection from the Council's Highways service; an assessment of Ffordd Tan yr Ysgol / A470	
	junction would be required. The Welsh Government's Transport Division state that whilst remote	
	from the A470, a high proportion of generated traffic will access this location via the Birmingham	
	Garage junction; any development will need to address the impact of this. No objection from	
	Clwyd Powys Archaeological Trust.	
	Although the site is greenfield land, it is located in an accessible centre and generally performs	
	well in the sequential test. The site is most suitable for delivery by lack of constraints and site	
	location and is therefore proposed to be brought forward as an allocation to be developed jointly	
	with sites 458 and 459.	

Site Ref / Address	Comments	Assessment
458 Site D East of	No objection from the Council's Highways service; the site will need to be accessed via site 287	Ranked 2
Llanrwst	and will then require a Transport Assessment.	(Allocated)
	EAW states that the site is partially in the C2 flood risk zone and will therefore require a	
	broadlevel Flood Consequences Assessment. No objection from ETS but they state that	
	sustainable drainage would be especially important as surface run-off from this area contributed	
	to the flooding problems downstream. The Afon Bach scheme may not have fully solved the	
	problems here as this was not the major aim of the scheme.	
	There are trees along parts of the northern and western site boundaries. Cofnod's general	
	comments apply.	
	The site was previousloy proposed as contingency housing; however, due to the loss of	
	proposed allocations on flood risk grounds, the site is proposed to be brought forward as an	
	allocation to be developed jointly with sites 287 and 459.	
459 Site E	No objection from ETS but they state that sustainable drainage would be especially important as	Ranked 3
Adjacent to Bryn	surface run-off from this area contributed to the flooding problems downstream. The Afon Bach	(Allocated)
Hyfryd	scheme may not have fully solved the problems here as this was not the major aim of the	
	scheme.	
	There are trees and hedgerows along the boundaries in the north east and south east site	
	corners. Cofnod's general comments apply.	
	The site was previousloy proposed as contingency housing; however, due to the loss of	
	proposed allocations on flood risk grounds, the site is proposed to be brought forward as an	

455 Site A North The of Llanrwst a ro the Bron High Llan espe	becation to be developed jointly with sites 287 and 458. The Cofnod search states that the eastern boundary of the southern half of this site is marked by pow of trees of undoubted biodiversity value, which should be protected from any impacts from	Ranked 4
of Llanrwst a ro the Bron High Llan espe		
the Bron High Llan espe	ow of trees of undoubted biodiversity value, which should be protected from any impacts from	
Bron High Llan espe		(Allocated)
High Llan espe	development. Conservation comments state that the site lies to the west of listed buildings at	
Llan	on Derw, development of which could impact on its setting. No objection from the Council's	
espe	hways service – improved pedestrian links and road widening required if accessed off	
	nddoged Road. No objection from ETS but they state that sustainable drainage would be	
incre	pecially important to ensure that flows are not increased in the watercourse causing an	
	rease in flood risk downstream. The Council's Highways service state that improved	
ped	destrian links and road widening would be required if accessed off Llanddoged Road.	
The	e site was previousloy proposed as contingency housing; however, due to the loss of	
prop	posed allocations on flood risk grounds, the site is proposed to be brought forward as an	
alloc	ocation. The site should be allocated in the latter phases of the Plan period to accommodate	
prop	posed infrastructure improvements.	
457 Site C North The	e Cofnod search states that the southern boundary of this site houses a tall hedgerow with	Ranked 5
East of Llanrwst mat	ture trees of undoubted biodiversity value which should be protected from any impacts from	(Contingency)
deve	velopment. Conservation comments state that the site lies to the south east of listed buildings	
at B	Bron Derw, development of which could impact on its setting. No objection from the Council's	
High	hways service; no direct access to adopted highway; a junction assessment is required for	
Parı	rry Road / A470. There is substandard visibility to the north from private drive. No objection	

Site Ref / Address	Comments	Assessment
	from ETS but they state that sustainable drainage would be especially important to ensure that	
	flows are not increased in the watercourse causing an increase in flood risk downstream.	
	Having considered the housing requirements, availability of sites and loss of previous housing	
	allocations in Llanrwst, it is proposed to retain site 457 as contingency (reserve) housing to be	
	brought forward only if required, subject to monitoring of the LDP housing and phasing (see also	
	BP/41 Release of Contingency Sites). Sites 455, 458 and 459 are considered better related to	
	the settlement and should be brought forward before site 457.	
47 Land to the	The Council's Highways service object to the proposed site allocation due to unsuitable access	Ranked 6
rear of Trem Afon,	and existing network. An access and transport study was undertaken for this site which	
Llanrwst	recommended that the site should not be included in the LDP due to difficulties in accessing the	
	site from the A548 Abergele Road. Extensive earthworks would be required to gain access from	
	this road and these are judged to be prohibitive in cost. Access from the north is not suitable and	
	would impact upon a series of residential streets poorly suited to accommodate additional	
	development traffic from this site. CCW state that the area includes a site of local nature	
	conservation importance, Coed y Felin, which has been designated for its broadleaved	
	woodland. Any development proposal should include a statement requiring development to	
	protect the integrity of the site. EAW state that the entire site is in DAM flood zone A and outside	
	the EAW flood zones. The site is, however, adjacent to the Afon Bach. Hydraulic modelling has	
	been carried out on this watercourse and provided that no development/land reprofiling works	
	occur within 4m, EAW not object to this site allocation.	

Site Ref / Address	Comments	Assessment
	Part of the larger site, in the north western corner (named Tros yr Afon at alternative Sites stage	
	consultation) has been considered as a smaller potentially deliverable site. The Council's	
	Highways service state that the smaller area is suitable on access and highways grounds.	
	The smaller site area appears less constrained and may be suitable for windfall development	
	during the plan period.	
260 (R33) (SR16)	Comments from the Council's Highways service and the Environment Agency Wales (EAW)	Ranked 7
Fron Ganol,	state there are access (further assessment of Ffordd Tan yr Ysgol / A470 junction required;	
School Bank	insufficient frontage to adopted highway) and flood risk issues (the southern half of the site,	
Road, Llanrwst	including potential access point, is in a C2 flood risk zone; EAW states that a broadlevel Flood	
	Consequences Assessment would be required) add to uncertainty over site deliverability. ETS	
	has no objection to development of the north eastern site area.	
	A small part of the site may therefore be suitable to come forward as windfall development	
	during the Plan period; however, a number of sites were submitted at Deposit stage in Llanrwst	
	that are considered more suitable for taking forward.	
461 (SR17) Site H	The site performs well overall in the sequential test and with comments received; however, there	Not suitable –
adjacent railway,	is an ordinary watercourse running along the southern boundary of the site and a small section	not ranked
Llanrwst	of the site adjacent to the watercourse is located with zone C2 and EA zones 2 and 3. The	
	boundary of the site should be redrawn to exclude this zone unless a Strategic FCA is submitted	
	which demonstrates that the flood risk can be acceptably managed.	
	There are issues with ownership and availability impacting on when the site is likely to come	

Site Ref / Address	Comments	Assessment
	forward. With this in mind and taking into account other sites submitted in Llanrwst that do not	
	have delivery constraints, it is not proposed to take this site forward.	
151 (425) North of	The site is situated in a C2 flood zone and TAN 15 states highly vulnerable development such	Not suitable –
Plas yn Dre,	as housing should not be considered.	not ranked
Station Rd,		
Llanrwst		
294 (492) East of	The site is situated in a C2 flood zone and TAN 15 states highly vulnerable development such	Not suitable –
Maes Tawel,	as housing should not be considered. EAW state there is a history of flooding associated with	not ranked
Llanrwst	the watercourse flowing along the northern boundary. The hydraulic modelling of the	
	watercourse undertaken in the late 1990s should be updated to incorporate more accurate	
	estimates and techniques. An FCA would be required and in the absence of any assessment,	
	EAW object to the site being proposed. ETS state that although current EA flood maps show a	
	smaller area at risk there are significant flood risks in this area and residential development is	
	not recommended unless flood alleviation works are carried out.	
	CCW state that the site should be surveyed due to its proximity to the Afon Conwy or a buffer of	
	approximately 15m be imposed to separate the watercourse from any development. No	
	objection from Gwynedd Archaeological Trust.	
	The Council's Highways service states it is unlikely that separate access would be achievable	
	via the land to the east of Maes Tawel; however, access via Maes Tawel would be acceptable.	
	Access via Maes Tawel would appear to be via the C2 flood risk zone.	

Site Ref / Address	Comments	Assessment
463 (SR19) Site J	The site is situated in a C2 flood zone and TAN 15 states highly vulnerable development such	Not suitable –
North of Llanrwst	as housing should not be considered. No objection from ETS but they state that sustainable	not ranked
	drainage would be especially important to ensure that flows are not increased in the watercourse	
	causing an increase in flood risk downstream.	
	There are trees present on site, particularly along the northern boundary. Cofnod's general	
	comments apply.	
456 (also 197)	The small site performs well sequentially as infill development. EAW states that there is flood	Not suitable –
(SR11) Site B East	risk on land immediately adjacent to the river. There are no objections from ETS. DCWW	not ranked
of Llanrwst	request that should the site be allocated, that it is released in the latter stage of the Plan to allow	
	time to to undertake improvements or, alternatively, developers may need to fund the works in	
	advance of the regulatory requirement. The Llanrwst Waste Water Treatment has limited	
	capacity to accommodate all of the planned growth without further improvement. The Capital	
	Investment Programme (2010 – 2015) does not include this works and the site should be	
	released in the latter Plan period.	
	Following clarification that the site is unsuitable on highways access grounds, it is proposed to	
	remove the site from the preferred housing list; the site is no longer included in the LDP.	
460 / R34 (SR15)	The site was considered on the preferred housing list for Llanrwst. The site was also submitted	Not suitable –
Site F North West	for potential employment use early on in the LDP process (ref R34) but this was discounted.	not ranked
of Llanrwst	Comments from the Welsh Government's Transport division state that access should not be	
	gained via plot 462 due to the substandard nature of the A470 junction and therefore this will	

Site Ref / Address	Comments	Assessment
	limit access to the county road (subject to agreement with the local highway authority). There is	
	no objection from ETS but they state that sustainable drainage would be especially important to	
	ensure that flows are not increased in the watercourse causing an increase in flood risk	
	downstream. There are trees and hedgerows along the western site boundary. Cofnod's general	
	comments apply.	
	In line with EAW comments, a Strategic Flood Consequences Assessment has been undertaken	
	for this site. The conclusions of this assessment for site 460 recommend that development	
	should not take place as the site is assessed as being at high flood risk with limited means of	
	mitigating the risk. The site has therefore been removed from the preferred housing list and will	
	not be allocated in the LDP.	
462 (SR18/81) Site	The site was considered on the preferred housing list for Llanrwst. Comments from the Welsh	Not suitable –
I North West of	Government's Transport division state that the current A470 junction is substandard in terms of	not ranked
Llanrwst (also	visibility and alignment and they will not support any increase in usage. No objections from ETS.	
198, 276)	There are trees and hedgerows along the eastern site boundary. Cofnod's general comments	
	apply.	
	In line with EAW comments, a Strategic Flood Consequences Assessment has been undertaken	
	for this site. The conclusions of this assessment for site 462 recommend that development	
	should not take place as the site is assessed as being at high flood risk with limited means of	
	mitigating the risk. The site has therefore been removed from the preferred housing list and will	
	not be allocated in the LDP.	

Site Ref / Address	Comments	Assessment
504 Cattle Market	The site was suggested at the alternative sites stage by members of the public; it is not available	Not suitable –
	for revelopment and is not being taken forward for further consideration as a potential source of	not ranked
	supply.	

# Table 32: Other Stage 2 Site Assessments – Llanrwst

Site Ref / Address	Comments	Assessment
R1 Adjacent Ty	The site is situated in a C2 flood zone and TAN 15 states that only less vulnerable development	Not suitable –
Gwyn, Llanrwst	should be considered subject to application of justification test, including acceptability of	not ranked
	consequences. More suitable sites are available to meet employment need in the Urban	
	Development Strategy Area.	
R3 Ysgol Dyffryn,	Most of the site, including potential access points, is situated in a C2 flood zone and TAN 15	Not suitable –
Llanrwst	states that only less vulnerable development should be considered subject to application of	not ranked
	justification test, including acceptability of consequences. More suitable sites are available to	
	meet employment need in the Urban Development Strategy Area.	
R26 West of	Objections were received to this site due to the southward sprawl of development in the	Not suitable –
Meadow Vale,	direction of the National Park. It has been recommended to keep the area to the west of the	not ranked
Llanrwst	A470 as open countryside with uninterrupted views across the Afon Conwy into Eryri. A further	
	objection was received as the site has a history of flooding and any mitigation measures	
	proposed may increase the risk of flooding to downstream property owners.	
R36 North of Pont	Most of the site is situated in a C2 flood zone and TAN 15 states that only less vulnerable	Not suitable –

Site Ref / Address	Comments	Assessment
Cae Melwr,	development should be considered subject to application of justification test, including	not ranked
Llanrwst	acceptability of consequences. The site does not relate well physically to the existing settlement	
	and more suitable sites are available to meet employment need in the Urban Development	
	Strategy Area.	
MS21 Llanrwst	Assessment of burial ground provision and site suitability is included in BP/32	Suitable for
Cemetery		burial ground
Extension		provision –
		see BP/32

**Tier 1 Main Villages** 

#### 4.15 Rural Development Strategy Area

- 4.15.1 The amount of housing to be provided in the Rural Development Strategy Area (tier 1 and tier 2 main villages) has been determined by the Growth Distribution Options Report (see BP/37). The recommendation is to adopt the 'hybrid' growth option, which means that 15% of the overall housing growth should be located in the tiers 1 and 2 settlements.
- 4.15.2 Each of these settlements has been classed as main villages within the Settlement Hierarchy as a result of their size, level of accessibility and facilities and services (refer to BP/8 Hierarchy of Settlements). In the tier 1 main villages, 366 dwellings are required during the plan period, 131 of which have or will be delivered through completions, commitments and windfall. In the tier 2 main villages, 335 dwellings are required but the levels per settlement are lower; there are more settlements at tier two

level (see BP8 and BP/37 for more information). 165 have, or will be, delivered via completions and windfall. This leaves a requirement for 235 dwellings in tier 1 and 170 in tier 2 main villages.

4.15.3 BP/37 provides further justification in terms of land use constraints across the rural development strategy area. It should be noted that landscape, environmental and social (including Welsh language) considerations have been important factors on the site assessment and deliverability process.

#### Table 33: Stage 2 Site Assessments – Llanddulas

Site Ref / Address	Comments	Assessment
212 / 406 Pencoed	Although the site is greenfield land, it is located in a relatively accessible location and generally	Ranked 1
Road	performs well in the sequential test.	(Allocated)
	Following comments received from the Council's Highways service, further discussions will be	
	required with regard to improving access to and from the site, as well as pedestrian facilities	
	improvement works.	
	Development of this site should take into account the comments received from CCW relating to	
	local biodiversity interests and the proximity of the SSI to the east.	
	Sites 212/406 and 403 could be delivered jointly and perform equally in terms of comments	
	received; however, site 403 would be brought forward through the development of site 406 and	
	for this reason site 406 is ranked highest.	
403 South of the	Although the site is greenfield land, it is located in a relatively accessible location and generally	Ranked 2
Mill	performs well in the sequential test.	(Allocated)

Site Ref / Address	Comments	Assessment
	Following comments received from the Council's Highways service on site 406, further	
	discussions will be required with regard to improving access to and from the site, as well as	
	pedestrian facilities improvement works. These issues will have a direct impact on the	
	deliverability of this site as access would be provided from site 406.	
	Development of this site should take into account the comments received from CCW relating to	
	local biodiversity interests and the proximity of the SSI to the east.	
	Sites 212/406 and 403 could be delivered jointly and perform equally in terms of comments	
	received; however, site 403 would be brought forward through the development of site 406 and	
	for this reason site 406 is ranked highest.	
482 Land adjacent	The Council's Highways service raised concerns with this site, stating potential problems at the	Ranked 3
Llindir	A547 / Pencoed Road junction, with development of this site dependant on sites 403 and 406 to	
	the North coming forward (both proposed to be allocated). While the Countryside Council for	
	Wales do not object in principle to the inclusion of this site, it is imperative that the woodland	
	habitat along the boundary of the site is left undisturbed. Development of this site would also	
	extend development south of Llanddulas and adjoin the Site of Special Scientific Interest; it is	
	preferred to leave a buffer between sites 403/406 and the SSSI. More suitable sites are	
	considered for development in the Rural Development Strategy Area.	
400 Land adjacent	The site is in a C2 flood zone and TAN 15 states highly vulnerable development such as housing	Not ranked
to St Cynbryd's	should not be considered.	
Church		

## Site E16 / E25 has been considered for waste management – see section 5 of this paper.

## Table 34: Stage 2 Site Assessments – Dwygyfylchi

Site Ref / Address	Comments	Assessment
56 Off	Although the site is greenfield land and is currently located in a green barrier, it is located in a	Ranked 1
Ysguborwen	relatively accessible centre and generally performs well in the sequential test. When considering	(Allocated)
Road	the green wedge criteria (paras 4.7.3 and 4.7.12 of PPW) against the site's location relative to	
	the existing village edge and adjoining residential properties, it is considered appropriate to	
	amend the green wedge boundary to include this site as a residential allocation.	
	The Council's Highways service suggests an access point be located a minimum 40m from	
	Maes y Llan. The bus stop and shelter can be moved.	
	The Assembly Government's Transport team advises that any properties adjacent to the A55	
	boundary shall have no direct access on to the road. It is recommended that adequate noise	
	insulation is incorporated within designs to mitigate against traffic noise.	
	Dŵr Cymru Welsh Water state that off-site mains may be required and these can be assessed	
	during the planning application stage.	
53 North of	The site relates visually to the existing built settlement as it is surrounded by residential	Ranked 2
Groesffordd	development on three sides. With a realignment of Ysgyborwen Road the visibility and access	(Allocated)
	requirements will be achievable. The realignment can be carried out within the existing adopted	
	highway.	
	The greenfield site performs well sequentially. It was previously proposed as a contingency	

Site Ref / Address	Comments	Assessment
	housing site; however, following the loss of an allocated housing site in the settlement this site is	
	considered suitable as the next best performing site. In addition, it is no longer proposed to	
	include contingency housing sites in the rural development strategy area.	
500 Land at Maes	It is no longer proposed to include contingency housing sites in the rural development strategy	Ranked 3
y Llan	area and this site would not be required.	
58 Land adjacent	The site has been considered along with sites 56 and 57 in the review of the green wedge	Ranked 4
Ysgol Capelulo	designation in this area. There are no major constraints impacting on the site, however,	
	comments from the Highways service state that local road widening and footway provision will	
	be required along with the realignment of the Trefforis Road and Conway Old Road junction to	
	improve safety. While this does make the site undeliverable, it is considered that less	
	improvement works are required with sites 56 and 57; furthermore, both sites 56 and 57 relate	
	better physically to the existing settlement as rounding off and infill developments respectively.	
	Site 53 also relates relatively well to the existing settlement and is considered suitable as a	
	contingency site. For the above reasons, site 58 is not proposed for allocation.	

#### Site MS9

The revised employment land requirement (see BP/42 and the LDP Employment section) based on the revised growth strategy has meant that the land required at this site for employment use is less than previously estimated. There should be less flood risk impact as a result. CCW state that given its location, any application will be need to be the subject of a project level Habitats Regulation Assessment

to ensure that the development of the site will not adversely affect the integrity of Liverpool Bay SPA, and Y Fenai & Bae Conwy/ Menai Strait SAC. Part of the site is located in a TAN 15 Flood Zone C2 (directly adjacent to the watercourse on the boundary).

Site Ref / Address	Comments	Assessment
160 Adjoining	Although the site is greenfield land, it is located in a relatively accessible location and generally	Ranked 1
Ysgol Cynfran	performs well in the sequential test. It is considered a logical infill site.	(Allocated)
	Comments from the Council's Highways service are generally supportive, however, they state	
	that any proposals that increase the use of the access road by vehicles are likely to conflict with	
	the aspirations of the school and the Authority in terms of 'safer routes to school' and it is	
	strongly advised that a development brief is prepared for this site, following discussions with (at	
	the minimum) the school, parents and the Highways Authority. The issue of provision for a drop-	
	off area would need to be included within the discussions. Any design should incorporate a new	
	pedestrian/cycle link from Cynfran Road, the provision of which could well affect the discussions	
	on the drop-off point. The development design should also consider the effect of inadvertent	
	provision of drop-off facilities.	
	Based on the comments received and relationship to the existing settlement, the site is	
	considered suitable for allocation and is ranked first in Llysfaen subject to Highways issues being	
	resolved.	
87 Adjacent to	Although the site is greenfield land, it is located in a relatively accessible location and generally	Ranked 2
Former Rectory	performs well in the sequential test.	(Allocated)

### Table 35: Stage 2 Site Assessments – Llysfaen

Site Ref / Address	Comments	Assessment
	The Council's Highways service suggests access is provided off Pentregwyddel Road only.	
	Development of this site should ensure that the setting of the listed building nearby is not	
	affected.	
	The Conservation service recommend that a reasonable strip of open land/tree planting is	
	reserved on this western boundary adjacent to the rear of the listed building. This would be	
	sufficient for the backdrop and setting of the Church House to be protected. This stipulation will	
	reduce the number of dwellings that are capable of being developed on the site to some degree;	
	however it is considered that this stipulation is essential.	
	Based on the highways and conservation comments and taking into account the site relationship	
	to the existing settlement, it is ranked second and proposed for allocation in the LDP.	
86 Off Trem y Don	The Greenfield site performs well sequentially as it is located within the existing built up area. It	Ranked 3
	performs well with comments received from statutory bodies too. The site was previously	
	considered as contingency housing in the LDP; however, the reduction in overall housing growth	
	and resulting reduction in the contingency housing requirement means that the site is no longer	
	required. Contingency housing sites are no longer provided in the rural development strategy	
	area. The main constraint with this site is ownership; the owner may be unwilling to sell. The site	
	is still ranked highly but much depends on ownership.	
144 Land	The Countryside Council of Wales objects to the allocation of this site as it has biodiversity and	Not suitable –
adjoining Plas	wildlife interest and would represent an incursion into open countryside. The Council's Highways	not ranked
Farm, Llysfaen	service also raised concerns as the site does not abut an adopted highway. There are a number	

Site Ref / Address	Comments	Assessment
	of Tree Preservation Orders around the site. Other sites with less physical constraints in	
	Llysfaen are considered more suitable for delivering over the Plan period.	
200 Land	The Council's Highways service raised concerns with this site as improvements are required to	Not suitable –
opposite Bod	Tan y Graig Road. The Countryside Council of Wales raised concerns with the site's location,	not ranked
Hyfryd, Llysfaen	landscape value and the potential for a significant increase in the settlement size.	

## Table 36: Stage 2 Site Assessments – Glan Conwy

Site Ref / Address	Comments	Assessment
270 Top Llan	Although the site is Greenfield land, it is located on the edge of an accessible centre and	Ranked 1
Road	generally performs well in the sequential test.	(Allocated)
	The Council's Highways service suggests that access should be made onto the A470 that will	
	need to be improved. The Assembly Government's Transport team suggest development should	
	include stopping up the existing Top Llan Road. A new Top Llan Road / A470 junction will need	
	to be constructed to a high standard at the developer's expense. Due to concerns raised by Dwr	
	Cymru Welsh Water on the local public sewerage network, a hydraulic modelling assessment	
	will be required to understand any potential improvements required, however, dependent on the	
	potential foul discharge flows, the point of communication will have to be determined. Dwr Cymru	
	Welsh Water also state that off site mains may be required and these can be assessed during	
	the planning application stage. The Environment Agency Wales recommend no ground raising or	
	structures within 4 metres of the watercourse. The Countryside Council for Wales raised	

Site Ref / Address	Comments	Assessment
	concerns over the extent of expansion into the countryside around Glan Conwy; however, it is	
	considered that other sites have greater landscape and visual impact (see sites below).	
	It is noted in the site agent's submission that the north east extent of the site is proposed to be	
	retained as open space, which will mitigate potential impacts on views. Overall the site performs	
	well and having considered both highways and landscape / environment constraints impacting	
	the other sites submitted, site 270 is considered suitable for allocation.	
41 (374) Top Llan	The site performs generally well in the sequential test and with comments received from the	Ranked 2
Road, Glan	statutory bodies. The site was allocated in the draft Conwy UDP and an application has been	
Conwy	submitted for residential development but subsequently withdrawn. The principle concern is	
	highways access; improvements are required to Top Llan Road along the western boundary and	
	comments from the Council's Highways service states that the site would only be suitable	
	following the development of site 270 with a new link road. Site 270 also performs generally well	
	in the sequential test and with comments received and is considered more suitable to be brought	
	forward because of the Highways comments for both sites.	
44 Tyn Twll Uchaf	To accommodate an appropriate amount of housing for and LDP allocation, it is considered that	Not suitable –
	access to the site is unsuitable.	not ranked
262 (304) (SR114)	The Council's Highways service objects to the proposed site allocation because there is an	Not suitable –
West and South	unsuitable and inadequate highways network around the site and issues of sustainability.	not ranked
of Bryn Rhys,		
Glan Conwy		

Site Ref / Address	Comments	Assessment
301 (SR111) West	The Council's Highways service objects to the proposed site allocation because there is	Not suitable –
of The Pines,	insufficient road frontage to produce acceptable access. There are narrow roads surrounding the	not ranked
Glan Conwy	site and a lack of footways raises sustainability issues.	
302 (SR112) East	The Council's Highways service objects to the proposed site allocation because there are narrow	Not suitable –
of Cefn Gwyn,	roads surrounding the site and a lack of footways raises sustainability issues.	not ranked
Glan Conwy		
303 (SR113) East	The Council's Highways service objects to the proposed site allocation because there are narrow	Not suitable –
of Bryn Rhys,	roads surrounding the site and a lack of footways raises sustainability issues.	not ranked
Glan Conwy		
305 (SR115) East	The Council's Conservation service states that the site completely surrounds the listed farm	Not suitable –
of Maes Hyfryd,	house and agricultural buildings at Ty Du Farmstead. The fields and adjoining land provide an	not ranked
Glan Conwy	important setting for the farmstead which has been listed as a good example of an intact 19 <sup>th</sup>	
	Century model farmstead. Both the farmhouse and agricultural ranges are listed. The Council's	
	Highways service do not object to the site but state that the it is dependant on sites 270 and 306	
	coming forward with a new connecting spine road.	
	The site extends into the open countryside and does not relate well to the existing settlement	
	physically, when compared with other sites in Glan Conwy.	

## Tier 2 Main Villages

## Table 37: Stage 2 Site Assessments – Betws yn Rhos

Site Ref / Address	Comments	Assessment
91 / 284 Ffordd	Although the site is greenfield land, it is located in a relatively accessible location and generally	Ranked 1
Llanelwy	performs well in the sequential test. As a former allocation in the draft UDP and with the planning	(Allocated)
	refusal suggesting the site may be suitable as an LDP allocation, it is proposed to include this	
	site in the LDP.	
	Dwr Cymru Welsh Water advises that allocations in Betws yn Rhos be released in the latter	
	phase of the LDP. Should any development occur in advance of DCWW's Capital Investment,	
	developers may be required to fund the essential improvements. No objection from the Council's	
	Highways service.	
	While the site was previously refused planning permission at committee, the report states that	
	development of the site was premature in 2006 and if it was to be allowed, it should only be as a	
	site allocation in the LDP. For these reasons and taking into account the location of other sites in	
	Betws yn Rhos, the site is proposed to be allocated as the preferred housing site.	
92 / 274 Minafon	Although the site is greenfield land, it is located in a relatively accessible location and generally	Ranked 2
	performs well in the sequential test.	(Allocated)
	Dwr Cymru Welsh Water advises that allocations in Betws yn Rhos be released in the latter	
	phase of the LDP. Should any development occur in advance of DCWW's Capital Investment,	
	developers may be required to fund the essential improvements. Dwr Cymru Welsh Water also	

Site Ref / Address	Comments	Assessment
	state that off site mains may be required and these can be assessed during the planning	
	application stage. No objection from the Council's Highways service; access to be via improved	
	Cae Capel.	
	The site is well related to the existing settlement although development should be sympathetic to	
	existing properties along Cae Capel and Ffordd Llanelwy. The site is considered the next	
	preferred housing proposal for Betws yn Rhos and together with site 91/284 can deliver the	
	housing requirements for Betws yn Rhos during the Plan period.	
93 / 269 / 476 Off	Comments received from statutory consultees raise no significant issues for this site in terms of	Ranked 3
Dolwen Road	access, capacity and infrastructure requirements. The principle issue of concern is its location in	(based on
	the settlement and the expansion northwards into open countryside, beyond the linear boundary	smaller site
	along the western extent of Betws yn Rhos. It is considered that sites 91 and 92 are better	field
	related physically to the existing settlement as infill / rounding off of the existing settlement	adjoining
	without extending the building line beyond its current extent in any direction.	existing built
	CCW consider that development of the whole site would not represent a well integrated	up area, not
	extension to Betws yn Rhos, instead being an inappropriate intrusion into the open countryside	the entire
	north of the settlement. CCW advise protecting the existing right of way and providing a firm	site)
	defensible boundary to minimise further encroachment in the form of a landscape buffer along	
	the western edge of the site.	
	The site has been ranked ahead of site 477 on the basis that the lower field could come forward	
	as a more suitable site with less visual impact than the entire site.	

Site Ref / Address	Comments	Assessment
224 (477) (SR67)	The site performs generally well in the sequential test and with comments received from the	Ranked 4
West of Ffarm	statutory bodies; however, improvements would be required to the access road. It is considered	
Hotel, Betws yn	that sites 91 and 92 are more suitable to be brought forward as sites as they are better related	
Rhos	physically to the existing settlement and no highways improvements would be required for the	
	proposed number of dwellings on each site.	

## Table 38: Stage 2 Site Assessments – Cerrigydrudion

Site Ref / Address	Comments	Assessment
453 Land Fronting	Although the site is greenfield land, it is located in a relatively accessible location and generally	Ranked 1
B5105	performs well in the sequential test. The site would contribute to housing needs for the	(Allocated)
	southernmost area of Conwy County Borough. The spatial strategy recognises the need to	
	ensure development is appropriately located across the rural development strategy area.	
	The site is quite exposed and viewable from a distance. As a site on the edge of the village of	
	Cerrigydrudion, an appropriate landscaping scheme is essential to reduce visual impact.	
	Dwr Cymru Welsh Water state that off site mains may be required and these can be assessed	
	during the planning application stage. CCW state there is the potential that the watercourse is	
	used by water vole, so a survey is recommended. No objection from the Council's Highways	
	service; access should be towards the east end of the site.	
	The site is considered suitable to be brought forward having considered other sites submitted	
	and the ability to develop the site jointly with R5 as a mixed use allocation, which is supported by	

Site Ref / Address	Comments	Assessment
	PPW. The site is therefore the preferred choice to be brought forward for both housing and	
	employment in Cerrigydrudion.	
97 (285) (SR41)	The site, previously allocated in the draft Conwy UDP, performs generally well in the sequential	Ranked 2
Adjacent Cwm	test and with comments received from the statutory bodies; however, the principle reason for not	
Eithin,	taking the site forward is due to the Council's Highways service's concerns over access being	
Cerrigydrudion	compromised by development immediately to the North (that is, the land allocated in the Colwyn	
	Borough Local Plan and since developed). In this respect, site 332/453 is considered more	
	suitable to be brought forward during the Plan period.	
431 North of	The site performs generally well in the sequential test and with comments received from the	Ranked 3
Maes-y-Ffynnon	statutory bodies. The principal issues raised are the potential biodiversity interest on site,	
	expansion into open countryside which could affect visual impact (The Countryside Council for	
	Wales – CCW - recommend only the southern half of the site be considered) and avoid the	
	continuation of ribbon development along roads leading out of the village centre. Although site	
	332/453 may also represent an expansion into open countryside (CCW also recommended only	
	developing the southern section of this site, which is noted) it should be considered in the	
	context of bringing forward the previously allocated site R5 for employment use, being directly to	
	the east of site 332/453 and therefore creating a mixed use allocation.	
175 (SR128) Trem	The site performs generally well in the sequential test. There were concerns raised from	Not suitable –
Eryri	comments with the statutory bodies. The rising ground on the site provides an important setting	not ranked
	for the listed church which adjoins the site. Archaeological comments received anticipate sub-	

Site Ref / Address	Comments	Assessment
	surface medieval archaeology and a pre-determination evaluation would be anticipated. There	
	were no highways objections, although it is noted that no access should be provided off or on to	
	the A5. With the above comments in mind, it is considered that site 332 / 453 to the north is less	
	constrained in terms of landscape and conservation issues	

# Table 39: Stage 2 Site Assessments – Dolgarrog

Site Ref / Address	Comments	Assessment
MS25 Aluminium	With the availability of a large scale previously developed site, it is considered suitable for	Ranked 1
Works (R6 / R7)	inclusion in the LDP as a mixed use site allocation predominantly covering leisure / tourism uses	(Allocated)
	with some residential development.	
	The Council's Highways service state that access is achievable, but due to the proposals there is	
	a need to consider the wider highway network in terms of traffic generation. The Highways	
	Authority has previously indicated that the highway from Ty'n y Groes to Tal Y Cafn will need to	
	be closely considered – otherwise the site is suitable for inclusion.	
	Owing to the loss of another previously considered housing site in Dolgarrog (site 222) it is	
	considered that a small element of housing is suitable along the frontage, outside of any flood	
	risk zone. The Council's Environment & Technical Services Agree with the proposal to situate	
	housing to the frontage (south west edge) outside the flood zone.	
470 Tan y Ffordd	Although the site is greenfield land, it is located in a relatively accessible location and generally	Ranked 2
	performs well in the sequential test. It is not considered to have a detrimental impact on the	(Allocated)

Site Ref / Address	Comments	Assessment
	landscape and immediate area; however, adequate measures would have to be put in place to	
	protect the woodland area on the southern section of the site. The remaining site area in the	
	northern section would be suitable for up to 30 dwellings.	
	A Strategic Flood Consequences Assessment has been undertaken for this site. The results	
	state that the site is suitable, although development should not take place within the fluvial	
	floodplain. Dwr Cymru Welsh Water requests the Council release this site in the latter period of	
	the Plan.	
	The site is still considered suitable for part development and is ranked second in Dolgarrog	
	based on comments received.	
222 (SR58) South	The site was previously considered for housing in the LDP; however, a Strategic Flood	Not suitable –
of Bryn Morfa /	Consequences Assessment has been undertaken for this site. The results state that a reduced	not ranked
Gwydr Road	area of the site remains suitable for development, although its allocation for housing in the LDP	
	would need to be reconsidered. For this reason the site is considered unsuitable for inclusion	
	and the availability of Dolgarrog Aluminium works for a mixed use scheme including a small	
	element of housing to the frontage can accommodate the loss of site 222.	

#### **R47 Memorial Hall**

The site performs well in the sequential test as previously developed land in the settlement boundary. It is reasonably accessible by different transport means. The Environment Agency Wales suggest that prior to including the allocation; a FCA should be carried out.

The Memorial Hall is a planned development between the Council and the Assembly Government with discussions being finalised to make it available to the Council. Planned usage includes workshop units (B2). Development of the site is subject to grant funding, with approval and implementation likely to be between late 2012 early 2013. The development will be phased accordingly after this period.

Site Ref / Address	Comments	Assessment
60 Off Heol Martin	Although the site is greenfield land, it is located in a relatively accessible location and generally	Ranked 1
	performs well in the sequential test. It relates well to Eglwysbach and would constitute an	(Allocated).
	appropriate rounding off the existing settlement	
	The Council's Highways service state that development of this site will require an emergency	
	access.	
	No residential development should take place in the C2 flood risk zone. It is noted that the	
	completion of the flood alleviation scheme will reduce flood risk and may change the flood zone	
	designation during the Plan period. In addition, acceptable flood mitigation measures will need to	
	be explored. A Strategic Flood Consequences Assessment has been undertaken for this site	
	and the results recommend the site is suitable for development provided a suitable buffer is set	
	to site development away from directly adjacent to Afon Hiraethlyn and a minimum freeboard of	
	300mm is applied to finished floor levels.	
163 (SR98)	The site access point is in a C2 flood risk zone. The Council's Conservation service state that	Not suitable –
Opposite Ysgol	the site is close to the grade II* Plas yn Llan which is also in a registered park/garden, the	not ranked
Gynradd	essential setting of which runs up to the road by site 163. The site also has high biodiversity	

#### Table 40: Stage 2 Site Assessments – Eglwysbach

Site Ref / Address	Comments	Assessment
Eglwysbach	value; although this could be mitigated, it is considered that site 60 is less constrained to be	
	brought forward in the Plan period.	
	The Cofnod search states that the site is fully enclosed by hedges of biodiversity value which	
	should be retaied as far as possible.	

# Table 41: Stage 2 Site Assessments – Llanfairtalhaiarn

Site Ref / Address	Comments	Assessment
454 The Smithy	Following comments received from Dwr Cymru Welsh Water, the site has potential to be	Ranked 1
	delivered in the latter Plan period. This should enable DCWW the time to undertake	(Allocated)
	improvements. Should the site come forward sooner, developers may need to fund the works in	
	advance of the Regulatory requirement.	
	The small section of C2 flood risk zone should be avoided on the eastern extent of the site.	
	Improvements to the highways network should be explored prior to development of this site.	
	Although the site is greenfield land, it is located in a relatively accessible location and generally	
	performs well in the sequential test.	
85 Glasfryn	The site performs generally well in the sequential test and with comments received from the	Ranked 2
	statutory bodies. Ownership constraints impact on the site deliverability and other sites in the	
	village should be considered instead.	
6 Opposite	The Council's Highways service raised concerns with this site as traffic would need to be	Ranked 3
primary school,	encouraged to exit the site to the West and avoid Church Street. Off-site works would be	

Site Ref / Address	Comments	Assessment
Llanfairtalhaiarn	required. There are also potential highways issues at peak times due to the proximity of the	
	primary school. The availability of a suitable site on previously developed land in the village	
	(reference 454) means that it should be allocated before a greenfield site such as site 6, in line	
	with PPW and the sequential test.	
90 (451) Glan	There is a highways issue with this site – there is unsuitable access at present and would require	Not suitable –
Elwy,	involvement of several third parties.	not ranked
Llanfairtalhaearn		
109 (SR127)	The Council's Highways service object to allocating the site as it is steep with poor surrounding	Not suitable –
Adjacent school,	highways network.	not ranked
Llanfairtalhaearn	CCW state that the proposal will result in an inappropriate ribbon form of development into the	
	open countryside to the west of Llanfair Talhaiarn. Given the Plan's objective to protect and	
	enhance the character and appearance of the countryside CCW do not consider the proposed	
	allocation meets Test of Soundness CE1.	

## Table 42: Stage 2 Site Assessments – Llangernyw

Site Ref / Address	Comments	Assessment
277 Coed Digain	A Strategic Flood Consequences Assessment was undertaken for the site and states that the	Ranked 1
	site is suitable for residential development and no mitigation against flood risk is required.	(Allocated)
98 / 286 West of	Development of the entire site would be unacceptable as it would represent a significant	Ranked 2
A548, Llangernyw	southward expansion of Llangernyw into open countryside along the A548. The site was	

Site Ref / Address	Comments	Assessment
	consulted on for limited development and comments received were more favourable for smaller	
	scale allocation. Nevertheless, site 277 is considered more suitable for bringing forward in the	
	Plan period, particularly in light of the above comments and the Countryside Council for Wales'	
	subsequent objection to site allocation as there appears no overriding geographical reason to	
	demand ribbon development in this area (for example, narrow steep sided valleys).	
370 Cricket Field,	Part of the site is in a C2 flood zone and TAN 15 states that only less vulnerable development	Not suitable –
Llangernyw	should be considered subject to application of justification test, including acceptability of	not ranked
	consequences. Only the northernmost and easternmost areas of the site would be suitable,	
	however, the Council's Highways service objects to the allocation of this site as there is poor	
	visibility on to the A548 from the access road.	
430 (218) (SR136)	The majority of the site is in a C2 flood zone and TAN 15 states that only less vulnerable	Not suitable –
Eglwysbach	development should be considered subject to application of justification test, including	not ranked
Road, Llangernyw	acceptability of consequences. Only the eastern corner is outside TAN 15 which would be below	
	the 0.3 ha threshold and physically detached from the settlement boundary.	

### 195 / 372 / R44 - Stag Yard

The site has been considered for employment development. The Council's Business and Development manager states that the site appears suitable for employment/craft use; however, the demand for a development of this size would have to be created, given its location. The feasibility of this site needs exploration with a number of alternatives considered, including mixed use. Nevertheless, the

site was allocated for employment use in the Colwyn Borough Local Plan and no issues were raised in the Inspector's report. As the principle of including the site has already been established, it is proposed to allocate this site again, in line with para 7.3.2 of PPW. Dwr Cymru Welsh Water state that off site mains may be required and these can be assessed during the planning application stage. Development of this site would need to ensure it respects the setting of the Llangernyw Conservation Area and the adjoining St. Digain's church.

Site Ref / Address	Comments	Assessment
289 North of	Countryside Council for Wales raise concerns over the likely impact from development on the	Suitable
Llansannan	character of Llansannan and its setting. The results of the stages 1 and 2 site assessment of the	(Allocated)
	few remaining sites available to consider for Llansannan led to the proposal for this site, after the	
	removal of previously allocated sites from the LDP process at the landowners' requests.	
	The Council consider that a sensitive design and landscaping scheme could accommodate	
	residential development on this site and it should therefore be allocated for residential	
	development. Although the site is greenfield land and extends into open countryside to the north	
	(although the A544 acts as a boundary), it is located in a relatively accessible location and	
	generally performs well in the sequential test.	
263 South of Fron	The site has not been taken forward because of access issues along the frontage. Other sites	Not suitable –
Bugad,	with better access are considered more suitable for taking forward in the Plan period.	not ranked
Llansannan	CCW consider that development at this location will be an inappropriate intrusion into the	
	countryside to the south of Llansannan and would not accord with the LDP objective to protect	

#### Table 43: Stage 2 Site Assessments – Llansannan

Site Ref / Address	Comments	Assessment
	and enhance the character and appearance of the countryside.	

## Table 44: Stage 2 Other Site Assessments – Llansannan

Site Ref / Address	Comments	Assessment
R30 0078 (293)	The site was submitted for both housing and employment development but owing to the site	Ranked 1
	history and the sequential test, has been considered for employment development only. The	(Allocated)
	Council's Business and Development manager states that the site appears separate from the	
	village and other sites should be considered closer to the village, subject to availability.	
	Nevertheless, part of the site was allocated for employment use in the Colwyn Borough Local	
	Plan and no issues were raised in the Inspector's report. As the principle of including the site has	
	already been established, it is proposed to allocate this site again, in line with para 7.3.2 of PPW.	
	Dwr Cymru Welsh Water state that off site mains may be required and these can be assessed	
	during the planning application stage.	
	DCWW also state that the proposed development site is crossed by a public water main for	
	which protection measures, either in the form of an easement and/or diversion may be required.	
R39 Former Scout	The site performed generally well in consultrwas previously considered for employment in the	Ranked 2
Hut	LDP; however, ownership constraints have meant that the site is no longer included but is still	
	ranked subject to the issue being resolved. The site could come forward as windfall development	
	during the Plan period.	
R27 (261) West of	The site is considered unsuitable for residential development as it would extend the settlement	Ranked 3

Maes Aled,	into open countryside, being poorly related physically to the existing settlement. The site has	
Llansannan	been considered at stage 2 for employment development. Issues raised include a watercourse	
	running through the centre of the site. Other comments were generally favourable; however, it is	
	considered that there are other employment sites to the east of Llansannan, including a previous	
	Local Plan allocation, which are more suitable for allocation. The A544 acts as an appropriate	
	boundary at this end of the village and should be retained as such.	
	CCW suggests development proposals at this site should:	
	<ul> <li>Avoid the area of ancient and semi-natural woodland in the west of the site,</li> </ul>	
	<ul> <li>Protect the existing right of way which runs through the site; and</li> </ul>	
	<ul> <li>Make provision for a landscape buffer at the northern edge of the site to provide a firm</li> </ul>	
	defensible boundary to the settlement, and minimise any adverse landscape impacts.	
R28 and R29 (292)	The site is considered unsuitable for residential development as it would extend such	Ranked 4 and
Fields 0068 and	development into open countryside, being poorly related physically to the existing settlement and	5
0057, Llansannan	separated from the boundary by existing employment use. The site has been considered at	
	stage 2 for employment development. There are no significant constraints that may impact	
	deliverability, although the Countryside Council for Wales is concerned with the site being an	
	expansion of ribbon development into open countryside. Other sites nearby that are closer to the	
	existing settlement boundary of Llansannan are considered more suitable for bringing forward	
	during the Plan period.	
	CCW does not consider that site R28 represents a well-integrated extension to the settlement.	
	Residential development at this location will extend existing ribbon development further into the	
	1	

countryside to the south east of Llansannan, such a development pattern being inconsistent with
the LDP objective to protect the countryside.
CCW has concerns regarding the size and location of site R29 and considers that the scale of
the site is disproportionate to Llansannan. This would result in a fragmented settlement pattern
that encroaches into the countryside to the south of the settlement, and that is relatively isolated
from the main settlement core. We consider that such a development pattern is inconsistent with
the Plan's objective to protect the countryside (Spatial Objective 12), and does not meet Test of
Soundness CE1.

Only one site was submitted for Trefriw and has been discounted at stage one of the site assessment process.

Site Ref / Address	Comments	Assessment
59 Land off	The site is in a C2 flood zone and TAN 15 states that only less vulnerable development should	Not suitable –
Hendy, Tal y Bont	be considered subject to application of justification test, including acceptability of consequences.	not ranked
	Neither of the two sites remaining at stage two in Tal y Bont is proposed for allocation due to	
	flood risk constraints and having considered the housing requirements and site availability in	
	other tier two main villages.	
501 Land to the	EAW state that the site lies entirely within zone C2 and within flood zone 2. It is also partially	Not suitable –
rear of Hendy	within zone 3. The site should therefore not be allocated unless a strategic assessment is	not ranked
	undertaken which demonstrates that the flood risk at the site can be acceptably managed.	

Site Ref / Address	Comments	Assessment
	Neither of the two sites remaining at stage two in Tal y Bont is proposed for allocation due to	
	flood risk constraints and having considered the housing requirements and site availability in	
	other tier two main villages.	

### 5. Other Site Assessments

#### 5.1 Introduction

- 5.1.1 This background paper has primarily covered housing and employment sites. The LDP includes other land use allocations based on evidence for need. As stated in the introduction, background papers 25, 32 and 20 cover site assessments for allotments, burial grounds and waste and recycling facilities respectively. The following sites submitted for consideration, which have not been covered in either stage 1 or 2 of the site assessment process, are included in BP/20 'Waste Management' for assessment as potential waste management sites:
  - **E13** Land at Gofer, Towyn
  - **E24** Land North of Gofer, Towyn (A+B)
  - E16 Llanddulas Quarry (also E25 A, B and C)
- 5.1.2 It should be noted that other sites in this BP have also been assessed as potential waste management sites and therefore BP/20 should be read alongside this BP.
- 5.1.3 Site MS21 has been considered for cemetery extensions in Llanrwst (please see BP/32 for assessment information). Sites 53 (North of Groesffordd, Dwygyfylchi), 79/80/81/82/E3 (Rhuddlan Road, Abergele), 176 (Esgyryn, Llandudno Junction) and 455 (North of Llanrwst) includes provision for allotments alongside housing and, in some cases, employment land as well (please see BP/25 for allotment demand and supply information). Site 270 (Top Llan Road, Glan Conwy) includes provision for housing and open space.

#### 5.2 R6 / R7 / MS25 - Dolgarrog Aluminium Works

5.2.1 The large site has been identified for potential tourism / leisure and B1, B2 and B8 employment uses. Specific proposals and uses are still to be confirmed as the redevelopment is subject to continuing consultation. It is currently proposed to include visitor accommodation and related employment and ancillary facilities; community uses; public open space; amenity land; small scale retail and small scale B1 and B2 uses. Due to the loss of another site in Dolgarrog on flood risk grounds, the site will include an element of housing development along the frontage. The site comprises approximately 14.16 ha of land, with around 2 ha of this proposed to supplement flood mitigation measures including the amenity land. As part of the development, ground levels will be raised on part of the site along with a wider flood protection scheme as agreed with the Environment Agency Wales

5.2.2 The site is likely to come forward for development in the latter stages of the Plan due to the gradual closing of the current works and demolition works.

#### 5.3 MS12 - Llandudno Rail Station

- 5.3.1 The rail station has been identified for renovation and upgrading works to create a transport interchange facility. The site is in a TAN 15 C1 flood risk zone and the Council's Environment and Technical Service states that an FCA has been completed and reviewed, therefore no objection is raised.
- 5.3.2 This is a project involving the Council and Network Rail. This project has been identified in the Local Transport Plan and is supported by the Assembly Government. It has been identified in the North Wales Regional Transport Plan for delivery.

#### 5.4 **E7 – Foryd Harbour**

5.4.1 The site is being considered for employment and leisure development. The long term plan is to develop a marina at this location. A cycle/foot bridge has been designed to connect Rhyl promenade with Horton's Nose; it will have the ability to be raised to allow sailing craft through to the harbour/marina. A planning application for the bridge is due to be submitted to the Council shortly with construction due to commence in 2012. This is a partnership project between Conwy County Borough Council and Denbighshire County Council. The site is referenced in policy TOU/1 – 'Toursim' of the LDP.

#### 5.5 CR4 / MS11 - Pier Pavilion, Llandudno

5.5.1 The pier pavilion site on Llandudno promenade has been proposed for tourism and/or leisure uses. Being on the promenade in a central location and within the boundaries of the Llandudno Conservation Area, a sensitive design approach would be required for any proposal. The Council supports the use of this site for tourism/leisure uses and discussions are ongoing with the owners with a view to developing in the medium Plan phases.

### 6. Conclusions

- 6.1 The methodology outlined in this report provides an evolving process for site assessment. It aims to support the efficient use of resources by allowing sites to be excluded and prioritised at an early stage, based on key sustainability criteria.
- 6.2 Overall the approach has aided the decision-making process for site selection in order to achieve sustainable developments. It sought to make an appropriate balance between scoring systems and judgement. The approach necessarily links with the wider strategy and policies of the LDP. Decisions made through the LDP process have also informed the methodology.
- 6.3 Whilst the methodology has evolved its detail, the principles of sustainability and consistent wide ranging assessment have been rigorously maintained.
- 6.4 A summary of the site assessment process for each settlement is included in appendix one of this document.

# Appendix 1 Summary of Candidate Site Assessment Process by Strategy Area

### URBAN DEVELOPMENT STRATEGY AREA

Assessment	Site Ref	Site	Page
Stage			Reference
			in this
			document
Removed at	258	Off Tan y Goppa Road, Abergele	24
Stage 1	E17	Former Coal Yard Site, Pensarn	24
	113	Off Morfa Avenue, Kinmel Bay	24
	248	South of Cae Nant, St ASaph Avenue,	24
		Kinmel Bay	
	255	Land adjacent to Langford, Kinmel Bay	24
	256	Rear of Rosedene and Holmlea, Kinmel Bay	24
Removed at	495	Ex-Slaters garage, Abergele	62
Stage 2	473	Former ATS Depot, Abergele	61
	(SR92)		
	MS20	Land to the South of Siambr Wen, Abergele	60
	(SR74)		
	472	Land and buildings at Peel Street, Abergele	62
	(SR91)		
	84	Lyndale Caravan Park, Pensarn	63
	245	North of Towyn Road, Belgrano / Pensarn	63
		(also 249)	
	E1	Abergele East	65
	E26	Land to the West of North Wales Business	65
		Park, Abergele	
	106	Towyn Way East, Towyn	66
	128 (401)	Off Towyn Way West, Towyn	66
	(SR69)		
	182 (220)	Land East of Parc Hanes, Kinmel Bay	67

### Table 46 - Abergele, Towyn and Kinmel Bay

	188 (408)	Land off Green Avenue, Kinmel Bay	67
	203	End of Gwellyn Avenue, Kinmel Bay	67
	248 (399)	South of Cae Nant, St Asaph Avenue,	67
		Kinmel Bay	
	249 (E6,	Former Interleisure site and adjoining land,	67
	E21)	Towyn	
	(SR131)		
	250	Kinmel Crescent, Kinmel Bay	68
	251	Gors Farm, Towyn	68
	405	Land adjacent to Tir Prince, Kinmel Bay	68
	422	Land at Gors Road / Towyn Way East	68
	423	Parc Hanes, Kinmel Bay	69
	426	Land off Gwellyn Avenue, Kinmel Bay	69
	E8 (E8a)	Tir Llwyd	69
	E14	Land South of Tir Llwyd	69
	E27	Land at Clwyd Bank, Kinmel Bay	70
	525	Abergele South East (covers sites 510,	57
		81/82, E3, 79/80, 78 & MS20)	
	510	Adjacent 81/82, Playing field off Rhuddlan	56
		Road	
Allocated	79 (SR73)	Tandderwen Farm, Abergele	57
	80 (SR73)	South of St George's Road, Abergele	57
	81 (SR89)	Land off St George's Road, Abergele (also	55
		252)	
	82 (SR89)	Land off Rhuddlan Road, Abergele (also	55
		252)	
	481	Abergele Business Park	59
	(SR90)		
	(E2)		
	E3	Abergele South East	58
	(SR72)		
Contingency	78	Llanfair Road, Abergele	59
	E28	Land to the North of Kinmel Manor Hotel,	64
		Abergele	

Assessment	Site Ref	Site	Page
Stage			Reference
			in this
			document
Removed at	69	Parciau Farm, Colwyn Bay	24
Stage 1	354	Adjoining 27, Seafield Road, Colwyn Bay	24
	356	Rear of 140-150, Llanrwst Road, Upper	25
		Colwyn Bay	
	246	South of Peulwys Lane, Old Colwyn	25
	333	Land between Llanelian Road and Nant y	25
		Ffynnon, Old Colwyn	
	498	Field SH8776 Dolwen Road, Old Colwyn	25
	350	Adjoining Tyn y Llan Nursery, Llanelian	25
		Road, Old Colwyn	
	471	Mochdre Dairy site, Mochdre	25
	(SR75)		
	522c	Land adjacent to Mochdre Dairy	25
	145 (340,	Lynx Depot, Penrhyn Avenue, Rhos on Sea	25
	C10)		
	213	Adjacent Coleg Llandrillo, Rhos on Sea	25
	339	Land at The Laundry, Church Road, Rhos	25
		on Sea	
	341	Land at Everard Road, Rhos on Sea	25
	523	Old Church House	25
	524	Old Dance Hall, Penrhyn Avenue, and Car	26
		Park	
Removed at	487	The Dingle, Colwyn Bay	74
Stage 2	490	Corner of Greenfield and Lawson Road,	74
		Colwyn Bay	
	173	106-118 Abergele Road, Colwyn Bay	75
	489	Lansdown Road Car Park	75
	491	Douglas Road	75

## Table 47 - Colwyn Bay, Mochdre, Rhos on Sea and Old Colwyn

202 (357)	Opposite Pathacres, Honeysuckle Lane,	75
	Colwyn Bay	
64 (351)	Land off Ffordd Triban, Upper Colwyn Bay	76
143	Hafodty Lane, Upper Colwyn Bay	76
342	Land at Nant y Glyn Holiday Park, Colwyn	76
	Вау	
101 (442)	South of Bryn Cadno, Colwyn Bay	77
352	South of Llanrwst Road, Upper Colwyn Bay	77
214	Land adjacent Conway Road / Llanrwst	78
	Road, Colwyn Bay	
355	Hafod y Bryn, Honeysuckle Lane, Upper	78
	Colwyn Bay	
483	South West of Glyn Farm, Colwyn Bay	78
344	Bryn Rodyn	80
131 (359)	Old Colwyn Golf Club	81
360	Land at Peulwys Farm, Peulwys Lane, Old	82
(SR54)	Colwyn	
70 (142,	Land off Meadowbank, Old Colwyn	82
349)		
170	Land at Highlands Road, Old Colwyn	83
171	Land opposite Raynes Quarry, Abergele	83
	Road, Old Colwyn.	
C7	Ty Mawr Farm, Peulwys, Old Colwyn	83
522b	Land Near to Sports Ground, Mochdre	84
358	Land off Chapel Street, Mochdre	84
(SR88)		
209 (334)	North and West of Pen-y-Binc Farm, The	84
	Old Highway, Mochdre	
C5 / 522a	Site between A55 and A547, Mochdre	84
(SR105)		
345	Land rear of Gower Road, Mochdre	85
346	Land rear of Seren y Dyffryn Caravan Park,	85
(MS10)	Mochdre (also MS10)	
, ,		

	(CR41)		
	(SR106)		
	CR36	Land South and West of Quinton Hazell,	86
		Mochdre	
Allocated	488	Lawson Road	72
	217	BT Exchange	73
	494	Ysgol y Graig	79
	496	Ty Mawr	79
	247	Dinerth Road	86
	71 / 348	Dinerth Hall Farm	87
Contingency	67 / 347	Glyn Farm	73
	/353		
	502	Llysfaen Road	79
	335	Dolwen Road	80

# Table 48 - Llandudno, Llandudno Junction and Conwy

Assessment Stage	Site Ref	Site	Page Reference in this
Demoved et	104 (414)	Former tennis courte Lloyd Street	document
Removed at Stage 1	134 (411)	Former tennis courts, Lloyd Street, Llandudno	26
	311	Beaver Lodge, Llandudno	26
	310 (361)	Tan y Fron Road, Llandudno Junction	26
	320	Marl Farm, Llandudno Junction	26
	362	Adjoining 6, River View Terrace, Llandudno Junction	26
	410	Albini House, Llandudno Junction	26
	438	High Street East, Llandudno Junction	26
	440	Memorial Hall, Llandudno Junction	26
	486	Scaffolding Site, Llandudno Junction	26
	CR14	Hotpoint 'Llandudno on-line', Llandudno Junction	26
	CR30	Former Brickworks, Llandudno Junction	26

	R21 (R41,	Adjacent Ganol Sewage Treatment Works,	26
	CR43)	Glan Conwy	
	(SR103)		
	211	West of Ty Mawr, Henryd Road, Gyffin	27
	308	Adjoining Bryn Gynog Caravan Park, Conwy	27
	318	North of Bryn Bychan, Conwy	27
	365	West of Cae Cregin, Gyffin, Conwy	27
	36 (420)	Llanrhos Road, Penrhyn Bay	27
	(SR71)		
Removed at	122 (414)	Off Queen's Rd, Llandudno (adjacent	92
Stage 2		roundabout)	
	241	Youth Centre, Trinity Avenue, Llandudno	93
	119	Queen's Road, Llandudno (adjacent	93
	(CR29)	Medical Centre)	
	412	Adjacent to Kings Avenue, Llandudno	94
	415	Scrap yard, Maesdu Road, Llandudno	94
	34 (146,	Land to the rear of Hillside, Craigside	94
	324)		
	364	Adjoining Craigside Manor & Lumpley	95
		Lodge, Craigside	
	133	Tan yr Allt, Tan y Bryn Rd, Llandudno	95
	(SR50)		
	363	Adjoining Bryn Berain, Bryn y Bia Road,	96
		Craigside	
	117 (210)	Off Cwm Howard Lane, Llandudno	96
	118 (312)	Adjacent Wyncroft Farm, Llandudno	96
	MS13	Colwyn Road, Llandudno	97
	CR38	Land off Trinity Crescent, Llandudno	97
	CR18	Between A55 and railway, Llandudno	103
	(CR32)	Junction	
	(SR102)		
	CR40	Land at Glan Conwy corner, Llandudno	103
	(SR47)	Junction	
	CR44	Land Adjacent Afon Conwy Motel	104

	(SR104)		
	20 (321)	Land adjacent Parc Sychnant, Conwy	107
	(SR36)		
	16	Land off Isgoed, Conwy	108
	17 (SR62)	Bodhyfryd, Llanrwst Road, Conwy	108
	19	North of Sychnant Pass Road, Conwy	109
	(SR133)		
	164	North of Lark Hill, Sychnant Pass Road,	109
	(SR44)	Conwy	
	185	OS 3454, North of Sychnant Pass Road,	110
	(SR35)	Conwy	
	511	Ty Mawr, Gyffin	110
	223	East of Henryd Road, Gyffin, Conwy	111
	319	Land at Tyn yr Ardd, Conwy	111
	323 (409)	Bangor Road, Conwy	111
	368	Land off Bryn Castell, Conwy	112
	419	62, Cadnant Park, Conwy	112
	CR7	Conwy United FC	112
	CR37	Land at Conwy Morfa	113
	165	Corner of Pentywyn Rd / Marl Lane,	101
	(SR46)	Deganwy (also 367)	
	8 (SR02)	Land between Maes-y-Castell and Hawes	113
		Drive, Deganwy	
	3 (468)	Land adjacent Conway Road, Llanrhos	113
	(SR55)		
	75	Land at Bryn Lupus Road, Deganwy	114
	417	Gloddaeth Lane, Llanrhos	114
	499	Land off Tan y Fron, Deganwy	114
	MS19	Land off Pentywyn Road, Deganwy	114
	(CR28)		
	(SR63)		
	317	Adjoining Llanrhos Road, Penrhyn Bay	117
Allocated	434	Plas yn Dre	91
	439	Social Club / Youth Club	98

	176	Esgyryn	99
	(CR15,		
	CR31 and		
	CR33)		
	14	Woodlands	100
	452	Penmaen Road	105
	449	Plas Penrhyn	116
	CR34	Former Goods Yard	97
	CR16	North East of former goods yard, Llandudno	102
		Junction	
Contingency	SR85	Nant y Gamar Road	91
	SR43 (4)	Henryd Road, Gyffin	105
	37/38	Off Derwen Lane	116

### Table 49 - Llanfairfechan and Penmaenmawr

Assessment Stage	Site Ref	Site	Page Reference in this document
Removed at	35	Park Road, Llanfairfechan	27
Stage 1	225 (390)	Tan-y-Ffordd, Llanfairfechan	27
	391	West of Hafod y Coed, Gwyllt Road, Llanfairfechan	27
	392	East of Y Gelli, Aber Road, Llanfairfechan	27
	394	East of Fern Bank, Penmaenmawr Road, Llanfairfechan	27
	395	Between Cae America and Ffordd Dinas, Llanfairfechan	27
	396	Cae America, Llanfairfechan	27
	397	Adjoining Awel y Graig, Nant y Felin Road	27
	398	Adjoining Crud y Gwynt, Tyddyn Drycin	27
	383	East of Dyffryn, Conwy Road, Penmaenmawr	28
	386	Rear of Marine Terrace, Station Road,	28

		Penmaenmawr	
	387	ERJ Products Ltd, Brynmor Terrace,	28
		Penmaenmawr	
	388	Victoria Garage, High Street,	28
		Penmaenmawr	
	428	Gwysfa, Conwy Old Road, Penmaenmawr	28
	514	Tan y Berllan	28
	516	Old Garage Site	28
	507	Red Gables	28
	508	Roncol Land, Gilfach Road	28
	W3 (W4)	Rear of Roncol, Penmaenmawr	28
	W7	Adjacent to railway, off Conwy Road,	28
		Penmaenmawr	
	W11	Timefactor Chemicals, Penmaenmawr	28
	W15	School Lane, Penmaenmawr	28
	MS7	Penmaenmawr Promenade	28
Removed at	30, 518 /	Land at Bryn-y-Neuadd Hospital,	122
Stage 2	519 (W1	Llanfairfechan	
	and MS8)		
	148 / 205 /	South of Caerffynnon, Llanfairfechan	124
	328		
	149 (SR59)	Land adjacent to Pinehurst, Llanfairfechan	125
	385	North of Gorwel, Llanfairfechan	125
	435	East of Gorwel, Llanfairfechan	126
	493	Llanfairfechan Industrial Estate	126
	389	East of Llannerch, Llannerch Road,	127
		Llanfairfechan	
	497	Adjacent to site 205/328 Opposite Bryn y	125
		Neuadd	
	26 (also	Land off Cwm Road, Penmaenmawr	128
	480, 331)		
	153	Adjacent Trewen, Conway Old Road,	128
		Penmaenmawr	
	22 and 23	Land between Alexandra Park & Graiglwyd	128

		Rd, Penmaenmawr / Monastery, Alexandra	
		Rd, Penmaenmawr	
	382	Tyddyn Bach, Penmaenmawr	130
	436	South of Graiglwyd Road, Penmaenmawr	131
	526	Parc Plas Mawr	131
	W9	Ty Mawr	132
	W14	Land adjacent to A55, Penmaenmawr	132
	MS6	Land off Cemlyn Park, Penmaenmawr	132
Allocated	429	Dexters Products	119
	521	West Coast Building	120
	31/393	Adjacent to Glanafon	120
	515	Old Weighbridge Site	127
Contingency	384	West of Penmaen Park	121
	135	Conway Road	127

## Table 50 - Llanrwst

Assessment	Site Ref	Site	Page
Stage			Reference
			in this
			document
Removed at	503	RAF Centre, Llanddoged Road	28
Stage 1	505	Abattoir	28
	506	Dolanog Building	28
	R2	Ty Gwyn	28
	R25	Tyddyn Hen, Llanrwst	28
Removed at	47	Land to the rear of Trem Afon, Llanrwst	137
Stage 2	461 (SR17)	Site H adjacent railway, Llanrwst	138
	260 (R33)	Fron Ganol, School Bank Road, Llanrwst	138
	(SR16)		
	151 (425)	North of Plas yn Dre, Station Rd, Llanrwst	139
	294 (492)	East of Maes Tawel, Llanrwst	139
	463 (SR19)	Site J North of Llanrwst	140
	456 (also	Site B East of Llanrwst	140
	197) (SR11)		

	460 / R34	Site F North West of Llanrwst	141
	(SR15)		
	462	Site I North West of Llanrwst (also 198, 276)	141
	(SR18/81)		
	504	Cattle Market	142
	R1	Adjacent Ty Gwyn, Llanrwst	142
	R3	Ysgol Dyffryn, Llanrwst	142
	R26	West of Meadow Vale, Llanrwst	142
	R36	North of Pont Cae Melwr, Llanrwst	143
	MS21	Llanrwst Cemetery Extension	143
Allocated	287	Bryn Hyfryd / Ffordd Tan yr Ysgol	134
	458	Site D East of Llanrwst	135
	459	Site E Adjacent to Bryn Hyfryd	135
	455	Site A North of Llanrwst	136
Contingency	457	Site C North East of Llanrwst	136

# Table 51 - Tier 1 Main Villages

Assessment	Site Ref	Site	Page
Stage			Reference
			in this
			document
Removed at	126	Land off Station Road, Llanddulas	29
Stage 1	402	Land at Pencoed Avenue, Llanddulas	29
	404	House and outbuildings at the mill,	29
		Llanddulas	
	329	East of Golygfa Sychnant, Dwygyfylchi	29
	159 (336)	Adjacent Rhianfa, Bwlch y Gwynt Road,	29
		Llysfaen	
	199	Land at Bod Hyfryd, Llysfaen	29
	204	Land adjoining Erw Llewelyn, Llysfaen	29
	215	Land at Geulan Road / Bwlch y Gwynt Road	29
	338 (SR130)	Land at Bryn Heulog Road, off Trawscoed	29
		Road, Llysfaen	
	343	Land at London House, Bron y Llan Road,	29

		Llysfaen	
	443	Land at Fron Goch, Bwlch y Gwynt Road,	29
		Llysfaen	
	464 (SR37)	Land adjoining Colwyn Bay settlement limit	30
		near Raynes Quarry, Llysfaen	
	465 (SR38)	Land (site 2a) to the West of Llysfaen, near	30
		Raynes Quarry, Llysfaen	
	466 (SR39)	Llysfaen, near Raynes Quarry	30
	484	Rear of 4 Rhodfa Lwyd, Llysfaen	30
	509 (SR203)	Land at Copa'r Bryn	30
	512	Near Pen y Graig, Llysfaen	30
	513	Next to Geulan, Llysfaen	30
	42	Tal y Fan, Glan Conwy	30
	271	Woodstock, Llanrwst Road	30
	306 (SR116)	South of Ty Du Road, Glan Conwy	30
	307 (R37)	The Old Rectory, Glan Conwy	30
	378	Fernwood Boatyard, Glan Conwy	30
Removed at	482	Land adjacent Llindir	145
Stage 2	400	Land adjacent to St Cynbryd's Church	146
	500	Land at Maes y Llan	147
	58	Land adjacent Ysgol Capelulo	147
	86	Off Trem y Don	149
	144	Land adjoining Plas Farm, Llysfaen	150
	200	Land opposite Bod Hyfryd, Llysfaen	150
	41 (374)	Top Llan Rd, Glan Conwy	151
	44	Tyn Twll Uchaf	151
	262 (304)	West and South of Bryn Rhys, Glan Conwy	152
	(SR114)		
	301 (SR111)	West of The Pines, Glan Conwy	152
	302 (SR112)	East of Cefn Gwyn, Glan Conwy	152
	303 (SR113)	East of Bryn Rhys, Glan Conwy	152
	305 (SR115)	East of Maes Hyfryd, Glan Conwy	152
Allocated	212 / 406	Pencoed Road	144
	403	South of the Mill	145

56	6	Off Ysguborwen Road	146
53	3	North of Groesffordd	147
M	IS9	Orme View Filling Station	148
16	60	Adjoining Ysgol Cynfran	148
87	7	Adjacent to Former Rectory	149
27	70	Top Llan Road	150

## Table 52 - Tier 2 Main Villages

Assessment	Site Ref	Site	Page
Stage			Reference
			in this
			document
Removed at	478 (SR70)	South of Dolwen Road Site B, Betws yn	31
Stage 1		Rhos	
	437	Adjoining Gwylanedd, Cerrigydrudion	31
	R42	Saracen's Head, Cerrigydrudion	31
	62 (278)	Land off Maes Llan, Eglwysbach	31
	373	Near Bryn Kenrick, Llanfairtalhaearn	31
	369	Rhos y Mawn, Llangernyw	31
	371	Former Smithy, Llangernyw	31
	427	Annedd Wen, Llangernyw	31
	288	Adjacent Cysgod y Craig, Llansannan	31
	469	Land South of Llain Hiraethog	32
	R40	Adjacent Water Treatment Works,	32
		Llansannan	
	441	Land off Gower Road, Trefriw	32
	105 (SR24)	Nursery at Castell	32
Removed at	93 / 269 /	Off Dolwen Road	154
Stage 2	476		
	224 (477)	West of Ffarm Hotel, Betws yn Rhos	155
	(SR67)		
	97 (285)	Adjacent Cwm Eithin, Cerrigydrudion	156
	(SR41)		

	431	North of Maes-y-Ffynnon	156
	175 (SR128)	Trem Eryri	157
	222 (SR58)	South of Bryn Morfa / Gwydr Road	158
	163 (SR98)	Opposite Ysgol Gynradd Eglwysbach	160
	85	Glasfryn	160
	6	Opposite primary school, Llanfairtalhaearn	161
	90 (451)	Glan Elwy, Llanfairtalhaearn	161
	109 (SR127)	Adjacent school, Llanfairtalhaearn	161
	98 / 286	West of A548, Llangernyw	162
	370	Cricket Field, Llangernyw	162
	430 (218)	Eglwysbach Road, Llangernyw	162
	(SR136)		
	263	South of Fron Bugad, Llansannan	164
	R39	Former Scout Hut	164
	R27 (261)	West of Maes Aled, Llansannan	165
	R28 and	Fields 0068 and 0057, Llansannan	165
	R29 (292)		
	59	Land off Hendy, Tal y Bont	166
	501	Land to the rear of Hendy	167
Allocated	91 / 284	Ffordd Llanelwy	153
	92 / 274	Minafon	153
	453	Land Fronting B5105	155
	MS25	Aluminium Works (R6 / R7)	157
	470	Tan y Ffordd	158
	R47	Memorial Hall	159
	60	Off Heol Martin	159
	454	The Smithy	160
	277	Coed Digain	161
	195 / 372 /	Stag Yard	163
	R44		
	289	North of Llansannan	163
	R30	0078 (293)	164

Minor Villages, Hamlets and Open Countryside – all sites have been removed at stage one of the site assessment process in line with national planning policy and guidance. Sites would be assessed at planning application stage and none have been allocated in the LDP.

Appendix 2 Detailed Site Assessment Tables for Allocated and Contingency Sites

### LDP HOUSING / EMPLOYMENT ALLOCATIONS – ABERGELE, TOWYN, KINMEL BAY

Site Details						Access to	o Key Servi	ices	Cound	cil's Pro	posed Ap	proach							
Site Ref: E2 / 481 (SR Site: North Wales Busi Proposal: Mixed use of Current Use: Part dev Area (ha): 2 ha out of development in the LD B1 employment use Theoretical Yield and of 40 dwellings per heat Ownership: Private Relevant Planning Hi restaurant, parking and applications permitted and more recent permit (0/31570, 0/36196) Status in Adopted Pla Borough Local Plan. Site Description: The of Abergele as an exte bounded by existing re currently designated a A547 along the south. uses; immediately to it with further potential de Hierarchy of Settleme Located within Settle Previously Developed Urban/Rural: Urban Position in the Settle Relationship to Settleme	ness Park, mploymen eloped; mo a total area P (2 ha of v Density: 2 story: 0/23 Handscapi for office bu ssions for a an: The site flat site har insion to the sidential de green barri The south o s west is th evelopment ents (Sequ ment Bour d Land: No ment Hiera	t and reside stly undeve of approxir which has b 200 dwelling of B1 emplo 158 Develo ng (approve uidings in th a health cer e is in a Gre e west of the evelopment e ro its wes east corner e area for n t at the wes ential Test, hdary: Urba	eloped gree mately 10 h been comple gs on 3 ha b byment land oppment of la ed 17/01/01 he south ea htre includin een Barrier ( uded in the e existing s to the east; st, the A55 has been d nedical/pha tern extent	nfield land. a available eted since 2 pased on th t to be alloc and for B1 u ). Subsequ (St corner of g pharmac; (CN5) in the settlement. I ; a triangula along the n leveloped for rmacy deve	2007 for e density ated. uses with ent f the site y e Colwyn boundary t is ur field orth and or B1	<ul> <li>Range of Service</li> <li>Doctors</li> <li>Access Yes</li> <li>Local E Opportu</li> <li>Good A Urban E</li> <li>Strategy (bus/tra</li> </ul> The site is located to bus servic stop. It is significant zones. Sustainal Local Fac 1km Public Tra 600m bus train static Pensarn, 1.5km aw, Cycle Rou approxima away, cor National F	Surgery – to Educatio mployment inities - Yes ccess to oth Developmer / Areas in/cycle) – `` s relatively w the existing re route and well located remployme bility Point: ilities: within insport: with stop (nears approximate ay) tte: Local ro ately 600m inecting to	nd Yes on – s her nt Yes well g d to ent s n hin est ele ely oute	The pr site; th the site 2001 fc west correlated consid During propos Busine Having an eler bounda • • • • • • • • • • • • • • • • •	rinciple o herefore is e has be for B1 us corner of d uses (a lered. g the Dep sed alloc ess Park. g consult ment of t ary), the Qual be pi is no LDP. No fl Dwr requ on th dete lereforence llocations gh level c leration t gic hub ir ndeb (ke lered tha opment of t	f employr t has not en develo e, applicat the site. T pplication bosit LDP ations in , ed with th his site (I following ified no o rovided o objection ood risk is Cymru we ired to un e potentii rmined. to the En s in the U of commit he stratego the str	been subje ped for B1 tions have The western to be subi- consultatic Abergele. A te statutory kely to adji comments bjection fro f Heol Awe to the pro ssues iden al foul discl ments (incl pic significa es Spatial F owned site nately 3 ha Plan period	se) develo ect to cons uses and been app n side of th mitted), wh n a number bodies or poin the exi- were reco- m the Cou- el. Followir posed land- tified. state that ny potentia- harge flow Land Dem opment St uding North nace of the Plan and p e, already d. The ava- se. Further	pment sultation since to roved for he site hich lead er of re- tive res that he po- sting d eived: uncil's lang rece d area hydrau al impro- s, the po- pand ar trategy th Wale propo- sart of th identific siness allability r detail	has alren has alren hor errigi for mediu has bee aves app epresent idential otential f evelopm Highway being re- ulic mode ovemen point of the being re- area is as Busin sed allo he Llance ed for de Park co y of this l	ady been ployment nal permis cal (D1) fa n earmarl proximatel ations we site was s for resider hent along rs service e Transpo tallocated elling asse ts require communic ly (BP/42) 15.47 ha. ess Park) cations at dudno Jur elivery ove uld be rel and woul	LDP? establishe purposes. ssion was g acilities in th ked for furth y 8ha to be re received suggested a ntial develo g the easter - access s ort Assessm for housing essments w d; however cation will h the land re This is larg . Taking ini Esgyryn (p action Mast er the Plan eased for r d make it s housing pr	Only pai granted in her med regardiat the med regardiat the pment of ment, the grant of a erplan) a period) a esidentii uitable f	rt of in lical- ing on nly ere dant ce via at is al ior
Spatial Objectives	SO1:	SO2: 0	SO3: +	SO4: +	SO5: 0	SO6: 0	S07: +	SO8:	S	SO9:	e see BP SO10:	/30 and BF	SO12	-	013:	SO14:	SO15:		16: -
Assessment Opportunities to	+/- SO1: Wh					joins an exis			+	-/++	++ by differe	++	0 rt means		<b>/+</b> inciple o	0 f develop	0 ment has a	/+	been
Manage / Mitigation?	establish affordable and renev on Planni Language	ed at this si e housing p wable energ ing and the e for further	te under dif provision to r gy systems. Welsh Lang guidance o	ferent appli meet dema SO12: Car guage for fu on ensuring	cation reference nd. SO10/1 reful landscurther guida developme	rences and a 1: The site aping and b ance on ens ent sustains G and BP/33	appropriate offers a stro ouffering is e uring develo or enhance	e mitigat ong opp essentia opment	tion mea portunity al to en t sustair	easures id y to deve sure that ns or enl	dentified. elop to a h t develop nances th	SO3: The s high design ment does e Welsh La	site will pro standard not impac anguage.	ovide a and inc t negat SO16:	in eleme corporat tively on see SP	nt of resid e sustaina the lands G on Plan	dential use able buildin cape. SO1 ning and th	includin g metho 6: see S ne Welsl	ig ods SPG h

Site Details		Access to Ke Services	ey	Constraints and D	eliverability					Council's	S Proposed	Approach		
Site Ref: 79/80 (SR7: Site: Land at Tandde Proposal: Residentia Current Use: Agricul Area (ha): Part of the allocation in Abergele Theoretical Yield an strategic site allocatio include 600 dwellings employment land. Ownership: Public an	I development tural 25.5ha strategic site <b>d Density:</b> The total n in Abergele would and 2 ha of B1 use nd Private	Access to Ke Services Range of Sl and Service Doctors Sur Yes Access to Education – Local Emple Opportunitie Good Access other Urban Developme Strategy Ard (bus/train/cy Yes	hops ps – Yes rgery – - Yes oyment es: Yes ss to h nt eas	<ul> <li>Environmental Coo</li> <li>Impact on landsca constraints. The s Land Classificatio site is grade 3b. C</li> <li>Impact on local C assessment. See</li> <li>Impact on views:</li> <li>Impact on Biodive network of hedge</li> <li>Impact on Historic to existing resider</li> </ul> Physical Constrain <ul> <li>Flood Risk: TAN Environment Age</li> </ul>	ape and Country ite has been suin n Grade 3a (Bes CW raise conce haracter: High of policy NTE/5 for Adjoins existing rsity: There is sis a cross the site Environment: T tial development ts: 5 Flood Zone A	veyed in full. at and Most \ rns over dev uality landso details. settlement. ome biodiver b. he site is we t. ; EA flood zo	Approximate /ersatile lance relopment of cape character sity value in all selected in one 1 – low ri	ely 9.5 ha is I). The remain the entire sit er area in LA the mature the terms of its sk. No object	Agricultural inder of the te. NDMAP rees and relationship	Revised Although accessible sequentia site area of There is a provision safety imp safely acc A suitable required a advance of existing u	Deposit LDI the site is G e centre and il test. It is no of 79/80 bec a need to add (St George I brovements a commodate t e pedestrian at the A547 a of the link ro sers irresped	? reenfield lan generally po ot proposed ause of land dress a shor Road) and p along that ro hese increas and cyclist o and this shou ad as it woul ctive of deve	rossing facility uld be conside d be of benefi lopment prop	in an the he entire s. g footway ler further o more y is ered in t to psals. The
Relevant Planning H residential developmed Status in Adopted P boundary area was all open space in the Co Plan (1999) – policy O Site Description: Th Abergele. It comprise with the Afon Gele run south along its wester housing lies immediat and western boundary	ent; refused 11/2/98 <b>Ian:</b> The western located as public lwyn Borough Local CR4. e site is to the east of s open pasture land nning from north to m boundary. Existing rely to the north west y and open farm land	The site appra transport stud sites 79-82/E3 undertaken fo Council states these develop will no doubt s increase pede and cyclist us George Road represents the direct route to from the town	ly of 3 or the s that oments serve to estrian e of St. as it e most o and	<ul> <li>Environment Ager</li> <li>recommend no reprevious flooding)</li> <li>Ownership: No iss</li> <li>Ground Condition</li> <li>Archaeology: A la date with two loca of, the developmed probability that pr</li> <li>Highways: Only wrequired. Qualified study emphasises fundamental, as wrajor developmed</li> <li>Infrastructure: Dw</li> </ul>	sidential develop sues s: No issues rge developmer tions of prehiste evicusly unreco ith link from Rhu d no objection fre that provision c vithout such the nt proposals.	t area of sma ric and Rom ea has neve ded archaed om Highways f a new road existing infra	diately adjace all enclosed f an finds with r been surve logy is prese roundabout s service. The s serve the structure is r	fields of post in, or on the yed and ther ent here. to Llanfair ro e site apprais developmen not suitable to	e (known t medieval periphery re is a high ad. TA sal transport nt areas is o support	proximity standard along the Dwr Cymi assessme improvem potential f will have sites are of measures diversion	to nearest b distance and link road con ru Welsh Wa ents will be me foul discharg to be determ crossed by p s, either in th may be requand these ca	us stops is b l options for rridor should atter states th equired to un d, however, e flows, the ined. The pr ublic sewera e form of an uired. Off site	evond the des bringing bus s be explored. At hydraulic m nderstand any dependent or point of comm oposed devel age for which easement an e mains may be ed during the	sirable services podelling potential the hunication opment protection d/or
to the south. Tandder of the site immediatel George's Road. Hierarchy of Settler Test) Located within Settl No Previously Develope Urban/Rural: Semi u Position in the Settle Urban Area Relationship to Sett extension	y to the south of St ents (Sequential ement Boundary: ed Land: No rban ement Hierarchy:	Sustainability Local Facilitie 400m Public Transp within 400m b (train is 1mile from northern site) Cycle Route: routes within a the site Frequency of Transport: 1 c points	s: within port: pus stop approx end of local 800m of Public	<ul> <li>Availability: Availability: Availability: Availability: Availability: Availability: Availability: While devaloris an urban are Colwyn Bay and Rm Viability: + (see Plar Further detail on the Housing Viability Stu Phasing: Please see</li> </ul>	nodate the dema lems envisaged Works. No problevelopments. e now; developments. e different land velopment of the a and is reason /l in Denbighshin ning obligations affordable hous idy.	nds from the with foul dra ems are env nent of this st owners site would re ably accessil e. SPG for furt ing provision	e proposed d inage to the isaged with t trategic site r esult in a lose ole particular her informati	evelopment Kinmel Bay he provision requires a co s of greenfie ly to the mai on on require d in BP9 Affo	of this area. Waste of a water bordinated Id land, it in centres of ements) ordable	Rights of corridors links to an Based on sites wou including to the A54 Sites 79/8 Abergele will be pre parties of	Way infrastr for people and comments r Id only be su sites 81/82 a 48. 30 are part o in the revise epared to infi- the constrai- nd the type o	ucture and p nd wildlife. It d Abergele. eceived fror itable as pa and a link roa f a strategic d Deposit LI orm develop nts and oppo	with the existi rovide effectiv is important t n Highways so rt of a larger s ad from the ro site allocation DP. A develop ers and other protunities pres ent(s) expecte	ve o maintain ervice, the cheme undabout for ment brief interested ented by d by
Spatial Objectives Assessment Opportunities to Manage / Mitigation?	SO1: +/- SO2: + SO1: The site contribu- existing urban area and landscape and nearby to meet local needs. So incorporate existing b design standard and in negatively on the area Mitigation Statement so	L L utes to housing nd is accessible / biodiversity int SO7: Development us services into ncorporate sust a's biodiversity into the second second second second second second second second second second second second second second second second second second second second second	by different erests can ent of the s the propose ainable buil nterest. SC	nt transport means, it be appropriately miti- trategic site at Aberg sed development (fun ilding methods and re 016: see SPG on Plar	L nent of affordabl is located on gre gated (e.g. throu ele will incorpore her information newable energy uning and the W	enfield land gh the Biodiv tte a link road to be provide systems. St elsh Languag	and forms pa versity, Land d and footpa ed in the Dev D12: Careful ge for further	art of a strate scape Chara ths and cycle elopment Bri landscaping guidance or	egic site alloca acter SPGs). S e routes conne ief). SO10/11: and buffering n ensuring dev	ation in the F SO3: The sit ecting to the : The site off g is essentia velopment s	Plan period. e will provide existing cer fers a strong l to ensure th	It is consider an elemen htre of Aberg opportunity nat developm	SO15: 0 he site adjoins red that any in t of affordable jele. There is to develop to nent does not	npacts on housing scope to a high impact

Site Details		Access to Services	Key	Constraints and	d Deliverability					C	ouncil's Prop	osed Appro	bach	
Site Ref: 81/82 (SR8 Site: Land at Abergel Proposal: Residentia Current Use: Agricult Area (ha): Part of the	e I development tural 25.5ha strategic sit	- / 100000 10	Shops and – Yes Surgery –	elsewhere on t Impact on loca assessment. S Impact on view Impact on Bioc	dscape and Countr the strategic site. al Character: High See policy NTE/5 fo ws: Adjoins existing diversity: There is s	quality landso r details. settlement some biodiver	cape charact	er area in L/	ANDMAP	ced Ro Fo se th as Th	bes the site h evised Depos ollowing comm rvice, a buffer e stream. he existing acc	it LDP? nents receive zone would cess to the k	ed from the C I be appropria (inmel Manor	ountryside te along will not
allocation in Abergele Theoretical Yield an strategic site allocatio include 600 dwellings employment land. Ownership: Part Cou Assembly Governmen Relevant Planning H	d Density: The tota n in Abergele would and 2 ha of B1 use uncil owned land, pa nt owned, part privat	Good Acc other Urb Developm Strategy / (bus/train	tties - Yes cess to an hent Areas /cycle) –	<ul> <li>Impact on Hist</li> <li>Physical Constr</li> <li>Flood Risk: TA corner. Parts or required prior to north west of the objection.</li> <li>Ownership: Note</li> </ul>	AN 15 Zone A. EA I of the site are at low to development con the site due to block to issues	no comments Flood Zone 2 v risk of flood nmencing. Fl	<ul> <li>received.</li> <li>low to meeting. Flood moding from</li> </ul>	itigation prop the ordinary	posals will be watercourse	t cc t cc t de t	stain the increases will be re- cess will be re- stricted to the fficient separa inflict with the preement with the proximity to sirable standa is services alco plored.	equired. Acc western cor ation from th A55 (T) slip Highways).	ess will need ner in order to e roundabout roads (subjects s stops is bey and options f	to be o get and avoid ct to ond the or bringing
Status in Adopted P residential developme draft Colwyn Borough Site Description: The Abergele roundabout boundary) and St Geo southern boundary) to The site also adjoins space and an existing St George's Road. It land and is bounded b eastern side.	Ian: Allocated for ent (policy CH3) in the Local Plan. (adjoining northern orge's Road (adjoining the east of Aberge existing recreation grow of houses alon comprises agricultur by a track on the	transport str 79-82/E3 ur for the Cour that these developmer doubt serve ng increase pe and cyclist George Roa g	udy of sites indertaken incil states ints will no to destrian use of St. ad as it the most to and	<ul> <li>Archaeology: 1 locations of a well on site. TI</li> <li>Highways: If ca and modification bypass. Qualin Transport serve</li> <li>Infrastructure: digging practice plant is operated unable to accoon There are no p</li> </ul>	tions: No issues There have been p Roman coin hoard he whole area has onsidered as a star on to the roundabo ified no objection. N vice. Wales and West L ces, in accordance red. Dwr Cymru We ommodate the dem problems envisage orks. No problems a	and prehisto a high potent ad alone site, ut off slip. Pre lo objection r tilities have r with HS (G) 4 lsh Water's la ands from the d with foul dra	ric finds. The tial for previo access may eferable if sit eceived from to apparatus 7, must be u cocal public so e proposed c ainage to the	ere is also a pusly unrecon well require e access pla in the Assemi used before a ewerage net levelopment Kinmel Bay	possible med rded archaed a justification anned off the bly Governm of enquiry. So any mechani work will be of this area. Waste Wate	lieval Dv logy. ur off ho new flo ent's de afe m cal di re pli	vr Cymru Wel odelling asses iderstand any wever, depen ws, the point otermined. The ossed by publ easures, eithe version may b quired and the anning applica	sments will potential im dent on the of communi- e proposed of ic sewerage r in the form e required. ( sse can be a ation stage.	be required to provements r potential foul cation will have development a for which pro- of an easem Off site mains issessed duri	equired, discharge to be sites are ttection ent and/or may be ng the
Hierarchy of Settlem Test) Located within Settl Previously Develope Urban/Rural: Semi u Position in the Settle Urban Area Relationship to Settl Extension	ement Boundary: N ed Land: No rban ement Hierarchy:	Sustainabi Local Facilit 400m Public Tran: within 400m (train is 0.9r approx from Cycle Route routes within the site	ties: within sport: h bus stop miles h site) e: local	these developr Availability: Majo CBLP but deleted Assembly Govern Suitability: While an urban area an and Rhyl in Denb Viability: +/- (see	ments. prity of site owned b d at Inquiry becaus nment fully support development of the development of the dis reasonably ac bighshire. Planning obligatio	y Welsh Asso e independer allocation of e site would r cessible parti	embly Gover ht of link road this site. esult in a los cularly to the inther informa	nment. Alloc d and access s of greenfie e main centre ation on requ	cated in Depo s concerns. T eld land, it ad es of Colwyn uirements) Fu	psit pr he Si joins At Bay de urther co	the double-hed orth to south o should the sr oposal. tes 81/82 are oergele in the evelopment bri evelopers and instraints and	n the east si nall copse a part of a stra revised Dep ef will be pr other intere opportunitie	de should be t the centre o ategic site allo osit LDP. A epared to info sted parties o s presented b	retained, f the ocation for rm f the by the site
Spatial Objectives		Frequency of Transport: 1 points	or 2	Study. Phasing: This wo development. Ple	ordable housing pro build be the first sec ease see BP/30 fo	tion of the str r further detai	ategic site to ils		-	in	the type of the LDP.			by policies
Assessment Opportunities to Manage / Mitigation?	SO1: +/- SO2: - SO1: The site cont existing urban area landscape and nea to meet local need incorporate existin- offers a strong opp to ensure that deve	l ributes to housing and is accessibl rby biodiversity in s. SO7: Developr g bus services int ortunity to develo	e by different nterests can nent of the s o the proposion to a high c	t transport means, be appropriately m trategic site at Abe sed development (f design standard an	lement of affordabl , it is located on gre nitigated (e.g. throu ergele will incorpora further information ind incorporate susta	enfield land a gh the Biodiv ate a link roac to be provide ainable buildir	local need wand forms parent rersity, Lands and footpat d in the Deven ng methods	++ which would art of a strate scape Chara hs and cycle elopment Bri and renewat	++ contribute to egic site alloc acter SPGs). e routes conn ief). SO10/11 ble energy sy	the needs ation in the SO3: The s ecting to th : As the ga stems. SO	Plan period. I ite will provide e existing cen teway entranc I2: Careful lar	nity. While the t is consider an element tre of Aberg the to the strand dscaping an	ed that any ir of affordable ele. There is tegic site in A nd buffering is	/0 s an housing scope to bergele, it sessential

Site Details			Access to Ko Services	ey	Constraints	and Deliver	rability						Council's P	roposed A	pproach	
Site Ref: E3 (SR72) Site: Abergele East		5	Access to Ke Services		<ul> <li>Environmen</li> <li>Impact on</li> </ul>	andscape a	nd countrysi						Does the si the Revised		tential for ir .DP?	clusion in
Proposal: Mixed use ho employment (B1 use)	ousing and		Range of S and Service Yes	es –	grade 2. Th showed the	ne area east e site to be A	of Abergele	was surveyed	ultural Land ( ed at reconna north and gra	aissance lev ade 2 at the	el in 1977. T south. This	his was part	Although the	sible centre	and general	
Current Use: Agricultur	al		<ul> <li>Doctors Su Yes</li> <li>Access to</li> </ul>	rgery –	boundary.	Additional ar	nd more deta	ailed survey	ngs were take work would b states that ta	e required t	o confirm the	e above	well in the set The Council			ise team
Area (ha): Part of the 25 site allocation in Aberge			Education - Local Empl Opportuniti	oyment	<ul> <li>Impact on</li> </ul>		ter: High qu		esent a furth pe character				state that the use and wou Business Pa	uld complen	nent the Nor	th Wales
Theoretical Yield and I strategic site allocation i include 600 dwellings ar	n Abergele wo	uld .	Yes Good Acce	ss to	<ul> <li>Impact on</li> <li>Impact on</li> </ul>	views: Poten Biodiversity:	ntial impact a No commer	nts received.	adually rises	to the south	1.		The Assemb the Econom developmen	bly Governn y and Trans t of this site	nent's Depar sport also su e for B1 uses	tment for pports . It could
employment land. Ownership: Private			Developme Strategy Ar (bus/train/c	ent reas	<ul><li>Physical Cor</li><li>Flood Risk</li></ul>	straints:			ment Agency	v flood zone	2 – low to n	nedium	be connecte constructed which are pr	in connecti	on with sites	81/82
Relevant Planning His Status in Adopted Pla		-	Yes The site is rel		risk (northe	erly corner or nt Agency W	nly). Fluvial :	>1/100. No k	nown previou vironment &	us flooding.	No objection		Dwr Cymru modelling as			
Site Description: The s the east of Abergele, de existing settlement bour	tached from the		well located to existing bus s oute and sto	o the service	<ul> <li>Ground Co</li> <li>Archaeolog</li> </ul>	nditions: No jy: The site i	s immediate				oric finds loca	ations.	understand required, ho foul discharg	wever, depe	endent on th	
comprises two fields of a and is bounded on its no southern boundaries by	orthern and	۱ ۱ ۱	well located to significant	0	<ul> <li>Highways: existing ac</li> </ul>	The Council cess. Land v	l's Highways vill be requir	service stat	e site bound	opment is n			communicat DCWW also required and	state that of	off site mains	s may be
George Road. The site the south. I Hierarchy of Settlemen	0,	0	Sustainabilit Points		<ul> <li>WAG Tran and a new</li> </ul>	sport: The ex access will b	xisting acces	Developmer	nel Manor wo t can't take p	lace withou	t major alter	ations to	planning app A Transport		-	equired for
Test) Located within Settlen		: \	Local Facilitie within 800m Public Transp		<ul><li>achievable</li><li>Infrastructu</li></ul>	ire: Dwr Cyn	nru Welsh W	/ater states t		ic sewerage	e network wil	lbe	this develop The Country protection of	side Counc		
Previously Developed Urban/Rural: Urban Position in the Settlem		( ;	within 800m k nearest train s Abergele P	ous stop station ensarn,	the propos which there	ed developm e are no prob	nent will drai plems in acc	n to the Kinn epting these	proposed de lel Bay Wast domestic de or this develo	e Water Tre mands. No	eatment Wor	ks for	way would b Developmen appropriate	nt of this site archaeologi	e should invo ical evaluatio	on works.
Urban Area Relationship to Settler extension	nent: Settleme	nt t	approximately o the north) Cycle Route:	local	Availability: A Suitability: W	vailable now	I				d land, it adj	oins an	Site E3 is pa Abergele in developmen developers a	the revised t brief will b	Deposit LDF e prepared t	P. A o inform
		۱ ع	oute connect National Cycl 5 within 800m	e Route า	urban area ar Rhyl in Denbi period (see B	nd is reasona ghshire. The ackground F	ably accessi e site will cor Paper 14 – E	ble particula htribute to en imployment l	ly to the mai ployment ne and Study).	n centres of eds for the	Colwyn Bay area during	/ and the Plan	constraints a site and the by policies in	and opportu type of dev	inities presei	nted by the
		F	approximately Frequency of Fransport: 0 point	Public	Viability: +/- ( detail on the a Study. Phasing: Con	affordable ho	ousing provis	sion is contai	ned in BP9 A							
Spatial Objectives Assessment	SO1: 0/- SC	)2: +	SO3: 0	SO4: 0/+	<b>SO5: 0</b>	SO6: 0	<b>SO7: +</b>	SO8: 0	<b>SO9: +</b>	SO10: ++	SO11: ++	SO12: +	SO13: +	SO14: 0	SO15: 0	SO16: - /0
Opportunities to Manage / Mitigation?	SO1: While the part of a strate strong opportu ensure that de enhances the	gic site nity to velopm	allocation. It develop to a ent does not	is consid high desi impact n	ered that any i gn standard an egatively on th	mpacts on la d incorporate e landscape.	andscape co e sustainabl . SO16: see	uld be appro e building m SPG on Pla	priately mitig ethods and re nning and the	ated (e.g. th enewable er e Welsh Lar	nrough the L nergy systen nguage for fu	andscape ( ns. SO12: ( ırther guida	Character SP Careful landsc nce on ensur	G). SO10/1 <sup>,</sup> aping and b ng develop	1: The site o ouffering is e ment sustair	ffers a ssential to

#### LDP HOUSING / EMPLOYMENT ALLOCATIONS - COLWYN BAY, OLD COLWYN, RHOS ON SEA & MOCHDRE

Site Details			Acces	s to Key S	ervices	Constra	ints and D	eliverabili	y					Council's Approach		
Site Ref: 217			Acces	s to Key S	ervices	Environ	mental Co	nstraints						Does the	site have p	otential
Site: BT Exchange, Co	lwyn Bay			e of Shop			t on landso nent bound	ape and Co lary.	ountryside:	The site is	located wi	thin the exi	sting	for inclusi Deposit L		Revised
Proposal: Residential	developm	ent.		ors Surger	,			haracter: H			character	area in LA	NDMAP	The availa	bility of this	site
Current Use: Commer	cial buildir	ng	Yes			<ul> <li>Impac</li> </ul>	t on views:	Within exis	ting settler	nent bound			. Much	which perfe	orms well a	igainst
Area (ha): 1.21				I Employm ortunities -		<ul> <li>Impac</li> </ul>	t on Biodiv	tricted in vie ersity: The	site is of no	o known bio	diversity v			sequential	test, mean	s that it
Theoretical Yield and				d Access to n Developi		<ul> <li>Impac</li> </ul>	t on Histori	c Environm	ent: No co	mments rea	ceived.			should be and brough	nt forward w	where
would be considered for				egy Areas		Physica	l Constraii	nts:						possible be	efore green	field
dwellings based on the dwellings per hectare.	density o	r up to 50	(bus/	train/cycle	) – Yes			15 Flood R wn previou					ə 1 —	sites.		
Ownership: Private				e is relative I to the exis		Envir	onment an	d Technica		,				Dwr Cymru that off-site		
Relevant Planning His	story: No		service	route and	stop. It is		rship: No is d Conditior	ns: Previous	sly develop	ed land – t	here shoul	d be no lar	d	required ar		
Relevant Flamming ma	<b>Story</b> . 1401			latively wel ficant emp			nination iss		received					application	0 1	0
Status in Adopted Pla			zones.	nount omp	loymon			comments required to		COSS NO O	hiection			proposed s		
designation in the Colw	yn Borou	gh Local						vr Cymru N				from the		public wate		
Plan.				nability Po				oment can					ge	protection the form of		
Site Description: The	site is loca	ated on the	Local F 400m	acilities: w	rithin			nage from						and/or dive		
western edge of Colwy				Transport:	within			atment Wo						required.		
existing settlement bou				ous stop (C				emands. N his develor		s are envis	aged with	the provisit	nora			
a primarily residential a			Bay tra	in station v	vithin	water	Supply IOI I		inent.							
been used as a telepho and is due to be vacate		0 ,		of the site)		Availabili	ity: The cur	rent occupi	ers have re	ecently exte	ended the I	ease, with	the site			
phase of the Plan peric		liadie		Route: Nati				after 2015.		· · · <b>,</b> · · ·		,				
Hierarchy of Settleme		ential	of the s	Route 5 wit site	nin 1km	Cuitabilit	u Mbilo da	volonment	of the oite	would room	lt in a loop	of oviation				
Test)				ncy of Pub				velopment is consider					ndina			
Located within Settle	mant Bau	ndonu No	Transp	ort: 1 or 2	points	area is p	redominan	tly residenti	al. Develo	oment of th	e site also	makes use	of			
Previously Developed								ed land and								
Urban/Rural: Semi urb		5						le particula								
Position in the Settler		archy:						te had no la					ın.			
Urban Area								anning oblig Ier detail or					ed in			
<b>Relationship to Settle</b>	ment: Se	ttlement						ising Viabili								
Extension								er 2012. Ple		P/30 for fur	ther details	S.				
Spatial Objectives	SO1:	SO2: 0	SO3: +	SO4:	SO5: 0	SO6:	S07:	SO8: 0	SO9:	SO10:	SO11:	SO12:	SO13:	SO14:	SO15:	SO16:
Assessment	++			0/-		+/0	+/++		++	++	++	+/0	0	0	0	0/+
Opportunities to														ne needs of		
	cito io pr	aviauchy da		nd and in la												
Manage / Mitigation?		eviously de												site will pro ate sustainal		

Site Details				Access to	Key Servic	es	Constraint	s and Deliv	erability				Counc	il's Propos	ed Approa	ch
Site Details Site Ref: 488 Site: Former Edelweis Bay Proposal: Residential Current Use: Former Area (ha): 0.53 Theoretical Yield and considered for approxi the density of up to 65 Ownership: Private Relevant Planning Hi existing hotel and erec granted 25/06/2007 Status in Adopted Pla the Colwyn Borough L Site Description: The Colwyn Bay and is local is bounded by existing its northern, southern a screened by tress alor is currently off Lawson Hierarchy of Settlemer Previously Developee Urban/Rural: Urban Position in the Settle Relationship to Settle existing settlement boo	developmen hotel and gro d Density: Th imately 35 dv istory: 0/329 ction of Nursi an: No land ocal Plan. e site is in the ated close to residential of and western ng its eastern n Road. ents (Seque ement Bound d Land: Yes ement Hierar ement: Deve	nt bunds. he site woul wellings bas er hectare. 058 – Demo ng Home (c use designa the town ca bevelopmen boundaries boundary. <b>Intial Test)</b> dary: Yes chy: Urban	d be led on lition of outline) – ation in a of entre. It t along and is Access	Access to • Range of – Yes • Doctors S • Access to • Local Em Opportun • Good Acc Developm	Key Servic Shops and Deducation ployment ities - Yes sees to othe hent Strateg /cycle) – Ye very well loo bus service is also very ignificant t zones. lity Points ties: within olwyn Bay in 600m ely) e: Access to cle Route 5 xximately of Public Tr	es I Services es - Yes er Urban gy Areas es cated to e route y well 200m n 200m train	Environme Impact or the site is is surrour Impact or LANDMA Impact or is surrour along its Impact or Impact or Physical Co Flood Ris Technical Ownershi Ground C land cont Archaeolo Highways Lawson F on plan th Infrastruct this propo- Utilities. Availability: If surrounding also makes existing sett	ntal Constr ntal	raints and Countr previously of acter: High ent. See poo e site is with idential devi undary. ry: No comm hvironment: tion from the d the Enviro s Previously d isues ection applications proved prote e overcome. bblems envis pment. No comment applications proved prote e overcome. bblems envis pment. No comment iously devel ndary. The so of Llandudnot the local action ing obligatio letail on the lable Housir Colwyn Bay	developed pment. quality land licy NTE/5 in the exist elopment a nents recei No comme e Council's onment Age leveloped la sutilised ex blematic. G No objecti saged with objection fr Bay Masterp for resident residential. loped land site is acce o and Colw dopted plan ons SPG fo affordable ng Viability Masterpla	land in an u dscape char for details. ing settleme and is screen wed Environme ency Wales. and – there isting access iven the site on. water supp om Wales a blan delivery tial use as t Developme and is locat ssible partic yn Bay. The r further infor housing pro Study. n delivery. F	nt and should be no s from a area shown ly provision to nd West n he ent of the site ed within the sularly to the s site had no prmation on povision is Please see	S Does t inclusi LDP? It is pro Colwyr on the the Ma The av perform criteria that it s and bro before Surface design- suitabil Draina disposi waters the site agreen to adop implem This is should allocati	he site hav on in the R posed to in Bay Maste proposed si sterplan do ailability of f swell agai and the sec hould be al pught forwa greenfield s e water disp ed with com- ity of Susta ge System ( al and atten If SUDS ar , and subje nents being tion, this sy ented for th in accordar be conside ons regardl	e potential evised Dep clude this si rplan. Furth te will be co cuments. this site, whi nst sustaina quential test located in th rd where po	for posit ite in the her details ontained in ich ability , means he Plan ssible l be iven to the n frace work for propriate h regard d be ations. V15 and te ood risk
Spatial Objectives Assessment	SO1: ++	SO2: ++	SO3: +	SO4: 0/-	SO5: 0	SO6: +/0	S07: ++	SO8: 0	SO9: ++	SO10:	SO11:	SO12: +/0	SO13: 0	SO14: 0	SO15: 0	SO16:
Opportunities to Manage / Mitigation?	previously Masterpla	developed n which will	land and is be made a	s located with available for p	in an existi oublic consu	ovide an el ng urban a ultation. SC	lement of affor area. It is also D3: The site w ustainable bui	accessible l ill provide a	by different n element o	need whic transport n f affordable	h would cor neans. SO2: e housing to	tribute to the The site is p meet local n	roposed as	part of the	Colwyn Bay	is

Site Details		Acce Servi	ess to Key ices		Constraints	and Deliver	ability								ouncil's Prop oproach	osed
Site Ref: 494		Acce	ess to Key		Environmen	tal Constra	ints							D	oes the site l	nave
Site: Ysgol y Graig, Old Co	lwyn	Servi			Impact on	andscape a	nd Country	side: The sit	e is within tl	ne existing	settlement b	oundary in a	an urban are		otential for ir	
		• Rai	nge of Shop	os and		ounded by d									e Revised D	eposit
Proposal: Residential deve	lopment		rvices – Yes		<ul> <li>Impact on I</li> </ul>	ocal Charac	ter: High qu	ality landsc	ape charact	er area in L	ANDMAP a	ssessment.	See policy	LI	OP?	
		• Do	ctors Surge	ry –	NTE/5 for a											
Current Use: School buildi	ngs and	Yes	S		<ul> <li>Impact on y</li> </ul>	views: Within	n existing s	ettlement bo	undary, sur	rounded by	residential of	levelopmen	t.		ne availability	,
playground.			cess to Edu	cation	<ul> <li>Impact on I</li> </ul>	Biodiversity:	CCW have	no records	or protecte	d species a	t this locatio	n but it is po	ssible that		hich performs	
• • • • • •		- Y									port bat spec			Cy C	ainst sustain	
Area (ha): 1.1	- <b>1</b> 4 - <b>T</b> h -		cal Employn					``	,		pitats and Sp		· · ·	• ·	iteria and the	
Theoretical Yield and Der site would be considered for			portunities -				,				ecies Regul	· ·	,		st, means tha	
approximately 30 dwellings			od Access t	to							of any planr			ig i	e allocated in nd brought for	
the density of approximatel			er Urban								ation site su				here possible	
dwellings per hectare and t	,		velopment								as issued b				eenfield sites	
account landscaping and b			ategy Areas								ses of prese				eenneid sites	•
account landscaping and b	unening.		s/train/cycle	e) —							bjection in p				number of hid	nhways
Ownership: Council owned	l site	Yes	S					g of this size	, even in a	sub optima	I location, w	oula neea to	be checke		nd access imp	<i>,</i>
		The	site is well lo			e demolition									ave been sug	
<b>Relevant Planning History</b>	: None		e existing bu		<ul> <li>Impact on</li> </ul>	HISTORIC ENVI	ronment: N	o comments	received.						e Council's H	
g			ce route and		Physical Cor	etrainte:									nd service and	
Status in Adopted Plan: N	lo land		also well loca		<ul> <li>Flood Risk</li> </ul>		ad Zapa A	No objectio	o from the		wiropmont	nd Toohnio	al convice o		ould be taker	
use designation in the Colw			ficant emplo			nt Agency W		NO ODJECIIO	i nom the		wironmenta	and rechnic	al service of	me	count in site	
Borough Local Plan.		zones		ymeni	Ownership	0 ,	ales.									
-		201103	0.				wieuely de	valanad lana	thoro ob	ould be pel	and contami	notion inque		Tł	ne Countrysid	e Council
Site Description: The site	is located	Sust	ainability P		<ul> <li>Archaeolog</li> </ul>		,					nation issue	5	fo	r Wales recor	nmends a
in the existing settlement be			I Facilities: \		<ul> <li>Archaeolog</li> <li>Highways:</li> </ul>						vould roquir	iunation im	nrovomont		rvey for bats	in the
adjoins Llysfaen Road alon			n approxima								sub-standard			VI	cinity prior to	
southern boundary and is s			c Transport								us and along			de de	evelopment of	f the site.
on all four sides by resident	ial		h bus stop								ward, but wi					
development.		(near	est train sta	ation is							equired alon					
			yn Bay)								ving signs of			itain		
Hierarchy of Settlements			e Route: Loo								n of accomn			ed		
(Sequential Test)			, leading to								within the p					
			nal Route 5	ō,	<ul> <li>Infrastructu</li> </ul>	ire: No objec	ction from V	vales and W	est Utilities		•	•				
Located within Settlemen	τ		n 400m	L.P.												
Boundary: Yes	ad. Vez		uency of Pu		Availability: A											
Previously Developed La Urban/Rural: Urban	iu: res	i rans	sport: 1 or 2	points	Suitability: It i							,				
Position in the Settlemen					Development											
Hierarchy: Urban Area	L				settlement bo	,			,		nain centres	of Llandudr	no and Colv	<i>r</i> yn		
Relationship to Settlemer	ht-				Bay. The site											
Development within existing					Viability: +/- (							⊢urther deta	all on the			
settlement boundary	1				affordable ho Phasing: Brin							for further d	ataile			
					i nasiny. Dili	y ioi waiu wi	in regordy	1111 all 111 Sdl	e Fian per	iou. Fiedse	366 DF/30					
Spatial Objectives SC	)1:						S07:		SO9:	SO10:	SO11:		SO13:			SO16:
Assessment +/+	SO	2: 0	SO3: +	SO4: 0	SO5: 0	SO6: 0	+/++	SO8: 0	+/++	++	++	SO12: 0	0/-	SO14:	0 SO15: 0	0/+
		contribu	utes to hous	ing need	and would pro	vide an eler		rdable hous				ribute to the	•.	ne commu	nity. The site	
					vithin an existi											
					s a strong opp											

Site Details				Access to Key	/ Services	Constrai	nts and Deli	verability					Cou	incil's Propo	sed Approa	ach
Site Ref: 496 / C7 Site: Ty Mawr Farm, Old Proposal: Residential de Current Use: Agricultura Area (ha): 12 Theoretical Yield and D considered for approxima- the density of 35 dwelling account open space and provision. Ownership: Council own Relevant Planning Hist development (outline) for approximately 4.9ha proj Application approved at to S106 agreement for a space. Status in Adopted Plan development (policy CH3 (policy CR4) in the Colwy Site Description: The si dissected by hedgerow a The site is bounded to the a number of residential c off Glas Coed. A track ar along the southern site b parallel with Peulwys Ro boundary of the site up to Hierarchy of Settlemen Located within Settlemen Previously Developed I Urban/Rural: Rural Position in the Settlem	evelopment al Density: The ately 255 of gs per hec landscapi ned land ory: 0/312 r 250 dwel posed as F Planning C ffordable h at Allocated a) and pub yn Borougl tte consists and occasis te north by wellings a nd public fo ooundary fr ad and arc o Peulwys ts (Seque ent Bound Land: No	he site would wellings bas tare and taking / buffering 83 Resident lings and Public Open committee su ousing and d for resident lic open spa n Local Plan s of sloping f onal mature Peulwys La t the eastern botpath cont om the farm bund the wes Road. <b>Intial Test</b> dary: No	sed on ing into g ial Space. Jbject open tial ce ields trees. ne and extent inue stern	<ul> <li>Access to Key</li> <li>Range of Sh Services – N Colwyn is the centre, over</li> <li>Doctors Surg</li> <li>Access to Eo Yes</li> <li>Local Emplo Opportunities</li> <li>Good Access Urban Devel Strategy Are (bus/train/cyd)</li> <li>The site is rela located to the e service route a and is close to is also relativel located to sign employment zo</li> <li>Sustainability Local Facilities Public Transpor within 200m (n station is Colw Cycle Route: N Route 5 is app 1km from the s Frequency of F Transport: 1 po</li> </ul>	ops and lo (Old e nearest 1km away) gery – Yes ducation – yment s - Yes s to other opment as cle) – Yes tively well existing bus nd stops the A55. It y well ficant ones. <b>Points</b> : within ort: Bus stop earest train yn Bay) lational roximately ite Public	<ul> <li>Impact and Co for Wal</li> <li>Impact assess</li> <li>Impact incorpo Boroug cover t</li> <li>Impact and the also po mitigat</li> <li>Impact the sou</li> <li>Physical</li> <li>Flood F applica</li> <li>Owners</li> <li>Ground</li> <li>Archae site fea site fea site fac</li> <li>Highwa applical Council</li> <li>Infrastri No obje Wales a</li> <li>Availability</li> <li>Suitability:</li> <li>Abergele through its sympathe</li> <li>Viability:</li> </ul>	untryside Off es at applica on local Cha ment. See po on views: Ac orate publico C gh Local Plar he higher ex on Biodivers ese would ne ossible use o ion measure on Historic E th of the site <b>Constraints</b> Risk: TAN 15 tion stage. ship: No issue I Conditions: ology: Clwyd ature nys: A Transp ble against th l's Highways ucture: No ol ection from D and West Uti y: Site could : While devel main village and Colwyn I s adoption in tic to the sur t-/ (see Plan	e and Count iicers at app tion stage. racter: High Jicy NTE/5 f Jjoins existin open space of and the greater tent of the si ity: There is ied appropri- f the land fo s at detailed invironment will not be a Flood Zone es No issues Powys Arcl port Assessm he most rece service at a ojection from ŵr Cymru W lities. Water be released lopment of tt and is reaso Bay. The pri the Colwyn rounding lar hing Obligat	auality lands or details. g settlement on a similar a sen wedge w te along its s some interes ate protection foraging by application s The setting application s ate source by th A; no object haeological T hent was und ent guidance pplication sta the Council (elsh Water a supply may from May 20 he site would nably access nciple of dev Borough Loo dscape and ons SPG for	e. No objecti scape charact tooundary. T area to that a vill be extend southern enc st in the mat n measures protected sy stage. of the Grade ne proposed tion from Env Frust request dertaken for available. N age. I's Education at application require an o 013 d result in a l sible particul velopment ha cal Plan. Dev biodiversity	on from Cou cter area in L The housing allocated in the ed up to the d. ure trees pre- at application pecies and s e II listed Ty development vironment Ag t the retention this site in 20 lo objection f a service at a in stage. No of ff site reinfor oss of green larly to the m as already be velopment sl interest. mation on re	area will ne Colwyn site which wi esent on the s n stage. The urvey and Mawr buildin t. gency Wales n of a well as 006 which is rom the pplication sta objection fron cing main. field land, it ain centres of een establish hould be	e incl ncil LDF Alth loca cen seq resi bee its a plar re is A D prej g to Dev incc Dra A st Dra Dra S a still Cor app sho sta s a s a the plar resi for ncc app sho still Cor prej page. pos The affe prin pos to nco app age. pos to to to to to to to to to to to to to	ough the site the don the ec- tre and gener uential test. T dential develo n established illocation in a n. evelopment of t pared for this effect the LDF relopment of t prorate the u inage System rategic lands- uired for deve uld incorporat southern bou uld be planted nments receive lication stage s consultation tive and raise re are no infr cting delivera ciple issue th being brough pletion of a S subsequent s downer to vac e, the delivery olve a new pla nning obligatio	Revised De is Greenfield ge of an acc ally perform he principle opment has a lat this locat n adopted de Brief was pre- site and will policy requi- the site shout se of Sustain is where pos- caping sche- lopment of the d at the outs wed for this si- and the outs wed for this si- and the outs to stage were ed no major astructure co- bility of the si- at has impac- tof agreem serving of a r at the land y of this site anning applico- ons. By phas- d third phase	posit d land, it is cessible s well in the of already ion through evelopment viously be updated irements. Id nable ssible. me will be his site and ow defining site which et. ite at jinal LDP generally issues. onstraints site. The cted on the s been the net and notice to the . In any now would action and ing the site as of the
Village Relationship to Settlem						Housing \	etail on the a /iability Study Please see B	y.	•	on is contair	ied in BP9 A	TTOTOLODIE	prio	n period (2012 rity to previou ws adequate	usly develope	ed land and
Assessment	<b>501: +/-</b> 501: The s	SO2: 0	<b>SO3:</b> +/++	SO4: 0	SO5: +/0	SO6: 0	SO7: +/-	SO8: 0 e housina fa	SO9: + r local need	SO10: ++ which would	SO11: ++	SO12: +/-	SO13: +	SO14: 0	SO15: 0	SO16: 0/+ eenfield
Manage / I Mitigation? r	and, it adjo mitigated ( oute. The opportunity	bins an exist e.g. through developmen to develop	ing settlen the Biodiv It brief will to a high c	nent and is acco versity, Landsca emphasis the i design standard gatively on the	essible by dif pe Characte mportance of and incorpo	ferent trans r SPGs). SC cycle route rate sustain	port means a D3: The site v s and footpa able building	and it is cons will provide a ths througho methods ar	idered that a an element of out the site to ad renewable	any impacts f affordable l o encourage e energy sys	on landscape housing to m sustainable tems. SO12:	e and nearby leet local nee transport pat Careful land	biodiversit ds. SO7: T terns.SO10 scaping an	y interests ca he site is situ //11: The site d buffering is	n be approp ated near to offers a stro	riately a bus ng

Site Details		Access to K	ey Services	0	Constraints	and Deliv	erability					Council's F	Proposed A	pproach	
Site Ref: 247 (SR23) Site: Dinerth Road / Education	Office	Access to K • Range of S Services –	hops and		Environmen Impact on	landscape				an urban a	rea on	Does the s in the Revi			nclusion
Proposal: Residential develop		<ul> <li>Doctors Su</li> <li>Access to I</li> </ul>	rgery – Yes		Impact on	local Char		quality lanc	scape char	acter area i	in	The site wa consideration	on at Depos	it stage. The	Э
Current Use: Buildings for offic Area (ha): 1.81	e use	Local Emp Opportunit	es - Yes	•	Impact on Impact on	Biodiversit	y: None app	arent				availability of against sus sequential t	tainability c	riteria and th	e
Theoretical Yield and Density	r: The site	<ul> <li>Good Acce Urban Dev Strategy A</li> </ul>	elopment		Impact on Physical Co		vironment:	no commer	ts received			allocated in where poss	the Plan ar	nd brought fo	orward
would be considered for approx 65 dwellings based on the dens	timately sity of up		eas sycle) – Yes		Flood Risk	: TAN 15 F	Flood Risk Z					The Counci	l's Busines	s and Develo	opment
to 40 dwellings per hectare and into account open space and landscaping / buffering provisio	-	The site is re located to the	existing bus		Agency Wa Technical	ales. No ol service.	bjection from					manager st employmen such. B2 ar	t use and s	hould be ret	ained as
Ownership: Public		service route also relatively significant en	/ well located	to 🖕	Ownership Ground Co contaminat	nditions: F	Previously d	eveloped la	nd – there s	should be n	o land	in mind the on all sides	levels of re		0
Relevant Planning History: N	one	It is recomme walk distance	ended that th to the bus s	e stop	Archaeolog Highways:	gy: No arcl	naeological	mpact				A Developm			
Status in Adopted Plan: No la designation in Colwyn Borough Plan.		be reduced a explored with public transp	the Council	ld be	Infrastructu proposed o system. Fo	ure: Dwr C levelopme oul drainag		commodat roposed de	ed within th velopment	e public sev will drain to	werage the	site. The As site occupa (including a is considere	nts, conside proportion	er that reside of affordable	ential use e housing)
Site Description: The site is lo the western extent of Rhos on a accessed off Dinerth Road. It c	Sea,	Sustainabili Local Facilitie Public Trans bus stop (nea	es: within 400 port: within 2	00m	accepting t provision o	hese dom f a water s	estic demar supply off thi	ds. No pro s developm	blems are e ent.			Dwr Cymru mains may assessed d	be required	and these of	can be
a building and car park with min landscaping around the site bo		is Colwyn Ba Cycle Route:	y)		vailability: A Suitability: W mployment	hile develo	pment of th	e site would	l result in a		sting	stage.	nnonto roo	aived from	
Hierarchy of Settlements (Set Test)	quential	within 1km Frequency of Transport: 01		s n	urrounding a nakes use of	area is pre	dominantly	esidential. land and is	Developme located wit	nt of the site hin the exis	sting	General cor Environmer site allocatio	nt Agency V	/ales sugge	
Located within Settlement Bo Yes Previously Developed Land: Urban/Rural: Urban	-			c ir V	ettlement bo entres of Lla the local ad /iability: +/- ( equirements	indudno ar dopted pla see Planni	nd Colwyn E n. ng obligatio	ay. The site	e had no lar further info	nd use designment	gnation	water dispo increase the Developers Sustainable	e risk of floo should con Drainage \$	ding elsewh sider the us Systems (Su	iere. e of iDS) as a
Position in the Settlement Hie Urban Area Relationship to Settlement: Development within existing se	-			ir F	h BP9 Afford Phasing: Release	able Hous ease in se	ing Viability	Study.	• •			method of n in some cas off. See TA	ses, actually		
boundary															
Spatial Objectives SO1: Assessment ++	SO2: 0	SO3: +	0/-	SO5: 0	SO6: +	SO7: +/++	SO8: 0	SO9: ++	SO10: ++	SO11: ++	SO12: +/0	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Manage / Mitigation?previou previou housin	usly develope	ibutes to hous ed land and is al needs. SO	located withi	n an exis	sting urban a	rea. It is a	lso accessit	le by differ	ent transpo	rt means. S	O3: The s	ite will provid	le an eleme	nt of afforda	ble

Site Details			Access to Services	о Кеу	Constra	ints and De	eliverability						Council's	Proposed .	Approach	
Site Ref: 71/348 Site: Dinerth Hall Farm,	Rhos on Sea		Access to Services	о Кеу	-	nental Cor		ntrvside: Co	Intrvside Co	uncil for Wa	ales states th	at if all of		site have p vised Depos	otential for i	nclusion
Proposal: Residential of Current Use: Agricultur Area (ha): 2.7 Theoretical Yield and	levelopment ral <b>Density:</b> The s		<ul> <li>Range of Services</li> <li>Doctors Yes</li> </ul>	of Shops and s – Yes Surgery – to Education	this we develo Impact assess Impact Impact	re to be dev pment of the on local Ch ment. See on views: A on Biodive	veloped, it w e site might naracter: Hig policy NTE/ Adjoins exist rsity: Afon G	ould be a ve be acceptab h quality lan for details. ing settleme anol is an in	ry visible inc e to CCW. dscape char nt. iportant wild	cursion into acter area i life corridor	open country n LANDMAP so developm	vside. Part	Although t currently lo located in performs v considerin	he site is gro ocated in a g an accessib vell in the se g the green	eenfield land green barrier le centre and equential test wedge criter	it is I generally . When ia (paras
would be considered for on the density of 30 dw taking into account oper landscaping / buffering takes into account exclu- extent of the site which an incursion into open con- part relate to the aviation	ellings per hect n space and provision. This uding the weste is both flood ris countryside whic	are and also ern sk and	<ul> <li>Opportu</li> <li>Good Adore University</li> <li>Develop Strategy</li> <li>(bus/trained)</li> </ul>	rban oment	roostir record Develo Whole of the	ng waders, i s of otter/wa opment on t site develo site would b	ncluding lar ater vole – t he eastern s pment woul be more acc	ge numbers his may cons site would ke d be an incu	of waders. C train develo ep the settle sion into the	countryside pment on the ment in line countrysid	blain and are Council for V ne western si e with north-s e. Partial dev	Vales have de. outh.	location re and adjoin considered wedge bou residential	lative to the ing resident appropriate indary to ind allocation.	PW) against t existing villa ial properties e to amend t clude this site	ge edge s, it is ne green e as a
not relate to the existing Ownership: Private Relevant Planning His			Yes The site is well locate existing bu	ed to the	<ul> <li>Flood I wester</li> </ul>	n half of the	f the site (we site is in Er	nvironment A	gency flood	zone 3 – hi	od risk zone ( gh risk, fluvia	al > 1/100.	flood zone subjected remainder	area or the to previous of the site is	ld take place area of the s flooding. The s suitable for ncil for Wales	allocation.
Status in Adopted Pla (policy CN5) in Colwyn			route and also relativ	stop. It is vely well	year) b the floo	asis. The C od zone; no	ouncil's Envolution to	vironment an remainder c	d Technical : f the site. Th	service sug ne Environm	ds on regular gest no deve nent Agency	lopment in Wales	more supp side of the	ortive of de site. In line	veloping the with Environ mendations,	eastern ment
Site Description: The south western extent of			located to employme	significant ent zones.	is stror		I not to alloc	Flood Conse ate this site.	quences Ass	sessment is	done and ac	cepted it	risk should	be assesse	ed and accep	oted.
Rhos on Sea. It is curre Dinerth Hall Road but p Marston Road. The site land from north to south	roposed access is situated on r	s is via rising		bility Points ilities: within	<ul><li>Ground</li><li>Archae</li><li>Highwa</li></ul>	d Conditions ology: no o ays: The ca	s: No issues bjection pacity of the	highway ne			ds to ensure c on Dinerth		extensive provided b	off site provi y financial c	ter states that ision will nee contributions.	d to be
rough pasture land. Hierarchy of Settleme	nts (Sequentia	Il Test)		m bus stop rain station is	existing length recom	g complaints of the cul-de mends acce	s about volu e-sac. A trar pting the sit	me of traffic nsport site ap e, subject to	on the road. praisal stud improvemer	There are p y undertake nts.	problems with n by consulta	n the ants	by consult site. This a	ants recomr	sal study uno nends accep subject to imp pad / Llanduc	ting the proving
Located within Settlen Previously Developed Urban/Rural: Semi urb Position in the Settlen Area Relationship to Settler	Land: No an nent Hierarchy	r: Urban	Cycle Rou	vite: National vithin 600m y of Public	sufficie Availabilit Suitability an urban	nt. No prob ty: Available r: While dev area and is	lems are en e now relopment of	visaged with	the Waste V Id result in a	Vater Treatr	ly network is ment Works. enfield land, entres of Lla	it adjoins	measures parking pe Marston R	along Lland rmits could oad and Dir Marston Dri	ng traffic caln ludno Road. be introduce nerth Road. M ve should bo	Resident d along /arston
existing settlement		9			detail on Study.	+ (see Plan the affordat	ble housing		ontained in I		equirements) able Housing		A Develop site.	ment Brief v	vill be prepar	ed for this
Spatial Objectives Assessment		02: 0	SO3: +		SO5: +/0	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	SO1: The site land and is cur landscape can SO10/11: The and buffering i	rrently de be appr site offe	esignated as opriately mit rs a strong o	part of a gree igated (e.g. th opportunity to o	en barrier, it rough the E develop to a	adjoins an Biodiversity a high desig	existing sett and Landsca n standard a	lement, is ac ape Characte and incorpor	cessible by o er SPGs). So ate sustainat	different tra D3: The site ble building	nsport means will provide methods and	s and it is co an element d renewable	onsidered that of affordable energy syste	t any impac housing to	ts on biodive meet local n	ersity eds.

Site Details			Access to	Key Servic	es (	Constraints	and Deliver	ability						Counc Appro	il's Propos ach	sed
Site Ref: 452				Key Servic		Invironmen								Does	the site hav	
Site: Penmaen Road,	Conwy			f Shops and		Impact on I					in existing ι	urban area o	of Conwy.		tial for inclu	
Berner al Minedau			Services			Impact on I									evised Depo	osit
Proposal: Mixed use		nd		Surgery – Y		Impact on v			rban area. [	Detailed des	sign issues	for siting co	uld be	LDP?		
employment developn Current Use:	nent			o Education			application							The si		
Surrent Use:			Yes			Impact on E									te is previou ped land ar	
Area (ha): 2.7			Local En		•	Impact on I	Historic Envi	ronment: N	o comment	s received.					d in an acce	
Theoretical Yield and	d Donsity- T	be site		nities - Yes	_										and perform	
would be considered f				cess to othe		hysical Cor									quential test	
dwellings and 0.5 ha				evelopment		Flood Risk:										ι.
and.		mont	Strategy			Ownership:								Develo	pment of th	ne site
und.			(bus/trail	n/cycle) – Ye	es •	Ground Co									be subject t	
Ownership: Council of	owned				4.4		the costs as							implon	nenting any	
Relevant Planning H				well located			hane gas fro								ed following	
				y bus service		the develo	oper to cost	out in a bus	siness plan.	Much depe	ends on the	land value	as well as		ents receive	
Status in Adopted Pl	an: public (	open		stop. It is als d to significa			make the si		ble in the fu	iture.					uncil's Envi	
space designation in			employme		-	Archaeolo									nical servic	
Conwy District Plan			employme	it zones.		Highways:		uld be onto	Conway Ro	ad. No obj	ection					
•			Sustainah	ility Points	•	Infrastructu	re:									
Site Description: Lar	nd within exis	sting		ities: within	1km											
settlement. Residentia				nsport: within	A	vailability: N										
south and east, A55 to	o the north a	ind		stop (Conwy	· Amalia	uitability: Su					ondition issi	ues, the site	e is suitable			
employment developn	nent to the v	vest.		pproximatel	u	evelopment							• ) <b>F</b>			
			1km from t			/iability: +/- (										
				e: Traffic-fre		letail on the a Study. Comm										
			route within													
Lienensburg f Cattlen			Frequency			osts associa rom the form										
Hierarchy of Settlem	ents (Sequ	ential	Transport:	2 points		out in a busin										
Test)		<u> </u>				nore viable ir		uch depend		iu value as			e the site			
Located within Settle					'		r the future.									
Previously Develope	d Land: Ye	S			P	hasing: Plea	se see RP/3	0 for furthe	er details							
Urban/Rural: Urban					· ·	naoing. rica	00 000 DI /0									
Position in the Settle Urban Area	ement Hiera	rcny:														
Relationship to Settl	oment. Dou	alanmant														
within existing settlem	entent. Dev	elopinent														
within existing settlem	ent															
Spatial Objectives	SO1:	SO2: 0	SO3: +	SO4: +	SO5: 0	SO6: 0	S07: +	SO8: 0	SO9: +	SO10:	SO11:	SO12:	SO13:	SO14:	SO15:	SO1
Assessment	0/+									++	++	0/+	+	0	0	0/+
Opportunities to	SO1: The	site contribu	utes to housi	ng need and	would pr	ovide an ele	ment of affo	rdable hous	sing for loca	I need whic	ch would co	ntribute to t	he needs of	the commu	nity. The sit	te is
Manage /	previousl	developed	land and for	ns part of th	e existing	grounds at t	the Bodlond	eb Council	offices; how	vever, it is le	ocated withi	in an existin	g urban are	a. It is also	accessible I	by
Mitigation?		ransport mea														
		n element of														
		nethods and									o the essent	tial setting c	of the World	Heritage sit	e and ensu	re
		ont plana ar	a in place to	mitianto og	ninet any	potential imp	acts on land	acono and	highly oraity	intorooto						

#### LDP HOUSING / EMPLOYMENT ALLOCATIONS – CONWY, LLANDUDNO & LLANDUDNO JUNCTION

Site Details				ess to Key vices	0	Constraints a	nd Delivera	bility						Council's	Proposed	Approach
Site Ref: 14			Acc	ess to Key	E	Environmenta	I Constrair	nts						Does the	site have p	otential
Site: Woodlands, Lland	dudno Junct	ion	Serv	vices	•	Impact on lar	ndscape an	d countrysid	e: While the	site is gree	nfield land,	it appears a	natural		ion in the F	
			• Ra	ange of Shop	sand	extension site	e. It would r	esult in the l	oss of part of	of a 'green b	parrier' as co	ntained in th	ne draft	Deposit L	.DP?	
Proposal: Residential	developmer	nt	Se	ervices – Yes		Conwy UDP.	It is within	the Creuddy	n and Ċonw	/y LŎHI. CC	W would be	e concerned	given its	-		
-			• Do	octors Surger	/ - /	proximity to t								Although t	he site is G	reenfield
Current Use: Agricultu	ral		Ye		, 	SAC) surrou	nding Bodys	sgallen Hall	although it is	s separated	from these	by the A470	It would	land, it is l	ocated in ar	า
-			• Ac	ccess to Educ	ation	represent a r									e centre and	
Area (ha): 1.9			- `	Yes	•	Impact on loo	cal characte	r: High qua	ity landscap	be character	r area in LAI	NDMAP ass	essment.	performs	well in the se	equential
Theoretical Yield and	Density: T	ne site woul	d 🛛 🖌 La	ocal Employm		See policy N								test.		
be considered for 75 d				pportunities -		Impact on vie	ews: The pr	oximity to Bo	dysgallen H	-all and its r	registered pa	ark and gard	en means			
density of 40 dwellings	per hectare	and taking		ood Access to		that the site					- 5	<b>J</b>		Any propo	sed develop	oment
into account open space	e and lands	caping		her Urban		Impact on Bi					es along the	site's northe	ern	within the	locality of B	odysgaller
/buffering provision.				evelopment		boundary an								Hall must	not have a s	significant
				trategy Areas	•	Impact on Hi						o obiection f	rom the		on this impo	
Ownership: Private				us/train/cycle		Council's Co									. Furthermo	
			Ye	,	′									mitigation	measures v	/ill be
<b>Relevant Planning His</b>	story: None				P	Physical Cons	traints:								protect tre	
			The	site is well lo		Flood Risk: E		off rates sho	uld be mair	ntained and	additional v	olumes up t	o the 1 in	containing	biodiversity	interest.
Status in Adopted Pla			to th	ne existing bu		100 year eve										
(policies 5A, 5B) and L				vice route and		and Technica								The Envir	onment Age	ncy Wales
Area (policy 4BW) in th	e Llandudn	o Conwy		also well loca		the eastern b								recommer	nds that the	use of
District Plan.				qnificant		development									le Urban Dra	0
			emp	oloyment zone	s. •	Ownership: N				,	,			Systems s	should be inc	corporated
Site Description: The				,		Ground Cond		ssues							ign where a	
settlement of Llandudn			at Sus	tainability Po		Archaeology			nical sites v	within nlot					ore, hedgero	
the northernmost exter		,	Loca	al Facilities:		Highways: A				num piou					d as much a	
bounded by existing re			o its   appr	roximately 80		Infrastructure				that the allo	cation for d	avelonment	he		n wildlife co	
west, the A470 to its ea			awa	у		released in th									cessary they	
Marl Lane to its south a		edge / oper	Pub	lic Transport:		network impr									ing replaced	
countryside to its north			withi	in 200m bus	stop	pressure gas								enhanced	where feasi	ble.
			(Llar	ndudno Junct	on	must be cont				e pipeirie i			lotection			
Hierarchy of Settleme	ents (Seque	ntial Test)	train	station is over	er				nong.							
	•	,	1km	from the site	) 4	vailability: Ava	ailable now									
Located within Settle		dary: No		le Route: The	S	Suitability: Whil		ent of the si	e would res	sult in a loss	of areenfiel	d land, it adi	oins an			
Previously Developed				rest are over	ikm u	irban area and										
Urban/Rural: Semi urb				y in the centr	∋of in	n Denbighshire				,			,			
Position in the Settler	ment Hiera	r <b>chy</b> : Urban		dudno Juncti	on 🔪	/iability: +/- (se	ee Planning	obligations	SPG for furt	her informa	tion on reau	irements) Fu	irther detail			
Area				quency of Put	lic c	on the affordab										
Relationship to Settle	ment: Rour	nding off	Tran	nsport: 0 or 1	point P	hasing: Pleas	e see BP/30	) for further	details.			.g				
existing settlement						0										
Spatial Objectives	SO1: -	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6: +	SO7: +	SO8: 0	SO9: +	SO10:	SO11:	SO12: +	SO13:	SO14: 0	SO15: 0	SO16:
Assessment										++	++		++			0/+
Opportunities to						ovide an elem										
Manage /						s considered th										
Mitigation?						a contingency,										
						ig to meet loca										
						stems. SO12: (	Careful lanc	lscaping and	buffering is	s essential to	o ensure tha	at developme	ent does not	impact nega	tively on the	1
	londoono	nortioularly	with topoc	graphical chai	000											

Site Details				Access to Ke	y	Constraint	s and Delive	erability					Council's	Proposed A	pproach	
Site Ref: 176 / CR15				Services Access to Ke	W.	Environme	ental Constra	ainte					Does the s	ite have no	tential for in	clusion
Site: Esgyryn, Llandud	no Junction			Services	y				ide: While th	o sito is area	enfield land	it annears		ised Deposi		clusion
Cite: Logyryn, Elanada				Range of S	none				settlement,				in the revi			
Proposal: Mixed use d	evelopment	comprising		and Service					otpath) runs t				Although th	e site is Gre	enfield land,	it is
employment, residentia				Yes	3				be limited to						e centre and	
employment, reelaentie		anny acco.		Doctors Sul	aony _				tations relatir						quential test.	gonorany
Current Use: Agricultu	ral			Yes	gery –				nding quality				pononio n			
				<ul> <li>Access to</li> </ul>					y NTE/5 for a				The site is	proposed for	· inclusion as	а
Area (ha): 8.55				Education -	Voc				settlement. D		would be to	the			e LDP. This	
				<ul> <li>Local Emplo</li> </ul>					A470 main r			uie			art of the Plar	
Theoretical Yield and	Density: Th	ne site would	be	Opportunitie					protected sp		t to CCW				centre and w	
considered for approxir				Yes					pear likely to					ifferent uses		
the density of up to 40				Good Acces	na ta		ws if develop			16au 10 1033	or lengths of					
into account open space	e and lands	caping /buffe	ering	other Urbar					he site is wel	Il soloctod in	torme of ite		Should the	site be deve	loped in adv	ance of
provision. It would inclu				Developme					development						nents (sewe	
residential use, with 5.2				Strategy Ar		Telationsi		gresiderillar	development						uired to fund	
				(bus/train/cv		Physical Co	onstraints.						improveme	nts.		
Ownership: The entire	site consist	s of public ar	nd	Yes				lood Zone A	. No known fl	looding histo	rv on sita TI	nere are	·			
privately owned land pa	arcels.	-		100					ent of the sit						e may attract	
				The site is we	II				site for the we				archaeolog	ical interest	and further ir	nformation
Relevant Planning His	story: Previo	ous applicatio	ons for	located to the					surface run c				would need	l to be obtair	ned from Gwy	ynedd
employment developm	ent in the so	uthern corne	er, most	existing bus s					enter water				Archaeolog	ical Trust at	planning app	olication
recently the application	for the erec	tion of the W	/elsh	route and stop			ip: No issues		Cintor Water	0001000.			stage.			
Assembly Government	building (ref	ference 0/323	389)	main line raily			Conditions: N									
				service station					ssessment i	n 2000 (CAT	roport 208)		It has been	recommend	led that on si	te
Status in Adopted Pla		nation in the		also well loca					historic field			f Waan-			l as much as	
Llandudno Conwy Dist	rict Plan.			significant					ment althoug						dors. Where	
				employment z	ones.				equired, depe			ocation of			required bei	
Site Description: The						any prop		on may be n	equired, depe			ocation of			l. The on site	
its eastern and norther				Sustainabilit	/			ould be locat	ed either at t	the roundable	but on the $\Delta A$	70 or via		etained and	enhanced w	here
abuts residential develo				Points					o access sho				possible.			
boundary is adjacent to				Local Facilitie	s:				ments in nex							
north Wales railway line				within 800m					nains nearby						raisal study u	
the site tends to rise fro				Public Transp	ort:				o accommod						iere are no si	
The new Welsh Assem				within 200m b	us stop				will be requir						ment of this	
the southern section of	the site, adj	oining Narrov	w Lane.	(train station i	n				ms with wate		stand any po	Cintai			to the rather	
Hierarchy of Settleme	nts (Seque	ntial Test)		Llandudno Ju	nction,	mproven	ionto require		ino with wate	o ouppiy.					on on Conwy	
Located within Settle		-		easily access		Availability:	Available no	w: developm	ent of this st	rategic site r	equires a co	ordinated			edestrian pro	
Previously Developed				public transpo	rt from		volving the d			i alogio olto i	oquiroo u oo	oraniatoa			. A site Trave ategy should	
Urban/Rural: Semi urb				the site)					site would re	esult in a los	s of areenfiel	d land. it				
Position in the Settler		chy: Urban A	\roa	Cycle Route:		adjoins an u	ırban area ar	nd is reasona	ably accessib	ole particular	ly to the mai	n centres			Transport As row Lane sho	
Relationship to Settle				free and on ro			ay and Lland		,	·	,					
Relationship to settle	ment. Settle			routes within					SPG for furth	her informati	on on require	ements)			e secondary of Narrow L	
				Frequency of		Further deta	ail on the affo		ing provision						d as part of th	
				Transport: 2 p	oints	Housing Via	ability Study.		•					Junction Ma		
						Phasing: Ple	ease see BP	/30 for furth	er details						be prepared	for this
													site.		oo piopuidu	
Spatial Objectives					SO5:					SO10:	SO11:		SO13:			SO16:
Assessment	SO1: +	SO2: 0	SO3: +	SO4: ++	0	SO6: +	SO7: ++	SO8: 0	SO9: ++	++	++	SO12: +	++	SO14: 0	SO15: 0	0/+
Opportunities to	SO1. The	site contribut	tes to hou	sing need and v	vould pro	vide an elem	ent of affords	able housing	for local nee			to the nee		munity Wh	ile the site is	
Manage /				area and is well												
Mitigation?				ugh the Landso												
				rplan. SO14: T												ao puit
				1												

Site Details				Access to K	ey Services		Con	straints and	Deliverab	lity					Council's Approac	s Proposed	1
Site Details Site Ref: 439 Site: Social / Youth Cli Proposal: Residential Current Use: Building Area (ha): 0.98 Theoretical Yield and be considered for 40 d density of 50 dwellings Ownership: Private Relevant Planning Hi Status in Adopted Pla Llandudno Conwy Dist Site Description: The area of Llandudno Jun Conwy Road to the so mix of predominantly m commercial developme Hierarchy of Settleme Located within Settle Previously Developed Urban/Rural: Urban Position in the Settle Area	developme s I Density: <sup>-</sup> wellings ba s per hectar story: Non an: No desi rrict Plan site is loca ction. It is b uth and is s esidential a ent. ents (Sequ ment Boun d Land: Ye	ent ignation in ted in the ur bounded by surrounded by surrounded by ential Test) ndary: Yes is	ban by a	Access to K • Range of S Services – • Doctors St • Access to • Local Emp Opportunit • Good Acce Urban Dev Strategy A (bus/train/d The site is ve to the existin route and stc located to sig employment Sustainabili Local Faciliti Public Trans 200m bus str in Llandudno	ey Services Shops and Yes Irgery – Yes Education – Y loyment ies - Yes ess to other elopment reas cycle) – Yes ery well locate g bus service p. It is also w mificant zones. ty Points es: within 200 port: within op (train static Junction, eas y public transp Traffic-free f00m and on vithin 200m f Public	ed rell Im sily	Envi Impon Impon Imm Imm Imm Phys Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild floo Fild Fild floo Fild Fild floo Fild Fild floo Fild Fild floo Fild Fild floo Fild Fild Fild Fild Fild Fild Fild Fild	ronmental ( bact on land this urban s pact on loca E/5 for deta pact on view pact on Bioc pact on Hister ical Constra- od Risk: The boding history ensure surfact elsewhere m edge. Foll od Alleviation the time of c posals woul obability floo- vnership: No posals woul obability floo- vnership: No pound Condit chaeology: No pound Condit chaeology: No punction of rastructure: werage netwo need under ogramme. No ability: Availa bility: The sii sily accessib well served to	Constraints scape and of te. I Character: Is. S: Adjoins e iversity: Po oric Environ aints: e site is spli on site. Not ce water ar in the catch owing the e on Scheme ded for the in C2 and alth d satisfy T/ d) should al issues ions: No iss lo recorded sible road v Derwen Lar Low pressu ork suffer fi Dwr Cymru o problems able now e is on prev le to a rang oy public tra	No LANDI existing sett rential impa ment: no co t between T objections rangements ment. Wate xtensive flo was carried area as par ough the E N 15 requires ough the E N 15 requires archaeolog <i>i</i> dening to be and Llan re gas mair om hydraul Welsh Wate envisaged flously deve e of service nsport.	MAP asses lement ct of works omments re- raised. Att s are accep ercourses - ioding from out on the t of the sch easterly s nvironmen rements, th dered. gical sites v Derwen La rhos Road. Is nearby, n ic overload er's curren with sewag	eceived od Zones A ach conditio obtable and do no ground r o the Afon W watercours heme was th ection of this t Agency wo he extreme e within plot. Ine required ding and no i the five year C ge treatment d, is located ities, within v	and C2. No n to any ap o not increa aising withi ydden in 19 e. The stan at of a 1 in s site is in T ould sugges event (0.1% and modifie . Parts of the mproveme capital Inve- or water su in an urban walking dist	o known pplication ase flood in min.4m 993, a dard of 200 year CAN 15 at the annual cations to ne public nts are stiment upply. area and ance and	Approact Does the for inclus Deposit I The Envin Wales wo Flood Co assessme this area compliand The Ager drainage carried ou existing rm of storm of including year ever Prior to at assessme works on they may buildings proposals	n site have sion in the DP? onment Ag uld advise on be carrie to ensure fut ce with TAN cy also sug assessmen it to determ un-off rates events (up t that of the in bats is carri be using th affected by	potential Revised ency that a s ed out for all a 15. ggests a t be for a range o and 1 in 100 ment, an npact of the ied out as ie existing the
Relationship to Settle existing settlement boo		velopment w	ithin				Furth Hous		he affordat Study.	le housing	provision is	ner informati s contained i					
Spatial Objectives Assessment	SO1: ++	SO2: 0	so			_	O6: +	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +	SO13: +	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	previousl of afforda	y developed	l land to me	to housing nee and is located eet local needs s.	within an exis	sting	urban	area. It is als	o accessib	e by differe	nt transpor	rt means. SC	03: It is anti	cipated that	t the site wi	l provide ar	n element

Site Details			Acces: Servic	s to Key es		Constraints a	and Delive	rability						Council's Approac	s Proposed	1
Site Ref: CR16 Site: North East of form Llandudno Junction Proposal: B1 employm Current Use: Undevelor Area (ha): 0.4 Ownership: Council ow Relevant Planning His Erection of business de granted 8/11/1999. The Centre has been built. Status in Adopted Pla rationalisation and imprin in the Llandudno Conwy was also proposed as a (policy IND2) along with Business Centre to its w in total for B1 and B2 us Unitary Development Pl Site Description: The fundeveloped land adjoin employment development the west which is to the Business Centre. The n mainline railway runs al boundary. Hierarchy of Settlement Located within Settlem Previously Developed Urban/Rural: Urban Position in the Settlem Area	ent use pped vned site story: 0/23 velopment conwy Bi conwy Bi n: Area in overnent ( y District F a local emp vest, comp vest, vest, ve	2200 t centre – usiness policy 4HP) Plan. The sit oloyment sit leted orising 1 ha draft Conw site is flat ng ccessed from e Conwy s coast te's northern ential Test, ndary: Yes s	Access Servic • Rang Servic • Doct Yes • Acces - Yes • Acces - Ye • Local Oppo • Good other Deve Stratt (bus/ Very • • • • • • • • • • • • •	s to Key es le of Shops ces – Yes ors Surgery ss to Educa le Employme ortunities – Y l Access to Urban lopment egy Areas train/cycle) good e is well loc. existing bus route and s o very well to significa ment zones <b>nability Poi</b> acilities: wit Fransport: 100m bus sti to train station to y an station to y a station to y a station to y a station to y a station to y a station to y	and 	Environment Impact on la within the s Impact on la minimal imp Impact on v bounded by developmen Impact on v bounded by developmen Impact on F Impact on F Physical Con Flood Risk: zone where permitted. T Flood Cons this site. Th be managerisk is from Ownership: Ground Con Archaeolog Highways: I planning peu suffer from current 5 ye advance of improvemen Availability: Av Suitability: The the LDP (secti area during th Viability: +/- T topographical Phasing: Pleas	andscape a ettlement. It bocal characc bact conside iews: The so the North 1 nt on its ren Biodiversity: distoric Env straints: The easter only less v The Council equences A e Environm d to an acct the Afon W No issues nditions: La y: No objection ren Dŵr Cyr hydraulic ov ear Capital I any improv nts. vailable now e site is pre ion 3) and is e Plan perit he project is survey, valision is conta	nd countrys t is conside ter: No char ered. Site is locate Wales coas naining side No objectio ironment: n n corner of ulnerable d 's Environm Assessment ent Agency eptable leve ydden whic nd contamin tion. n – existing nru Welsh V verloading. nvestment ements, de v but subject is accessible od (see Bac s a converg uation and l ained in BP	red that the racter designed within the t railway lin is. There is on from the o impact the site (ap evelopment and Te is for the Brid Wales envel and meet h has a floc nation surve parking are No regulato Programme velopers ma et to bid (see eloped land e. The site v keground Pa ence bid ar pusiness ca 9 Affordable	impact on I innation in L/ e existing se e to its nort minimal im Countryside proximately t, as definer chnical sen ckworks site isage that t TAN 15 rec od alleviatio ey and work ea potentiall s that parts ory improver a, however, ay be requin e below) I; it is within will contribur aper 14 – Er d work in p ase. Further	andscape were and scape were another and existing pact on view of a contract of the and existing pact on view of a contract of the contract of the contract of the souther flood risquirements and the flood risquirements are provided to the public ments are provided to fund a strategic te to employment rogress incomployment of the another and the flood risquirements are provided to fund a strategic te to employment rogress incomployment rogress incomployment and the flood risquirements are provided to fund a strategic te to employment rogress incomployment and the flood risquirements are provided to fund a strategic te to employment rogress incomployment rogress incomployment and the flood risquirements and the flood risquirements are provided to fund a strategic te to employment rogress incomployment rogress incomployment and the flood risquirements and the flood risquirements are provided to fund a strategic te to employment rogress incomployment rogress incomployment and the flood risquirements are provided to fund a strategic te to employment rogress incomployment rogress incomploy	would be m ssessment oundary an ing employ ws at this lo or Wales. is in a C2 flo is, would be nat the com th may suff k to this site since the n n place. equired business co c sewerage blanned und site be dev the essenti hub as ide yment need Land Stud ludes designe	inimal. 	Does the for inclus Deposit I The site p sequentia developed settlemer reasonab different t The Wels Governm and/or B2 The Cour Enterprise services a project fo considered the Lland	site have sion in the	Revised II in the eviously It is e by eans. B1 is site. ess and es ve of this nd it is n light of on
Relationship to Settler within existing settlement																
Spatial Objectives Assessment	SO1: +/++	SO2: 0	SO3: 0	SO4: +/++	SO5: (		SO7: +/++	SO8: 0	SO9: +/++	SO10: +/++	SO11: +/++	SO12: 0	SO13: 0	SO14: 0	SO15: 0	SO16: +/-
Opportunities to Manage / Mitigation?	The site with modes of energy sy developm	will contribu sustainable stems, dep nent sustain	te to employ e transport. ending on g s or enhand	ment dema SO10/11: T grant funding es the Wels	ind for the site of and er	contributes en he strategic hu offers an oppo nployment us uage. Either a ite, dependen	ub of Conw ortunity to do es propose Communit	y, Llandudn evelop to a d. SO16: se y and Lingu	o and Lland high design e SPG on I listic Statem	dudno Junc standard a Planning an nent or a Co	tion. SO7: 7 and incorpored d the Wels	The site is I rate sustair h Language	ocated in a hable buildin e for further	n urban are ng methods guidance c	a accessibl and renew on ensuring	e by able

Site Details				Aco	ess to Key	Services		Constraints	and Delive	erability			С	ouncil's Pr	oposed Ap	oproach
Site Ref: 434 Site: Plas yn Dre, Llar Proposal: Residential Current Use: Building Area (ha): 0.23 Theoretical Yield and considered for 40 dwe dwellings per hectare. Ownership: Council o Relevant Planning Hi extra care housing sch Status in Adopted Pla Area in the Llandudno Site Description: The Llandudno and is close Avenue bounds the sit comprises residential a development.	developme Density: <sup>-</sup> lings based wned site story: Perf eme an: Priman Conwy Dis site is loca to the tow e to the sou	The site wo d on the der mission gra / Holiday Ar trict Plan ated in the u m centre. G uth and the	nsity of 175 nted 2012 f ccommodat irban area o iloddaeth area	• R • D • D • A • L • C • C • C • C • C • C • C • C	stainability al Facilities blic Transpo stop (Llanc ion is within	pps and Se lery – Yes lucation – Y yment s - Yes s to other U t Strategy A cle) – Yes located to f rvice route very well loo nployment <b>Points</b> : within 400 rt: within 20 ludno train a 800m of th	Yes rban kreas the and cated m DOm ne		andscape a site is a co local Chara NDMAP ass views: Adjo Biodiversity Historic Env <b>instraints:</b> : TAN 15 Fl lout the 'Lla s part of the the flood fre on is requir vel rises. : No issues inditions: Ni gy: No issue No comme	and Countr mplex of la ceter: High sessment. ins existing vironment: lood Zone ( andudno In e Conwy T dicate that e during th red for the in o issues es int	rige building quality land See policy g settlemen No comme undation M idal Flood F for current e 0.5% AEI impacts of o	gs. dscape cha NTE/5 for t nt received odelling' Risk day values P, due climate cha	est to in Li rracter C I from de as de ar ncil ra 4r the W fu ange tir	oes the site clusion in DP? omments re- nvironment at the site v onsequence emonstrate ssociated for evelopment n acceptabli- ssential that ising occurs n from the o atercourse. ture mainte n overland f nes of high	the Revise eccived from Agency Wa vill require a es Assessm that the floo r the design can be mai e level. It is no structur s within a m edge of the This will all nance and lood route of	ed Deposition of the state a Flood hent to be the state a Flood hent to be risk on life of the haged to be also re/ground hinimum of low for allow for the state of the stateo
Hierarchy of Settlemo Located within Settle Previously Develope Urban/Rural: Urban Position in the Settle Relationship to Settle	ment Bou d Land: Ye ment Hiera	ndary: Yes es archy: Urba	an Area	1 o	quency of P			system, dc objection fi Availability: A Suitability: Th accessible to distance and Viability: +/- ( information o housing prov Viability Stud Phasing: Plea	om Wales vailable no e site is loc a range of also well se see Plannir n requireme sion is cont y.	& West Uti w cated in an services ar erved by pu ng obligatio ents) Furthe tained in B	lities. urban area nd facilities, ublic transp ns SPG for er detail on P9 Affordat	and is eas , within wal ort. further the afforda	ily king able			
settlement boundary Spatial Objectives Assessment Opportunities to Manage / Mitigation?	is previou	usly develop	ped land an	d is locate	d within an		an area.	of affordable It is also acce				ns. SO3: It				vide an

Site Details	Access to Key Services	Constrain	ts and Deliv	verability							Council's Approach	Proposed
Site Ref: CR34	Access to Key	Environm	ental Const	raints							Does the s	ite have
Site: Former Railway Goods Yard, Llandudno	Services	<ul> <li>Impact of</li> </ul>	n landscape	and country	side: The	developme	ent is on pre	viously deve	eloped land	within	potential f	or
	<ul> <li>Range of Shops and</li> </ul>		ement. It is c								inclusion i	
Proposal: B1 use employment development	Services – Yes		n local char			ity landsca	pe characte	er area in LA	NDMAP		Revised D	eposit
Current Use: Former goods yard	<ul> <li>Doctors Surgery –</li> </ul>		ient. See po	,							LDP?	
Area (ha): 1.4	Yes		n views: The								<b>T</b> he state set	
Ownership: Private	Access to Education		end of the s						onservatior	n Area.	The site pe	
Relevant Planning History: 0/31050	– Yes		n Biodiversi								in the sequ as previous	
Redevelopment of Railway Station (adjoining si	Local Employment		n Historic E						northern er	nd of the	developed	
to CR34) incorporating bus and rail transport	opportainado 100		uld have rega	ard to the se	tting of the	Llandudno	o Conservat	ion Area.			settlement	
interchange, refurbishment of existing buildings	Good Access to othe										It is reason	
provide museum, waiting area and refreshment	orban Bovolopinon		onstraints:						<b>-</b> ·		accessible	
facilities - granted 14/02/2006	Strategy Areas		sk: The site								different tra	
	(bus/train/cycle) – Very good		s Flood Zone s have a mai								means.	
Status in Adopted Plan: Land allocated for car	very good		ing in extrer									
parking purposes (policy 8I) in the Llandudno	The site is very well		t the south e								The Welsh	
Conwy District Plan. The northern extent of the	located to the existing		essment, ho								Governmer	nt support
site (adjoining Oxford Road) is in the Llandudno	bus service route and		nent. The En								B1 and pos	
Conservation Area. The site was also proposed	stop. It is also very well		in the southe			00 0.00 00	ggoot mat n	e bananige		0.00	uses on thi	s site.
for retail development and a transport	located to significant		nip: No issue									
interchange facility in the draft Conwy Unitary	employment zones.		Conditions: I								Developme	
Development Plan (2001)			ology: No ob								site is subje	
Otto Descriptions, the oftenin bound of the second sector	Sustainability Points		s: No object								completion	
Site Description: the site is largely cleared, with	Local Facilities. Within		cture: Dŵr C		Water env	isages no	problems w	ith the publi	c sewerage	e system	Consequer	
only some walled remains in the north eastern corner and a wall running along most of the	400m		estic foul disc							, cycloin	Assessmer	11.
eastern boundary. The site is slightly raised	Public Transport: the		odating the							ed with		
above the Builder Street level.	site adjoins Llandudno		sion of wate									
above the Builder Street level.	Railway where there	be asses	ssed during t	he planning	application	stage.						
	are bus and rail facilities											
Hierarchy of Settlements (Sequential Test)	Cycle Route: National	Availability										
Located within Settlement Boundary: Yes	Route 5 approximately		The site is p									
Previously Developed Land: Yes	1km		and is acces					needs for th	e area duri	ng the		
Urban/Rural: Urban	Frequency of Public		l (see Backg							1.7.11		
Position in the Settlement Hierarchy: Urban	Transport: 0 or 1 point		- (see Plann									
Area			rdable housi									
Relationship to Settlement: Development with	in		he site will b or further de		n developr	ment in the	meaium te	ini phase of	ule Plan. F	lease		
existing settlement boundary		366 DF 30 I		tans.								
Spatial Objectives SO1: SO2: 0	SO3: 0 SO4: SO5:	0 SO6: 0	SO7:	SO8: 0	SO9:	SO10:	SO11:	SO12:	SO13:	SO14:	SO15:	SO16:
Assessment +/++	+/++		++		++	+/++	+/++	0	0	0	0	+/-
	viously developed land and o ployment demand for the st O10/11: The site offers an o	rategic hub of	Conwy, Llan	dudno and L	landudno	Junction. S		e is located	in an urbar	n area acce	essible by mo	odes of

Site Details	Access to Key Service	es (	Constraints and I	Deliverabili	ity				Council's Approach	Proposed	
Site Ref: 449	Access to Key Service		Environmental Co							site have p	
Site: Plas Penrhyn, Penrhyn Bay	<ul> <li>Range of Shops and Services – Yes</li> </ul>		<ul> <li>Impact on landso Creuddyn and C</li> </ul>	onwy LOHI	but the im	pact is unlil	kely to be m	ore than	for inclus Deposit L	ion in the I DP?	Revised
Proposal: Residential development.	<ul> <li>Doctors Surgery – Ye</li> </ul>		local in scale. It i	s well withir	n the existi	ng settleme	ent boundai	у.	_		
Current Use: Building grounds.	<ul> <li>Access to Education</li> <li>Local Employment</li> </ul>	-Yes •	Impact on local ( LANDMAP asse					area in		s from the F ion Officer	
Area (ha): 0.67	Opportunities - Yes		Impact on views		. ,				care shou	d be taken	to ensure
Theoretical Yield and Density: The site would be considered for 30 dwellings based on the density of 45	Good Access to othe Urban Development		Impact on Biodiv	ersity: Ther		biodiversity	value in th	e trees		etting of the ot adversely	
dwellings per hectare and taking into account open	Strategy Areas		Impact on Histor			wn Old Hal	l is listed (a	rade II*)	0.		
space and landscape/buffering provision.	(bus/train/cycle) – Ye		Associated range listed. No objecti	es, a wing t	o the north					andscaping	
Ownership: Council owned site	The site is well located	to the			location				important,	both for the	e wider
Relevant Planning History: 0/31423 (20 affordable	existing bus service rou		Physical Constrai	nts:						d to accom	nodate
dwellings) refused at committee on grounds of	and stop. It is also well		Flood Risk: No is						housing o	n site.	
prematurity pending the Deposit LDP consultation stag	e located to significant		Ownership: No is								
2006).	employment zones.		Ground Conditio		es						
Status in Adapted Blan. No designation in Llandudes		•	Highways: no co	mments red	ceived						
Status in Adopted Plan: No designation in Llandudno Conwy District Plan	Local Facilities: within 4	100m	Archaeology: Pla	is Penrhyn	owes its na						
Site Description: The site is located in the urban area Penrhyn Bay. It is bounded by residential development the north, south and east and adjoins a caravan park	to station is Llandudno wh	t train	therefore some although some on the scale of	archaeolog	gical potent	tial at the si	te. No obje	ction,			
along its western boundary. Plas Penrhyn lies mmediately to the east of the field, as does an existing playing field.	accessible by bus and cycling) Cycle Route: Traffic-fre route within 200m Frequency of Public		Infrastructure: TI development site Sunningdale Driv water supply.	can be co	nnected int	to the publi	c foul manh	ole in			
Hierarchy of Settlements (Sequential Test)	Transport: 1 or 2 points	. 4	Availability: Availab	le now							
• • • • •		S	Suitability: The site	is on previo	ously deve	loped land,	is located i	n an			
Located within Settlement Boundary: Yes			Irban area and is e								
Previously Developed Land: Yes			vithin walking dista								
Urban/Rural: Urban			/iability: +/- (see P								
Position in the Settlement Hierarchy: Urban Area			equirements) Furt					n is			
Relationship to Settlement: Development within			contained in BP9 A				•				
existing settlement boundary		-	Phasing: Please se	е BP/30 то	or further de	etalis					
Spatial Objectives SO1: SO2: 0 SO3: +	SO4: 0 SO5: 0 SO	6:0 SC	07: + SO8: 0	SO9: +	SO10:	SO11:	SO12:	SO13:	SO14:	SO15:	SO16:
Assessment ++					++	++	+	++	0	0	0/+
Opportunities to SO1: The site contributes to h	ousing need and would provid	de an elen	nent of affordable	nousing for	local need	I which wou	Id contribut	e to the ne	eds of the c	ommunity.	I he site i
Manage / previously developed land and Mitigation? element of affordable housing	is located within an existing to meet local needs. SO10/1										

## LDP HOUSING / EMPLOYMENT ALLOCATIONS – LLANFAIRFECHAN & PENMAENMAWR

Site Details				Access	to Key Serv	vices	Constr	aints and De	eliverabili	ty				Council's Pro	oposed App	broach
Site Ref: 31/393 Site: Adjacent to Glar Proposal: Residentia Current Use: None Area (ha): 0.64 Theoretical Yield and considered for 15 dwe around 30 dwellings p account the developal zone and landscaping Ownership: Private Relevant Planning H Status in Adopted Pl Area (policy D3) in Gw Site Description: Con within PPW definition Site is close to junior s route. Hierarchy of Settlem Located within Settle Previously Develope Urban/Rural: Urban Position in the Settle Relationship to Settl settlement boundary	developme d Density: <sup>-</sup> Illings based er hectare a ble area out /buffering p istory: Non an: Landsc vynedd Stru nsists of larg of 'previous school and f ents (Sequ ement Bound d Land: Ye	The site word d on the der and taking ir side the floo provision. e ape Conser cture Plan ge garden, f ly develope ronts onto a <b>ential Test</b> <b>ndary:</b> Yes s <b>archy:</b> Urba	nsity of nto od risk vation alling d land'. a bus	Range     - Yes     Doctor     Access     Local E     Opport     Good /     Develo     (bus/tra      The site       existing b     stop. It is     located t     employm     Sustaina     Local Fa     Public Tr     bus stop     station is     site)     Cycle Rc     within 20     site bour	s Surgery – s to Educati Employmen tunities - Ye Access to o opment Stra ain/cycle) – is well locat bus service also relativ o significan nent zones. <b>ability Poin</b> cilities: with ansport: wit (Llanfairfect within 8000 bute: On roa 000 – adjoir ndary cy of Public	And Services - Yes on – Yes t es ther Urban tegy Areas Yes ted to the route and vely well t t <b>t</b> <b>t</b> <b>t</b> <b>t</b> <b>t</b> <b>t</b> <b>t</b>	<ul> <li>Impa greer impa</li> <li>Impa in LA</li> <li>Impa</li> <li>Impa</li> <li>Impa Llanfa</li> <li>Flood his an that t as C2 no ob</li> <li>Flood his an that t as C2 no ob</li> <li>Owne delay site f</li> <li>Grou</li> <li>Archa</li> <li>High Road</li> <li>Infras sewa</li> </ul>	structure: No ge treatment lity: Issue reg ty: The site is ble particular	ape and Co st existing in this is no haracter: I essment. S Within exis rsity: None Environm nservation ts: ite is partia al develop dary be am one 3 - hig mainder of regarding availability. ent during s: objection fir may be ac issues envi- s within an ally to the m unning oblig er detail or ordable He latter Plan	housing will t a concern High quality See policy N sting settlen e apparent hent: Part of Area. ally with TA ment shoul hended to e h risk (NE o site. a claim for . Owners a the Plan per rom GAT ceptable ac visaged for mediate av o urban area hain centres gations SP the afford ousing Viat	hich would h to CCW. / landscape VTE/5 for de nent; minim: f the site is v N 15 flood r dn't be cons exclude that corner only) agricultural re still keen eriod. ccess from F water suppl ailability a and is reas s of Bangor, G for further able housing bility Study.	have localis character a stails. al impact. within the isk zone C2 sidered. Ad area identif fluvial >1/1 tenancy – r to include t Penmaenma y, sewerag sonably Colwyn Ba information g provision	e or y and h on he y and h on he e or y and h on he	Does the site inclusion in the LDP? Although the site is located in and generally sequential tes Comments fro Highways ser maximum gra of 1 in 20 for 1 10 thereafter. No residentia take place in site zone. The En Wales sugges boundary to c zone. With regards proposed dev Welsh Water mains may be can be assess planning appl	the Revised site is Greer an accessil performs w it. om the Cour vice indicate dient for the he first 10m developme the C2 flood vironment A st amending mit the C2 f water supply elopment, D state that of required ar sed during ti	I Deposit afield land ble centre ell in the acil's a a roadway and 1 in ant should risk gency the site lood risk y for the bwr Cymru f site ad these he
Spatial Objectives Assessment	SO1: +	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6: 0	S07: +	SO8: 0	SO9: +	SO10:	SO11:	SO12: +/++	SO13: 0	SO14:	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	is within a Area coul an elemer methods a	n existing u d be mitigat nt of afforda and renewa	rban area a ed at planni ble housing	nd is acces ng applicat to meet loo systems. So	sible by dif ion stage (e cal needs. \$	ferent transp e.g. through t SO10/11: Th	oort means the Landso e site offer	, it is located cape Charact s a strong op	on greenf ter SPG, C oportunity f	cal need w ield land. It conservation to develop	hich would o is consider n Area Appr to a high de	contribute to ed that any aisal for Lla sign standa	the need impacts of anfairfech and and in-	ds of the com on landscape an). SO3: The corporate sus atively on adj	munity. Whil and the Cor site would tainable bui	e the site servation provide Iding

Site Details			Access t	o Key Serv	/ices	Constraints	and Deli	/erability						Coun Appr	cil's Propo bach	sed
Site Ref: 429			Access t	o Key Serv	/ices	Environme	ntal Cons	raints						Does	the site ha	ve
Site: Dexter Products,	Llanfairfech	nan	Range	of Shops a	nd	<ul> <li>Impact on</li> </ul>	landscape	and countr	side: Withi	n existing u	rban area				tial for incl	
			Service	es – Yes		<ul> <li>Impact on</li> </ul>	local char	acter: See p	olicy NTE/5	for details.					evised Dep	osit
Proposal: Residential		nt	<ul> <li>Doctors</li> </ul>	s Surgery -	Yes	<ul> <li>Impact on</li> </ul>	views: Wi	hin existing	urban area					LDP?		
Current Use: Employr	nent site		<ul> <li>Access</li> </ul>	to Educati	on –	<ul> <li>Impact on</li> </ul>	Biodivers	ty: No comn	ents receiv	ved.						
Area (ha): 0.47			Yes			<ul> <li>Impact on</li> </ul>	Historic E	nvironment:	No comme	nts received	l.				reviously de	
	<b>.</b>			mploymen											vithin the ex	usting
Theoretical Yield and				unities - Ye		Physical Co									area of	
would be considered for				Access to o		<ul> <li>Flood Risl</li> </ul>								/15	irfechan, is	
on the density of 30 dw	ellings per	nectare		Developme	nt							ere may be s		e	dered suitab	
				y Areas								ter risk map		alloca	tion in the L	DP.
Ownership: Private Relevant Planning His			(bus/tra	ain/cycle) –	Yes							od zone A a				
Relevant Planning H	story: None	3										ite. Due cor				
Status in Adopted Pla	n. No odor	tod loool		s well locat								overland flo		tes		
plan	III. NO auop	leu local		ng bus serv								to adjacent l				
pian				l stop. It is								cordance wit				
Site Description: Exis	ting huilding	ns within		well locate								al from the S				
Llanfairfechan. Access			-	t employm	ent							ment Act 20				
Llannerch along the ea			zones.									r than from i	ts greenfield	1		
Existing residential dev			0					rainfall eve	nt must be	accommoda	ited.					
to the site along the ea				bility Poin		Ownership										
existing employment d				cilities: with ansport: wit		Ground C										
south.				s stop (trair		<ul> <li>Archaeol</li> </ul>										
				n from site		<ul> <li>Highways</li> </ul>										
				ute: Nation		<ul> <li>Infrastruct</li> </ul>								)		
			Route 5 r		al							pment can b				
			Llanfairfe									ge flows fron				
Hierarchy of Settleme	ents (Seque	ential		v of Public							e Water Tr	eatment Wo	rks; there a	re		
Test)			Transport			no probler	ms in acce	oting these of	iomestic de	emands.						
Located within Settle			rianopor	. i point		A										
Previously Developed	I Land: No					Availability:		بالالالة مرم بالمالة				h   a 4 a a 4 h a 4				
Urban/Rural: Urban						Suitability: T			an area and	a is reasona	bly accessi	ble to other	centres by			
Position in the Settle	ment Hiera	rchy:				train, public t				furtherinfe	motion on	roquiromont	a) Eurthar			
Urban Area						Viability: +/- detail on the										
Relationship to Settle	ment: Sett	lement				Study.	anoruable	nousing pro				ible Housing	viability			
extension						Phasing: Ple	asa saa R	P/30 for fur	har datails							
Spatial Objectives	<b>00</b> ( )		000 -	<b>a</b> a :	0.07		<b>SO7:</b>		SO9:	SO10:	SO11:	SO12:			0017 5	SO16:
Assessment	SO1: +/	SO2: 0	SO3: 0	SO4: +	SO5: 0	SO6: +	+/++	SO8: 0	+/++	+/++	+/++	+/-	SO13: 0	SO14: 0	SO15: 0	+/0
Opportunities to	SO1: The	site is locat	ed on greer	nfield land a	and is not	allocated bec		native brown				-	on within th	e existina u	ban settlem	nents in
Manage /						released if th										
Mitigation?						vould be prep										
J						n urban area										
						s and renewa										
	Stanuaru		ale sustain	able bullul	iy memou	s and renewa	ible ellery	systems. S	012: Caret	ui ianascap	ng and bur	rering is ess	ential to ens	sure that dev	reiopment a	

Site Details			Access t	o Key Serv	ices	Constraints	and Deliv	verability							icil's Propo oach	sed
Site Ref: 521 Site: West Coast Build Proposal: Residential Current Use: Area (ha): 0.24 Theoretical Yield and would be considered fr on the density of 40 dw Ownership: Private Relevant Planning Hi Status in Adopted Pla plan Site Description: Exis Llanfairfechan. Access Road / Ffordd Llanner and eastern site bound residential development site along the eastern station and existing en development to the so	developmen or 10 dwellir vellings per story: None an: No adop et ing building ted from Ca ch along the dary. Existin nt is adjacer boundary wi nployment	he site ngs based hectare. e oted local gs within effynnon northern g t to the	Range Service     Doctors     Access Yes     Local E Opport:     Good A Urban I Strateg (bus/tra The site i the existii route and relatively significan zones.     Sustaina Local Fac Public Tra 800m bus within 1kr	o Key Serv of Shops ar s – Yes s Surgery – to Educatio imployment unities - Yes access to ot Developmen y Areas ain/cycle) – s well located t employment stop. It is a well located t employment bility Point cilities: within ansport: with as stop (train m from site) ute: Nationas uns via	nd Yes on – s her nt Yes ed to ice also d to ent s n 800m hin is	the entire drainage f Drainage f future as p discharge 100 rainfa • Ownership • Ground C • Archaeol • Highways relocated • Infrastruct service the accommo proposed	landscape local chara views: Wit Biodiversi Historic El <b>onstraints:</b> (c) TAN 15 f Council's El site is in D or the alloc Systems) p por the Floo from the a ll event mu c) No issue onditions: I ogy: No co c) The Cour to produce e proposal, dated withi	and country acter: See p hin existing y: No comm nvironment: No comm nvironment & AM flood zon action should rinciples wh bods and Wat llocation should rinciples wh rinciples w	blicy NTE/5 urban area ents receiv No comme ; Environm a Technical he A and ou be design ich will nee er Manage uld be no g modated. ys service access but Water stat je flows fro sewerage s to Llanfairf	i for details. ved. nts received l Services. E utside the E ed in accorr d approval ment Act 20 greater than state that the otherwise ti te that a wata m the propo- system and echan Was	flood zone Environment A flood zond dance with S from the SU D10. The rat from its gre he site is su ter supply ca sed develo foul drainag	t Agency Wa es. The sur SUDS (Sust JDS Approvi e of surface eenfield rate	ales state the face water ainable ing Body in to water and the 1 in we to be available to be n the	The p site, v urbar Llanfa at consi alloca	the site ha ntial for incl evised Dep	usion in osit eveloped isting
Test) Located within Settle Previously Develope Urban/Rural: Urban Position in the Settle Urban Area	ierarchy of Settlements (Sequential est) bocated within Settlement Boundary: No reviously Developed Land: No rban/Rural: Urban osition in the Settlement Hierarchy: rban Area elationship to Settlement: Settlement							ithin an urba nd the A55 ing obligatio	an area and ns SPG for vision is co	d is reasona further info	rmation on I	ble to other o requirement ble Housing	s) Further			
Spatial Objectives Assessment	SO1: +/-	SO2: 0	SO3: 0	SO4: +	SO5: 0	SO6: +	SO7: +/++	SO8: 0	SO9: +/++	SO10: +/++	SO11: +/++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: +/-
Opportunities to Manage / Mitigation?	this area. developm and Lland standard a	It is still reta ent in the Pl udno Juncti	ined as a c an period, a on. SO7: Tl rate sustain	ontingency a developm he site is loo able buildin	site to be ent brief v cated in a g methoo	allocated bec released if th vould be prep n urban area s and renewa iterests.	ere are de ared. SO4 accessible	iverability is and SO6: T by modes o	sues with a he site will f sustainab	Illocated em contribute to le transport	ployment si o employme . SO10/11:	ites and sho ent demand The site offe	uld it be req for the strate ers an oppor	luired to cor egic hub of tunity to de	ne forward f Conwy, Llar velop to a hi	or Idudno gh design

Site Details			Access t	o Key Serv	vices	Constraints	and Deliv	verability							ncil's Propo oach	sed
Site Ref: 515 Site: Old Weighbridge Proposal: Residential Current Use: Area (ha): 0.43 Theoretical Yield and would be considered fit on the density of 28 dw and taking into accoun landscaping /buffering Ownership: Private Relevant Planning Hi permission for resident the south. Status in Adopted Pla plan Site Description: dev central location in Pen from Ffordd Bangor ald boundary. Existing res surrounds the site with residential development Hierarchy of Settlement Test) Located within Settle Previously Developed Urban/Rural: Urban Position in the Settle	development or 12 dwellings per t open space provision. story: nonectial development an: No adoptial development an: No adoptial development an: No adoptial development ong the nort idential development permission of the source ents (Seque ment Bound d Land: No	ht he site hgs based hectare e and e on site; ment to bted local d within a Accessed hern site elopment for th. ential dary: No	Range Service     Doctors     Access Yes     Local E Opport     Good <i>A</i> Urban Strateg (bus/tra The site i the existi route and line railwa It is also significar zones.     Sustaina Local Fac Public Tr 400m bus (Penmae is within 8 Cycle Ro within 40	nmawr trair 800m of the ute: On roa 0m cy of Public	nd Yes on – s her nt Yes ed to ice nain tation. to ent ts n 400m hin station	<ul> <li>Physical Co</li> <li>Flood Rish from the C the entire drainage f future as p discharge 100 rainfa</li> <li>Ownership</li> <li>Ground C</li> <li>Archaeol</li> <li>Highways</li> <li>Infrastruct service the accommon proposed no probler</li> <li>Availability: T train, public t</li> <li>Viability: +/- detail on the Study.</li> </ul>	landscape local char views: Wit Biodiversi Historic E elopment s onstraints: k: TAN 15 council's El site is in D for the allor Systems) p ber the Floo from the all levent mu o: No issues onditions: I ogy: No co cogy: No co cogy: No co ogy: No co cogy: No co cogy: No co co the Cour ure: Dwr Ce e proposal dated withi developmen s in acce No issues he site is w transport a (see Plann affordable	and country acter: See pr hin existing ty: No comm nvironment: hould not im flood zone A M flood zone ation should principles wh ods and Wat llocation should principles wh ods and Wat llocation should bots the accorn is No issues mments. hocil's Highwa ymru Welsh foul drainage n the public ent will drain oting these co- rithin an urba hod the A55 ing obligatio housing pro	blicy NTE/5 urban area ents receiv The site ad pact on the Environm Technical the A and ou I be design ich will nee er Manage uld be no g modated. ys service Water stat te flows fro sewerage s to Penmae omestic de an area and ns SPG for vision is co	<ul> <li>for details.</li> <li>ved.</li> <li>ljoins the Peee</li> <li>setting of t</li> <li>ent Agency</li> <li>I Services, E</li> <li>utside our flued in accord</li> <li>approval</li> <li>ment Act 20</li> <li>greater than</li> <li>have no obj</li> <li>te that a wat</li> <li>m the proposition of the pr</li></ul>	enmaenmaw his designa flood zone Environmeni ood zones. dance with \$ from the SL 010. The rat from its gre lection to the ter supply co sold develo foul drainage ste Water The bly accessil rmation on	1 – low risk. t Agency Wa The surface SUDS (Sust JDS Approvi te of surface eenfield rate este an be made pment can b ge flows from reatment Wo ble to other of requirement	No objectic ales states t e water ainable ng Body in 1 water and the 1 ir available to be n the orks; there a centres by s) Further	The pote the F LDP The site, urban Penr cons alloc	the site ha ntial for incl Revised Dep	usion in osit eveloped isting s le for
Urban Area Relationship to Settle extension Spatial Objectives		lement		1	I	Phasing: Ple	ase see B	1	her details	SO10:	S011:	SO12:	1		1	SO16:
Assessment Opportunities to	+/0	SO2: 0	SO3: 0 ed on aree	SO4: +	SO5: 0	SO6: +	+/++	SO8: 0	+/++	+/++	+/++	+/-	SO13: 0			+/0
Manage / Mitigation?	this area. developm and Lland standard	It is still reta ent in the Pl ludno Juncti	ained as a c lan period, on. SO7: T rate sustair	contingency a developm he site is lo nable buildir	site to be ent brief cated in a og methoo	e released if th would be prep an urban area ds and renewa	ere are de ared. SO4 accessible	iverability is and SO6: T by modes o	sues with a ne site will f sustainab	allocated em contribute to le transport	ployment si o employme . SO10/11:	ites and sho ent demand The site offe	uld it be req for the strate ers an oppor	uired to co egic hub of tunity to de	me forward f Conwy, Llan velop to a hi	or Idudno gh design

## LDP HOUSING / EMPLOYMENT ALLOCATIONS – LLANRWST

Site Details			Access to K	ey Services	Con	straints and	d Deliverab	ility						Council's Pro	posed Appro	ach
Site Ref: 287 Site: Bryn Hyfryd, Ffor Llanrwst	dd Tan yr Y	sgol,	<ul> <li>Access to Ke</li> <li>Range of S Services –</li> <li>Doctors Su</li> </ul>	hops and Yes	• Im na	ironmental npact on lanc atural extensi a small incu	scape and ion. Agricul	Countryside ural Land C	lassification	grade 3. Co				Does the site inclusion in th LDP?		
Proposal: Residential	developme		<ul> <li>Access to E Yes</li> </ul>	• •	• Im	pact on loca sessment. S	al Character	: Outstandi	ng quality la		aracter are	a in LANDN	IAP	Although the s it is located in a		
Current Use: Agricult	ural		<ul> <li>Local Empl Opportuniti</li> </ul>		• Im	pact on view	vs: Adjoins	existing sett	lement	e proximity c	of buildings	and tree line	ed	and generally partial test		in the
site would be consider dwellings based on the dwellings per hectare a account open space a /buffering provision. <b>Ownership:</b> Private <b>Relevant Planning Hi</b> <b>Status in Adopted Pla</b> Conservation Area (po Gwynedd Structure Pla <b>Site Description:</b> The rising land towards the	<ul> <li>heoretical Yield and Density: The te would be considered for 40 wellings based on the density of 34 wellings per hectare and taking into count open space and landscaping uffering provision.</li> <li>wnership: Private</li> <li>elevant Planning History: None</li> <li>tatus in Adopted Plan: Landscape onservation Area (policy D3) in the wynedd Structure Plan.</li> <li>the Description: The site is situated on sing land towards the east along its ontage with Ffordd Tan yr Ysgol. It opmprises open pasture land and there an existing residential access that osses the site from Ffordd Tan yr</li> </ul>						s possible t oric Environ <b>aints:</b> le site is pa diflooding a hich flows t ciated with osence of a be effectiv le site. o issues tions: No iss No impact c e transport s	hat feeding ment: no co rtially within ffecting this hrough the st broad level ely managed sues n recorded a sites apprais	bats may us omments rea TAN 15 Flo allocation: c ground of Ys hat flows bé assessmen d, Environm archaeology al study une	se the site. ( ceived from ood Zone C2 overland floo sgol Dyffryn etween the s at that demo nent Agency	CCW has a CADW There are oding assoc Conwy on site and the nstrates the Wales wou consultants	bat record v e two ciated with th Nebo Road school to th e consequer uld object to	within ne ; and ne nces the nds	There are a se in access whic implemented for pedestrians and the developme Assessment sh prepared for the include information include information wisibility at the yr Ysgol / Dent the feasibility of management so of the junction Ysgol, Nebo R new footway p eastern side of possible traffic	ries of improv h should be or motorists, d cyclists as p nt. A Transpo oould thereford is site. This sl tion on: to the side roa junction of Ffo junction of Fford of Ffordd Tan pad and the A rovision on the Ffordd Tan y	part of rt e be hould ad prdd Tan ssess raffic vicinity yr vicinity e r Ysgol;
comprises open pastulis an existing residenti crosses the site from F Ysgol. Hierarchy of Settlemo	re land and al access th fordd Tan y	there at r	route (Conwy 200m	Valley) with Public	in ac wi lea • In Re	AG Transpo ccess this loc Il need to ad ading to the s frastructure: egulatory imp apital Investr	ation via th dress the ir site. Parts of the provements	e junction at npact of this public sewe are planned	Birminghar in conjunct erage netwo d under Dwr	m Garage. A ion with the ork suffer fro Cymru Wel	Any potentia impact on to om hydraulio Ish Water's	al developme the country c overloadin current five	ent roads g. No year	along Ffordd T pedestrian and Ffordd Tan yr ' Street and the Dwr Cymru We	an yr Ysgol; s cycle link bet ⁄sgol and Wa nearby schoo elsh Water sta	hared tween tling I.
Located within Settle No Previously Develope Urban/Rural: Semi url	Previously Developed Land: No Jrban/Rural: Semi urban Position in the Settlement Hierarchy:						y of the Wa f water sup able now developme id is reason Planning ob	ste Water T ply for this s nt of the site ably access igations SP	reatment W ite. No obje would resu ible. G for furthe	vorks. No pro- ection from V ult in a loss o r informatior ed in BP9 A	bblems are Vales and V of greenfield	envisaged v West Utilities d land, it adj ements) Furt	vith s. oins her	should the site advance of any improvements, required to fun improvements. be released in to allow time to improvements.	v Regulatory developers m d the essentia They advise the latter Plan	nay be al the site n period
Relationship to Settle Extension	ement: Sett	lement			Stud			01				eachig that		A Developmen prepared for th		
Spatial Objectives Assessment	SO1: 0	SO2: 0	SO3: +	SO4: 0	SO5: +	SO6: 0	S07: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +/0	SO13	: + SO14: 0		SO16: : -/0
Opportunities to Manage / Mitigation?	greenfield can be app The site of buffering is further guid	land, it ad propriately fers a stro s essentia dance on	ljoins an exist v mitigated (e. ong opportunit I to ensure tha	ing urban are g. through th ty to develop at development sus	ea and is a le Biodive to a high ent does r stains or e	accessible by rsity, Landsc design stand not impact ne	y different to ape Charac dard and inc egatively on	ransport me cter SPGs). corporate su the landsca	ans and it is SO3: The si stainable bu pe and loca	I need whick considered ite will providuilding meth al biodiversit	h would cor I that any in de an elem ods and rei y interest. S	npacts on la ent of afford newable ene SO16: see S	ndscape able hou ergy sys PG on F	of the commur and nearby bio using to meet lo tems. SO12: Ca Planning and the plication stage	odiversity inter cal needs. SC rreful landsca e Welsh Lang	rests D10/11: ping and uage for

Site Details				Access to k	Key Service	es	Constraints	and Delive	rability				Cour	cil's Prop	osed Appro	bach
Site Ref: 455 (SR10) Site: North of Llanrws Proposal: Residentia Current Use: Agricult Area (ha): 2.06 Theoretical Yield and considered for 50 dwe of 24 dwellings per he open space and lands Ownership: Private Relevant Planning H Status in Adopted P Area (policy D3) in the Site Description: The settlement of Llanrws Llanddoged Road on bounded by existing of and south. Hierarchy of Settleme Located within Settle Previously Develope Urban/Rural: Semi u Position in the Settle Area Relationship to Settle	t I developme ural d Density: ellings base octare and ta scaping /buf istory: Nor lan: Landsc e Gwynedd e site lies to a Gwynedd e site lies to tis western levelopmen eents (Seque than the sment Hier	The site wo d on the de aking into a fering provi e ape Conse Structure P the north o ngside boundary a t to its east, eential Test ndary: No	nsity ccount sion. rvation lan. If the nd is west	Access to K Range of S Services – Doctors Si Access to Local Emp Opportunit Good Acce Urban Dev Strategy A	Key Service Shops and - Yes urgery – Ye Education - oloyment ties - Yes ess to other velopment vreas cycle) – Ye elatively we e existing b e and stop. ly well locat mployment ity Points ies: within 8 sport: within in station ly 400m aw rth) : On road cc Llanddoged of Public	es - Yes r s ll tis ted to 800m 400m /ay - yycle	Environmen Impact on I land, it app Impact on I area in LAN Impact on V Impact on V Impact on V Impact on V Impact on V Steel buildid these buildid these buildid Physical Cor Flood Risk: watercours Council's E	tal Constra andscape a ears a natu ocal charace NDMAP ass views: Adjo Biodiversity Historic Env ngs at Bror ings. • Straints: • Known floe e due to ba nvironmeni rould be esj n the water • No issues nditions: yy: No recoi No objectic ire: Dwr Cy released la ovement. T No probler vailable nov nile develop d, it adjoins see Plannir 9 Further de 3P9 Afforda	aints and country ral extension country ral extension country ral extension country rand country ins existing ins existing rironment: To n Derw; dev country and Techr course. To ded archae n. mru Welsh ther in the p the same a ns with wat woment of the a g obligation tail on the a ble Housin	on anding qual See policy N settlement ents receive The site is livelopment n ems downs bing. No of hical service portant to er eological sit Water asks lan period a pplies to the er supply. e site would area and is s SPG for affordable h g Viability S	ity landsca NTE/5 for d ed ocated to the nay affect t tream on u ojections fre a but Susta hsure that f es within p as that the all as the public e Llanrwst 1 d result in a reasonably further info nousing pro-	pe characte etails. he west of the he setting of innamed om the inable ilows are no lot. llocation of ic sewerage Waste Wate vaste Wate rmation on	r Althouis loc: generic sequences f Comr Deve symp buildi detrin t The C that ir road c acces ar The s latter accor impro	the site h sion in the sion in the ated in an a ally perforr ential test. nents are g lopment of athetic to th nentally on Council's Hi mproved pe widening w ssed off Lla ite should phases of	ave potent Revised E accessible on ms well in the generally far- this site sho ne Bron Delould not im	ial for Deposit eld land, it centre and ne vourable. ould be rw listed pact rvice state liks and uired if oad. d in the riod to
Spatial Objectives Assessment	SO1: - /0	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6:	+ S07: +	SO8: 0	SO9: +	SO10:	SO11:	SO12: +/0	SO13: +	SO14:	SO15: 0	SO16: : -/0
Opportunities to Manage / Mitigation?	site is gre through the period on prepared. and incor negatively	enfield lance ne Biodivers ly if there al SO3: The porate susta on the lan	d, it adjoir sity, Land re issues site will p ainable b dscape a	ns an existing scape Chara with land sup rovide an ele uilding metho nd local biodi	urban area cter SPGs). oply and the ment of affo ods and ren iversity inte	a and it is . It is inc e delivera ordable f ewable e rest. SO	an element of a s considered th luded in the LD ability of allocat housing to mee energy systems 16: see SPG o I be submitted	at any impa P as a con ted sites. If t local need s. SO12: Ca n Planning	acts on land tingency sit it was to co ds. SO10/1 areful lands and the We	dscape and the rather that ome forward 1: The site caping and elsh Langua	nearby bic an an alloca d for develo offers a stro buffering is age for furth	odiversity int ation, to be opment in th ong opportu s essential t her guidanc	erests can brought forve e Plan perion nity to deve o ensure the o on ensuri	be appropr ward for de od, a devel elop to a hig at develop ng develop	iately mitiga velopment i opment brie gh design st ment does i ment susta	ated (e.g. in the Plan of would be tandard not impact ins or

Site Details			Acc	ess to Key S	Services	Constrair	nts and De	liverability						Coun Appro	cil's Propo bach	sed
Site Ref: 458 (SR13) Site: East of Llanrwst Proposal: Residential Current Use: Agricult Area (ha): 1.7 Theoretical Yield and would be considered f the density of 35 dwel taking into account op landscaping /buffering Ownership: Private Relevant Planning H Status in Adopted Pl Conservation Area (po Structure Plan. Site Description: The the east of the settler and western boundari proposed residential a (site 287).	ural d Density: for 60 dwelli lings per he en space a provision. istory: Nor lan: Landsc blicy D3) in e site lies im eent of Llani opment on i es. It adjoin	The site ings based of ectare and nd ne ape the Gwyned mediately to wst. It ts northern s the	<ul> <li>R. Si</li> <li>D.</li> <li>A.</li> <li>Yi</li> <li>Lo</li> <li>O</li> <li>G</li> <li>U</li> <li>Si</li> <li>(b</li> <li>Con</li> <li>G</li> <li>G</li> <li>U</li> <li>Si</li> <li>Con</li> <li>G</li> <li>Sus</li> <li>Loca</li> <li>And</li> <li>Con</li> <li>Sus</li> <li>Loca</li> <li>An</li> <li>Con</li> <li>Sus</li> <li>Loca</li> <li>An</li> <li>Con</li> <li>Con</li></ul>	ccal Employr poportunities bod Access ban Develop rategy Areas us/train/cycle site is relative ted to the ex so relatively ted to signifi- loyment zon tainability P al Facilities:	es and ry – Yes cation – nent Yes to other oment s o) – Yes vely well isting bus d stop. It well cant es. <b>'oints</b> within (train	Impact of suitable extension Impact of Impact of Impact of Impact of Impact of Physical O Flood R problem The cur No obje Drainag Owners Ground Archaee Highway previous site app objectio Infrastru later in 1 the Llan	extension. on, topograj on local cha nent. See p on views: A on Biodiver on Historic <b>Constrainte</b> isk: The sit isk: The sit isk downstre rent situatio ction from t e would be hip: No issu Conditions ology: No re ys: The site s site assess raisal study n. acture: Dŵr the plan pei	be and cour Objection f objection f objection f objection f objection f objection f objection f objection f objection f djoins exist sity: No cor Environmen si is partially am on unn on is improv he Council' important. Jes corded arct will need t sment table of and will the Cymru We fod as the Water Tre	tstanding q 5 for details, ing settlements not not comments reconstruction within TAN armed water red by conn s Environm haeological o be accesse e, including nen require lsh Water a public sewe atment. No	pment Con uality landso ent eived hents receiv 1 15 Flood 2 courses in t ection to Afr ental and T sites within recommend a Transport sks that the rage needs problems e	trol – inapp cape chara red. Zone C2. P this area. on Bach flo echnical se plot. 287 (alloca dations fror t Assessme allocation improvem nvisaged w	reviously kr pod alleviati ervice but Si tion – see c n consultan ent. Qualifie of this site h ent. The sai vith water su	tement LANDMAP hown on scheme. ustainable comments in t's transport d no be released me applies t upply to the	Does poten the R LDP? Althou Greer in an a gener the se Comn Enviro state requir Conse Asses	the site ha itial for inc evised Dep	Iusion in posit is it is located centre and ns well in st. the ency Wales a will
Hierarchy of Settlem Located within Settle Previously Develope Urban/Rural: Semi un Position in the Settle Area Relationship to Settl Extension	ement Bou d Land: No ban ement Hiera	<b>ndary:</b> No o <b>archy</b> : Urba	cycl Vall Fred Trar	e Route: On e route (Con ey) within 20 juency of Pu isport: 1 or 2	wy Om blic	Availability Suitability: an urban a Viability: + detail on th Study. Phasing: A	Safe diggi ical plant is x: Available While deve area and is /- (see Plar ne affordab	ng practice operated. now elopment of reasonably ning obliga le housing atter Plan p	s, in accord the site wo accessible ations SPG to provision is	ance with H uld result in for further ir contained in	IS (G) 47, r a a loss of g nformation o n BP9 Affor	greenfield la on requirem	d before an nd, it adjoin nents) Furthe sing Viability	s er		
Spatial Objectives Assessment	SO1: 0/-	SO2: 0	SO3: +	SO4: 0	SO5: +	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +/0	SO13: +	SO14: 0	SO15: 0	SO16: : -/0
Opportunities to Manage / Mitigation?	site is gre interests of brought for the Plan p opportuni essential further gu	enfield land can be appr prward for de period, a dev ty to develo to ensure the idance on e	it adjoin opriately velopmen o to a hig at develo nsuring d	using need s an existing mitigated (e. nt in the Pla t brief would n design star pment does evelopment the SPG and	urban area g. through t n period on be prepare ndard and in not impact sustains or	and is acce he Biodivers ly if there ar d SO3: The ncorporate s negatively o	essible by d sity, Landso e issues wi site will pro sustainable on the lands	ifferent trar ape Chara th land sup ovide an ele building me cape and le	nsport mean cter SPGs). ply and the ement of aff ethods and ocal biodive	s and it is c It is include deliverabilit ordable hou renewable e rsity interes	considered ed in the LE y of allocat using to me energy syst st. SO16: se	that any imp DP as a con ed sites. If i et local nee tems. SO12 ee SPG on	bacts on lan tingency site t was to cor ds. SO10/1 : Careful lar Planning an	dscape and e rather that ne forward 1: The site ndscaping a d the Wels	d nearby bio an an alloca for develop offers a stro and bufferin h Language	odiversity ation, to be oment in ong ng is e for

Site Details				Access to K	ey Services	s	Co	onstraints and	d Deliveral	oility						ncil's Propo oach	osed
Site Ref: 459 (SR14) Site: Adjacent Bryn H Proposal: Residentia Current Use: Agricult Area (ha): 1.42 Theoretical Yield and be considered for 50 of density of 35 dwelling account open space a provision. Ownership: Private	developme ural <b>d Density:</b> dwellings ba s per hecta nd landsca	ent The site wo ased on the re and takin ping /buffer	ng into	The site is re located to the service route	hops and Yes rgery – Yes Education – oyment es - Yes ss to other elopment eas ycle) – Yes atively well e existing bu and stop. It	s Lis	<ul> <li> </li> <li> </li> <li> </li> <li> </li> <li> </li> <li> </li> <li>Phi</li> <li> </li> <li></li></ul>	nvironmental Impact on lance a suitable externance settlement externance Impact on loca LANDMAP assernance Impact on view Impact on Bioor Impact on Histernance Nysical Constre Flood Risk: TA or the Council' would be impoor Ownership: Not Ground Condi	Iscape and nsion. Objections objections and character sessment. vs: Adjoins diversity: N oric Enviro aints: N 15 Floor s Environn rtant. o issues tions: No is	countrysid ection from ography iss : Outstand See policy existing se o comment nment: no d Zone A. N nental and sues	Developme sues. ling quality NTE/5 for c ttlement s received. comments lo objectior Fechnical s	ent Control landscape letails. received. n from Envir ervice but \$	– inappropi character a ronment Ag Sustainable	riate rea in ency Wale:	Altho Gree locati centr perfo sequ	oach the site ha ntial for inc evised Dep ? ugh the site nfield land, ed in an acc e and gene rms well in ential test.	iusion in posit is it is pessible rally
Relevant Planning H Status in Adopted Pl Conservation Area (po Structure Plan. Site Description: The east of the settlement currently landlocked b residential allocations and the adjoining nort Hierarchy of Settlement	an: Landso blicy D3) in e site lies in of Llanrwst ut would ac at Bryn Hy h western f	the Gwyned the Gwyned mediately f The field i djoin propos fryd (site 28 ield (site 45	to the s sed 37) 8).	also relatively to significant zones. Sustainabilit Local Facilitie 400m Public Transp 200m bus sto station within Llanrwst) Cycle Route: route (Conwy 200m	employmen y Points s: within port: within ps (train 200m - On road cy Valley) with	nt vcle	<ul> <li>H</li> <li>C</li> <li>C</li> <li>A</li> <li>H</li> <li>H</li></ul>	Archaeology: I Highways: The comments in p consultant's tra Assessment. C Infrastructure: released later same applies t water supply to apparatus in th (G) 47, must b railability: Avail itability: While	e site will n revious sit ansport site Qualified no Dwr Cymri in the plan o the propo he area of e e used bef able now	eed to be a e assessmo a appraisal o objection. u Welsh Wa period as t wst Waste sed develo enquiry. Sa ore any me	ccessed via ent table, in study) and ater asks th he public s Water Trea pment. Wa fe digging p chanical pl	a site 287 (i actuding rec will then re att the alloc ewerage ne atment. No iles and We oractices, in ant is opera	allocation – ommendati quire a Trar ation of this eds improv problems e est Utilities h accordanc ated.	ons from hsport s site be ement. The nvisaged w have no e with HS	ith		
Located within Settle Previously Develope Urban/Rural: Semi un Position in the Settle Area Relationship to Settl Extension	d Land: No ban ement Hiera	a <b>rchy</b> : Urba	an	Frequency of Transport: 1			adj Via Fui Hoi Pha	joins an urban ability: +/- (see rther detail on busing Viability lasing: Allocate e BP/30 for fu	area and i Planning o the afforda Study. in latter P	s reasonab obligations s ble housing lan period o	ly accessib SPG for fur g provision	le. ther inform is containe	ation on rec d in BP9 Af	luirements) fordable			
Spatial Objectives Assessment Opportunities to Manage / Mitigation?	site is gre interests be brougl affordable renewabl interest. S	enfield land can be app nt forward fo e housing to e energy sy SO16: see \$	d, it adjoi ropriately or develo o meet lo vstems. S SPG on F	housing need ns an existing mitigated (e. poment in the cal needs. SC SO12: Careful Planning and t	urban area g. through th Plan period 10/11: The landscaping he Welsh La	provio and he Bi only site o g and angu	is ac iodiv if the offer buff iage	<b>SO7: +</b> n element of a ccessible by di versity, Landsc ere are issues rs a strong opp ffering is esser for further gui ng element of t	ifferent trar ape Chara with land s portunity to ntial to ensidance on e	ISPORT MEAN Cter SPGS) Supply and develop to ure that dev nsuring de	ns and it is . It is includ the delivera a high desi velopment o velopment	considered led in the L ability of allo ign standar does not im sustains or	that any im DP as a cor ocated sites d and incor pact negati	pacts on la ntingency s S. SO3: The porate sust vely on the	indscape a ite rather th site will pr ainable bui landscape	nd nearby b nan an alloc ovide an ele ilding metho and local b	biodiversity ation, to ement of ods and iodiversity

# LDP HOUSING / EMPLOYMENT ALLOCATIONS - TIER 1 MAIN VILLAGES

Site Details		Acces Servi	ss to Key ces		Constraint	s and Deli	verability							Council's Approac	s Proposed h	
Site Ref: 53 (SR135) Site: North of Groesffo Dwygyfylchi Proposal: Residential Current Use: Agricultu Area (ha): 1.12 Theoretical Yield and The site would be cons dwellings based on the 25 dwellings per hectar Ownership: Private Relevant Planning His Status in Adopted Pla Landscape Conservatio (policy D3) in the Gwyr Structure Plan. Site Description: Cons land, surrounded on the existing housing. Hierarchy of Settleme (Sequential Test) Located within Settler Boundary: No Previously Developed Urban/Rural: Rural Position in the Settler Hierarchy: Tier 1 Main Relationship to Settle Settlement Extension	development iral Density: idered for 30 idered	Servi Acces Servi • Rar Ser • Doc • Acc - Y • Loc Urb Stra (bus Yes The s well to existir route also r locate emplo <b>Susta</b> Local 400m Public stops along Road station Penm Cycle free lo 200m	ces ss to Key ces loge of Shop vices – Yes stors Surger less to Educ es al Employm bortunities - bortunities - bortunities - bortunities - bortunities - bortunities - log Access tr an Develop tagy Areas s/train/cycle ite is relativ cated to the leatively we d to signific oyment zond inability Pe Facilities: v approximal c Transport: adjoin the se Ysguborwe (nearest train aenmawr) Route: Tra boal route w	y – No cation hent Yes o other ment ) – ely e cce is Il ece is Il exant es. <b>oints</b> vithin tely bus site en ain	Environme Impact or as it is su Impact or See policy Impact or Impact or Impact or Physical Co Flood Ris Council's to the Dev associate revised so drainage Drainage future as discharge 100 rainfa Ownershi Ground C Archaeolo Highways be achiev	Intal Consi in landscape rrounded b in local char y NTE/5 fo in views: Ad in Biodiversi in Historic E constraints k: TAN 15 Environme velopment d with this por the Flo for the allo Systems) i per the Flo for the allo systems) i per the Flo all event mit p: No issue conditions: bgy: No obj s: With a re rable. The in ture: Foul f e system. N d with the p inquiry. Available r Vhile devel and is reas . The site h ympathetic (see Plann	traints e and cour py residenti racter: Hig r details. ljoins existi ity: No obje invironmer : Flood Zon ent & Tech Advice Ma allocation sho principles v ods and W allocation sho principles v ods and W allocation sho principles v ods and W allocation sho principles v ods sust be acco es No issues jection alignment realignment flows from lo problem provision of how lopment of onably acco ad no land to existing hing obliga	al developr h quality la ng settleme ection t: no comm e A; no obji- nical servic ps (and the from the riv t occurs wi uld be design which will n dater Managhould be no bommodated of Ysgybor t can be ca this develo s in accept f a water su the site wo ressible paid use design uses in the tions SPG f	nent on three ndscape ch ent; conside ents receiv ection from e. Environn EA Flood er Gyrach. thin the floo gned in acce eed approv gement Act o greater th l. wen Road t rrried out w oment can ng foul dra pply. Wale uld result in ticularly to nation in th e vicinity ar or further in	ee sides. aracter are ared approp red. Environme ment Agenci zones), the The site al ord risk area ordance wi al from the 2010. The an from its he visibility ithin the ex be accomminage from s & West L n a loss of g the main c e local ado of the surron formation	ea in LAND priate infill. ent Agency by Wales st rere is a deg location bo a of. The su ith SUDS ( SUDS App rate of sur greenfield v and access isting adop nodated withe proposs trilities has greenfield li entres of Li pted plan. punding lan on requirer	Wales or the ates that active of floor undary has rface water Sustainable proving Boo face water rate and the as requirem ted highwa thin the put ial. No prob no apparate and, it adjo andudno a Developme dscape. nents) Furt	he ccording d risk s been r edy in the he 1 in hents will y. olic olem cus in the ins an nd ent her	Approac Does the	h site have j sion in the	ootential
Spatial Objectives			200		Study. Phasing: Iss BP/30 for fu	ues regard rther detail	ding acces	s, resulting				U U		SO14:	SO15:	SO16:
Assessment Opportunities to		02: 0	SO3: +	SO4: 0	SO5: 0 ed and would	SO6: 0	+/-	SO8: 0	+/-	++	++	+/0	0	0		0/+
Manage / Mitigation?	the site is gr biodiversity an allocatior provide an e	eenfield interests n, to be b element o building	land, it adjo can be app prought forw of affordable methods ar	pins an expropriatel vard for d housing nd renew	xisting urban y mitigated ( levelopment g to meet loca able energy s	area and i e.g. throug in the Plan al needs. S	is accessib h the Biod period onl 010/11: T	le by differe versity, Lar y if there a he site offe	ent transpo ndscape Ch re issues wi rs a strong	rt means a haracter SF ith land sup opportunity	nd it is con PGs). It is in oply and the y to develop	sidered tha icluded in t e deliverabi o to a high	t any impa he LDP as ility of alloc design sta	cts on land a continge ated sites. ndard and i	scape and i ncy site rath SO3: The s incorporate	hearby her than ite will

Site Details				Access	to Key Se	ervices		Constra	ints and	Deliverab	oility			Co	uncil's Pro	posed App	roach
Site Ref: 56 Site: Land off Ysguborv			ni	<ul> <li>Range – Yes</li> </ul>		and Servic	es	<ul> <li>Impact classif</li> </ul>	t on land ication 3	<b>Constraint</b> scape and B, 4, 5 & U	countrysid rban.	•		inc LD	lusion in th	have poter ne Revised	
Proposal: Residential of Current Use: Agricultur		nt		<ul><li>Acces</li><li>Local</li></ul>	Employme	ation – Yes ent		area ir • Impac	n LANDN t on view	IAP assess s: Adjoins	sment. See existing se	policy NT ttlement.	pe characte E/5 for deta	iils. Alth and	l is currently	ite is greent y located in	a green
Area (ha): 0.5 ha appro	Density: 7			Good     Devel		other Urbar rategy Area	as	Impact     Physical	t on Histo I Constra		nment: no o	comments		acc per Wh	essible cen forms well i en conside	ated in a re tre and ger n the seque ring the gre	nerally ential test. en wedge
considered for 15 dwelli dwellings per hectare. <b>Ownership:</b> Public and	-	i on the der	ISILY OF 30	to the ex	xisting bus	ly well locat service rou relatively w	ted ute	Enviro	nment A ical servi	ce.			from nvironmenta	al & PP rela and	W) against tive to the o l adjoining r	4.7.3 and 4 the site's lo existing villa residential p	cation age edge properties,
Relevant Planning His Status in Adopted Pla	-	vation Area	located employr	to significa ment zones	int S.		<ul><li>Ground</li><li>Archae</li><li>Highway</li></ul>	d Conditi eology: N ays: No e	ions: No is lo objection objection.	٦	0	/_l_k \A/_*	the this	green wed		te to amend y to include llocation.	
(policy D3) in the Gwyn Barrier (policy E8) in dra Plan.	ireen	Local Fa approxir Public T	acilities: wi	thin 400m ous stops		Foul fle within foul dra	ows from the publi ainage fr	this develor c sewerage om the pro	opment ca e system. N posal. No	n be accor No problem	/elsh Water nmodated ns in accept nvisaged wi	ing a m	igests an ao iinimum 40i	Highways s ccess point m from Mae and shelter o	be located es y Llan.		
Site Description: Cons by existing housing to the north and by a dwelling	ne south a	nd east, A5	5 to the	Ysgubor station i Cycle R	rwen Road s in Penma	l (nearest tr aenmawr) ic-free local	I	Availabili Suitability	ity: Availa y: While	developme	nt of the si		esult in a lo	mo The	ved. Assembly	Governme n advises th	nt's
Hierarchy of Settleme	nts (Sequ	ential Test	)			ic Transpor	t:	accessib	le particu		main cent	res of Llar	asonably Idudno and to existing	bou	indary shall	acent to the have no di It is recom	rect access
Located within Settler Previously Developed								uses in the Viability: on require	he vicinit + (see P ements)	y. Ianning Ob Further de	ligations S tail on the	PG for fur affordable	her informa housing	ation inc	t adequate prporated w	noise insula rithin desigr st traffic noi	ation is ns to
Urban/Rural: Rural										ined in BPs see BP/30			Viability St	uay. Dw off-	r Cymru We site mains r	elsh Water s may be requ issessed du	state that uired and
Position in the Settlen Village																cation stage	
Relationship to Settle	ment: Sett SO1:	lement exte	ension		SO5:						SO10:	SO11:	SO12:	SO13:	SO14:	SO15:	SO16:
Spatial Objectives Assessment	501: +/-	SO2: 0	SO3: +	SO4: 0	505: +/0	SO6: 0	SC	07:+ S	SO8: 0	SO9: +	5010: ++	5011: ++	5012: +/-	0	0	0	0/+
Opportunities to Manage / Mitigation?	site is gre considere develop te	enfield land ed that any o a high de	butes to hou d and is curr impacts on sign standa ment does r	ently desig andscape rd and inco	nated as p can be app rporate su	bart of a gre propriately n stainable bu	en ba nitiga uilding	arrier, it ac ited (e.g. t g methods	djoins an through t s and rer	existing se he Landsca lewable en	ettlement, is ape Charao ergy syste	s relatively cter SPG).	accessible SO10/11:	by differer The site off	t transport ers a strong	means and popportunit	it is y to

Site Details	Access Service:	•	Constrain	its and Deliv	verability									Council's	Proposed A	pproach
Site Ref: MS9	Access	to Key		ental Const											site have pot	
Site: Orme View Filling	Service	S	<ul> <li>Impact of</li> </ul>	on landscape	e and count	ryside: Agric	ultural Land	Classification	on grade 3.	The site adj	joins the A5	5 and it is co	onsidered		in the Revise	ed Deposit
Station, Dwygyfylchi	<ul> <li>Range</li> </ul>	e of Shops				I to include a								LDP?		
Proposal: Employment		ervices -	location,	any applica	tion will be	need to be tl	he subject o	f a project le	evel Habitats	Regulation	n Assessme	ent to ensure	that the			
development - B1/B2/B8	3 Yes		developr	ment of the s	site will not	adversely af	fect the integ	grity of Liver	pool Bay SF	PA, and Y F	enai & Bae	Conwy/ Mer	nai Strait	The Counc	il's Business	and
uses	<ul> <li>Doctor</li> </ul>	rs Surgery –	SAC.											Enterprise	team support	ts the
Current Use: Part	No	J	<ul> <li>Impact c</li> </ul>	on local char	acter: High	quality land	scape chara	cter area in	LANDMAP	assessmer	nt. See polic	v NTE/5 for	details.	allocation of	of this site; ho	owever,
developed; part	<ul> <li>Acces</li> </ul>	s to				lered that the								they ackno	wledge that t	he poor
agricultural		tion – Yes				ation and ac			input the					access lim	its the potent	ial use of
Area (ha): 3.7		Employment				vn biodiversi			om the Cour	tryside Co	uncil for Wa	مامد			an extension	
(approximately 1ha		tunities -				: No comme						103.		current 'se	rvice' facilities	s. In light of
B1/B8 use and 1.7ha B2	Yes	tariities	• impact c		Invitoriment		nis receiveu	•						this concer	n and taking	into
use with 1ha as	103	Access to	Physical (	Constraints:											e Assembly	
contingency	• Good other		•					7					مام سريا ، خام م		nt's transport	comments
Ownership: Private						cated in a TA									ussions will b	
Relevant Planning		opment				ncy flood zon									sembly Gove	
History: 0/30142 –		gy Areas				n the Afon G									eam with reg	
erection of Travelodge		ain/cycle) –				C2 zone is su									sibility and ty	
and extension to existing	Yes					g station (Hi									with National	
car park (renewal of	,	la salati d				onment Age								Plan propo		nanopult
permission granted		is relatively				associated							need to be		Welsh Wate	or state that
under 0/25900) - 2005		ted to the				ill be accepta									ns may be re	
Status in Adopted		bus service				e restricted		he waterco	urse. Howev	/er, with se	a level rises	s, parts of the	e site		be assessed	
Plan: None		d stops and				e at risk of flo	ooding.									
Site Description: The		he A55. It is		hip: No issue											oplication sta	
•		tively well	<ul> <li>Ground</li> </ul>	Conditions:	No issues											
site lies to the east of Dwygyfylchi, outside the		o significant	<ul> <li>Archaeo</li> </ul>	logy: This pl	lot has beer	n extensively	modified ar	nd improved	during the 2	20 <sup>th</sup> century	, however it	ts proximity f	to a known		evelopment	
	employn	nent zones.				den show that								,		
existing settlement			discrete	post-glacial	prehistoric	activity datin	g from the M	lesolithic th	rough to the	Bronze Ag	e.				ection measu	
boundary. Part of the site	oustain	ability	<ul> <li>Highway</li> </ul>	/s: The Cour	ncil's Hiahw	ays service	has no obied	ctions other	than the suc	aestions m	ade by the	Assembly			ent of a minim	
has already been	Points			nent's Trans			··· · · · · · · · · · · · · · · · · ·			5	, <b>,</b>				equired from	
developed as a petrol	Local Fa					epted that th	ere is an exi	sting acces	s servina the	e filling stati	ion and redu	undant café.	this is		main and no	
filling station	within 60					ent. Any pro									or permanen	
Hierarchy of	Public T	ransport:				ig station and									his area, acco	
Settlements	within 40					hin the Natio									all times eith	
(Sequential Test)	stop (ne	arest train				the site. Sho									easement an	
Located within	station is	6	course.	y olago ana	may anoot		ala you proc		e anocation	no noula l					nay be requir	
Settlement Boundary:	Penmae	nmawr)		cture: Dwr C		h Water stat	os that foul f	lows from th	no nronosod	developme	ont can be a	ecommodat	ad within		nsequences	
No	Cycle Ro	oute: Traffic-				e site is cros									nt will be requ	
Previously Developed	free loca	al route				r Treatment									lowing comm	
Land: No (part	within 20					e provision o									om the Enviro	
developed)	Frequen	cy of Public	problem	3 are envisa			n a water su	ppiy for this	developmen	n. No objec			est Ountes.		ales. They su	
Urban/Rural: Rural	Transpo	rt: 0 or 1	Availability	: Available n											cating this si	
Position in the	point					he site would	t result in a	loss of area	nfield land i	t adioine or	avisting on	nnlovment	so and the		ssment is ma	
Settlement Hierarchy:						erefore reaso									t the risks are	e
Tier 1 Main Village						nent needs fo								acceptable		
Relationship to			<b>a</b>		to employin	IEIIL HEEUS IC			an penou (s	ee backyrt	unu rapei					
Settlement:			Study).	/- (see Plann		ons SPG for	further infor	mation on r	oquiromonto	) Furthar d	otail on the	affordable b	ousing			
Development outside						rdable Housi			equirements				ousing			
settlement boundary.						port Plan pro			t uso domon	d (modium	to long tor		DO BD/20 for			
			0			port Fian pro	posais and	employmen	i use deman	ia (mealum	to long terr	ii) Flease se	E DF/30 101			
Spotial Objectives			further deta		SOF-					6040-	8044	6040	6042			8046
Spatial Objectives	SO1: 0/+	SO2: 0	SO3: 0	SO4: +	SO5:	SO6: 0	SO7: +/-	SO8: +	SO9: +/-	SO10:	SO11:	SO12:	SO13:	SO14: 0	SO15: 0	SO16:
Assessment		contributes to			+/++		to and appro	nriata laval a		++	++	+/-	+/0	n of ovicting fo	ailition along t	0/+
						tigated (e.g. tl										
Manage /																
Manage / C Mitigation?	mployment d	lemand. It will a unity to develop	also provide to	ourism faciliti	es along the	A55 which w	ill add to con	venience in	this area, e.g	for visiting	the National	I Park and ne	arby tourist a	ttractions. SO1	0/11: The site	e offers a

Site Details			Access to K Services	ley	Constraints	and Delive	erability					C	ouncil's Pro	posed Appr	oach	
Site Ref: 270 (SR53) Site: Top Llan Road, Gla Proposal: Residential de Current Use: Agricultura Area (ha): 4.45 Theoretical Yield and D would be considered for 8 based on the density of a dwellings per hectare and account recreation and o landscaping /buffering pro- Ownership: Private Relevant Planning Histo application for residential withdrawn. The immediat north (adjoining existing s granted permission for 18 Status in Adopted Plan: Conservation Area (polic; Llandudno Conwy Distric Site Description: The sit triangular plot bound on t Llanrwst Road and Top L on the third by land which permission for housing. If approximately 6 hectares currently grazing land, ar from north to south and for west. Hierarchy of Settlement Test) Located within Settlement Tier 1 Main Village Relationship to Settlement Extension	evelopmen al Pensity: Th 80 dwelling around 30 d taking in pen space ovision. ory: Previo I developm te field to t settlement 8 dwellings : Landsca y 4BW) in t Plan. te consists two sides I h has plan t measure s. The lanc and slopes ( rom east to ts (Seque ent Bound Land: No ent Hierar	he site gs to e and bus hent he ) was spe s of a by and ning s l is gently 0 <b>ntial</b> dary: chy:	Access to K Services Range of S and Servic Doctors Su Yes Access to Education Local Emp Opportunit Good Acce other Urba Developm Strategy A (bus/train/o Yes The site is re well located existing bus route and sto is close to th is also relativ located to sig employment Sustainabili Points Local Faciliti 800m Public Trans within 400m (train is approximate from the site Cycle Route: the area (nea: Llandudno JU Frequency o Transport: 0 point	Shops ses – Yes urgery – – Yes voloyment ies - Yes sess to in ent reas cycle) – elatively to the service ops and e A55. It vely well gnificant zones. <b>ty</b> es: within port: bus stop ly 900m ) : None in arest is unction) f Public	Urban. De due to gra BMV land Countrysic ountrysic Impact on assessme Impact on of this site Impact on of this site Impact on of this site Flood Rist Technical Ownershi Ground C Archaeolo Highways Governme consultan satisfactor achieved meets the Infrastruct will be una no probler Works. No apparatus Availability: M adjoins a ma Abergele an landscape a Viability: +/-	landscape a sk exercise dient. Rema if surveyed de Council fo local charao nt. See polio views: Pote across the ri Biodiversity a. Historic Env extraints: c: TAN 15 Ff service. b: No issues onditions: No gy: No arch: to straispus for the lan ily accommo via a ghost is Assembly C ure: Dwr Cy able to accom o problems a in the area Available noo /hile develop in village and d Colwyn Ba nd biodivers (see Plannir il on the affo	and Countrys suggests pa ainder, where in detail. Mos or Wales rais lan Conwy. cter: Outstar cy NTE/5 for ential impact : ver) r: No known I vironment: Li lood Zone A; o issues aeological im on from the C odated on the sland type T Government's mru Welsh V mmodate the imodating for are envisaged w oment of the nd is reasona ay. Developm ity interest. ng obligations	rts of north a not limited l st likely ALC ed concerns ading quality details. at north east biodiversity w sted building no objection apact predict ouncil's Hig ansport and es that devel e existing hig junction arras a requirement Vater states demands fr al drainage a d with water site would re bly accessible ent should b	and east of s by gradient, limitation is cover the ex- landscape of extent of sit value. There is located ne is located ne in from the Co- ed. hways service highways a opment rela- ghway network ingement on its. that the loca om develop it the Ganol supply. Walk esult in a loss le particular be sympather ther informa	ite will be ni has potentia soil wetnes tent of expa- character ar te (higher gr is a bat rec earby. ouncil's Env ce and the <i>A</i> ssessment ted traffic ca ork. Access a Lanrwst R al public sew ment of this Waste Wate es & West L s of greenfid ly to the ma stic to the su	s. The ansion into the rea in LANDM round – views cord within 10 vironment & Assembly undertaken b an be could be toad which verage netwo site. There a er Treatment Jtilities have n eld land, it in centres of urrounding	5 & R     R       3B     Ai       3B     Ai       a     Ai       b     P       IAP     TI       a     G       S to     G       Om     da       sto     G       Om     da       y     ai       hap     Ti       y     ai       hap     th       y     ai       hap     Ti       y     ai       y     ai <td>oes the site levised Depo lthough the si e edge of an erforms well in the Council's H ccess should bed to be imp overnment's avelopment si kisting Top Lia 470 junction v andard at the ue to concern fater on the loc ydraulic mode noderstand any powever, depe scharge flows ave to be dete so state that ese can be a oplication stag the Environme found raising atercourse. is noted in the oth east exte tained as ope otential impact so well which ru- ensure deve etrimentally of rea.</td> <td>sit LDP? te is Greenfi accessible on n the sequer Highways se be made on roved. The A Transport technold include an Road. A r will need to be developer's to cal public se elling assess y potential im ndent on the s, the point of ermined. Dw off site mains ssessed dur ge. ent Agency V or structures e site agent's nt of the site en space, wh ts on views. al has been p lopment doe n the landsci</td> <td>eld land, it is entre and ge itial test. rvice sugges to the A470 t Assembly am suggest e stopping up new Top Llar be constructer expense. Dwr Cymru V werage netw ment will be provements potential fou f communicar r Cymru Wel s may be required ing the plann Vales recomments within 4 me s submission is proposed nich will mitig A Landscap prepared by of a number of s not impact ape and surr</td> <td>a located on enerally sts that that will o the n Road / ed to a high Welsh work, a required to required to required and ing mend no tres of the n that the to be jate e and consultants f measures consultants</td>	oes the site levised Depo lthough the si e edge of an erforms well in the Council's H ccess should bed to be imp overnment's avelopment si kisting Top Lia 470 junction v andard at the ue to concern fater on the loc ydraulic mode noderstand any powever, depe scharge flows ave to be dete so state that ese can be a oplication stag the Environme found raising atercourse. is noted in the oth east exte tained as ope otential impact so well which ru- ensure deve etrimentally of rea.	sit LDP? te is Greenfi accessible on n the sequer Highways se be made on roved. The A Transport technold include an Road. A r will need to be developer's to cal public se elling assess y potential im ndent on the s, the point of ermined. Dw off site mains ssessed dur ge. ent Agency V or structures e site agent's nt of the site en space, wh ts on views. al has been p lopment doe n the landsci	eld land, it is entre and ge itial test. rvice sugges to the A470 t Assembly am suggest e stopping up new Top Llar be constructer expense. Dwr Cymru V werage netw ment will be provements potential fou f communicar r Cymru Wel s may be required ing the plann Vales recomments within 4 me s submission is proposed nich will mitig A Landscap prepared by of a number of s not impact ape and surr	a located on enerally sts that that will o the n Road / ed to a high Welsh work, a required to required to required and ing mend no tres of the n that the to be jate e and consultants f measures consultants
					Phasing: Ple	ase see BP	/30 for furthe	r details.								
Assessment	SO1: 0/+	SO2: 0		SO4: 0	SO5: +	SO6: 0	S07: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +/-	5013: +	SO14: 0	SO15: 0	SO16: 0/+
Manage / g Mitigation? a o e	preenfield l appropriate	and, it ac ely mitiga ong oppo	ibutes to hous djoins an exist ted (e.g. throu ortunity to deve that developm	ing settlem ugh the Biod elop to a hig	ent and is acc diversity, Land gh design sta	cessible by c dscape Char ndard and in	different trans racter SPGs) ncorporate su	port means . SO3: The s Istainable bu	and it is con site will provi iilding metho	nsidered tha ide an elem ods and rene	t any impacts ent of afforda ewable energ	s on land able hous jy systen	scape and ne sing to meet lo ns. SO12: Ca	earby biodive ocal needs. reful landsca	rsity interest SO10/11: Th aping and bu	s can be e site ffering is

Site Details			Access to	o Key Servi	ces	Constra	aints and D	eliverability	'					Council's Approach		
Site Ref: 403 Site: South of the Mill, Proposal: Residential Current Use: Agricultu Area (ha): 0.83 Theoretical Yield and would be considered fo on the density of 24 dw Ownership: Public and Relevant Planning Hi Status in Adopted Pla (policy CN5) in Colwyn Site Description: The south east of the existi Llanddulas. It does not settlement boundary b the west. A public foot	developmer Iral <b>Density:</b> T or 20 dwellin vellings per d Private <b>story:</b> None <b>story:</b> Nor <b>story:</b> N	he site ngs based hectare. Barrier ocal Plan ed to the nt of existing te 406 to	Access to Range of Service: Doctors Access Local E Opportu Good A Develop (bus/tra The site is located to service ro relatively significant Sustainal Local Fac Public Tra bus stop ( is Abergel Cycle Rou route with	<b>b</b> Key Servi of Shops an s – Yes Surgery – I to Educatio mployment inities - Yes ccess to oth oment Strate in/cycle) – N s relatively w the existing ute and stop well located employme <b>bility Points</b> : dilities: within nsport: with nearest trai e Pensarn) ute: On-road	ces d No n - Yes her Urban egy Areas és vell b bus b. It is also to to to to to to to to to to a 400m in 400m n station	Environ Impac Impac LAND Impac appre Impac objec south the vi Regu affect must Impa Physica Flood Agenc Owne Groun Archa Highw is dev	Internetial Co to n landsca to n local ch MAP asses to n views: opriate mitig to n Biodive se proximity to allocatir of the site i cinity of the lations 1994 ing the woo therefore be ct on Histor I Constrain Risk: TAN + cy Wales - r rship: No is: d Condition eology: No vays: No acc eloped.	nstraints ape and Con- haracter: Ou- sment. See Adjoins site pation. ersity: The Co- ro the Llan- ing the site, Ir so left undist site. The le- and is also dland foragia e fully asses ic Environm ts: 15 flood zon no known his sues s: No issue: objection cess road. T	untryside: A tstanding q policy NTE/ 406. Poten ountryside ddulas and owever, it is urbed. Ther sser horses a feature o ng habitat o sed. ent: no com e A. No ob story of floo	gricultural la uality landso /5 for details tial impacts Council for ' Gwrych Cas s imperative re are record hoe bat is p of the nearby or the bats' to ments rece jection in pr ding at this ild only be fe	cape charac i. looking to t Wales note stle Wood S to that the wo is of lesser rotected un v SSSI. Any use of hedg ived. inciple from site	cter area in he east – wi the site (an SSI. They c bodland hab horseshoe I der the Con developme erows as flig the Enviror	d 406) is do not vitat to the bats in servation ent ght lines	Approach Does the s for inclusi Deposit L Although ti land, it is le accessible generally p sequential Following of from the C service on discussion regard to i and from ti pedestrian improveme issues will on the delii as access from site 4 Developme take into a	site have po ion in the R DP? The site is gree bocated in a r location and performs well test. comments re ouncil's Higl site 406, fur s will be req mproving ac the site, as w facilities ent works. The have a direct verability of would be pr 06. ent of this site ccount the c	evised eenfield elatively d II in the eceived hways ther uired with cess to rell as hese ct impact this site ovided te should comments
of the site. Hierarchy of Settleme Test)	ents (Seque	ential	1 point			envisa develo proble	aged with th opment. No ems are env	e public sew problems ar isaged with	verage syste	em for dome d to accomr on of water s	estic foul dis nodate dom	scharge fron	n this ows. No	local biodiv	om CCW re versity intere ity of the SS	ests and
Located within Settlement Boundary: No Previously Developed Land: No Jrban/Rural: Rural Position in the Settlement Hierarchy: Tier 1 Main Village Relationship to Settlement: Settlement extension						Suitabilit adjoins a Llandudr designat Viability: Further o Housing Phasing:	an urban are no and Colw ions in the + (see Plar detail on the Viability Stu	velopment c ea and is rea vyn Bay. De vicinity nning obligat affordable udy. t on site 406	asonably ac velopment s ions SPG fo nousing pro	ould result in cessible pa should be sy or further inf ovision is con ught forward	rticularly to mpathetic t formation or ntained in B	the main ce to the envirc n requireme P9 Affordat	ntres of onmental ints) ole			
Spatial Objectives Assessment	SO1: +/-	SO2: 0	SO3: +	SO4: 0	SO5: +	SO6: 0		SO8: 0	SO9: +/0	SO10: ++	SO11: ++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	greenfield interests o element o	land, it adjo can be appro f affordable	oins an exist opriately mit housing to	ing settlem igated altho meet local r	ent, is relative ugh further ueeds. SO10	vely acces work to de 0/11: The s	sible by diff etermine this site offers a	erent transp s is vital (e.g strong oppo	ort means a through the ortunity to de	and it is con ne Biodivers evelop to a l	sidered that ity, Landsca high design	t any impact ape Charact standard ar	ts on landsc er SPGs). S nd incorpora	f the commu ape and nea 603: The site ate sustainate landscape	arby biodiver e will provide ble building r	sity an methods

Site Details		Acc	ess to Key	Services	Constrair	nts and De	iverability						Cound	cil's Propo bach	sed
Site Ref: 406 / 212			ess to Key		Environm	nental Con	straints						Does	the site ha	
Site: Pencoed Road, Llanddula	S		ange of Sho ervices – Ye						This site is					tial for incl evised Dep	
Proposal: Residential developm	nent		octors Surge	-					had previou ts state that				LDP?		USIL
		• Ac	cess to Edu	,					nage to the						
Current Use: Agricultural		Ye			use.									igh the site ield land, it	
Area (ha): 0.85 approximately		Op	cal Employi	- Yes	assessr	nent. See p	olicy NTE/	for details.		•			in a re	latively accord	essible
Theoretical Yield and Density	: The site wou	.1.4	ood Access ban Develo				,	ing settleme	ent. Potenti	al impacts lo	ooking to th	e east – wi		ms well in th	,
be considered for 20 dwellings l		01	rategy Area			appropriate	•	untrusido (	Council for V	Vales not th	na cita ic in	close		ntial test.	
density of 24 dwellings per hect	are.		us/train/cycl						Castle Woo						
Ownership: Private		-			allocati	ng the site,	however, it	is imperativ	ve that the	woodland ha	abitat to the	south of th		ving comme ed from the	
Ginerany. Theate			site is relative ted to the ex						s of lesser h					ays service	
Relevant Planning History: No	one		service rout						ed under the Any develo				discus	sions will b	e required
Status in Adopted Plan: Gree	n Barrier (neli		. It is also re						erows as flig					egard to imp s to and from	
CN5) in Colwyn Borough Local		wei	located to s loyment zor	0	assess									ll as pedest	,
, , , ,		emp		169.	<ul> <li>Impact</li> </ul>	on Historic	Environmer	nt: no comm	nents receiv	ed.			facilitie	es improven	
Site Description: The site is lo			tainability F		Physical	Constraint	s:						works		
south east of the existing settler Llanddulas. It adjoins land gran		-	al Facilities:	within					ection in prir		the Environ	ment	Devel	opment of th	nis site
for residential development to it		4001	n lic Transport	· within				tory of flood	ding at this s	site				take into a	
construction) and adjoins anoth		on 400r	n bus stop (	nearest		hip: No iss Conditions								mments rec	
for residential development to it footpath runs to the east of the			station is A	bergele		ology: No o								CW relating ersity intere	
woodland is located to the south		1 611	sarn) e Route: Or	-road	Highway	ys: Potentia	l problem v	vith cul de s	sac length.	There is a la	ack of pedes	strian		oximity of th	
		,	I route withir			on Pencoe							the ea	st.	
Hierarchy of Settlements (Sec	quential Test)		uency of Pu						mru Welsh m for dome						
		Iran	isport: 1 poi	nt					to accomn						
Located within Settlement Bo	undary: No				problem	ns are envis	aged with t	he provisior	n of water s	upply for thi	s developm	nent.			
Previously Developed Land:					Availahility	/: Available	now								
Urban/Rural: Rural Position in the Settlement Hie	rarchy: Tier 1	1			,			the site wo	ould result ir	a loss of g	reenfield la	nd, it adjoin	s		
Main Village	alony. Hel	1			a main vill	age and is	easonably	accessible	particularly	to the main	centres of	Llandudno			
Relationship to Settlement: S	ettlement				and Colwy in the vicir		elopment s	hould be sy	mpathetic t/	o the envirc	onmental de	esignations			
extension							ina obliaati	ons SPG fo	or further inf	ormation on	requireme	nts) Furthe			
					detail on th				contained i						
					Study.		DD/20 for f	urthar data:	ilo						
Spatial Objectives SO1:					Ŭ	SO7:		urther detai SO9:	SO10:	SO11:	SO12:	SO13:	SO14:	SO15:	SO16:
Assessment +/-	SO2: 0	SO3: +	SO4: 0	SO5: +	SO6: 0	0/-	SO8: 0	+/0	++	++	+/-	0	0	0	0/+
Opportunities to SO1: T	he site contrik	outes to hou	using need a	and would p	provide an e	element of a	fordable h	ousing for lo	ocal need w	hich would	contribute 1	to the need	s of the cor	nmunity. W	hile the
Manage / site is g Mitigation? biodive	preenfield land rsity interests	d, it adjoins	an existing	settlement,	is relativel	y accessibl	e by differe	nt transport	t means and	the Biodive	lered that a	ny impacts	on landsca		rby o sito will
	an element c														
building	g methods and	d renewable													
and loc	al biodiversity	v interest.													

Site Details	Acces	ss to Key ces	Constra	aints and De	liverability								Council'	s Proposed	Approach
Site Ref: 87 Site: Adjacent former Rectory Llysfaen Proposal: Residential development Current Use: Agricultural Area (ha): 1.04 Theoretical Yield and Densi The site would be considered 30 dwellings based on the de of 30 dwellings per hectare and taking into account Ownership: Private Relevant Planning History: 10528/O – residential development; refused 16/11/7 Status in Adopted Plan: Not Site Description: The site adjoins the existing settlement boundary of part of the settler of Llysfaen. It is open pasture land with Pentregwyddel Roa encompassing the northern a western site boundaries and Dolwen Road adjoining to the south. The land rises gradual the south. Hierarchy of Settlements (Sequential Test) Located within Settlement Boundary: No Previously Developed Land Urban/Rural: Rural Position in the Settlement: Settlement Extension	Accesservi Rar and Particle Rar and Poot Rar and Doc No Accesservi Copp Goo Opp Goo Opp Goo Opp Goo Opp Goo Opp Goo Opp Goo Opp Goo Opp Goo Opp Goo Opp Goo Opp Goo Opp Goo Stra (bus Yess Well lo existir route also r Iocate emplo Goo Susta Point Cycle Route coast Susta Point Cycle Route coast appro Frequ Trans point	ss to Key ces nge of Shops I Services – Yes ctors Surgery – cess to ucation – Yes cal Employment portunities - Yes of Access to er Urban velopment ategy Areas s/train/cycle) – s tite is relatively bocated to the ng bus service and stop. It is relatively well ed to significant byment zones. <b>ainability</b> (c) Facilities: within c) c) Transport: 1 200m bus stop est train station (wyn Bay) e Route: Nationa e 5 (along the ) within 1km point 0 or 1	<ul> <li>Impaction recreation into consistent of the impaction of the impacting of the impaction of the impaction of the impaction of the</li></ul>	mental Con t on landsca ational pressu- onsideration. Ise density in t on local cha s. t on views: A the A55. It is by that some he concave la ble to exercise ider Cynfran t on Biodiver t on Biodiver t on Biodiver t on Biodiver t on Historic f the Church he adjacent la with a few bo imposed on a on the setting ver, the west I Constraint Risk: TAN 1: incal service. rship: No issis acology: The ace archaeolo nitted. vays: No objet tructure: No objet t	pe and coun ure. The pote Developmen the area. aracter: High adjoins existii not consider elements of andform of the se design co Road housin sity: No obje Environmen House can b anes. The lii undary trees any future de g of the listed ern boundary <b>s:</b> 5 Flood Zone ues s: No issues site lies with ogy. It would ection objection from thin the publi No problems rea. now ent of the site d. It is reason designation i urrounding la noning obligat contained in	ential effects int of the site h quality lar ing settleme red that resi any resider le site could introl to avoid ing. ection t: To the eat be viewed fr sted building. attract pre- the could http://www.ecentrol. building. ty of the prop e A. No obje in the histor attract pre- m Dwr Cym is sewerage s envisaged he adjoins the nably access in the local i in the local i in the could participations SPG for BP9 Affordation	s of increase e would result descape chart int. The site if dential develop contribute to d repetition of st of a Grade om a range g is located y cil's Consent the develop he listed bu bosed site do ection from E cic core of Ll determinatio ru Welsh Wa system. No with water s sible particu adopted plar icluding the l or further info	d recreationa t in the loss of acter area in s not visible opment (i.e. ment would e owards vertice of the regular of the regular all listed buil of viewpoints vithin a related ment of this lding does n bes need ser nvironment of vsfaen. As su n archaeolog tter. Foul flo problems in upply provisi ttlement bou arly to the m . Development isted building	al use of My of green spa a LANDMAP in views loo two storeys extend the b cal separatic r and visuall ding. This is across the view small of a consider th site would n of need a w sitive handl Agency Wal uch it has hi gical evaluat ws from the accepting for ion. Wales & indary for LI and centres ent should b g. equirement:	nydd Marian ace in a resid assessmer king south fi b) would be v ouilt skyline i on of roofline ly harsh ridg s a relatively field and is curtilage which hat, subject i ider spaciou ling. es or the Co gh potential cion should a proposed d oul drainage & West Utiliti ysfaen altho of Abergele e sympather	a SSSI shoul dential area a at. See policy rom Abergelu- visible in suc n a westerly is and it shou- e/chimney p treeless site prominently ch is bounde to specific antly a s open settin puncil's Envir for well press in application evelopment at Ganol W les has no re- pugh it would and Colwyn tic to existing	d be taken and would v NTE/5 for e Road and h views. It direction, uld be attern of e and the viewed ed by stone onstraints dverse ng. onment & erved sub n be can be aste Water cord of any constitute Bay. The g uses in	for inclu Deposit Although land, it is accessib generally sequentia The Cou suggests Pentregy Developr ensure th listed bui affected. The Con- recomme strip of o is reserve boundary the listed be suffici and settil to be pro will reduc dwellings being de some de considerr is essent Dwr Cym that off-s required	the site is g located in a le location a performs w al test. ncil's Highwa access is p wyddel Road ment of this s at the settin lding nearby servation se end that a re pen land/tree ed on this way adjacent to building. The ent for the b hg of the Ch tected. This se the numbe that are cap veloped on t gree; howev ed that this s ial.	Revised reenfield relatively ad ell in the ays service rovided off only. site should g of the is not vice asonable e planting estern the rear of ackdrop urch House stipulation er of bable of he site to er it is tipulation atter state y be an be
Spatial Objectives SO1:	+/- SO2: (	0 SO3: +	SO4: 0	SO5:	SO6: 0	S07: +	SO8: 0	SO9: +/-	SO10:	SO11:	SO12:	SO13: 0	SO14: 0	SO15: 0	SO16:
Assessment           Opportunities to         SO1:           Manage /         greer           Mitigation?         throu	The site cont field land, it a gh the Lands	tributes to housi adjoins an existi cape Character nd incorporate s	I ing need and ng settlemer SPG). SO3:	nt, is relativel : The site will	de an eleme ly accessible provide an e	nt of afforda by differen element of a	able housing t transport m affordable ho	for local nee eans and it i using to mee	s considere et local need	d that any in ds. SO10/11	npacts on la : The site off	ds of the con ndscape car ers a strong	mmunity. W be appropr opportunity	hile the site iately mitiga to develop t	ted (e.g. o a high

Site Details		Acces	s to Key S	ervices	Constraint	s and Deli	verability						Cou	ncil's Prop	osed Appro	bach
Site Ref: 160 Site: Ysgol Cynfran, Llys Proposal: Residential	faen	<ul> <li>Ran Serv</li> </ul>	s to Key S ge of Shops rices – Yes tors Surger	s and		n landscap	e and Count proximity to	,				n to CCW, th represent a	ney inclu	ision in the	ave potenti e Revised D	
development			ess to Educ		<ul> <li>Impact or</li> </ul>	n local chai			dscape cha	aracter area	in LANDM	AP	is loo	ated in a re	e is greenfie elatively acce	essible
Current Use: Agricultura	l	Орр		Yes	<ul><li>Impact of</li><li>Impact of</li></ul>	n Biodivers	ity: There is			edgerow or	the west	side and	in the	e sequentia	nerally perfo I test. It is co	
Theoretical Yield and D The site would be consid 40 dwellings based on th of 30 dwellings per hecta Ownership: Private Relevant Planning Histo Status in Adopted Plan Site Description: The si the existing settlement of I comprises flat, open gras access would be off Dolw along the school entrance Hierarchy of Settlement (Sequential Test)	Invership: PrivateThe site is relatively well located to the existing service route and stop. is also relatively well located to significant employment zones.InverseDescription: The site adjoins existing settlement boundary of rt of the settlement of Llysfaen. It mprises flat, open grassland and cess would be off Dolwen Road ing the school entrance road.Sustainability Points Local Facilities: within 400m Public Transport: within 200m bus stop (neares train station is Colwyn Bay)cated within Settlement undary: NoCycle Route: National Route 5 (along the coar within 1km approximat Frequency of Public Transport: 0 or 1 point					onstraints sk: TAN 15 s flooding. I ip: No issue Conditions: ogy: No ard s: The visib s. Any exte ons will the he extent o n site plan. which will h cture: The p d with the V ess from this Cymru We Available r	Flood Zone Flood Zone No objectior es. No issues. chaeologica ility splays f nsion of the refore need f works/dive If it is to be ave to be re- public sewer Waste Wate site. No pro-	A; Environ from the C impacts. rom the acc access roa to be under via the scho via the scho solved. Fur in the vicin r Treatmen oblems envi	ment Agen ouncil's Er ess on to I d will affec taken with ired. No d bol access ther issues ity is that o Works for saged with	cy flood zon nvironment Dolwen Roa t the levels the Rights irect access there are co s need reso of a separate the treatmen n water supp	the 1 – low the X Technica ad comply to on the public of Way sectors registered by the sector of the	with highway lic footpath. tion with d highway garding mixi next column problems estic n. No object	vm Com High supp any j of th likely the s of 'ss stror brief discu scho hg Auth drop inclu desig pede Roar well drop	ways servic ortive, how proposals the e access ro r to conflict chool and t gly advised is prepared ussions with ol, parents ority. The is off area wo ded within t gn should in sstrian/cycle d, the provis affect the d off point. T	e. the Council ce are gener ever, they st nat increase ad by vehicl with the asp he Authority to school' ar t that a deve f for this site n (at the mini- and the Higl ssue of provi- buld need to the discussion corporate a e link from C sion of which iscussions o he developm lso consider	ally tate that the use es are irations of in terms do it is clopment , following imum) the hways sion for a be ons. Any new ynfran n could n the nent
Located within Settlem Boundary: No Previously Developed I Urban/Rural: Rural Position in the Settlem Hierarchy: Tier 1 Main V Relationship to Settlem Settlement Extension	<b>_and:</b> No ent ′illage				although it v the main ce local adopte the surroun Viability: +/- detail on the Study. Phasing: Br details.	would cons ntres of Ab ed plan. De ding landso (see Planr e affordable	titute loss of ergele and velopment s cape. hing obligation housing pr	greenfield Colwyn Bay should be sy ons SPG fo ovision is c	land. It is r r. The site I /mpathetic r further inf ontained in	easonably a had no land to existing formation ou BP9 Afford	accessible use design uses in the n requiremo lable Hous	particularly nation in the vicinity and ents) Furthe ing Viability	o of in facili	advertent p	rovision of d	
	SO1: +/-	SO2: 0	SO3: +	SO4: 0	SO5: +/0	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11:	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to S Manage / S Mitigation?	site is gree appropriate strong opp	nfield land ely mitigat ortunity to	d, it adjoins ed (e.g. thro develop to	an existing ough the La a high des	and would p settlement, andscape Ch ign standard not impact r	is relatively aracter SP and incorp	/ accessible G). SO3: Th porate susta	by differen ne site will p inable build	t transport rovide an e	ocal need w means and element of a ds and rene	hich would it is consid	lered that ar housing to m	ny impacts o neet local n	on landscap eeds. SO10	be can be )/11: The site	e offers a

# LDP HOUSING / EMPLOYMENT ALLOCATIONS - TIER 2 MAIN VILLAGES

Site Details					ess to Key vices		Constrain	ts and Del	verability					Council's	Proposed /	Approach
Site Ref: 91 / 284 Site: Ffordd Llanelwy, I Proposal: Residential Current Use: Agricultu Area (ha): 0.53 Theoretical Yield and considered for 10 dwel of 30 dwellings per hec landscaping and the pr Cymru Welsh Water st: Ownership: Private Relevant Planning His dwellings; refused 26/1 adverse visual impact. suitable as LDP allocat Status in Adopted Pla CN3) in the Colwyn Bo residential developmer Development Plan (200 Site Description: The Betws yn Rhos, adjoini It adjoins Fford Aberge residential developmer boundaries. It comprise the south, towards Ffor	developmer Iral Density: T lings based tare and tal resence of a ate may res story: 0/322 10/06 – outs Premature a tion an: Special I prough Local tin the draf 01). site is locat ing the exist le to its wes t on its sour es grazing la	he site wou on the star sing into ac public sew trict density 285 – erecti ide settlem application; Landscape I Plan. Site t Conwy Ut ed at the ea ing settlem t and is bo thern and van	ndard densi count ver which Dr /. ion 14 ent bounda ; may be Area (polic allocated fo nitary astern of ent bounda unded by vestern	Acc Ser • R • D • A • D • A • C • D • C • D • C • D • C • C • D • C • C • C • C • C • C • C • C • C • C	ess to Key vices ange of Shc ervices – Ye octors Surg ccess to Ed es ocal Employ pportunities ider area ood Access rban Develo trategy Area us/train/cyc oderate site is relat ted to the e service rou b. It is also n located to s oloyment zo <b>tainability</b> al Facilities: m lic Transpoin m bus stop n station is <i>A</i>	pps and ery – No ucation – ment – Yes in to other opment is le) – ively well xisting te and elatively significant nes. <b>Points</b> within (nearest	<ul> <li>Impact o grade 3. Wales.</li> <li>Impact o LANDMA</li> <li>Impact o</li> <li>Impact o</li> <li>Impact o</li> <li>Impact o</li> <li>Impact o</li> <li>The site Area.</li> </ul> <b>Physical C</b> <ul> <li>Flood Ri low risk. from the principle surface v</li> <li>Ownerst</li> <li>Ground C</li> <li>Archaeo</li> <li>Highway</li> <li>Infrastruc public se area woo works. N</li> </ul>	The site is in local cha AP assession in views: Ac in Biodiversion in Historic E is immedia <b>Constraints</b> sk: TAN 15 No known Council's E from the E water and s nip: No issue Conditions: logy: No immediate state and s nip: No issue Conditions: logy: No immediate werage sys- uld overload lo poroblems lities has no	e and cour of no know racter: Hig hent. See p djoins existi ity: CCW h Environmer tely to the of sector of the revious flo environment atisfactory es No issues pact on ree achievable; Cymru Wel stem, howe d the design o apparatus	m interest t h quality la policy NTE/s ing settlem have a bat r ht: no comm east of Betw e A; Enviro boding on s tt & Technic t Agency W foul draina corded arch suitable. sh Water e wer, the tot n capacity of d with water	o the Coun ndscape ch 5 for details ent ecord within nents receiv ws yn Rhos nment Age ite. No obje cal service. 'ales, subje ge disposal naeology. nvisages no cal allocation of the waste	n 100m of the red from CA Conservation ncy flood zo ction in prin No objectio ct to attenua o problems of sproposec a water treat vision. Wate	ncil for a in ne site. DW. on one 1 – nciple n in ated with the d for this tment	for inclusi Deposit LI Although the land, it is the accessible generally p sequential allocation in with the plas suggesting suitable as is propose the revised Dwr Cymru advises tha yn Rhos be phase of the development of DCWW developers fund the est improvement While the s refused plas committee	he site is gre boated in a r location and erforms we test. As a fo n the draft L i the site ma an LDP allo d to include I Deposit LD u Welsh Wa at allocation: e released in the LDP. Sho sint occur in a s Capital Inv s may be reo ssential	eenfield relatively d ll in the ormer JDP and sal ay be ocation, it this site ir DP. ter s in Betwe n the latter ould any advance vestment, quired to viously ission at states that
Hierarchy of Settleme	-		)	Cyc area	sarn) le Route: No a quency of P		Suitability: greenfield I other settle	and, it adjo ments inclu	ins a main Iding Aberg	village and gele and Co	is reasona olwyn Bay/C	bly accessit Dld Colwyn.	The	premature to be allow	in 2006 and ed, it should location in t	l if it was d only be
Located within Settle Previously Developed Urban/Rural: Rural Position in the Settle Relationship to Settle	<b>d Land:</b> No ment Hiera	r <b>chy</b> : Tier 2		Trai	hsport: 0 or		principle of site. Develo Viability: +/ requiremen contained i Phasing: R Dwr Cymru	opment sho - (see Plan nts) Further n BP9 Affor elease in la	uld be sym ning obliga detail on th dable Hou atter Plan p	pathetic to tions SPG ne affordab sing Viabili eriod follow	the existing for further in le housing p ty Study. <i>ing</i> comme	y built form. nformation corovision is nts received	on	land, it is lo accessible	ne site is gre ocated in a r location and performs we test.	elatively d
Spatial Objectives Assessment	SO1: +/0	SO2: 0	SO3: +	SO4: 0	SO5: +/0	SO6: 0	SO7: +/-	SO8: 0	SO9: 0/-	SO10:	SO11:	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	site is gree interests c needs. SC	enfield lanc an be appr 010/11: The	l, it adjoins a opriately mite site offers	a main villa itigated (e. a strong o	age and is re g. through t pportunity to	elatively ac he Biodiver o develop to	element of af cessible by d sity, Landsca b a high desi lopment doe	lifferent trai ape Charac gn standarc	nsport mea ter SPGs). d and incor	ocal need w ns. It is cor SO3: The porate sust	which would nsidered that site will pro- ainable buil	it any impac vide an eler ding metho	cts on lanc ment of aff ds and rer	lscape and r ordable hou newable ene	nearby biodi sing to mee	versity t local

				Access to I	Key Service	s C	onstraints ar	d Deliveral	bility					Counci Approa	il's Propos ach	ed
Site Ref: 92 / 274 Site: Minafon, Betws yn Proposal: Residential o Current Use: Agricultur Area (ha): 1.02 Theoretical Yield and I considered for 10 dwelli density of 30 dwellings   account landscaping an Cymru Welsh Water reg capacity in Betws yn Rh Ownership: Private Relevant Planning His Status in Adopted Plan (policy CN3) in Colwyn I Site Description: The si the south of Betws yn R settlement along the no Capel adjoins the site's direct access point to th grazing land which rises Hierarchy of Settlement Located within Settlem Previously Developed Urban/Rural: Rural Position in the Settlerr Village Relationship to Settler	developme ral Density: T ings basec per hectard d commer garding infr os. tory: None story: None n: Special Borough L site is locat thes, adjoin rthern site western bue field. The s to the east nots (Seque nent Bour Land: No nent Hiera	The site would on the start e and taking its from Dŵ rastructure e Landscape ocal Plan ted immedia boundary as e site comp st. ential Test) ndary: No rchy: Tier 2	Area Area Ately to sting Cae a rises	<ul> <li>Access to Yes</li> <li>Local Emp Opportuni wider area</li> <li>Good Acc Urban De Strategy A (bus/train/ Moderate</li> <li>The site is n located to th</li> </ul>	Shops and - Yes surgery – No Education – ployment ties – Yes in a ress to other velopment Areas (cycle) – elatively well te existing bu e and stop. I vely well ignificant t zones. <b>lity Points</b> ies: within sport: within top (nearest is Abergele e: None in the of Public	e Av ad the Vir t	nvironmenta Impact on lar settlement al along Cae Ca Impact on loc assessment. Impact on vie on northerm Conservatio Impact on Bid Impact on B	discape and hough deve apel and Ffo al character See policy I ws: Adjoins and western n Area and odiversity: N storic Envirc s yn Rhos C araints: AN 15 Floo s are not av Agency Wa lo issues litions: No is No impact ccess to be : Dwr Cymr stem for don , developme ilable now e developme ilable now	a countrysid lopment sh rdd Llanelw " High qua NTE/5 for d existing se h boundarie St. Michael o known int nment: no o onservatior d Zone A; E vare of any les and the sues on recorded via improve u Welsh Wa nestic foul o ent of this si No probler ent. Wales a ent of the sit s reasonabl Did Colwyn. rt of the situs bbligations a	average of the second s	npathetic to pe charact kisting resid l impact on at the site's buntryside ( oreceived fro s north wes t Agency (E ory of flood Environmer gy. el. Suitable ges no prob om this dev verload the saged with ties has no sult in a los le to other s ple of resid nent should ther inform.	c existing p er area in L dential deve views from north weste Council for V om CADW. t boundary. EA) flood zc ling. No obj it & Technic capacity of the provisi o apparatus ss of greenf settlements ential devel d be sympa ation on rec d in BP9 Af	roperties ANDMAP alopment the ern corner. Wales. The site one 1 – low ection from cal service. the public the public the on of water in the area ield land, it including lopment thetic to quirements) fordable	potenti the Rev Althoug greenfii in a rela location perform sequent Dwr Cy advises Betws y in the la LDP. S develop advance Investm be requ essenti Cymru state th be requ be asse plannin	he site hav al for inclu vised Depo all for inclu vised Depo all for inclu vised Depo all for inclu atively acce a and gener is well in th tial test. mru Welsh that alloca n Rhos be that alloca n Rh	Usion in Disit LDP? s s located essible rally e Water ations in released of the r in V's Capital opers may d the nents. Dwn er also nains may ese can g the
Spatial Objectives Assessment	SO1: +/0	SO2: 0	SO3: +	SO4: 0	SO5: +/0	SO6: (	hasing: Releas	SO8: 0	SO9: 0/-	SO10:	SO11:	SO12: +/-	SO13:	SO14:	SO15:	SO16: 0/+

Site Details				Acces	s to Key Se	rvices	Constraints	and Delive	rability							il's Propo ach	osed
Site Ref: 453 / R5 Site: Land fronting B51 Proposal: Mixed use r development Current Use: Agricultu Area (ha): 3 2.51 (incluses site R5) Theoretical Yield and considered for 20 dwel dwellings per hectare a and 1 ha provision for I Ownership: Public (C Relevant Planning His industrial development Status in Adopted Pla CN3) in the Colwyn Bo to the west, was alloca Local Plan. The remain development in the dra public inquiry in prefere since been developed. Site Description: The Cerrigydrudion, adjoini boundary. The B4501 boundary and the prop located to the west of t from west to east. Whe to its east, a number of Hierarchy of Settleme Located within Settle Previously Developee Urban/Rural: Rural Position in the Settle	esidential a ural uding propo <b>Density:</b> T lings based and taking in B1 / B2 emp ouncil owne story: 1/15i (outline) – an: Special rough Loca ted for emp nder was all ft Local Pla ence for and site is locat ng the exist runs along t osed emplo his site. The re it adjoins f trees run a ents (Seque ment Bound d Land: No	nd employn sed employ he site wou on the den nto account bloyment lar ed) 612/O – use granted 17// Landscape I Plan. Part loyment also ocated for r n, but remo other site wh ted to the no ing settleme he southerr hyment alloc e site gradu: s existing de along the site <b>ential Test</b> )	ment land – Id be sity of 30 landscaping nd. e of land for 03/94 Area (policy of the site, e in the esidential wed at nich has orth west of ent n site cation is ally rises evelopment e boundary.	Access • Rang Servi • Doct • Access • Loca Oppo wide • Good Urba Stratt (bus/ Mode centr borde Gwyn in De The sit located bus sel stop. Sustai Local F 400m Public 200m b train st Cycle F area Freque	a to Key Sei a to Cashing Sei a to the sei sei a to the set of the the set of the set of the set of the the set of the set of the set of the the set of the set of the set of the the set of the set of the set of the the set of the set of the set of the set of the the set of the set of the set of the set of the the set of the set of the set of the set of the the set of the set of the set of the set of the set of the the set of the set of the set of the set of the set of the the set of the set of the set of the set of the set of the the set of the set o	rvices and - Yes tion nt cent - st - brwen y well ing nd nts hin within arest rwst) in c	<ul> <li>Environmer</li> <li>Impact on village and value. If all expansion</li> <li>Developme</li> <li>Impact on assessmen</li> <li>Impact on potential</li> <li>Impact on the site be the site be that part o</li> <li>Flood Risk Agency Wa disposal.</li> <li>Ownership</li> <li>Ground Co Archaeolog</li> <li>Highways:</li> <li>WAG Tran of western</li> <li>Infrastructt developme problems i</li> </ul>	tal Constra andscape a an incursio of this site i of Cerrigydi ent of the so ocal characi ti. See polici views: Adjoi mpacts nee Biodiversity ing seasona t there is a ise, Nant He i the site is Historic Env Instraints: TAN 15 Flu ales, subject No issues nditions: No sport: no ob end of the si re: No obje nt can be a n accepting on of a wate vailable nov nile develop n village an (Corwen, L andscape d see Plannin	ints ind countrys n into the op- were to be of rudion. The ter: High q y NTE/5 for ns existing d to be miti- a water vo- ally flooded. bat roost re- ndre-Bach is seasonally w rironment: n ood Zone A t to attenuat o issues nould be a p puld be towa jection in pri- site boundar ction from E ccommodat foul drainag r supply. No- w ment of the d is reasona g obligation	pen country developed i type of hou his site wou uality lands r details. settlement, gated. le and bat : . CCW has corded with nearby and waterlogged to comment . No object ted surface pre-determin ards the eas rinciple. Acc ry to enable Dwr Cymru ted within th ge from the o objection a site would ably access Developme s SPG for f	vside which i it would repr using offered uld be more scape charace but the site survey is rec no records of in 200m to t recent aeria d, to judge b ts received. ion in princip water and s nation evalue st end of the cess should a minimum Welsh Wate ne public sev proposal. N from Wales result in a lo sible to centre ent should be further inform	is an area o resent a sign could be in acceptable. cter area in is quite exp commended of protected the north. The al photograp by the evider oble from the satisfactory f ation of the site. Othen not be with 120m spla er. Foul flow werage syst o problem e and West U coss of greer res in Gwyn e sympather nation on re	of landscape nificant nportant. LANDMAP bosed and d due to par species us here is a ohy suggest nt patches of Environme foul drainag old well sitte wise suitabl in the first 8 y towards A rs from this tem. No envisaged v Utilities. hfield land, i edd (Bala) a tic to the equirements	t of ing s of nt le 2. e. 00m .5. <i>i</i> ith t and	Appro Does t potent in the LDP? Althoug greenfi located genera the sed The sit to hous southe Conwy The sp recogn ensure approp across develo area. The sit to Cerrigy approp schem reduce	ach he site ha ial for inc Revised I gh the site eld land, i d in a relat ible locati lly perforr quential te e would c sing needs rmost ar County B atial strate ises the n developn riately loc the rural pment stra e is quite ewable fro ce. As a ga the village rdrudion, a riate land e is essen visual im ymru Wels at of site essen the planni attor stage	ave slusion Deposit is t is ively on and ns well in st. ontribute s for the ea of orough. egy eeed to hent is ated ategy exposed m a ateway of an scaping tial to bact. th Water mains and sessed ng
Village Relationship to Settle	ement: Sett	lement Exte	ension				Housing Viab Phasing: Plea	ility Study.		01					potenti waterc water v	state there al that the ourse is u vole, so a mended.	sed by
Spatial Objectives Assessment	<b>SO1:</b> +/-	SO2: 0	SO3: +/++	SO4: 0	SO5: +/0	SO6: 0	SO7: +/- ment of affordat	SO8: 0	SO9: 0/-	SO10: ++	SO11: ++	SO12: 0/-	SO13: 0	SO14	4:0	6015: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	land, it adj through th area. SO1	oins a main e Landscape 0/11: The sit	village and is e Character). te offers a stro	relatively a Part of the	ccessible by site has perm inity to develo	different hission fo op to a hi	ment of affordat transport mean or residential de igh design stan negatively on t	s. It is consid relopment. S lard and inco	dered that ar 03: The site prporate sus	ny impacts o will provide tainable buil	on landscape e an element lding method	and adjoinin of affordable	ng uses coul e housing to	d be app meet loo	oropriat cal nee	ely mitigate	ed (e.g.

Site Details			cess to Key vices	y	Constraints	and Delive	rability							Council's	Proposed /	Approach
Site Ref: 221 / 470 (SR			cess to Key	y	Environme										ite have po	
Site: Tan y Ffordd, Dolg	garrog		vices		<ul> <li>Impact on</li> </ul>									inclusion i		sed
<b>B</b> erneral, Desidential a			ange of Sh			encroachme		n countrysid	e as it would	d continue o	developmen	t along the fr	ontage	Deposit LI	DP?	
Proposal: Residential of	development		nd Services			tern side of t								Although th	o oito io ara	onfield
Current Use: Agricultur	rol		octors Sure	gery –	<ul> <li>Impact on</li> </ul>			nding quality	landscape	character a	rea in LAND	MAP assess	sment.	land, it is lo		
Current Ose. Agricultur	Idi		lo loccess to		<ul> <li>Impact on</li> </ul>	NTE/5 for c		a ottlom ont o	nd in ant low	var than av	isting double	nmont to ito	weat	accessible		
Area (ha): 1.7			ducation -	Vas	<ul> <li>Impact on</li> <li>Impact on</li> </ul>									performs w		• •
Theoretical Yield and	Density: The		ocal Emplo			uthern half o								test. It is no		
site would be considere	ed for 15		Opportunitie			ould be deve								a detriment	al impact o	n the
dwellings based on the			wider area			n of the site.								landscape		
dwellings per hectare a		• 0	Good Acces	s to		policies. Ho								however, a		
account landscaping an	nd biodiversity	0	ther Urban		was safe	guarded thro	ugh approp	riate conditio	ons/agreeme	ents with th	e developer	, this could n	neet both	would have		•
protection.		C	evelopmen	ıt	developm	ent and biod	diversity nee	eds.						protect the		
Ownership Drivets			trategy Are		<ul> <li>Impact on</li> </ul>	Historic Env	vironment: r	o comments	received.					southern se		
Ownership: Private			ous/train/cy	cle) –	<b></b>									remaining s		
Relevant Planning His	story: 0/36414 -	Y	'es		Physical Co			-		–				suitable for		
relates to land immedia		-		the cash is	<ul> <li>Flood Ris</li> </ul>									Suitable IUI	up to 30 00	ciings.
of this site, for the conti			e site is rela I located to			zone from th								A Strategic	Flood Cons	sequences
recycling facility and co			sting bus se			'ales state th Iuvial floodin								Assessmer		
access (no objection fro			te and stop			nt of flood ris							,	undertaken		. The
dismissed at informal a			o relatively		<ul> <li>Ownershi</li> </ul>				io ensure li		Janon 15 acc	oplanie.		results stat	e that the si	te is
			ated to sign		<ul> <li>Ground C</li> </ul>									suitable, alt		
Status in Adopted Pla	n: Not	em	ployment zo	ones.	<ul> <li>Archaeolo</li> </ul>			ved.						should not		vithin the
applicable					<ul> <li>Highways</li> </ul>				presently s	ubiect to ar	ppeal. Use o	f existing pre	evious	fluvial flood	plain.	
Site Description. The	oito io locatad		stainability			ould not be a										
Site Description: The s immediately to the sout			al Facilities	: within	Qualified	No objection	•			,				Dwr Cymru requests th		
Aluminium Works, adjoi	0 0	400			<ul> <li>Infrastruct</li> </ul>	ure: Foul flo	ws from this	proposed d	evelopment	can be acc	commodated	d within the p	oublic	site in the la		
and existing settlement			olic Transpo			system. The								Plan.	aller period	
its western side. The sit			hin 200m bι garrog train			, either in the								i ian		
trees, hedges and shrul			nin 1km	I Station		g) Waste Wa								Based on D	CWW's co	ncerns
			cle Route: T	he site		hout further								regarding v	vater supply	, the
Hierarchy of Settleme	nts (Sequential		oins the Co			s Works. Th		ers from low	water press	ure and ad	ditional new	developmen	it will	developme	nt of this sit	e would
Test)			ley cycle ro		merely ex	acerbate ser	vice levels.							require off-		
Located within Settler	ment Boundary:	its	western bou	undary	Availability:	Available nov								point of ade		
No	-	Fre	quency of F	Public	Suitability: W			site would r	esult in a lo	ss of areen	field land it	adioins an u	rhan	diameter/pi		
Previously Developed	l Land: No	Tra	nsport: 1 po	oint	area and is i									Where off-s		
Urban/Rural: Rural					site had no l									under a wa	ese can be	
Position in the Settlen	nent Hierarchy:				environment	al designatio	ons adjoinin	g the wester	n site bound	lary.		, ,		scheme, ur		
Tier 2 Main Village Relationship to Settle	mont				Viability: +/-								ail on the	the Water I		
Settlement Extension	ment.				affordable h									costs of wh	,	,
					Phasing: Re			d following	comments fr	om Dwr Cy	mru Welsh	Water. Pleas	se see	potential si		
					BP/30 for fu	rtner details			1	1		1			-	
Spatial Objectives Assessment	SO1: +/- SO	2: 0	SO3: +	SO4: 0	SO5: +/0	SO6: 0	SO7: +/-	SO8: 0	SO9: 0/-	SO10: ++	SO11: ++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to	SO1: The site of									need which	would cont	ribute to the				
Manage /	greenfield land,															
Mitigation?	through the Lar															
	design standard							nergy syster	ns. SO12: C	areful land	scaping and	buffering is	essential to	ensure that	developme	nt does
	not impact nega	atively	on the land	scape an	d nearby resid	iential develo	opment.									

Site Details		ccess to Ke ervices	У	Constraints and D	eliverability								Council's Proposed Approach
Site Ref: MS25		ccess to Ke	у	Environmental Co	nstraints								Does the site have
Site: Aluminium works, Dolgarro	g So	ervices	-	<ul> <li>Impact on landsc</li> </ul>	ape and cou	ntryside: Co	untryside C	ouncil for W	/ales state t	hat as the s	ite proposal	does	potential for inclusion in
	•	Range of Sh	nops and	not include B2 us									the Revised Deposit
Proposal: Mixed use tourism,		Services - Y	/es,	design and mitiga	ation of devel	opment. Th	ey recomme	end that a d	esign brief i	s prepared	for the site to	0	LDP?
leisure and residential developm		nearby		ensure that envir	onmental imp	oacts are mi	nimised.						
Current Use: Industrial site	•	Doctors Sur	gery – Yes	•									With the availability of a
Area (ha): 20.34	•	Access to E	ducation -	<ul> <li>Impact on local c</li> </ul>	haracter: See	e policy NTE	5 for detai	Is of LAND	MAP require	ments.			large scale previously
		Yes		<ul> <li>Impact on views:</li> </ul>									developed site, it is
Theoretical Yield and Density:	•	Local Emplo	oyment	<ul> <li>Impact on Biodive</li> </ul>	ersity: No cor	nments rec	eived.						considered suitable for
The site would be considered for		Opportunitie	es – Yes	<ul> <li>Impact on Histori</li> </ul>				ved.					inclusion in the LDP as a
dwellings based on the density of		Good Acces	s to other										mixed use site allocation
30 dwellings per hectare and tak	ng	Urban Deve	lopment	Physical Constrain	nts:								predominantly covering
into account open space and		Strategy Are	eas	Flood Risk: Part	of the site is i	n the TAN '	15 C1 flood	risk zone. T	he site is in	the Enviror	nment Ageno	cy (	leisure / tourism uses with
landscaping /buffering provision		(bus/train/cy	/cle) –	flood zone 3 – Hi									some residential
well as the areas designated for		Very good		to the north east	half of the rei	mainder. Th	e Council's	Environme	nt & Techni	cal Services	Agree with	the	development.
other uses on site.				proposal to situat									Dwr Cymru Welsh Water
Ownership: Private		ne site is wel		development in fl									state that the proposed
Relevant Planning History: No		the existing		Agency Wales sta									development site is
Relevant Flamming History. No	30	ervice route a		past uses of the s	site, and due	to the prese	ence of a lar	ndfill site in	the north ea	ast corner of	f the site, we	•	crossed by a public water
Status in Adopted Plan: No		also very we		would									main for which protection
adopted local plan		other emplo	byment	<ul> <li>Ownership: No is</li> </ul>									measures, include an
	zo	ones.		<ul> <li>Ground Condition</li> </ul>	ns: No issues	;							Easement of a minimum of
Site Description: Large indust	ial c.		Deinte	<ul> <li>Archaeology: No</li> </ul>									3 metres is required from
site in Dolgarrog, access from	5	ustainability ocal Facilities		<ul> <li>Highways: the Co</li> </ul>	0				,				the Centre Line of the
Conway Road along the site's		m raciille:	5. WILLIIT	is a need to cons								ity	main and no obstruction
western boundary. Mostly leve		ublic Transp	ort: bue	has previously in					al Y Cafn w	ill need to b	e closely		temporary or permanent to
site.		ops on the w		considered - othe									encroach this area, access
		oundary. Lla		<ul> <li>Infrastructure: Dv</li> </ul>									required at all times, either
Hierarchy of Settlements		e nearest tra		accommodated w									in the form of an easement
(Sequential Test)		proximately	,	proposal. The site				0		0		vision	and/or diversion may be
Located within Settlement		vav	1.000	of a water supply									required.
Boundary: No		vcle Route: I	National	development in te			,						-
Previously Developed Land: N	-	oute 5 appro		of circa 55% - 65								nt	Environment Agency
Urban/Rural: Urban		5km		Works. This woul					,				Wales advise that a site
Position in the Settlement	Fr	equency of	Public	management plat Water Treatment								aste	investigation will be
Hierarchy: Urban Area		ansport: 1 p		progressed in adv								الأنبد	required prior to any
Relationship to Settlement:		• •		need to fund the								WIII	development taking place
Settlement extension							UIKS. NO UL	Jection non	i wales and		165.		to identify the level of
Spatial Objectives SO1:	SO2:		001	Sozilability: Slodssu	es SO7:		SO9:	SO10:	SO11:	SO12:	0010.0	0044	contamination of the site
Assessment +/-	0	503:0	SO4: +	Suitability	¥/++	SO8: 0	+/++	+/++	+/++	+/-	SO13: 0	5014	contamination of the site and suisedistereneed ation measures which will need
Opportunities to SO1. Th	e site is l	ocated on g	reenfield lan	d vipolitikty not /allocated	-	ationative Porco	wotightheiter	thavetheor	netthmitted	fats) maithe	netierawithinh		sting urban sattlements in
Manage / I this area	. It is still	retained as	a contingen	CVASSINGHADDEKABBASBO	hrhtheirenairea	dentxieraldiint\	RESUBSIANT	hallocatedra	emolowiners	the manual s	should it be r	eaured	to come forward for
willigation? develops	nent in tr	ie Plan perio	oa, a develop	DI HARIQISHU (GEI HAROSISSE ISSE)	<b>Bireh</b> stadobi	urtheirdetan	s i ne site w		e to employ	ment demai	nd for the str	ategic r	up of Lonwy, Lianduano
and Llan	dudno J	unction. SO7	: The site is	located in an urban a	irea accessib	le by mode	s of sustain	able transpo	ort. SO10/1	1: The site of	offers an opp	ortunity	to develop to a high design
													nat development does not
impact n	egatively	on the land	scape and b	iodiversity interests.	SO16: see S	PG on Plar	ning and the	e Welsh La	nguage for	further guid	ance on ens	uring de	evelopment sustains or
enhance	s the We	lsh Languad	ge. A Mitigati	on Statement should	be submitted	d at planning	g application	n stage for t	he housing	element of	the site, in li	ne with	the SPG and BP/33.

Site Details		Access to	Key Servi	ces	Constraint	s and Deliv	verability							Coun Appro	cil's Propo bach	sed
Site Ref: R47 Site: Memorial Hall, Dolg Proposal: Employment development – B1 / B2 u Current Use: Building Area (ha): 0.3 Ownership: Council owr Relevant Planning Hist None Status in Adopted Plan None Site Description: Existin building and parking, loca the northern end of Dolga Hierarchy of Settlemen (Sequential Test) Located within Settlemen (Sequential Test) Located within Settlemen (Sequential Rural Position in the Settlemen Hierarchy: Tier 1 Main V	se hed ory: : g ated at arrog. ts ent _and: ent /illage	<ul> <li>Range o Services area</li> <li>Doctors 3</li> <li>Access t</li> <li>Local En Opportur wider are</li> <li>Good Ac Urban Du Strategy (bus/train</li> <li>The site is located to to service rou also relativ significant zones.</li> <li>Sustainab Local Facil Public Trar bus stop (r is Dolgarro away)</li> <li>Cycle Rout cycle Rout cycle route eastern site Frequency</li> </ul>	nployment nities – Yes ea eccess to oth evelopment Areas n/cycle) – N relatively w the existing the and stop ely well loc employmer <b>ility Points</b> lities: within nsport: with hearest train og, over 1.5 te: Conwy N e adjoins the e boundary	d ider No n – Yes a in er t Moderate rell bus b. It is ated to nt 600m in 200m n station km /alley	<ul> <li>Impact or policy NT</li> <li>Impact or</li> <li>Impact or</li> <li>Impact or</li> <li>Impact or</li> <li>Physical Cd</li> <li>Flood Ris part of the (Develop) The Envir understar channel of then enal form of flo Service to</li> <li>Ownersh</li> <li>Ground C</li> <li>Archaeo</li> <li>Highways purposes</li> <li>Infrastruct accommon considered</li> <li>Availability: Taccessible.</li> <li>Background</li> </ul>	n landscape nt. It is cons local chara E/5 for deta n views: The Biodiversi n Historic E <b>constraints:</b> isk: There is e existing m ment and F ronment Ag nd the risks apacity of t ble the auth bod mitigatii b the remain p: No issue conditions: I logy: No objecti ture: The T odate all pro- ad. Allocatic Potential is "he site is p The site will Paper 14 -	and coun idered that acter: High ails. e site is loc ty: No obje nvironmen a degree of hemorial ha lood Risk). ency Wale associated he Afon Pr ority to del on measur nder of the s No issues jection. al y bont (I oposals ano ons in this a sue (see n reviously of I contribute – Employm	the impact quality lance ated within action from the trans of flood risk is all is within the s suggest the d with the pro- parth-lwyd for ermine if the es etc. No c site. classified hig Dolgarrog) V d it is request area should eveloped la e to employr ent Land St	on landsca scape char he existing le Countrys nts receive associated he developr at the flood oposal. The a range of flood risk i bjection fro hway. Suffi /aste Wate ted that a p pe released nd; it is with hent needs udy).	pe would b racter area settlement side Counc d. The Ha with this sit ment advice d risk needs e additional flood even is acceptab m the Coun client parkin r Treatmen ohased rele d in the latter hin a main y for the are	e minimal. in LANDMA t boundary. il for Wales. Il is not liste te and it is re e map zone s to be inves work shoul ts (up to the ole or require ncil's Enviro ng is require the Works has base of land er Plan phas village and i a during the	P assessm d; no impact effected in t C2 as per stigated furt d concentra 0.1% AEP es to be ma nment and d for emplo s limited cap in this area se. s reasonab Plan perio	ent. See ct envisaged he fact that TAN 15 her to fully ate on the ). This will maged in th Technical oyment pacity to a is	e The Market Section 1 and 1 a	the site ha tial for incl evised Dep ite performs oped land in ment bound nably access ent transpor nvironment suggest th ing the alloo should be ca lemorial Ha ed developr en the Coun ssembly Go iscussions I ed to make Council. Pl. includes w (B2). Develo e is subject g, with app mentation Iil en late 201 The develop ased accord	lusion in posit LDP? a well in the previously the ary. It is ssible by t means. Agency at prior to cation; a arried out. Il is a ment ncil and vernment being it available anned orkshop opment of to grant roval and kely to be 2 early opment will
Relationship to Settlem Development within exist settlement boundary.					Viability: +/- requirement Phasing: Po the Plan. Pl	dependant s) ssible dela	on funding	g (see Planr /er funding a	ing obligati Ind infrastru	ucture work	ks – release	in longer te	erm phase o			
	SO1: +/++	SO2: 0	SO3: 0	SO4: +	SO5: +/++	SO6: 0	SO7: +/0	SO8: 0	SO9: +/0	SO10: +/0	SO11: +/0	SO12: 0	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Manage /	The site	will contribut	te to employ	yment den	land and con nand for the l and renewab	rural develo	pment stra	tegy area. S	O10/11: Th	he site offe	rs an opport	unity to dev	velop to a hi			

Site Details				Access to Ke	y Services	Constr	aints and D	eliverability	/					Council's Pr	oposed Ap	proach
Site Ref: 60				Access to Ke	/ Services	Enviro	nmental Co	nstraints						Does the sit	e have pote	ential for
Site: Off Heol Martin, E				<ul> <li>Range of Sh Services – Y</li> </ul>	es	bette	r than grade	ape and cou 3. CCW no	te that the s	site is in an a	area of land	lscape value		inclusion in LDP?	the Revise	d Deposit
Proposal: Residential		nt		<ul> <li>Doctors Surg</li> </ul>	gery – No			red an acce								
Current Use: Agricultu	ural			<ul> <li>Access to Ed Yes</li> </ul>	ducation -			haracter: Hi			haracter are	ea in LANDI		Although the land, it is loca	ated in a rela	atively
Area (ha): 0.64				<ul> <li>Local Emplo</li> </ul>	yment	<ul> <li>Impa</li> </ul>	ct on views:	Adjoins exis	ting settlen	nent				accessible lo		
Theoretical Yield and				Opportunitie		<ul> <li>Impa</li> </ul>	ct on Biodiv	ersity: The w	ooded stre	amside to th	ne south we	st may prov		performs wel		
considered for approxi				wider area				ted species						test. It relates		wysbach
on the standard density				<ul> <li>Good Acces</li> </ul>		<ul> <li>Impa</li> </ul>	ct on Histori	c Environme	ent: No com	ments rece	ived.			and would co		
and taking into accoun				Urban Devel										appropriate r	ounding off	the
the presence of a public			nru	Strategy Are		Physica	al Constraii	nts:						existing settle	ement	
Welsh Water state may	y restrict de	nsity.		(bus/train/cy	cle) –			vestern half						The council's		onvioo
Ownership: Private				Moderate				ad level ass						state that dev		
Relevant Planning Hi	story: 4/17	/113 _ resid	ontial	<b>-</b>				nanaged, the					le	will require a		
development; refused			cintai	The site is rela				EA flood zon					00.	will require a	i cincigene	y access.
development, relased v		0/1/1000		located to the				ng in 2004 a	ffecting pro	perties in th	e Heol Ffyn	non area.		No residentia	l developme	ent should
Status in Adopted Pla	an: Landsca	ape Conserv	ation	service route a also relatively			ership: No is							take place in		
Area (policy D3) in the				to significant e				ns: No issue	S					zone. It is no		
	,			zones.	mpioyment		aeology: No							completion o	f the flood al	leviation
Site Description: The	site is locat	ed to the so	outh	201103.				ul de sac is j						scheme will r	educe flood	risk and
west extent of Eglwysb				Sustainability	Points			vr Cymru We						may change		
Martin to the north. It is			ell	Local Facilities				atment work sity. Protect						designation of		
screened by surrounding				200m				ction from V			ion of asser	is may be		In addition, a		
adjoins Afon Hiraethog	l along its w	estern boun	idary.	Public Transpo	ort: within	requi	ieu. No obje		vales & vve	si Ounies.				mitigation me		
				200m bus stop	(nearest	Availabi	lity: Availab	e now						be explored,		e
Hierarchy of Settleme	ents (Seque	ential Test)		train station is				velopment c	of the site w	ould result i	n a loss of	areenfield la		completion o		1
·····, ····,		,		almost 2km av				ea and is rea						Consequence	es Assessm	ent.
				Cycle Route: C				olwyn Bay.						Although the	oito io aroor	field
Located within Settle				Valley cycle ro		adopted		lopment sho						land, it is loca		
Previously Developed Urban/Rural: Rural	d Land: No			approximately	800m to the	ucsigna	tions adjoin	ing the west	ern site bou	indary.				accessible lo		
	mont Llioro	rohur Tior O		west.	) l. l. a			anning oblig					nents)	performs wel		
Position in the Settler Main Village	ment Hiera	rcny. Tier 2		Frequency of F Transport: 0 o				e affordable	housing pro	ovision is co	ntained in E	3P9 Afforda	ble	test.		onna
Relationship to Settle	mont Pou	nding off of		Transport. 0 0	ripoint		g Viability St									
existing settlement	ment. Nou							h latter Plan				ed from Dwr				
existing settlement						Cymru	Nelsh Wate	r. Please se	e BP/30 for	further deta	ails.					
Spatial Objectives	SO1:	SO2: 0	SO3:	+ SO4: 0	SO5:	SO6: 0	SO7:	SO8: 0	SO9:	SO10:	SO11:	SO12:	SO13: 0	) SO14: 0	SO15: 0	SO16:
Assessment	+/0				+/0		+/-		0/-	++	++	+/-				0/+
Opportunities to				housing need a												
Manage /				nain village and												
Mitigation?				.g. through the E												
				ity to develop to											I landscapin	ig and
	buffering i	is essential t	to ensi	ire that developn	nent does no	t impact n	egatively on	the landsca	pe and adjo	oining devel	opment inc	luding the C	onservatio	on Area.		

Site Details				Access to Key	Services	Constrai	nts and Del	iverability							ncil's Propos oach	sed
Site Ref: 454 (SR03) Site: Land off Smithy H Proposal: Residential of Current Use: Agricultu Area (ha): 1.14 Theoretical Yield and considered for 25 dwell 22 dwellings per hectar Ownership: Private Relevant Planning His residential developmen Status in Adopted Pla (policy CN3) in the Colv Northern site boundary (policies CB9/10) in the Site Description: The west of Llanfairtalhaear settlement boundary ar along its northern boun to the east of the site. It north and an unnamed boundary. The site rise small group of trees in the Hierarchy of Settleme Located within Settler Previously Developed Urban/Rural: Rural Position in the Settler Village Relationship to Settle	developmer ral. Density: Ti ings based e story: 1/LTH t; refused 8 m: Special I wyn Boroug adjoins Co i Local Plan site is locatt n. It adjoins coad along s to the south ea it adjoins Sn road along s to the south ea ment Boun I Land: No nent Hierar	he site would on the dens H/2291 – /12/1977 Landscape A h Local Plar nservation A ed to the sous the existing al developme Barron is loc hithy Hill to it its western th. There is ast site corner ential Test) dary: No rchy: Tier 2	Area Area Area Area uth ent sated ts a er. Main	Access to Key • Range of Shi Services – Y • Doctors Surg • Access to Ec Yes • Local Employ Opportunities wider area • Good Access Urban Devela Strategy Area (bus/train/cyc Moderate The site is relat located to the e service route a is also relativel located to signi employment zc Sustainability Local Facilities 200m Public Transpot 200m bus stop train station is A Pensarn Cycle Route: N vicinity (Conwy the nearest) Frequency of F Transport: 0 or	ops and es jery – Yes lucation – yment s – Yes in s to other opment as cle) – tively well existing bus nd stop. It y well ficant ones. <b>Points</b> : within (nearest Abergele one in the Valley is Public	<ul> <li>Impact and is a particul</li> <li>Impact See po</li> <li>Impact vithin t resider potenti</li> <li>Impact Impact</li> <li>Flood F avoided Technie</li> <li>Flood F avoided Technie</li> <li>Owners</li> <li>Ground</li> <li>Archae settleme conditio</li> <li>Highwa has po</li> <li>Infrastr constra planne sewera works. appara</li> <li>Availabiliti Suitability main villa Llansanna areas of L topograph</li> <li>Viability: detail on time</li> </ul>	mental Cons on landscap a minor exter larly as the la on local cha dicy NTE/5 fo on views: Ac the Conserva- ntial frontage al impact on on Biodivers on Historic B <b>Constraints</b> Risk: TAN 15 d to the east cal service. ship: No issue d Conditions: ology: Fores ent core. The n of consent ays: Access i tential for im- functions: tential for im- functions ge network in No problems tus in the area y: Available ge and is rea an and Llang Lanrwst and my and adjoir t+/- (see Plan the affordabl	e and count hision to ope and graduall racter: High or details. djoins existir tition Area di along Smith views from sity: No com Environment Flood Zone adjoining th es No issues. eeing proble e site may at s possible o porovement. Cymru Wels berformance ints within th heeds impro a are envisa ea of enquiry now, but sub lopment of t asonably acc pernyw) and Abergele. D ing Consern ning obligati	n countrysic y rises to the quality land ag settlemen- ue to the cou- by Hill block the east alo ments recei : Adjoins Co e A. There is ne main rive ems with the tract pre-de ff the unnar Qualified no h Water sta e of the publ- be current ca vement as v ged with the tract pre-de ff the unnar Qualified no h Water sta e of the publ- be current ca vement as v ged with the tract pre-de ff the unnar Qualified no h Water sta e of the publ- be current ca vement as v ged with the tract pre-de ff the unnar Qualified no h Water sta so f the publ- be current ca vement as v ged with the tract pre-de ff the unnar Qualified no h Water sta so f the publ- be current ca vement as v ged with the tract pre-de ff the unnar Qualified no h Water sta so f the publ- be current ca vement as v ged with the tract pre-de ff the unnar qualified no h Water sta so f the publ- be current ca vement as v ged with the tract pre-de ff the publ- te current ca vement as v ged with the tract pre-de ff the publ- te current ca vement as v ged with the tract pre-de ff the publ- te current ca vement as v ged with the tract pre-de ff the publ- te current ca vement as v ged with the tract pre-de ff the publ- te current ca vement as v ged with the tract pre-de ff the current ca vement as v ged with the current ca vement as vement as v	de. Appropr e south. dscape cha mt. There sh mpact built ing views to ng Ffordd C ved. onservation a small se r. No object e site. It is lo termination ned road. T o objection. te that deve is swerage apital invest well as the l e water supp sing issues ld result in a ticularly to o itable distar	iate landsca racter area i fould be min form of the boost of the Groes (outsid Area along ction of C2 f tion from the ocated just w evaluation of he highway elopment of e network fo ment progra Llanfairtalha bly. Wales & (see below)) a loss of gre other main v ince via publi sympathetic bormation on	ping will be in LANDMAF imal impact village centre e site. There de Conserva northern site council's E vithin the me or watching I network is n this site may r which there amme. The p earn water t West Utilitie enfield land, illages (nota c transport to c to the lands requirement	required, P assessmer on views from e and existin is, however, tion Area). e boundary. the to be nvironment of dieval or ideal, but y be e are no public reatment es has no it adjoins a bly o the urban scape, s) Further	Doespoterthe Fthe Fthe FmWelsgpoterthe lashoutimeimprosite cdevefloodavoicexterImprohighwexplcdeveAlthoogreerin a rlocatperfore	oach the site hay ntial for incl evised Dep wing comme ved from Dwin h Water, the ntial to be del titer Plan per id enable DC to undertake overments. Sh ome forward opers may n the works in a Regulatory rement. Small section risk zone sh ied on the ea t of the site. overments to f vays network red prior to opment of th ugh the site i field land, it elatively acco on and gene rms well in th ential test.	usion in osit LDP? nts r Cymru site has ivered in iod. This WW the nould the sooner, eed to advance of C2 ould be stern the should be is site. s is located essible rally
							Dwr Cymru \ odate any im			BP/30 for f	urther details	S.	lan phase to			
Spatial Objectives Assessment	SO1: +/-	SO2: 0	SO3:		SO5: +/0	SO6: 0	S07: +	SO8: 0	SO9: +/-	SO10: ++	SO11: ++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	greenfield the Lands standard a	land, it adjo cape Charac and incorpora	ins a m cter SP( ate sus	nousing need and ain village, is rela G). SO3: The site tainable building and adjoining dev	atively acces will provide methods an	sible by diff an elemen d renewable	erent transp t of affordabl e energy sys	ort means ai e housing to tems. SO12	nd it is cons meet local Careful lar	idered that needs. SO ndscaping a	any impacts 10/11: The s nd buffering	on landsca site offers a s is essential	be can be ap strong oppor to ensure th	propriately tunity to de at developi	mitigated (e. velop to a hig nent does no	.g. through gh design

Site Details				Access	s to Key Se	ervices	Constrair	nts and Del	verability					Council's	Proposed A	pproach
Current Use: Agricult Area (ha): 2.3 Theoretical Yield and considered for 25 dwe dwellings per hectare landscaping. Part of th for residential use. Ownership: Private Relevant Planning H site benefits from plan development has start Status in Adopted Pl was allocated for resid the Colwyn Bay Local designated as Special the Colwyn Borough L Site Description: The extent of Llangernyw ar residential use as a fo existing Llangernyw ar and southern boundar Hierarchy of Settlem	<ul> <li>heoretical Yield and Density: The site would be unsidered for 25 dwellings based on the density of 25 wellings per hectare and taking into account indicaping. Part of the site has already been developed residential use.</li> <li>wmership: Private</li> <li>belevant Planning History: The northern extent of the ebenefits from planning permission for six dwellings; evelopment has started.</li> <li>atus in Adopted Plan: The northern extent of the site as allocated for residential development (policy CH3) in e Colwyn Bay Local Plan. The remainder of the site is beignated as Special Landscape Area (policy CN3) in e Colwyn Borough Local Plan.</li> <li>te Description: The site is located to the northern tent of Llangernyw and has been part developed for sidential use as a former allocation. It adjoins the isting Llangernyw settlement boundary on its western id southern boundaries.</li> <li>erarchy of Settlements (Sequential Test)</li> <li>becated within Settlement Boundary: No reviously Developed Land: No rban/Rural: Rural position in the Settlement Hierarchy: Tier 2 Main</li> </ul>				to Key Se e of Shops ces – Yes ors Surgery ss to Educa Employme ortunities – Yes or area Employme ortunities – Yes or area I Access to n Developm egy Areas train/cycle) erate to the exis route and s atively well ficant emplo hability Po acilities: wi Transport: Yous stop (ne ation is Llar Route: None ncy of Publ ort: 0 or 1 p	and - No ation - ent Yes in other hent - ly well ting bus stop. It is located pyment ints thin within thin within thearest invest) a in the ic	<ul> <li>Impact of develop</li> <li>Impact of LANDM</li> <li>Impact of sympat</li> <li>Impact of sympat</li> <li>Impact of Physical O</li> <li>Flood R low risk Environ Environ satisfac</li> <li>Owners</li> <li>Ground</li> <li>Archaed</li> <li>Highway achieva study un to impro</li> <li>Infrastrufrom this system. problem from Wa</li> <li>Availability: land, it adj including L development</li> <li>be sympation</li> </ul>	ment now o on local cha AP assessing on views: Ar- hetic to exis- on Biodiversion Biodiversion Historic B Constraints isk: TAN 15 No known ment and To ment Agenci- tory foul dra hip: No issu Conditions: ology: No im ys: The cou- bindertaken bo verments (si- icture: No o s developments (si- s	e and cour n three sid racter: Hig hent. See p djoins exist ting built fo ity: No kno Environmer : Flood Zon previous flo echnical se y Wales, s inage dispo es No issues pact on reo coil's Highw ection. Cor y consultar ee next col objection fro ent can be as in accep with the pri st Utilities.	corded arch ways service nments from tts recomme umn). m Dwr Cym accommoda ting foul dra ovision of a the site woo d is reasona irtalhaearn. ed on part o	e. Indscape ch is for details ent. Ensure ppropriately sity interes ent from C/ mment Ager objection fro bijection in p enuated su aeology. a state that in the transp end accepti aru Welsh V ated within 1 inage from water supp uld result in bly accessi The princip f the site. D	aracter area developmen landscape t to CCW. ADW. access is our the Cour minciple from rface water access is app ing the site, si vater. Foul f the public si the proposa ity. No object a loss of gr ble to other le of resider bevelopmen	a in nt is d. ne 1 – ncil's n the and raisal subject flows ewerage al. No ction reenfield villages ntial t should	for inclusi Deposit LI Although the land, it is loc accessible performs we test. As a ( allocation applanning performs we test. As a ( allocation applanning performs) location, the development already been The transport study under recomment The provisi access to the straightforw is a lack of av provide any recomment subject to the able to der and safe performed and safe performed between the centre / scl	ne site is gre boated in a r location and rell in the se part site) for and with the ermission at e principle of int at this loc en establish ort site appri- traken by co ds accepting ion of a vehi- he site off th vard; howev footways al e south of th valable widt y. Despite th ded for appri- he developed nonstrate ho edestrian ro is site and v hool will be p u Welsh Wat mains may ad these car during the pl	evised eenfield elatively d generally quential mer benefit of this of ation has ed. aisal onsultants of the site. cular the A548 is er, there ong the e site and h to is, it is oval er being ow suitable utes illage orovided. er state be to be
Urban/Rural: Rural Position in the Settle Village	ement Hiera	r <b>chy</b> : Tier 2					requireme contained	nts) Further in BP9 Affo	detail on th dable Hou	ne affordabl sing Viabilit urther detail	e housing p y Study.			аррісаціон	staye.	
Spatial Objectives Assessment	SO1: +/0	SO2: 0	SO3: +	SO4: 0	SO5: +/0	SO6: 0	SO7: +/-	SO8: 0	SO9: 0/-	SO10: ++	SO11:	SO12: +/0	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	is greenfi appropria housing t	eld land, it a tely mitigate o meet loca	adjoins a ma ed (e.g. thro Il needs. SO	in village an ugh the Lar 10/11: The	nd is relativ ndscape Ch site offers	ely access aracter). F a strong op	sible by differ Part of the simportunity to	rent transpo te has perm develop to a	rt means. I ission for re a high desi	t is consider esidential de gn standard	red that any evelopment I and incorp	/ impacts or . SO3: The orate susta	n landscap site will pro inable buil	s of the com e and adjoin ovide an eler ding method development	ing uses cou ment of affor s and renew	ıld be dable

Site Details			Access to P Services	Key	Constraints	and Deliver	ability						Council <sup>3</sup> Approad	's Proposed ch	d
Site Ref: R44			Access to P	Key	Environmen	tal Constrai	nts							e site have	potential
Site: Stag Yard, Llange	ernyw		Services		<ul> <li>Impact on I</li> </ul>	andscape a	nd countrys	ide: The de	velopment	is on previo	ously devel	oped land	for inclu	sion in the	Revised
			<ul> <li>Range of</li> </ul>			ettlement. It						inimal.	Deposit	LDP?	
Proposal: Employment	t developm	nent – B1/B2	Services -		<ul> <li>Impact on I</li> </ul>				ape charac	ter area in	LANDMAP		-		
uses			Doctors S	urgery –		t. See policy								ncil's Busine	
Current Use: Agricultu	rol		No		<ul> <li>Impact on v</li> </ul>									ment manag site appears	,
Current Ose. Agricultu	Idi		Access to	Education	<ul> <li>Impact on I</li> </ul>									ovment/craft	
Area (ha): 0.3			– Yes	-	<ul> <li>Impact on I</li> </ul>					Potential in	npact on			, the deman	
			<ul> <li>Local Emp Opportuni</li> </ul>		Conservatio	on Area sett	ing and St.	Digain's Ch	nurcn.					nent of this	
Ownership: Private			in wider ar		Physical Cor	etrainte								ve to be cre	
			Good Acc		<ul> <li>Flood Risk:</li> </ul>		od rick zone	A: no obio	ction from	Environmer	t Agency V	Vales or		location. Th	,
<b>Relevant Planning His</b>	story: Non	е	other Urba			's Environm					it Agency v	vales u	feasibility	of this site	needs
· ·	-		Developm		<ul> <li>Ownership:</li> </ul>								explorati	on with a nu	mber of
Status in Adopted Pla			Strategy A			nditions: No		iu icicase						es conside	
employment use (policy			(bus/train/		<ul> <li>Archaeolo</li> </ul>			the mediev	al historic (	ore of Llar	aernvw an	d may		mixed use.	
Borough Local Plan. Th			Moderate	- /		b-surface ev								eless, the sit	
Llangernyw Conservatio						gs currently								for employ	
CB9/10) and a Special	Landscape	e Area (polic				tion of conse								olwyn Borou	0
CN3).			well located			ated by trial								I no issues w	
Site Description: The	eito ie loco	ted in the	existing bus		the size, lo	cation and r	nature of the	e developm	ient.		5 1	U		the Inspect s the princip	
centre of Llangernyw, w			route and st		<ul> <li>Highways:</li> </ul>	With remova	al of (part) o	f building o	rientated N	-S, access	achievable			the site has	
settlement boundary. It			also relative		Otherwise	would object	. Provide P	edestrian lii	nks to cent	re. Qualifie	d objection.			ablished, it i	,
residential development		0	located to si		<ul> <li>Infrastructu</li> </ul>	re: Dwr Cyn	nru Welsh V	Vater states	s that foul fl	ows from th	ne proposed	b		d to allocate	
is across the road from			employment	zones.	developme									line with pa	
Access is provided off t			Sustainabil	ity Points		oposed deve							of PPW.		
site's southern boundar			Local Faciliti			are no prot									
	-		200m	ico. within	envisaged			ater supply	/ tor this de	velopment.	No objecti	on from	Dwr Cym	nru Welsh W	/ater
Illiananahu of Cottleme			Public Trans	sport:	Wales and	West Utilitie	S.						state tha	t off site ma	ins may
Hierarchy of Settleme	ents (Sequ	ential lest)	within 200m			voilable new								ed and thes	
			(nearest trai		Availability: Availability: Availability: Th			lonod land	· it is within	a main vill	and in			d during the	planning
Located within Settler	ment Boui	ndary: Yes	Llanrwst)		reasonably ac							vment	application	on stage.	
<b>Previously Developed</b>	I Land: Ye	s	Cycle Route	: None in	use. The site										- 11 -
Urban/Rural: Rural			the area		Background F					sa aanny t				ment of this	
Position in the Settlen	nent Hiera	archy: Tier 1	Frequency of		Viability: + (se					ation on red	quirements			ed to ensur	
Main Village			Transport: 0	or 1 point	Phasing: Pos									the setting ww Conserv	
Relationship to Settle					details.	,		5			-			the adjoini	
within existing settleme	ent bounda	ry.											Digain's		ng ot.
													Liguino		
Spatial Objectives				. SO5		SO7:		SO9:	SO10:	SO11:	SO12:	SO13:	SO14:	SO15:	SO16:
Assessment	SO1: +	SO2: 0	SO3: 0 SO4	1: + +/++	506.0	+/-	SO8: 0	+/-	++	++	0	0	0	0	0/+
Opportunities to	SO1: The	e site is on pr	eviously develop	ped land and	d contributes en	nployment d	emand and	would prov			appropriate	level of dev	elopment	at this locati	on. The
Manage /			ation in the ado												
Mitigation?	SPG). SC	D5: The site	vill contribute to	employmen	t demand for th	e rural deve	lopment str	ategy area.	SO10/11:	The site off	ers a stron	g opportunit	y to develo	p to a high	design
			ate sustainable						eful landsca	aping and b	uffering is e	essential to	ensure tha	t developme	ent does
	not impac	ct negatively	on the landscap	e and adjoir	ning Conservation	on Area and	listed build	ings.							

Site Details	Access	to Key Ser	vices	Constraints and Deliverability	Council's Proposed Approach
Site Ref: 289		to Key Ser		Environmental Constraints	Does the site have
Site: North of Llansannan		of Shops a	and	• Impact on landscape and countryside: Shown on the agricultural land provisional map as ALC Grade 4.	potential for inclusion in
<b>P</b> ersonal Desidential		es – Yes		Countryside Council for Wales consider that the proposed allocation represents a disproportionate	the Revised Deposit
Proposal: Residential		rs Surgery -		extension to Llansannan and have concerns about the likely impact from development on the character of	LDP?
development Current Use: agricultural land		s to Educati		the settlement and its setting.	Countryside Council for
Area (ha): 1.05	Yes			Impact on local character: See policy NTE/5 for details.	Wales raise concerns over
Alea (IIa). 1.05		Employmen		Impact on views:	the likely impact from
Theoretical Yield and Density:	oppor wider a	tunities – Ye	es in	Impact on Biodiversity: No comments received.	development on the
The site would be considered for	wider a	area Access to o	41	<ul> <li>Impact on Historic Environment: No comments received.</li> </ul>	character of Llansannan
25 dwellings based on the	• Guuu /	Developme		Physical Constraints:	and its setting. The results
density of 24 dwellings per		gy Areas	eni	•	of the stages 1 and 2 site
hectare and taking into account		ain/cycle) –		<ul> <li>Flood Risk: TAN 15 flood zone A; Environment Agency flood zone 1 – low risk. No objections from the Council's Environment &amp; Technical Services. Environment Agency Wales states that the entire site lies</li> </ul>	assessment of the few
landscaping. Part of the site has	Moder			within DAM zone A and is outside the EA flood zones. The surface water drainage for the allocation	remaining sites available to
already been developed for	incuor			should be designed in accordance with SUDS (Sustainable Drainage Systems) principles which will need	consider for Llansannan
residential use.	The site	is relatively	well	approval from the SUDS Approving Body in the future as per the Floods and Water Management	led to the proposal for this
		o the existin		Act 2010. The rate of surface water discharge from the allocation should be no greater than the existing	site, after the removal of
Ownership: Private	service r	oute and st	op. It	greenfield rate and the 1 in 100 rainfall event must be accommodated, with an allowance for the effects of	previously allocated sites
Relevant Planning History:		elatively wel		climate change.	from the LDP process at
None		o significan		Ownership: No issues	the landowners' requests.
Status in Adopted Plan: Specia	employm	nent zones.		Ground Conditions: No issues	The Council consider that
Landscape Area (policy CN3) in				Archaeology: No comments.	a sensitive design and
the Colwyn Borough Local Plan		ability Poin		• Highways: The Council's Highways service state that a suitable access is achievable onto the A544 from	landscaping scheme could
the convyn borough Ecour Han	Local Fa	cilities: with	nin	the site's central point. Land gradient is possibly problematic from DDA viewpoint. The site may require a	accommodate residential
Site Description: Site accessed		ransport: wi	ithin	40mph buffer zone (democratic decision would be required for implementation). In summary, the site is	development on this site
from the A544 / Cae Bach to the		is stop (nea		probably suitable.	and it should therefore be
south. The site rises to the north		tion is Aber		Infrastructure: Dwr Cymru Welsh Water states that a water supply can be made available to service this	allocated for residential
towards the A544.	Pensarn		geie	proposed development. In terms of sewerage, the local public sewerage network will be unable to	development.
		, oute: None i	in the	accommodate the demands from the proposed development as it represents a significant development in	-
	area			terms of the disposal of foul effluent. Should this proposal be included within the Conwy LDP a hydraulic modelling assessment will be required to understand where the proposed development can connect to the	Although the site is
Hierarchy of Settlements	Frequen	cy of Public	;	public sewerage system. In terms of sewerage treatment, the allocation represents a significant	greenfield land and
(Sequential Test)	Transpo	rt:0 or 1 po	oint	development in terms of the disposal of foul effluent; the proposed development represents a significant	extends into open
Located within Settlement				circa 20% - 25% on the current population served by Llansannan Waste Water Treatment Works. This	countryside to the north
Boundary: No Previously Developed Land:				would overburden the design limitation of the Works. Dwr Cymru's current asset management plan (which	(although the A544 acts as a boundary), it is located in
No				runs up until the year 2015) does not include any improvements for this Waste Water Treatment Works.	a relatively accessible
Urban/Rural: Urban				Should this proposal be included within the Conwy LDP and progressed in advance of our planned	location and generally
Position in the Settlement				regulatory funding programme, then the potential developers will need to fund the essential infrastructure	performs well in the
Hierarchy: Urban Area				works.	sequential test.
Relationship to Settlement:				A settle the she terms	
Settlement extension				Availability: No issues	
Spatial Objectives SO1:	SO2- 0	SO3- 0	SO4-	Suitability: No issues Viab 1995 + 0 (se SPIGn ming opligations SP08 for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study of and is not see BPG because alternative provinteld sites have been submitted for consideration within the ex- ben submitted to consideration within the ex- cy site to be released if there are deliverability issues with allocated employment sites and should it be required be submitted to be released if there are deliverability issues with allocated employment sites and should it be required be submitted to be released if there are deliverability issues with allocated employment sites and should it be required be submitted to be released if there are deliverability issues with allocated employment sites and should it be required be submitted to be released if there are deliverability issues with allocated employment sites and should it be required be submitted to be released if there are deliverability issues with allocated to be released if the submitted to be released if the su	014: 0 SO15: 0 SO16:
Assessment +/-	502.0	303.0	504.	affordable borking provision is contained in RPO Affordable Horeing Visibility Study	+/-
Opportunities to SO1: The	e site is loca	ted on gree	enfield lar	d and is not allocated because alternative brownfield sites have been submitted for consideration within the ex	isting urban settlements in
Manage / this area	a. It is still ret	ained as a o	continger	icy site to be released if there are deliverability issues with allocated employment sites and should it be required	d to come forward for
Mitigation? develop	ment in the F	lan period,	a develo	pment brief would be prepared. SO4 and SO6: The site will contribute to employment demand for the strategic	hub of Conwy, Llandudno
				s located in an urban area accessible by modes of sustainable transport. SO10/11: The site offers an opportunit	
				able building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to appe and biodiversity interests.	ensure that development
does no	r impact nega	auvely on th		מאר מות אוטעוייבושוני וותבובשנש.	

Site Details			Access to	Key Service:	5 C	Constraints	and Delive	erability						Council's	Proposed	Approach
Site Ref: R30 Site: O.S. 0078, Land Proposal: Employmen B1/B2 uses Current Use: Agricult Area (ha): 1	nt developm		<ul> <li>Range of Services</li> <li>Doctors S</li> <li>Access to Yes</li> <li>Local Em Opportun wider area</li> </ul>	– Yes Surgery – No • Education – ployment ities – Yes in a	•	Impact on	landscape a d – no objec local charac nt. See polic views: The sannan. Biodiversity	and country ction from th cter: High qu cy NTE/5 for site is quite : No objecti	e Assembl Jality lands details. exposed ir	y Governme cape chara n particular ne Countrys	ent's Techr cter area in at its easter ide Council	ical Service LANDMAP n extent, fu	s Division.	for inclus Deposit L The Coun- Developm that the sit from the v should be	site have p ion in the R DP? cil's Busines ent manage te appears s illage and of considered , subject to	evised s and r states eparate her sites
Ownership: Public an			Urban De	ess to other velopment Areas		hysical Cor Flood Risk		ood zone A;	Environme	ent Agency	flood zone	1 – Iow risk.	No known	availability the site wa	. Neverthele as allocated	for
Relevant Planning History: NoneStatus in Adopted Plan: The northern extent of the site was allocated as a local employment site (policy CE4) in the Colwyn Borough Local Plan.Strategy Areas (bus/train/cycle) – ModerateSite Description: The triangular field is located to the east of Llansannan, detached from the existing settlement boundary. The A544 and B5382 run along its western and northern boundaries respectively. It is relatively flat, with trees running along its western boundary.Sustainability Points Local Facilities: within 800m Public Transport: within 800m bus stop (nearest train station is Abergele Pensarn)					•	service. All Wales state from the sit the mains s undertaker means mus Environme Ownership Ground Co Archaeolog Highways: centre. Qua Infrastructu developme	though ther e that it is n te so conne should be n to discuss st be provid ntal Permits : No issues moditions: N ngy: No obje Access ach alified No o ure: Dwr Cy ent can be a	e are no coi ot within a s iction may b hade if at all if this is a p led, there w s from EAW o issues ction nievable but bjection mru Welsh iccommodal	e possible possible a possible a possibility pi ll be a require before any would be p Water state ed within t	rior to alloca uirement to y discharges preferable o	site, the En s a sewered recommend end consul ation. If not obtain the i s are made off B5382. N flows from t ewerage sys	vironment A l area not ve d that a cont tation with t possible an- necessary lo footway li he propose stem. Foul c	Agency ery distant nection to he sewerage d a private inks to d drainage	Borough L issues we Inspector's principle of has alread is propose again, in li PPW. Dwr Cymr that off site required a assessed application	Int use in the ocal Plan ar re raised in t is report. As f including ti by been esta d to allocate ne with para u Welsh Wa e mains may nd these ca during the p n stage.	nd no the the site blished, it this site 7.3.2 of ter state be n be lanning
Hierarchy of Settlements (Sequential train station is Aberge							with the pro West Utiliti vailable no hile develop rt allocated ee Planning	ovision of a set of the set of the set of the set of the for employr obligations	site would nent use a SPG for fu	nd is still clo urther inform	evelopment loss of gree ose to the e nation on re	n No objecti enfield land, xisting settle	on from it was ement.	proposed crossed by for which p either in th	developmen y a public wa protection m he form of ar and/or dive	t site is ater main easures,
Spatial Objectives Assessment	SO1: 0/-	SO2: 0	SO3: 0	SO4: 0	SO5: +	SO6: 0	SO7: +/-	SO8: 0	SO9: +/-	SO10:	SO11:	SO12: +/-	SO13: 0	SO14:	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	appropria mitigated strong op	te level of (e.g. throu portunity t	developmen ugh the Lands o develop to	t at this locati scape Charao	on. Th ter SF stand	ne site is a p PG). SO5: T dard and inc	revious par he site will orporate su	t allocation contribute to stainable bu	in the adop employm	oted local pla ent demand	an. It is con I for the run	sidered that al developm	e rural area an t any impacts ient strategy a ns. SO12: Ca	on landscap rea. SO10/1	e can be ap 1: The site o	oropriately

Site Details		Access to Services		Const	raints and D	Deliverabilit	У						Council's Prop	osed Appro	ach	
Site Ref: 78 Site: Llanfair Road, Ab Proposal: Residential development Current Use: Agricultu Area (ha): 3 Theoretical Yield and The site would be cons approximately 100 dwe based on the density of dwellings per hectare a into account open space landscaping /buffering Ownership: Private Relevant Planning His None Status in Adopted Pla designation Site Description: The east of the A548 Llanfa on the southern fringe of Abergele. It comprises pasture land which slop to the Afon Gele on its boundary. Existing hou immediately to the nort open farm land to the s Hierarchy of Settleme (Sequential Test) Located within Settles Boundary: No Previously Developed No Urban/Rural: Semi urte Hierarchy: Urban Area Relationship to Settles	ral Density: idered for Ilings f 33.3 and taking we and provision. story: an: No site is ir Road of open opes down eastern sing lies h and outh. ment I Land: pan ment	<ul> <li>Doctors Yes</li> <li>Access Educati</li> <li>Local E Opport</li> <li>Good A other U Develop Strateg (bus/tra Yes</li> <li>The site is well locate existing b route and also relati located to employme</li> <li>Sustaina Local Fac 800m</li> <li>Public Tra within 200 (train is 1. approx fro Cycle Roi routes ap 1km from Frequence</li> </ul>	of Shops rvices – Yes s Surgery – to on – Yes mployment unities: Yes access to rban oment y Areas in/cycle) – s relatively ed to the us service stop. It is vely well o significant ent zones. <b>bility Points</b> sillities: within ansport: Om bus stop .3miles om site) ute: local proximately	<ul> <li>Impa land expa altho</li> <li>Impa See</li> <li>Impa (Euri</li> <li>Impa (Eur</li></ul>	onmental Co act on landso is predicted and Abergele bugh a link reaction local C policy NTE/5 act on local C policy NTE/5 act on views: act on Biodiv ropean prote act on Histori <b>al Constrain</b> d Risk: TAN e is a low risk ership: No is und Condition aeology: No ways: Suitat d Rd and Rh iven to includ Council recor ince of const ut and proxin structure: Ga ity. Wales ar No objectior lems envisage pility: Availab lity: While de area and is re oighshire. y: +/- (see Pl affordable ho g: The site is with allocate	ape and Co to be preserved into open co bad between Character: Ho for details. Adjoins exist ersity: The A cted species in Environment hts: 15 Zone A; c filooding. sues ns: No issue objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objection. objec	nt in significa countryside w the A548 ar ligh quality is sting settlem Afon Gele an s) ent: CADW f EA Flood Zc . No objection as irst potential coundabout/S oble length in i proval; howe Abergele byp erestricted zc is the north c ities must be Cymru Wels oblic sewerage of the site wo ccessible pa gations SPG sion is conta as a continge	ant amounts. vithout an ob- nd A55 could andscape ch- ent d adjacent w has no comm one 1 – low r ns raised. point for the st. George a the LDP. The ver, provisio pons which lie of the site, ar consulted a h water; wat e system. No puld result in rticularly to t for further in ined in BP9 ency to be re	The area, a vious break act as a br aracter area voodland are hents on this sk. The site emergence d Llanfair f e transport s n of a vehic ts some cor is close to th d a high pr gain before er supply ca o objection f a loss of gr he main cer formation o Affordable H leased in th	along with sii to its eastw. eak. a in LANDM, e known to s s site. is considered of the prope Road. Consi- ite appraisa ular access incern due to a southern essure gas p any works c an be made rom Scottish eenfield land three of Colv n requireme dousing Vial e event of de	es 79-82, w ard growth, AP assessm upport otter ed suitable a bsed link for deration sho off the A548 the existing end of the s blant is in the ommence of available ar power Mar d, it adjoins ryn Bay and nts) Further bility Study.	tural l rould l nent. d nas l nas l n for s n for s n road l n for s nute. s n road l n the s n the s nute. s	Does the site h Revised Depose It is proposed to list. This means on a reserve list deliverability iss Although the sit accessible cent sequential test. Development of buffer zone adja biodiversity com also be importa The transport si Council sugges suitable and sal off the A548. Su mph zone over site to include b supporting mea recommended, speed along the of forward visibi establish how a compromising a the A548 oppos site 78 could inc centre via existi traffic changes t link road and ho site via the A54 developed once Site 78 is part of Abergele in the brief will be pre- interested partie presented by th	sit LDP? b include the the site is n to be broug ues with allow e is Greenfie re and gener this site sho acent to the <i>J</i> ments). App nt. te appraisal ts the develor ie vehicular a uggestions in a greater dis ends on the sures. Further including: m e A548 in the lity from the ccess could iccessibility to the the site; e crease rat ru ng estate roa forecast to o by these could a strategic revised Dep bared to info as of the con	site on the c ot allocated b ht forward in ocated sites in eld land, it is rally performs ould allow for Afon Gele (se oropriate land undertaken f oper demonst access can b aclude extend tance to the A548, along er assessme easurement - e site vicinity; A548 southe be provided o roads on th examine the nning to/from ads; and con ccur post oper ads; and con ccur post oper add affect accont mended that d is in place.	contingency but is placed in the event of in the LDP. located in an is well in the is swell in the is swell in the is swell in the is substantial ee dscaping will for the trates how be provided ding the 30 south of the with some ent are of the traffic is assessment ern approach; without he west of potential that in the town usideration of ening of the ess to the it site 78 be on for development rs and other opportunities
Spatial Objectives Assessment	SO1: 0/-	SO2: +	SO3: +	SO4: 0	SO5: 0	SO6: 0	S07: +	SO8: 0	SO9: +	SO10:	SO11:	SO12:	expected by pol	SO14: 0	SO15: 0	SO16: -/0
Opportunities to Manage / Mitigation?	existing ur impacts or affordable Abergele. opportunity that develo	ban area ar landscape housing to There is sco y to develop opment doe	nd is accessib and nearby l meet local ne ope to incorpo to a high de is not impact	ble by diffe biodiversi eds. SO7 brate exis sign stand negatively	erent transpo ty interests c ?: Developme ting bus serv dard and inco on the area	ort means, it can be appro- ent of the str vices into the orporate sus a's biodiversi	is located or opriately mitig rategic site a proposed c stainable buil ity interest. S	n greenfield gated (e.g. th t Abergele w levelopment ding method SO16: see SI	and and for rough the E ill incorpora (further info s and renew PG on Planr	leed which we may part of a biodiversity, te a link roa rmation to b vable energy hing and the	vould contril strategic sit Landscape d and footpa e provided i v systems. S Welsh Lang	te allocati Character aths and c in the Dev SO12: Ca guage for	e needs of the c on in the Plan p r SPGs). SO3: <sup>-</sup> cycle routes cor velopment Brief reful landscapir further guidanc e site, in line wit	period. It is co The site will p necting to th ). SO10/11: ng and buffer e on ensurin	onsidered that provide an el ne existing ce The site offer ing is essent og developme	at any lement of entre of rs a strong tial to ensure

Site Details		Access to K Services	ey	Constraints	and Delive	rability					Council's P	roposed Ap	proach		
Site Ref: 67/347/353 Site: Glyn Farm, Colwyn Bay Proposal: Residential development Current Use: Agricultural Area (ha): 5.6 Theoretical Yield and Density: The would be considered for approximate 130 dwellings based on the density o dwellings per hectare and taking into account open space and landscaping /buffering provision. Ownership: Private Relevant Planning History: 0/34556 Residential Development (outline). M to refuse at committee, but applicatio subsequently withdrawn. 0/35142 Residential development (outline) - a site 353. Withdrawn 15.10.08 Status in Adopted Plan: No land us designation in the Colwyn Borough L Plan. Site Description: The site is located the southern edge of the urban area of Colwyn Bay with access off Glyn Ave Valley Road. The site comprises a m of open pasture land and woodland to north of the site extent. It is situated of rising land climbing towards the south There are no records of public rights way over the site. Hierarchy of Settlements (Sequent Test)	site ly f 23 g inded n rea of e ocal on of onue / ixture o the on n. of	Access to K Services • Range of S and Servic Yes • Doctors Su Yes • Access to Education • Local Emp Opportunit Yes • Good Acce other Urba Developme Strategy A (bus/train/or Yes The site is re well located to also relativel located to sig employment <b>Sustainabili</b> <b>Points</b> Local Facilitie within 200m stop (Colwyntrain station i 1.3miles app	Shops es – Irgery – – Yes loyment ies - sess to n ent reas sycle) – latively yo the service yo, It is y well ynificant zones. <b>ty</b> es: port: bus say	<ul> <li>the extent present in a Impact on LANDMAP</li> <li>Impact on from the w trees scree</li> <li>Impact on the east, w Preservati location. S Wales.</li> <li>Impact on</li> <li>Physical Cool</li> <li>Flood Risk risk. No kn Environme service.</li> <li>Ownership</li> <li>Ground Cco</li> <li>Archaeolog</li> <li>Highways: due to its s recommen</li> <li>Infrastructu supply cap water mair</li> <li>Availability: W it adjoins an official service.</li> </ul>	landscape a fication for t of grade 3a any significa local charace assessmer views: Adjoi vest along N en much of Biodiversity which has be on Order). 1 Sites 67/353 Historic Env nstraints: : TAN 15 Fli own previou int Agency V : No issues onditions: No gy: No object Suitable. Du ize. A trans ds accepting ure: Dwr Cyn acity for dev is, possibly vailable nov hile develop urban area a	and countrysis his site is like (best and me ant amounts tter: High qu it. See policy ns existing s lant y Glyn R the site. : Developme een identified The area of w have no know trionment: no ood Zone A. is flooding. N Vales or the o issues ction. evelopment p port site app g the site. mru Welsh W velopment. If booster pum w ment of the s and is reasor	ely to be no ost versatile on the site. ality landsc 'NTE/5 for ettlement. F oad, althou nt would tot a sa poten voodland is wn interest o comment f Environmen to objection Council's E oreferable if raisal study /ater states Developmer p. site would r	better than category) is ape characti details. Potential for gh topograp ally enclose tial wildlife s a possible b to the Coun rom CADW. In principle norironment a a second a undertaken there is insu- it of the site esult in a los sible particu	grade 3a. F s unlikely to er area in impact on v ohy and exis the woodla site (and Trr bat breeding tryside Cou ood zone 1 from the and Technic ccess is pro by consulta would requi	However, b be views sting and to ee guncil for - low cal ovided, ants ter uire new field land, main	Does the sit Revised Dep The site was comments re- including the Bay of Colwy contingency placed on a r of deliverabil Deposit LDP Although the edge of an a the sequentia inquiry into th at the sequentia inquiry into th at the time; h has developr considered th comments fm appraisal stu that the site v limited, and v Glyn Farm has services and Comments fr Countryside include the w by the design through a co A transport s recommends improving the within Glyn E	allocated in eceived and a availability of marea, it is list. This me reserve list to ity issues wi site is Gree ccessible ce al test. The s ne Colwyn B nowever, the ment potentii hat highways dy commiss would have a as the benef facilities. rom the Cour Council for V voodland to the n brief and its mmuted sun site appraisal s accepting the public trans- Estate linking	the Deposit a review of s of previously proposed to o be brough th allocated nfield land, i ntre and gen cough Location inspector a al in the long s issues cou s service an ioned). It w some visual an impact or it of being n ncil's Countt Vales state he east so t s future mar n. study unde he site. This sport service to the town	LDP but fol ites submitt of developed include the is not allocat forward in 1 sites in the t is located in erally perfor gested at th al Plan but n cknowledge ger term. It is ld be resolv d the transp as also ackr impact, but to existing ho ear to school that the site hat it can be agement pr traken by cool is subject to as and infrast centre. The	lowing ted, land in the site on the site on the ted but is the event revised on the rrms well in e public tot included d the site sed (see bort site nowledged relatively using, ols and the should e protected otected on sultants o structure ere is also
Located within Settlement Bounda No Previously Developed Land: No Urban/Rural: Semi urban Position in the Settlement Hierarch Urban Area Relationship to Settlement: Settlem Extension	ry: iy: nent	Site) Cycle Route: National Rou within 1km (a the coast) Frequency o Transport: 0 point	ite 5 along f Public	centres of Lla the local adop environmenta Viability: +/- ( requirements BP9 Affordab Phasing: Cor forward, if rec	pted plan. D al designatic see Plannin ) Further de le Housing ntingency. In	evelopment ons adjoining g obligations tail on the af Viability Stud frastructure	should be s the westerr SPG for fu fordable ho ly. ssues may	ympathetic n site bound rther informa using provis impact on s	to the ary. ation on ion is conta ite being br	ained in	a requiremer Avenue junct standard for introducing tr approach. Should the s Plan period, this site.	tion where vi traffic appro- raffic calming ite come for	sibility stand aching from g measures ward for dev	dards are be the south by on the south elopment du	elow y n uring the
Assessment SO1: -/0	SO2: )/+	SO3: +	SO4: 0	SO5: 0	SO6: +	SO7: +/-	SO8: 0	SO9: +/-	SO10: ++	SO11: ++	SO12: 0/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Manage / an existing u Mitigation? have been so prepared. So incorporate so	rban are ubmitted 03: The s sustainat	ea and is acce I for considera site will provid	essible by c ation. It is s de an elem ethods and	different transp still retained as ent of affordal	port means, a continge ble housing	it is located ncy site and to meet loca	on greenfiel should it be I needs. SC	d land and h required to 10/11: The	nas been re come forwa site offers a	emoved from ard for dev a strong op	ibute to the ne m the allocated elopment in th portunity to de to ensure that	d sites list be e Plan perio velop to a hi	ecause alter d, a develop gh design s	native browr ment brief v tandard and	nfield sites would be

Site Details	Access f Services		C	onstraints a	nd Deliverat	oility					Counc	il's Propose	d Approac	h	
Site Ref: 74 / 335 (SR42)	Access		E	nvironmenta	al Constraint	ts					Does t	he site have	potential f	or inclusion	in the
Site: Dolwen Road, Old Colwyn	Services	5	•	Impact on la	ndscape and	countryside	Best or Mo	st Versatile	agricultural	land unlikely	to Revise	d Deposit L	DP?		
	<ul> <li>Range</li> </ul>	of Shops ar	nd	be present ir	n significant a	amounts. Cor	ncern raised	by Environr	nent Agency	y Wales					
Proposal: Residential		es – Yes		regarding the	e potential los	ss of woodla	nd.				Part of	the site was	allocated in	the Deposit	LDP but
development	<ul> <li>Doctor</li> </ul>	s Surgery -	•	Impact on lo	cal character	: High quality	/ landscape	character a	rea in LAND	MAP	followin	g comments	received a	nd a review c	of sites
Current Use: Agricultural	Yes	0,		assessment.	. See policy N	VTE/5 for det	ails.				submit	ed, it is prop	osed to incl	ude the site o	on the
	<ul> <li>Access</li> </ul>	s to Educatio			ews: Adjoins			ential impact	on views to	the east and	d conting	ency list. Th	s means the	e site is not a	allocated
Area (ha): 3.45	– Yes				round at the						but is p			be brought	
Theoretical Yield and Density:	<ul> <li>Local F</li> </ul>	Employment	•	Impact on Bi	iodiversity: Th	he site bound	dary encom	passes wood	lland and riv	ver bank. The				s with allocat	ed sites in
The site would be considered for	Opport	tunities - Yes	s	woodland	areas are alm	nost certainly	ancient se	mi natural wo	odland and	I therefore of	the rev	sed Deposit	LDP.		
approximately 40 dwellings based	Good /	Access to		high priority	for their biod	liversity value	e. The wood	lland should	be clearly z	oned as					
on the density of 30 dwellings per	other L	Jrban		outside the	area to be de	eveloped and	their future	managemei	nt secured th	hrough				and, it is loca	
hectare and taking into account	Develo	pment		planning ob	ligations or of	ther mechan	isms by the	developer. 7	This approad	ch is supporte			nd performs	relatively we	ell in the
protection of the woodland area.	Strateg	gy Areas			ncil's Country						nd sequer	tial test.			
Our and the Data is	(bus/tra	ain/cycle) -			odland are o		ersity value	(and also Tr	ee Preserva	ation Order);					<b>T</b>
Ownership: Private	Yes				been recorde									state that a	
Relevant Planning History:			•	Impact on H	istoric Enviro	nment: no co	omments re	ceived from (	CADW.					for this site t	o include
1/CBA/5470; residential; refused;		is relatively									the A54	7 roundabo	ut.		
appeal refused 1981		ted to the		ysical Cons							Durit				
Status in Adapted Dian. Special		ous service			TAN 15 Flood									have to ensu	
Status in Adopted Plan: Special		d stop. It is			ous flooding.	No objection	from the C	ouncil's Envi	ronment an	d Technical				ters, a Europ	
Landscape Area (policy CN3) in the Colwyn Borough Local Plan.		tively well		service.										easures sho also protect t	
the Colwyn Borough Eocal Flan.		o significant	-	Ownership:										also protect t	
Site Description: The site is	employm	nent zones.	•	Ground Con	ditions: No is	sues					wooula		a secure the	in future man	lagement.
located to the south of Old Colwyn	Custain	- hilling Daime	-		No objectio						Dwr Cy	mru Welsh V	Vater states	that a hydra	ulic
and adjoins the existing settlement		ability Point	•		rovisional no			provement of	Dolwen roa	ad takes place				equired to un	
boundary along its western		cilities: over			ls to accomm									uired. Howe	
boundary. Dolwen Road runs along	1km awa Public Tr				e: Dwr Cymru									discharge flo	
the southern site boundary. There		0m bus stop			e to accomm						point of			e to be deter	
is woodland at the northern extent		train station			evelopment w						י ר				
of the site. The site slopes down to	is Colwyr				problems in						W DCWW	also state th	nat developi	ment of the s	ite would
the north.		oute: Nationa	4	water pressu	ure and additi	ional new de	velopment	will merely ex	acerbate se	ervice levels.	require	off-site mair	is laying from	m a point of a	adequacy
Hierarchy of Settlements	Route 5 i			- 11 - 1- 11 1 A							on larg	er diameter/p	pressure wa	ter mains. W	here off-
(Sequential Test)		nately 2km		ailability: Ava					f	المعالمة المعالم	site ma	ins are requi	red, these c	an be provid	ed under a
Located within Settlement	away	,			le developme and is reasor						water i			r Sections 40	
Boundary: No	Frequenc	cy of Public			l Colwyn Bay.									osts of which	would be
Previously Developed Land: No	Transpor	rt: 0 or 1			erests in the			e sympanieu			borne b	y potential c	levelopment	ts.	
Urban/Rural: Semi urban	point			,	ee Planning o		PG for furth	er informatio	n on require	ements)	0	44			بر مراد و رام المور
Position in the Settlement					on the afforda									or developme	0
Hierarchy: Urban Area				ability Study.										t Brief would	be
Relationship to Settlement:					e see BP/30	and BP/41	or further d	etails			prepare	ed for this sit	₽.		
Settlement Extension				Ç i											
Spatial Objectives Assessment SO1: -/0	SO2: 0/+	SO3: +	SO4:	SO5: 0	SO6: 0	SO7: 0/-	SO8: 0	SO9: +/-	SO10:	SO11:	SO12: 0/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
	ite contribut	es to housin	a need	and would r	provide an ele	ement of affo	rdable hous	sing for local				eeds of the o	community	While the site	
					ansport mear										
					d as a contin										
prepared. S	O3: The sit	e will provide	e an ele	ement of affo	ordable housi	ng to meet lo	cal needs.	SO10/11: Th	e site offers	a strong opr	portunity to d	evelop to a h	high design :	standard and	
incorporate	sustainable	e buildina me	ethods a	and renewab	ole energy sys	stems. SO12						t developme	nt does not	impact nega	tively on

Site Details			Access t	o Key Serv	vices	Const	raints and D	eliverability						Council's Proposed Approach
Site Ref: 502 Site: Llysfaen Road, C		ot	Service Colwyn	of Shops a s – No (Old is the near	d rest	<ul> <li>Imp ALC</li> </ul>	Grade Urbar	ape and count . Within existi	ng urban ar	ea – minima	al impact an	ticipated.	•	Does the site have potential for inclusion in the Revised Deposit LDP?
Proposal: Residential Current Use: Area (ha): 0.67	developme	nı	Doctors	over 1km a Surgery – to Educatio	Yes	<ul><li>Imp</li><li>Imp</li></ul>	act on views: act on Biodive	maracter: See Within existing ersity: No com	g urban area ments recei	a ved.		AP assessm	ent.	It is proposed to include the site on the contingency
Theoretical Yield and would be considered f on the density of 30 d	or 20 dwellir	ngs based	<ul> <li>Local E Opport</li> <li>Good A</li> </ul>	mployment unities - Ye access to ot	s her	Physic	al Constrair	: Environment ts: 15 flood zone				1 – low risk.	No objectio	list. This means the site is not allocated but is placed on a reserve list to be
Ownership: Private Relevant Planning H	istory: Non	9	Strateg	Developme y Areas iin/cycle) –		from the drai	the Council's entire site is in age for the a	Environment DAM flood zo Ilocation shou	& Technica one A and c Id be desigr	al Services. I butside the E ned in accor	Environmen EA flood zon dance with	t Agency Wa les. The surf SUDS (Sust	ales states t ace water ainable	that brought forward in the event of deliverability issues with allocated sites
Status in Adopted Pl public open space in Borough Local Plan.	the Colwy		located to service ro	s relatively the existin oute and sto	g bus ops and	futu disc	e as per the harge from th	s) principles w Floods and Wa e allocation sh must be acco	ater Manage ould be no	ement Act 2	010. The rat	te of surface	water	in I he site was suggested during consultation on the revised Deposit LDP and
Site Description: site settlement, accessed to the north. Gradual	d from Llyst	aen Road	relatively	the A55. I well located t employme	d to	• Gro • Arch	aeology: No	s: No issues comments.				te a the University	- L J L	was considered in the review of site allocations and comments received.
south.			Sustaina Local Fac Public Tra within 200 station is	<b>bility Poin</b> ilities: withi ansport: Bu )m (neares Colwyn Ba	n s stop t train y)	it wi as to Infra serv acco	I require part levels for co structure: Dw ce the propo mmodated w	ouncil's Highw of the front of mpliance with rr Cymru Wels sal, foul draina ithin the public s from the pro	no. 142 to a DDA requir h Water sta age flows fro c sewerage	achieve visit rements. Ite that a wa om the prope system; the	bility splay o tter supply c osed develo site is cross	nto Llysfaen an be made opment can b sed by public	Road. Unst available to be c sewers an	o Declase the site is crossed by public sewers, Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of
Hierarchy of Settlem Test)	ents (Seque	ential	Route 5 i	ute: Nationa approximates approximates approximates approximates approximates approximates approximates approximates approxim		Trea	tment Works	there are no						building will be permitted within 3 metres either side
Located within Settle Previously Develope Urban/Rural: Urban Position in the Settle Urban Area Relationship to Settle extension	d Land: No ment Hiera	rchy:	1km from Frequenc Transpor	y of Public		Suitab Viabilit detail Study.	on the afforda		ovision is c	ontained in I	BP9 Afforda			of the centre line of the 225mm Foul sewer or 6 metres either side of the centreline of the 675mm surface water sewer, in order to protect the integrity of the public sewer and avoid damage
Spatial Objectives Assessment	SO1: +/-	SO2: 0	SO3: 0	SO4: +	SO5: 0		+/++	SO8: 0	SO9: +/++	SO10: +/++	SO11: +/++	SO12: +/-	SO13: 0	SO142:00 SO15: 0 SO16: +/-
Opportunities to Manage / Mitigation?	this area. developm and Lland standard	It is still reta ent in the Pl ludno Juncti	ined as a c an period, a on. SO7: T rate sustain	ontingency a developm ne site is lo able buildir	site to be ent brief cated in a ig metho	e release would b an urbar ds and r	d if there are prepared. S area accessi enewable ene	deliverability i O4 and SO6: ble by modes	ssues with a The site will of sustainal	allocated en contribute t ble transpor	nployment s to employme t. SO10/11:	ites and sho ent demand The site offe	uld it be rec for the strat ers an oppor	ne existing urban settlements in quired to come forward for tegic hub of Conwy, Llandudno prtunity to develop to a high design sure that development does not

Site Details				Access to K	ey Service	s	Constrain	ts and Del	iverability					Council's F	roposed A	pproach
Site Ref: 4 (SR43) Site: Gyffin, Conwy Proposal: Residential Current Use: Agricultu Area (ha): 0.65 Theoretical Yield and be considered for appr based on the density of Ownership: Private Relevant Planning Hi Status in Adopted Pla Llandudno Conwy Dist Site Description: The of the urban area of Co Road. It gradually slop Hierarchy of Settlemed Located within Settle Previously Developed Urban/Rural: Semi url Position in the Settle Area Relationship to Settle	Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview Interview	The site wou 10 dwellings ngs per hect ing per hect signation in ated to the su ining Henryd om west to e <b>uential Test</b> ) ndary: No o archy: Urban	outh Jeast.	Access to K • Range of S – Yes • Doctors Su • Access to E • Local Empl Opportuniti • Good Accee Developme (bus/train/c) The site is rel to the existing and stop. It is located to sig employment 3 Sustainabilitit Public Transp bus stop (nea in Conwy, apl away) Cycle Route: Cycle Route: Frequency of or 1 point	shops and s rgery – Yes Education – loyment es -Yes ss to other ent Strategy cycle) – Yes latively wel g bus servic s also relatively well g bus servic s also relatively well g bus servic s also relatively trainat zones. <b>ty Points</b> ses: within 4 port: within 4 port: within 4 port: within 4 proximately Conwy Va within 200r	Services s - Yes Urban / Areas l located ce route vely well 00m 400m tation is / 1km lley n	<ul> <li>Impact of land, it a The site would reference</li> <li>Impact of area in I</li> <li>Impact of Impact of</li> <li>Impact of</li> <li>Physical O</li> <li>Flood R known fl Council' Agency water ar elsewhee</li> <li>Ownersile</li> <li>Ground</li> <li>Archaeo</li> <li>Highway objection</li> <li>Infrastru supply fe Water. L</li> <li>Availability:</li> <li>greenfield</li> <li>particularly</li> <li>Viability: +/</li> <li>requirement contained</li> </ul>	ppears a n is just with quire caref on local cha ANDMAP on views: A on Biodivers on Historic I <b>Constraints</b> sk: TAN 15 ooding hist s Environm Wales. Atta rangement re in the ca hip: No issu Conditions logy: No re vs: Poor pe h. cture: No p or this deve ow pressu to the mai to the mai to the mai to the mai to se Plan hts) Further n BP9 Affo	e and coun atural exten in the Creuc ul considera racter: Outs assessmeni djoins existi sity: Presen Environmen <b>5:</b> b Flood Zon- ory on site. ent and Tec ach condition s are accep tchment. les corded arch destrian link roblems en lopment. No re gas main	ision. Topo ddyn and C ation as a ' standing qu t. See polic ing settlem ce of otter it: no objection no objection n to any ap table and c visaged wito o objection s nearby; r the site woo in area and c Colwyn Ba tions SPG be affordab sing Viabili	agraphy may conwy LOHI rounding of Jality landso y NTE/5 fo ent in the river tion od zone 1 – ons raised f vice and En oplication to do not incre- l sites withir Gyffin. Sust th the provi- from Dwr C none on site ould result ir l is reasona ay and Llan for further in le housing j ty Study.	y affect acc I. Developn f' of Conwy cape charac r details. area. - low risk. N from the invironment ensure su ase flood ri n plot. ainability sion of a w. Cymru Wels a. n a loss of bly access dudno. nformation provision is	cess. nent /. cter Vo rface isk ater sh ible on	Does the s for inclusic Deposit LD It is propose on the conti means the s but is place be brought of deliverab allocated sii Deposit LDI Although th land, it is lou accessible of performs we test. Opportunitie pedestrian I should be e brought forv period. The Counci service stat is required a the known p the area.	on in the Re P? ed to include ngency list. site is not al d on a reser forward in th ility issues v tes in the re P. e site is Gre cated in an centre and g ell in the sec es to improv inkages into xplored if th vard in the F	e the site This llocated rve list to he event with evenfield generally quential ve o Gyffin his site is Plan side uffer zone ver due to
Spatial Objectives Assessment	SO1: 0/+	SO2: 0	SO3: ·		SO5: 0	SO6: 0	SO7: +/-	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +	SO13:	0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	the site is Characte brought f while adj was to be energy s	s greenfield er SPG). This forward for d ioining Gyffir e brought for	land, it a s has be levelopr n/Conwy rward. S 12: Care	housing need adjoins an exis een taken into nent in the Pla 7, is not the mo SO10/11: The eful landscapir	sting urban account in an period or ost sustaina site offers a	area and i the number nly if there able in tern a strong op	it is consider er of houses are issues v ns of access oportunity to	ed that any proposed ov with land su by public to develop to	v impacts or on site. It is pply and the ransport, he a high desig	n landscape included in e deliverab owever, op gn standare	e can be ap the LDP as ility of alloc portunities t d and incor	propriately s a conting ated sites. to improve porate sust	mitigate ency site SO7: It is accessib tainable b	d (e.g. throug rather than s acknowledg ility should b puilding meth	gh the Lands an allocatior ged that the e explored i ods and rer	scape n, to be site, if the site

Site Details				Acces	s to Key S	ervices	Constrai	ints and D	eliverabilit	ty				Council's P	roposed A	pproach
Site Ref: 413 / 116 (SF Site: Land off Nant y G Proposal: Residential Current Use: Agricultu Area (ha): 1.76 Theoretical Yield and considered for 60 dwel dwellings per hectare a space and landscaping Ownership: Private Relevant Planning His Status in Adopted Pla Area (policy 4BW) in L Site Description: The settlement boundary lir by Nant y Gamar road its western boundary, B school immediately to t barrier) to the east. Hierarchy of Settleme Located within Settle Previously Developed Urban/Rural: Semi urt Position in the Settler Relationship to Settle	Camar Road developme iral Density: - lings based and taking buffering story: Non an: Landsc landudno site adjoin mit of Lland and reside Bodafon Ro the north a ents (Seque d Land: No pan ment Boul d Land: No pan	The site wo d on the de into accour provision. e ape Conse Conwy Dist s the easte Judno. It is ontial develo bad to the s nd open lar mential Test ndary: No p	envation trict Plan envation trict Plan end (green t)	<ul> <li>Rany Serv</li> <li>Doct</li> <li>Acce Yes</li> <li>Loca Opp</li> <li>Goo Urba Strai (bus</li> </ul> The sii the exi route a well loo employ Sustai Local I 800m Public 400m over 11 Cycle route w Freque	s to Key S ge of Shop: ices – Yes iors Surger ess to Educ al Employm ortunities -` d Access to an Develop tegy Areas /train/cycle te is well lo sting blus s and stop. It cated to sig yment zone Facilities: w Transport: bus stop (tr km from sit Route: Traf vithin 400m ency of Pub port: 0 or 1	s and y – Yes cation – nent Yes o other ment ) – Yes cated to ervice is also gnificant es. <b>bints</b> vithin rain is e) ffic-free	<ul> <li>Impact greenfi from C wedge</li> <li>Impact charac details.</li> <li>Impact</li> <li>Impact</li> <li>Impact</li> <li>Impact</li> <li>Flood I No objuservice exacer</li> <li>Owner:</li> <li>Ground</li> <li>Archae</li> <li>Highwa</li> <li>Infrastr hydrau Dwr Cy Progra water s</li> <li>Availability greenfield urban are Viability:</li> <li>on require is contain</li> </ul>	eld land, it CW – the s designatio on local cl ter area in on views: on Biodive on Historia <b>Constrair</b> Risk: TAN ection from Any drair bate floodi ship: No is d Condition cology: No ays: Access ructure: Pa lic overload mme. No p supply. ty: Availabl ty: Avail	ape and co appears a site does no n. haracter: O LANDMAP Adjoins exi ersity: No of c Environm <b>hts:</b> 15 Flood Zo n the Counce hage water ng. sues ns: No issue objection s achievabl rts of the pi ding and no h Water's c problems er	suitable export encroact outstanding vassessme bjection ent: no obj one A. EA cil's Enviror discharges es le; no object ublic sewe o improven urrent five hvisaged w of the site ban area a sport node: gations SP I on the aff Housing V	ktension. N h on the ex- quality lar ent. See po- ement jection flood zone nment and s should not ction. rage netwo nents are p year Capit vith sewago would resu and is acce s. 'G for furth ordable ho 'iability Stu	lo objectior kisting gree hdscape blicy NTE/5 1 – low ris Technical ot cause or ork suffer fr blanned und al Investment ult in a loss essible to of er informat using prov dy.	n en i for sk.	Does the si inclusion in Deposit LD It is propose on the contin means the si but is placed be brought f of deliverabia allocated sit Deposit LDF Although the land, it is loc centre and g well in the si Should the si advance of a improvement developers in fund essentii would be ne a hydraulic ri the public se determine a and/or any w Dwr Cymru's works.	the Revise P? d to include orgency list. ite is not all l on a reser orward in the lity issues w es in the rev es is Gre ated in an a generally pe equential te ite be deve any regulato ts (sewerag nay be requ al improven cessary to c modelling e) werage sys point of ade vorks requir	ed the site This ocated ve list to e event vith vised enfield accessible rforms st. loped in ory ge), uired to hents. It carry out kercise on stem to equacy ed above
Spatial Objectives Assessment	SO1: - /0	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6: +	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +	SO13: ++	0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	While the Landsca there are prepared	e site is gre pe Characte issues with I. SO3: It is	enfield land, er SPG). It is h land suppl	it adjoins s included y and the that the s	an existing I in the LDF deliverabili ite will prov	g urban are as a cont ity of alloca vide an eler	ea and it is tingency site ated sites. I ment of affo	considered e rather tha f it was to o ordable hou	d that any ir an an alloca come forwa using to me	mpacts on ation, to be ard for deve eet local ne	landscape brought fo elopment in	can be ap prward for o the Plan j	propriate developr period, a	the needs of bly mitigated nent in the F development a strong op	(+e.g. throu lan period on t brief woul	igh the only if Id be

Site Details			Access t	o Key Service	Co	onstraints a	nd Delivera	bility					Council's	Proposed	Approach	
Site Ref: 37/38 Site: Land off Derwen Proposal: Residential Current Use: Agriculte Area (ha): 5.06 Theoretical Yield and would be considered for dwellings based on the dwellings per hectare is open space and lands provision. Ownership: Private	development ural I <b>Density:</b> The s or approximately e density of <del>30</del> 3 and taking into a	site y 175 35 account	Access t • Range • Doctors • Access Yes • Local E Opporti • Good A Urban I Strateg (bus/tra	o Key Services of Shops and es – Yes s Surgery – Yes to Education – Employment unities - Yes access to other Development y Areas ain/cycle) – Yes	En • 1 • 1 • 1 • 1 • 1 • 1	ivironmenta Impact on lar natural exten 3, possibly in detailed surv. Keswick or F Impact on loc LANDMAP a Impact on vie Impact on Bit LOHI adjace developmen impact on th objact to cita	ndscape and ision on the icluding Bes ey work wor lint). cal characte ssessment. ews: Adjoins odiversity: T ent to the Cru t could caus e designatic	d countryside residential si t or Most Ve Ild be require r: Outstandi See policy N existing set he site is wit euddyn SSS e further pre ns would ne	te opposite rsatile agricu ed to determ ng quality la ITE/5 for det tlement hin the bour / Creuddyn ssure on the	Ysgol Čreuc ultural land. ine the dom ndscape cha adary of the Peninsula V e designatio	ddyn. The sit Additional ar hinant soil typ aracter area Creuddyn ar Woods SAC ns. An asses	e is grade nd more be (east in nd Conwy where ssment of	Does the in the Rev The site w but followi review of s include the means the on a reser event of d sites in the Although t	site have p vised Depo ras allocated ng commen sites submit e site on the e site is not i ve list to be eliverability e revised De he site is G	d in the Depos ts received ar ted, it is propo contingency allocated but i brought forwa issues with al	sit LDP nd a psed to list. This is placed ard in the located , it is
Relevant Planning Hi Status in Adopted Pl Conservation Area (Po Llandudno Conwy Dist	an: Landscape blicy 4BW) in rict Plan		located to service ro also relati to signific	s relatively well the existing bu- bute and stop. In ively well locate ant employment is recommende	s • I is d Phy is	object to site Impact on His ysical Cons Flood Risk: T raised. Attacl	storic Enviro t <b>raints:</b> FAN 15 Floo	onment: no c d Zone A. No	o known floa	ding history	on site. No water arrang	objections ements	generally p test. Include a s east of the	performs we small car pa e site to rem	ell in the seque ark directly to t ove school re	ential the south lated
Site Description: The to the south of Penrhy existing settlement boo two fields and Derwen northern and eastern s Woodland adjoins the	n Bay and adjoir undary. It compr Lane follows the ite boundaries.	ns the rises le	the bus si and this s explored	valk distance to top be reduced should be with the Counc nsport section.	s (	are acceptab Watercourse Ownership: N Ground Conc Archaeology:	le and do no s - no groun No issues ditions:	ot increase fl d raising with	ood risk else nin min.4m f	ewhere in th rom edge.			Explore wi	ith the Cour	on Derwen La ncil's public tra to reduce the st bus stop.	ansport
the southern boundary fields and open countr is immediately to the e	connects to fur yside. Ysgol Cre ast of the site.	rther euddyn	Local Fac 800m Public Tra	bility Points cilities: within ansport: within s stop (nearest	t •   s	Highways: Po the junction of Infrastructure sewerage ne planned unde	of Derwen La e: Low press twork suffer er Dwr Cym	ane and Llar ure gas mai from hydrau u Welsh Wa	rhos Road. ns nearby, n lic overloadi ter's current	one on site. ng and no i five year C	Parts of the mprovement apital Invest	public s are ment	Peninsula agreemen developme during the	Woods SA t will suppo ent, should Plan period	nent of the Cr C, a managen rt the propose the site come d. This would e	nent d site forward ensure a
Test) Located within Settle Previously Develope Urban/Rural: Semi ur Position in the Settle Urban Area Relationship to Settle Extension	d Land: No ban ment Hierarchy	<b>y</b> :	train station accessiblicycle) Cycle Roon route with route with Frequence	on in Llandudno e via bus and ute: Traffic-free nin 800m; on ro	- Ava Sui adj Lla pla Via Fur	Programme. ailability: Ava itability: Whil oins an urba ndudno and n. Developm western site ability: + (see rther detail o using Viabilit	ailable now e developm n area and Colwyn Bay nent should l e boundary. Planning ol n the afforda	ent of the sit s reasonably t. The site ha be sympathe bligations SF	e would resu accessible d no land us tic to the en G for furthe	ult in a loss of particularly se designati vironmental	of greenfield to the main on in the loc designations	land, it centres of al adopted s adjoining nents)	SAC and r Should the any regula developers essential i	residential d e site be dev atory improv s may be re mprovemer	eveloped in adv eveloped in adv ements (sewe quired to fund its.	vance of erage), I
Spatial Objectives Assessment	SO1: - SC	D2: 0	SO3: +	SO4: 0 S	Pha 05: 0	asing: Contir	ngency site. SO7: +	Please see   SO8: 0	3P/30 and B <b>SO9: +</b>	P/41 for fur SO10: ++	ther details. SO11: ++	SO12: +	SO13:	SO14: 0	SO15: 0	SO16: - /0
Opportunities to Manage / Mitigation?	SO1: The site existing urban have been sub prepared. It is provide an eler methods and r designations.	area and omitted for consider ment of a	l is accessil or considera red that any affordable h	ation. It is still re / impacts on lar ousing to meet	ranspor ained as dscape ocal nee	t means, it is s a continger and nearby l eds. SO10/1	located on ncy site and biodiversity 1: The site o	greenfield la should it be interests can offers a stron	nd and has required to be mitigate g opportunit	ed which wo been remov come forwa d (e.g. throu y to develop	ould contributed from the rd for develough the Biodi to a high de	allocated sit pment in the versity, Lane esign standa	es list becau Plan perior dscape Cha Ird and incor	use alternati d, a develop racter SPGs rporate sust	ive brownfield oment brief wo s). SO3: The s ainable building	sites ould be site would ng

Site Details				Access to	Key Servic	es	Const	raints a	nd Delivera	bility					Council's F	Proposed A	pproach
Site Details Site Ref: 384 (SR108 Site: West of Penmad Proposal: Housing Current Use: None Area (ha): 2.43 Theoretical Yield an considered for 45 dwd 19 dwellings per hect open space and land: Ownership: Private Relevant Planning H	én Park, Lla <b>d Density:</b> ellings base are and tal scaping /bu	The site we ed on the de ving into acc uffering prov	ould be ensity of count	Access to • Range of Services • Doctors S • Access to Yes • Local Em Opportun • Good Acc Urban De Strategy	Key Servic Shops and – Yes Surgery – Ye b Education ployment ities - Yes cess to othe evelopment Areas /cycle) – Ye well located bus service top. It is als	es es er er l to e	Enviro Impa Impa LAN Impa voo to bu feed som Impa bour Physic Floo from	onmenta act on lar act on loc DMAP a act on vie act on Bid dland ar e protect ling area ehow be act on Hi ddary of f al Cons d Risk: T the Cou	I Constrain adscape an cal Charact ssessment aws: odiversity: 1 di dividuat ed within tl by curlew e mitigated storic Envir he Llanfair traints: TAN 15 floo	hts d Countrys er: High qu See policy The site bou I mature tre the developr during the V or if the lar conment: Th echan Con	ality landso NTE/5 for undary enc- ses of biodi nent. The f winter moni- d is develo e western servation A A; EA flood	ompasses a versity valu eld is used ths, the loss oped end of the s vrea. d zone 1 – I	a small area e, which wo as a high ti s of which sl ite would ad	uld need de hould djoin the objection	Does the s inclusion in Deposit LD The site wa but following and a review is proposed the continge the site is n placed on a brought forn, deliverability sites in the The small a mature tree	ite have po in the Revis p? s allocated if g comments w of sites su to include t ency list. Th ot allocated reserve list vard in the e y issues with LDP. rea of wood s of biodivel	tential fe ed in the LE s receive ibmitted, he site o is means but is to be event of h allocate lland and rsity valu
Status in Adopted P Area (policy D3) in G Site Description: Th settlement of Llanfairf residential developme east. Penmaenmawr Llanfairfechan, adjoin There is a group of tre he site.	wynedd Str e site adjoi echan, bou ent to its no Road, the i s the site's	ructure Plan ns the exist unded by ex orth east and principal rou western bo	n kisting d south ute into bundary.	significant e zones. Sustainabi Local Facili Public Tran 200m bus s (Llanfairfect is approxim the site) Cycle Route Route 5 adj	Ity Points ties: within a sport: within top han train sta ately 1km fi e: National ioins northe	t 800m n ation rom	<ul> <li>Grou</li> <li>Arch</li> <li>High prob</li> <li>WAC cons with publi</li> <li>Infra main site.</li> </ul>	aeology: ways: Ae lems. Pl Transp idering of this site ished. structure may be There is	ditions: No No objecti ccess shou rovisional r ort: propos options- effe a meeting a: No proble required. I	on d be provid o objection ed A55 J15 ccts can't be s suggester m with wat ow and me t close by; o	improvem e determine d once the er supply. dium press	maenmawr ents may af ed. If the Cc National Tr: Protection f sure gas ma nt Protectio	fect site. St ouncil is to p ansport Pla from a publi ains nearby;	sible level ill roceed n is c water none on	should clea outside the their future through play other mech- developer. 3 developed, tide feeding should be n securing an alternative l	developmer managemer nning obliga anisms by th Should the s any loss of i area for cu nitigated for, d improving and as a fee	nt area a nt secure itions or ne site be the high rlews , by eding are
Hierarchy of Settlen Located within Settl Previously Develope Urban/Rural: Urban Position in the Settl Relationship to Sett settlement	ement Bor ed Land: N ement Hie	undary: No lo rarchy: Urb		site bounda Frequency Transport:	of Public	S	Availab Suitabii land, it main ce Viability require BP9 Af Phasin	bility: Ava lity: Whil adjoins a entres of y: +/- (se ments) F fordable g: Poten	ilable now e developn an urban al Conwy, Ll e Planning Turther deta Housing V tial impacts	ent of the s ea and is re andudno an obligations il on the aff ability Stud of improve	easonably a Id Bangor i SPG for fu fordable ho ly. ments at A	esult in a lo accessible p n Gwynedd Irther inform using provis 55 junction 1 for further	particularly t nation on sion is conta 15 may imp	field o the ained in	place betwee the Assemb transport te improvement the A55 (pro- determined)	een the Cou ly Governm am regardin proposed nts at junctic ecise effects	ncil and lent's lig potent on 15 of
Spatial Objectives Assessment	SO1: +/0	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6:	:0 S	07: +	SO8: 0	SO9: +	SO10: ++	SO11:	SO12: 0/+	SO13: 0	SO14: 0	SO15: 0	SO16 0/+
Opportunities to Manage / Mitigation?	adjoins a biodiversi affordable	n existing u ity interests e housing to	rban area o could be n meet loca	using need a on three side nitigated at p Il needs. SO 12: Careful la	s and is acc lanning app 10/11: The s	cessible blication site offe	e by diffe n stage ( ers a stro	erent trar e.g. thro ong oppo	nsport mean ugh the Lai ortunity to d	ns, it is loca Idscape Ch evelop to a	ted on gree aracter and high desig	enfield land. d Biodiversi n standard	It is consid ty SPGs). S and incorpo	ered that an O3: The site rate sustain	y impacts or would prov able building	n landscape ide an elem ) methods a	and ent of nd

Site Details			Access to Services	о Кеу	Cons	traints and	Deliverabi	lity					Council's Pro	posed Appro	bach	
Site Ref: 135 Site: Bangor Road, Pe Proposal: Housing Current Use: None Area (ha): 0.4	nmaenmaw	r	Services • Doctors Yes	of Shops and s – Yes Surgery –	<ul> <li>Imp of a plar defi the</li> </ul>	onmental C act on lands green wedg nning permis ned bounda site come fo standard to	scape and o ge – see BF ssion for res ry of trees a prward, dev	countryside: 2/12. The ad sidential deviations the so along the so elopment is	joining site elopment ar uthern and proposed a	to the south nd the site b eastern bou t a lower de	west has benefits from Indaries. Sh Insity to the	n a nould 30	Does the site the Revised D It is proposed to contingency lis allocated but is brought forwar	eposit LDP? o include the t. This means placed on a	site on the the site is n reserve list to	ot o be
Theoretical Yield and would be considered for dwellings based on the dwellings per hectare a account open space ar /buffering provision.	or approximated of a density of	ately 15 35-40 nto	<ul> <li>Yes</li> <li>Local En Opportution</li> <li>Good An</li> </ul>	to Education mployment inities - Yes ccess to othe evelopment / Areas	on t • Imp ass r • Imp we	the landscap bact on local essment. Se bact on views stern extent bact on Biodi	be and cour character: be policy N s: The site I	atryside. High quality FE/5 for deta becomes qui	landscape iils.	character a	rea in LANE	DMAP ith	issues with all Deposit LDP. Although the s currently locate in a relatively a	te is greenfie d in a green ccessible ce	h the revised Id land and is barrier, it is le htre and gene	s ocated erally
Ownership: Private Relevant Planning His Status in Adopted Pla Conservation Area (po Structure Plan. Also cu a green wedge.	an: Landsca licy D3) in C	ipe Gwynedd	Yes The site is to the exis service ro	ute and stop.	<ul> <li>Physic</li> <li>Floor from</li> <li>Own</li> </ul>	cal Constra cal Constra od Risk: TAN n the Counc nership: No ound Conditio	<b>lints:</b> N 15 flood r il's Environi issues	isk zone A; I ment & Tech	nical servic	e.	·	ection	performs well i considering the 4.7.3 and 4.7.1 location relativ and adjoining i considered ap wedge bounda	e green wedg 2 of PPW) as to the existing esidential pro- propriate to a ry to include	e criteria (pa gainst the site ng settlemen operties, it is mend the gre this site as	ras e's ht edge een
east of the settlement comprises two parcels parcel is immediately to Conway road and the s is north of the road. A the eastern site bound to the south. The site r	<b>Description:</b> The site is located to the f the settlement of Penmaenmawr. It is is immediately to the south of ay road and the smaller parcel of land h of the road. A playing field adjoins stern site boundary with an open field south. The site rises to the south.						be required accordanc for culvertir o objection bjection. Foul flows fr within the p	l for any wor e with the Er ng will only n	ks in, under nvironment ormally be bosed devel age system	over of adj Agency's 'n granted for opment car . No proble	a cent to a o culverting site access n be ms envisag	ed	contingency. C raised concern green wedge a contingency; h been amended green wedge ( Green Barriers A footway will	over the site nd allocated owever, the p to include th see also justi Assessment	being both v as housing proposals ma e land outsid fication in BP ).	vithin a p has le the 2/12 –
Hierarchy of Settleme Test) Located within Settle Previously Developed Urban/Rural: Semi urk Position in the Settler Urban Relationship to Settler settlement	ment Boun d Land: No ban ment Hiera	dary: No rchy:	Cycle Rou route with the site Frequency Transport	in 800m of / of Public	Work Availa Suitab it adjo centre Viabili require BP9 A	bility: No iss bility: While c ins an urbar s of Conwy, ty: +/- (see f ements) Fur (ffordable Hong: Continge	lems envision developmer n area and i Llandudno Planning ob ther detail o busing Viab	aged with pr t of the site s reasonably and Bangoi ligations SP on the afford ility Study.	ovision of a would resul y accessible r in Gwyned G for furthe able housin	water supp t in a loss o particularly d. r informatio g provision	ly. f greenfield y to the mai n on is containe	land, n	the site. Comments from that off site ma can be assess stage. The pro crossed by a p measures, eith and/or diversio	ins may be re ed during the posed develo ublic sewer fe er in the form	equired and t planning app pment site is pr which prote of an easem	hese plication s ection
Spatial Objectives Assessment	SO1: +/0	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12 0/+	SO13: 0	SO14: 0		SO16: )/+
Opportunities to Manage / Mitigation?	adjoins ar to be brou the Plan p Biodiversi standard	n existing ur light forward beriod, It is o ty SPGs). S and incorpo	ban area an l for develop considered t GO3: The site rate sustain	d is accessib ment in the F hat any impa- e would provi	le by diffe Plan period cts on land de an eler methods a	rent transpo d only if ther dscape and ment of affor and renewal	ort means, if e are issues biodiversity dable hous ble energy s	is located o s with land s interests co ing to meet	n greenfield upply and the buld be mitig local needs	l land. It is i ne deliverat jated at plai . SO10/11:	h would co ncluded in t pility of alloc nning applic The site off	the LDP cated site cation sta ers a stro	o the needs of as a contingend s. If it was to co ge (e.g. throug ong opportunity ssential to ensu	cy site rather ome forward to the Landsc to develop to	than an alloc or developm ape Characte a high desig	ation, ent in er and gn

Site Details				Access t	o Key Serv	/ices	Constraints	s and Deliv	erability					Council's P	roposed A	pproach
Site Ref: 457 (SR12) Site: North East of Lla Proposal: Residentia Current Use: Agricult Area (ha): 3 Theoretical Yield and considered for 70 dwe 23 dwellings per hect open space and lands Ownership: Private Relevant Planning H Status in Adopted P Area (policy D3) in the Site Description: The settlement of Llanrwst development along its Existing commercial of the north, while the we open countryside.	anrwst I developm ural <b>d Density:</b> Illings base are and tak caping /bu <b>istory:</b> Nor <b>istory:</b> Nor	The site we do on the de ing into acc ffering prov ne cape Conse Structure F o the north o is existing r site bounda it is also loo	ervation Plan. of the esidential ry. cated to	Access to Range Service Doctors Access Yes Local E Opporti Good A Urban I Strateg (bus/tra The site is located to service ro also relati to signific zones. Sustaina Local Fac Public Tra 400m bus stations a 600m awa Cycle Rol	o Key Serv of Shops and s – Yes s Surgery – to Education mployment unities - Yes cccess to ot Development y Areas in/cycle) – s relatively the existin vely well lo ant employ bility Point ansport: with a stop (train pproximate ay) ute: On roa	vices nd Yes on – t s ther nt Yes well g bus op. It is icated ment ts in 800m hin in sly d cycle	Environme Impact on it appears Impact or area in LA Impact or Impact or Impact or Impact or Impact or Flood Ris downstrea objections Sustainab flows are Ownershi Ground C Archaeold Highways Infrastruc site be rel improvem Treatmen	ntal Const a landscape a natural e local chara ANDMAP as b local chara ANDMAP as b local chara a diversit b listoric Er buildings at dings. bostraints: k: TAN 15 I am on unna s from the C ble Drainage not increas p: No issue conditions: 1 bogy: No rec: :: No direct	raints and count xtension deter: Outsi sesesment. bins existir y: No comi vironment Bron Derv Flood Zone med water ouncil's Er a would be ed in the w s lo issues orded archa access to a ymru Wels in the plar me applies ms with wa	A. Known course due not see of the site is with the site is course due not course due no	lity landsca NTE/5 for twed located to nent may af flooding pro to bank ov and Techni mportant to sites within hway ks that the a the public s	ape charact details. the south e fect the set oblems ertopping. cal service o ensure the plot. allocation o ewerage n o Water	er east of ting of but at	Does the sit inclusion in Deposit LDI it is propose on the contir means the s is placed on brought forw deliverability sites in the re Comments a favourable b that there are relating to th pattern that of forward durin Although the land, it is loc centre and g well in the se Developmen be sympathe listed buildin impact detrin	the have po the Revise of the second tissues with evised Dep the general ut it is cons- e existing signal could be br ong the Plan e site is Greated in an a enerally pe equential te to of this site test to the E gs and sho	tential for sed the site This located but list to be event of h allocated posit LDP. ly sidered table sites settlement ought n period. eenfield accessible erforms set. e should Bron Derw puld not
Hierarchy of Settlem Located within Settle Previously Develope Urban/Rural: Semi u Position in the Settle Relationship to Settle	ement Bou d Land: N ban ement Hier	i <b>ndary:</b> No o <b>archy</b> : Urb	an Area	Road. Frequenc	ng Llanddog y of Public : 0/1 points	5	Availability: // Suitability: V greenfield la Viability: +/- requirement contained in Phasing: Ple	Vhile develo Ind, it adjoir (see Plann s) Further o BP9 Afforo	pment of t is an urbar ng obligati etail on the able Hous	area and i ons SPG fo affordable ing Viability	s reasonab r further inf housing pi Study.	ly accessib ormation o ovision is		The site sho the latter pha period to acc infrastructure	ases of the commodate	Plan e proposed
Spatial Objectives Assessment	SO1: -	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6: +	S07: +	SO8: 0	SO9: +	SO10: ++	SO11: +	SO12: +/0	SO13: +	SO14: 0	SO15: 0	SO16: - /0
Opportunities to Manage / Mitigation?	site is gre through t Plan peri would be standard	eenfield lan he Biodiver od only if th prepared. and incorp	d, it adjoins sity, Lands here are iss SO3: The s orate susta	an existing cape Chara ues with lan ite will provi	urban area cter SPGs) d supply ar de an elem ing method	a and it is . It is inclund the del nent of aff s and ren	in element of a considered th uded in the LI liverability of a fordable hous newable energi iterest.	hat any imp DP as a cor allocated sit ing to meet	acts on lan tingency s es. If it was local need	dscape and ite rather th s to come fo s. SO10/11	d nearby bio an an alloc prward for c : The site o	odiversity ir ation, to be levelopmer ffers a stro	terests ca brought t nt in the P ng opport	an be approp forward for de Plan period, a tunity to devel	riately mitig evelopment developme op to a hig	gated (e.g. t in the ent brief h design

Site Details		Access to	o Key Servi	ices	Constraints	and Delive	erability							Counc Appro	cil's Propos ach	sed
Site Ref: E28 Site: Land to the North Manor Hotel, Abergele Proposal: B1 / B2 / B8 development Current Use: Agricultu Area (ha): 3.7 Ownership: Private Relevant Planning Hi 1/AGT/1970: use of lar hole golf restricted leng course (full) – approve 31/3/1977 Status in Adopted Pla allocation in the Colwy Local Plan (1999) Site Description: The located to the south ea Abergele, immediately north of the Kinmel Ma The site is flat with approximately 6 trees a around the site, althou are subject to Tree Pre Orders. An access roa Kinmel Manor Hotel ru the northern site bound Hierarchy of Settlemed (Sequential Test) Located within Settle Boundary: No Previously Developed No Urban/Rural: Semi run Position in the Settle Hierarchy: Urban Area Relationship to Settlemed Settlement extension	a ural land story: hd as 9 gth golf d an: No n Borough site is ast of to the unor Hotel. dotted gh none eservation d to the ns along dary. ents ment d Land: ral ment a	<ul> <li>Range Servic</li> <li>Docton nearby</li> <li>Access Yes, n</li> <li>Local Opport</li> <li>Good Urban Strate (bus/tr</li> </ul> The site is away from transport p developme allocated s Abergele of service pro- south easivery well be employme close to the Sustainabe Local Facio Public Trawithin 1km Pensarn is station, ov Cycle Rou	s to Educat hearby Employmer tunities – Y Access to c Developme gy Areas rain/cycle) – a currently s h existing pu- provision, al ent of the strategic site could chang ovision to th t of Abergel ocated to of ent zones be he A55. <b>bility Points</b> illities: withir insport: bus h. Abergele s the neares s the neares s the neares tre: Nationa mately 1km y of Public	and hearby - Yes, ion – ht es bother ent - Good et ublic lthough es at ge e. It is ther eing <b>s</b> 1 1km stops st train way I Route away	of ecolog species. Kinmel M Impact or continger stage – s Impact or which is u are of bic developm possible a they shou biodivers Impact or Physical Cor Flood Ris medium I the Coun Ownersh Ground C Archaeol determina Highways develope This site from the access co	n landscape ide Council ical or geol There may lanor – this n local char ncy site be l ee policy N n views: Po n Biodiversity in nent brief pr site layouts and the retain ity interest a n Historic E <b>estraints:</b> sk: TAN 15 risk (> 1/100 cil's Environ ip: No issue Conditions: ogy: There ation evalua s:. The Assi d in isolatic could only of roundabout onstructed of ture: No counce o issues e site would needs for th opment sho see Plannin using provise	e and country for Wales st ogical interest be potential may require acter: High c brought forw. TE/5 for deta tential impace in Conwy, and terest and sh repared shout. There are a hed or transp at this site. nvironment: flood zone A 00) fluvial; no nment and T es No issues are Prehisto ation. embly Gover on owing to th go ahead if la . Alternativel onto the A54 ormments reco d result in the ise area durin puld be symp ig obligations sion is contai	ates that the st. Furtherm effects on sj further inve uality lands ard, a Lands ials. t from the K number of nd also alon iould be pro- ild include d ilso hedgerc lanted withi No commer . Potential ri- orthern corn- echnical Se ric, Roman a nment, as h ne substand and to the w y it may acc 7 further fro eived from E g the Plan p sathetic to e: s SPG for fu ned in BP9	e proposed ore, any pro- poecies such stigation sh cape charad cape Chara inmel Mano mature tree g the track ( rected and i etails of the ws crossing n any devel ts received. sk from unr er of the site vice or Env and Medieva and Medieva ighway auth ard nature of est is includ eptable if la m the round fwr Cymru V enfield lance eriod (see E sisting uses ther inform	allocation is posal is no a sbadger: ould the sit cter area in acter Stater or hotel setti s, both sca (PROW) for retained wite retained wite retained wite retained wate e – approximi- rironment A al remains hority for the of the existi- led to creat and to the w dabout. Welsh Wate I, however, Background in the vicin ation on red	s not likely to aff likely to aff s and bats if e be brought LANDMAP a ment would b ing. ttered within rming the we hin any deve of the trees w hich are of b bere are no of ercourse / dit mately 10 % gency Wales nearby; the s e A55, state ng access or e a new accor rest is allocator er. it would also l Paper 14 – ity and the s guirements)	o affect any s ect statutory populations forward. assessment be required a the parkland stern bound elopment. An hich could i iodiversity ir ther records ch. EA flood of site) No c s. site would re that this site that this site that this site that this site that and a ne contribute Employmen urrounding I	to to to to to ta ta ta ta to to ta ta ta ta ta ta ta ta ta ta ta ta ta	e e t. brough of delia allocat	the site har tial for incl avised Dep ouncil's Bus prise services ployment el use schem sed with the ele strategic ion) could of rted if emple urrently allo Wales Busi allocated to he site shoo lered for lor opment in Ll g. the above I as comme us column ( hways issu leration, it is gency list. T gency list. T e is not alloo I on a reser th forward in verability iss red sites in ta it LDP. gh the site in field land, it ally perform quential tes	usion in osit LDP? iness and state that ement to a e (as is e entire site only be oyment cated on ness Park o another and be g term DP comments in the particularl es) into proposed on the his means cated but ye list to b the even sues with he revised s is located entre and s well in
Spatial Objectives Assessment	SO1: +/-	SO2: +	SO3: 0	SO4: +		SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: +/++	SO11: +/++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: +/-
Opportunities to Manage / Mitigation?	County Bo developm Llandudno standard a impact ne enhances	orough. It is ent in the Pl o Junction. S and incorpor gatively on t the Welsh L	still retained an period, a SO7: The sit ate sustaina he landscap _anguage. E	d as a cor a develop te is locat able build pe and bio Either a C	I and is not allo ntingency site t ment brief wou ed in an urban ling methods a odiversity inter ommunity and n the proposed	to be releas ald be preparate area acces and renewal ests. SO16 Linguistic 3	ed if there a ared. SO4 ar ssible by mo- ble energy sy 5: see SPG o Statement or	re deliverabi d SO6: The des of susta vstems. SOf on Planning	lity issues v site would inable trans 2: Careful I and the We	vith allocate contribute t sport. SO10 andscaping Ish Langua	ed employme o employme /11: The site g and buffering ge for furthe	ent sites and nt demand f offers an op ng is essenti r guidance o	I should it be or the strate pportunity to al to ensure on ensuring	e required to gic hub of C develop to that develo developmer	come forw conwy, Llan a high desi pment does t sustains c	ard for dudno and gn not r