

CONWY COUNTY BOROUGH COUNCIL
JOINT HOUSING LAND AVAILABILITY STUDY
(JHLAS) 2019

**BETWEEN CONWY COUNTY BOROUGH COUNCIL LPA AND THE
STUDY GROUP:**

**HOME BUILDERS' FEDERATION
BEECH DEVELOPMENTS
ANWYL CONSTRUCTION
MACBRYDE HOMES
BRENIG HOMES
MOSTYN ESTATES
NATURAL RESOURCES WALES
WELSH WATER
CARTREFI CONWY
NORTH WALES HOUSING ASSOCIATION
PENNAF**

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CONTENTS

1 Summary

2 Housing Land Supply

3 Commentary

4 Monitoring data

Appendix 1 - Site Schedules

Appendix 2 - Past Completions Data

Appendix 3 - Previous Land Supply Data

Appendix 4 - Empty Homes

1.0 SUMMARY

- 1.1 This is the Conwy County Borough Council Joint Housing Land Availability Study (JHLAS) for 2019 which presents the housing land supply for the area at the base date of 1st April 2019. It replaces the report for the previous base date of 1st April 2018.
- 1.2 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales* (PPW) and Technical Advice Note 1 (TAN 1). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLAS.
- <http://gov.wales/topics/planning/policy/ppw/?lang=en>
 - <http://gov.wales/topics/planning/policy/tans/tan1/?lang=en>
- 1.3 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN 1 Conwy County Borough Council has **2.5 years** housing land supply.

Involvement

- 1.4 The housing land supply has been assessed in consultation with:
- Home Builders Federation
 - Beech Developments
 - Anwyl Construction
 - MacBryde Homes
 - Brenig Homes
 - Mostyn Estates
 - Natural Resources Wales
 - Dwr Cymru/Welsh Water
 - Cartrefi Conwy
 - North Wales Housing Association
 - Pennaf

Report production

- 1.5 Conwy County Borough Council published the draft site schedules and site proformas for consultation on 12th September 2019 and comments were received from the HBF and Mostyn Estates. A Statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group, was submitted to the Welsh Government on 15th October, 2019.
- 1.6 All matters were agreed following the consultation and set out in the SoCG.
- 1.7 This JHLAS report has been prepared on the basis of the SoCG.

2.0 HOUSING LAND SUPPLY

- 2.1 The five year land supply comprises sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.
- 2.2 The land supply has been calculated using the residual methodology, based on the CCBC Local Development Plan (2007-2022), adopted on 24th October, 2013.
- 2.3 The LDP includes a number of Contingency Sites, to be released for development should the land supply fall below 5 years. Land supply calculations based on JHLAS sites excluding the Contingency Sites identified in the LDP demonstrated that the LPA would not achieve a 5-year supply. These sites have therefore been released in line with Policy HOU/1 and the calculation in Table 3 shows the land supply position including Contingency sites.

Table 1 – Identified Housing Land Supply

Housing Land Supply 1/4/2019 – 31/3/2024 - Large Sites						
	Proposed homes	5 Year Land Supply (TAN 1 categories)		Beyond 5 years		Homes completed since last study
		1	2	3	4	
Total	3283	205	1138	1830	110	218

- 2.4 Five year land supply breakdown (i.e. Categories 1 and 2):

Private	947
Public	200
Housing Association	196
Total	1343

- 2.5 **Small Site Supply** – The contribution from small sites of less than 10 dwellings is based on the completions for the last five years.

Table 2 – Small Site Completions for previous 5 years

2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	Total 2014-2019
44	71	38	107	83	343

2.6 Empty Homes

The Conwy LDP includes empty homes as a source of supply, based on actual past delivery and future delivery estimated at a rate of 25/yr (a total of **125** over 5 years), though the average over the LDP period has been higher.

2.7 The overall **total 5 year land supply** (large sites + small sites + empty homes) is **1811**

Table 3 – 5 Year Land Supply Calculation (Residual Method)

A	Total LDP requirement (1/4/2007 – 31/3/2022)	6520
B	Completions 1/4/2007 – 31/3/2019	3138
C	Empty Homes Delivery 1/4/2007 – 31/3/2019	658
D	Total Completions 1/4/2007 – 31/3/2019 (B + C)	3796
E	Residual Requirement (A - D)	2724
F	Years left in JHLAS period after LDP Expiry	2
G	Number of years in Plan Period	15
H	Housing requirement beyond 2022 (A x F / G)	870
I	Annual Requirement (E + H) / 5	719
J	JHLAS Sites (including Contingency Sites)	1343
K	Small sites contribution	343
L	Empty Homes contribution	125
M	Total 5 Year Land Supply (J + K + L)	1811
N	Land Supply in Years (M / I)	2.5

Appendix 1 – Site Schedules

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2019 Conwy JHLAS

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Category	Total no. of sites	2019 Survey				Total in					JHLAS Categories			
		NYS	U/C	Comp in yr	Yr1	Yr2	Yr3	Yr4	Yr5	5yr supply	Cat1	Cat2	Cat3	Cat4
1 Allocations	37	2141	0	0	0	40	155	137	80	412	0	412	1619	110
2 RSL	6	56	60	14	17	74	25	0	0	116	60	56	0	0
3 Private: West	4	40	7	17	0	21	10	0	0	31	0	31	16	0
4 Private: Creuddyn	10	401	37	17	145	80	87	0	0	312	37	275	126	0
5 Private: Central	11	115	35	69	23	32	53	32	0	140	35	105	10	0
6 Private: East	5	226	66	96	80	36	26	46	46	234	66	168	58	0
7 Private: Rural	6	92	7	5	7	12	43	33	3	98	7	91	1	0
	79	3071	212	218	272	295	399	248	129	1343	205	1138	1830	110

Sites allocated in the Conwy LDP, without planning permission

Site no	SITE_ADDRESS	Owner	Dwellings			2019 Survey			Schedule year					5yr supply	JHLAS Category			
			Gain	Lost	Net	NYS	U_C	Comp	Yr1	Yr2	Yr3	Yr4	Yr5	Total	1	2	3	4
CENTRAL: COLWYN BAY																		
387	Glyn Farm, Colwyn Bay	Private	39	0	39	39	0	0	0	3	25	11	0	39	0	39	0	0
1279	BT Telephone Exchange	Private	70	0	70	70	0	0	0	0	0	0	0	0	0	0	70	0
1309	Glyn Farm (Contingency)	Private	27	0	27	27	0	0	0	0	0	0	0	0	0	0	27	0
CENTRAL: OLD COLWYN																		
1068	Ty Mawr, Old Colwyn	Public	255	0	255	255	0	0	0	0	15	40	40	95	0	95	160	0
1282	Ysgol Y Graig	Public	30	0	30	30	0	0	0	0	0	0	0	0	0	0	0	30
1310	Land off Llysfaen Road (Contingency)	RSL	20	0	20	20	0	0	0	0	0	0	0	0	0	0	20	0
CENTRAL: RHOS ON SEA																		
1280	Education Offices, Dinerth Road	Public	65	0	65	65	0	0	0	0	20	30	15	65	0	65	0	0
1281	Dinarth Hall Farm	Private	80	0	80	80	0	0	0	0	0	0	0	0	0	0	80	0
CREUDDYN: CONWY																		
1311	Henryd Road, Gyffin (Contingency)	Private	10	0	10	10	0	0	0	10	0	0	0	10	0	10	0	0
CREUDDYN: LLANDUDNO																		
1312	Nant Y Gamar Road (Contingency)	Private	60	0	60	60	0	0	0	0	0	0	0	0	0	0	60	0
CREUDDYN: PENRHYN BAY																		
1286	Plas Penrhyn	Public	30	0	30	30	0	0	0	0	30	0	0	30	0	30	0	0
1313	Off Derwen Road (Contingency)	Private	175	0	175	175	0	0	0	0	0	0	0	0	0	0	175	0
EAST: ABERGELE																		
1275	Abergele SE Tandderwen Farm	Private	300	0	300	300	0	0	0	0	0	0	0	0	0	0	300	0
1276	Abergele SE 81/82 Rhuddlan Road	Public	50	0	50	50	0	0	0	0	0	0	0	0	0	0	0	50
1277	Abergele SE E3	Private	150	0	150	150	0	0	0	0	0	0	0	0	0	0	150	0
1314	Llanfair Road (Contingency)	Private	100	0	100	100	0	0	0	27	30	16	0	73	0	73	27	0
LLANRWST																		
1290	Bryn Hyfryd/Ffordd Tan yr Ysgol	Private	40	0	40	40	0	0	0	0	0	0	0	0	0	0	40	0
1291	Site D East of Llanrwst	Private	60	0	60	60	0	0	0	0	0	0	0	0	0	0	60	0
1292	Site E Adj to Bryn Hyfryd	Private	50	0	50	50	0	0	0	0	0	0	0	0	0	0	50	0
1293	Site A North of Llanrwst	Private	50	0	50	50	0	0	0	0	0	0	0	0	0	0	50	0
1315	Site C NE of Llanrwst (Contingency)	Private	70	0	70	70	0	0	0	0	0	0	0	0	0	0	70	0
RURAL																		
1301	Ffordd Llanelwy, Betws yn Rhos	Private	10	0	10	10	0	0	0	0	0	0	0	0	0	0	10	0
1302	Minafon, Betws yn Rhos	Private	10	0	10	10	0	0	0	0	0	0	0	0	0	0	10	0
1303	Land fronting B5105, Cerrigydrudion	Public	20	0	20	20	0	0	0	0	0	0	0	0	0	0	20	0
1304	Former Aluminium Works, Dolgarrog	Private	30	0	30	30	0	0	0	0	0	0	0	0	0	0	0	30
1294	Off Ysguborwen Road, Dwygyfylchi	Public	15	0	15	15	0	0	0	0	10	0	0	10	0	10	5	0

Sites allocated in the Conwy LDP, without planning permission

Site		Dwellings			2019 Survey			Schedule year					5yr supply	JHLAS Category				
no	SITE_ADDRESS	Owner	Gain	Lost	Net	NYS	U_C	Comp	Yr1	Yr2	Yr3	Yr4	Yr5	Total	1	2	3	4
1306	Off Heol Martin, Dwygyfylchi	Private	10	0	10	10	0	0	0	0	5	0	5	10	0	10	0	0
1296	Top Llan Road, Glan Conwy	RSL	80	0	80	80	0	0	0	0	20	40	20	80	0	80	0	0
1297	Pencoed Road, Llanddulas	Private	20	0	20	20	0	0	0	0	0	0	0	0	0	0	20	0
1298	South of the Mill, Llanddulas	Private	20	0	20	20	0	0	0	0	0	0	0	0	0	0	20	0
1307	The Smithy, Llanfairtalhaiarn	Private	25	0	25	25	0	0	0	0	0	0	0	0	0	0	25	0
1308	North of Llansannan	Private	25	0	25	25	0	0	0	0	0	0	0	0	0	0	25	0
1299	Adjoining Ysgol Cynfran, Llysfaen	Public	40	0	40	40	0	0	0	0	0	0	0	0	0	0	40	0
1300	Adjacent to former Rectory, Llysfaen	Private	30	0	30	30	0	0	0	0	0	0	0	0	0	0	30	0
WEST: LLANFAIRFECHAN														0				
1287	Dexter Products	Private	15	0	15	15	0	0	0	0	0	0	0	0	0	0	15	0
1316	West of Penmaen Park (Contingency)	Private	45	0	45	45	0	0	0	0	0	0	0	0	0	0	45	0
WEST: PENMAENMAWR														0				
1317	Conway Road (Contingency)	Private	15	0	15	15	0	0	0	0	0	0	0	0	0	0	15	0
			2141	0	2141	2141	0	0	0	40	155	137	80	412	0	412	1619	110

Housing Association sites with planning permission

Site		Dwellings			2019 Survey			Comp	Lost	Net	Schedule year					5yr supply	JHLAS Category			
no	SITE_ADDRESS	Gain	Lost	Net	NYS	U_C	Comp in yr	in yr	in yr	Yr1	Yr2	Yr3	Yr4	Yr5	Total	1	2	3	4	
CENTRAL: COLWYN BAY															0					
	Elmwood																			
1464	4 Pwllcrochan Avenue	14	0	14	0	0	14	14	0	14	0	0	0	0	0	0	0	0	0	
1278	Lawson Road	31	0	31	31	0	0	0	0	0	31	0	0	0	0	31	0	31	0	
CENTRAL: OLD COLWYN															0					
1466	Berth y Glyd Road	17	0	17	0	17	0	0	0	0	17	0	0	0	0	17	17	0	0	
CREUDDYN: LLANDUDNO															0					
1525	21 Gloddaeth Street	16	0	16	0	16	0	0	0	0	0	16	0	0	0	16	16	0	0	
CREUDDYN: LLANDUDNO JUNCTION															0					
	Ysgol Maelgwn																			
1510	Broad Street	27	0	27	0	27	0	0	0	0	0	27	0	0	0	27	27	0	0	
RURAL															0					
	Fair View Inn																			
1476	Abergele Road	25	0	25	25	0	0	0	0	0	0	25	0	0	0	25	0	25	0	
		130	0	130	56	60	14	14	0	14	17	74	25	0	0	116	60	56	0	

Sites with planning permission: West

Site no	SITE_ADDRESS	Dwellings			2019 Survey		Comp		Lost	Net	Schedule year					5yr supply	JHLAS Category						
		Gain	Lost	Net	NYS	U_C	in yr	in yr	in yr	Yr1	Yr2	Yr3	Yr4	Yr5	Total	1	2	3	4				
LLANFAIRFECHAN																			0				
	Land Adjoining Fernbank, 915 Penmaenmawr Road	17	0	17	0	0	17	17	0	17	0	0	0	0	0	0	0	0	0	0			
1288	West Coast Building	10	0	10	10	0	0	0	0	0	0	0	10	0	0	10	0	10	0	0			
PENMAENMAWR																			0				
	Cambria Court & Dyffryn, 1130 Conway Road	23	0	23	16	7	0	0	0	0	0	7	0	0	0	0	7	0	7	16	0		
1478	Pennant Hall, Beach Road	14	0	14	14	0	0	0	0	0	0	14	0	0	0	14	0	14	0	0			
		64	0	64	40	7	17	17	0	17	0	21	10	0	0	31	0	31	16	0			

Sites with planning permission: Creuddyn

Site no	SITE_ADDRESS	Dwellings			2019 Survey			Comp Lost			Schedule year					5yr supply	JHLAS Category			
		Gain	Lost	Net	NYS	U_C	Comp in yr	in yr	in yr	Yr1	Yr2	Yr3	Yr4	Yr5	Total	1	2	3	4	
CONWY																0				
1385	Oakwood, adj to Parc Sychnant	83	0	83	66	17	0	0	0	0	69	14	0	0	0	83	17	66	0	0
DEGANWY																0				
530	Deganwy Castle Hotel	33	0	33	0	0	33	7	0	7	0	0	0	0	0	0	0	0	0	0
LLANDUDNO																0				
736	Land at the Corner of Maelgwyn Road / Gloddaeth Avenue, Penmorfa Hotel, Abbey Road,	12	0	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	12	0
826	Llandudno, Conwy, LL30 2QY Llandudno Youth Centre	28	0	28	28	0	0	0	0	0	0	0	0	0	0	0	0	0	28	0
1432	Trinity Avenue	18	0	18	18	0	0	0	0	0	0	18	0	0	0	18	0	18	0	0
1440	Former Pier Pavillion	49	0	49	49	0	0	0	0	0	0	0	49	0	0	49	0	49	0	0
LLANDUDNO JUNCTION																0				
522	Caravan Park, Marl Lane	56	0	56	56	0	0	0	0	0	0	0	0	0	0	0	0	0	56	0
1283	Social Club/Youth Centre	40	0	40	30	0	10	10	0	10	0	0	0	0	0	0	0	0	30	0
1285	Llys Marl, adj. to Woodland, Land at the Corner of Pentwyn	52	0	52	32	20	0	0	0	0	52	0	0	0	0	52	20	32	0	0
1521	Road and Marl Lane Deganwy	110	0	110	110	0	0	0	0	0	24	48	38	0	0	110	0	110	0	0
		481	0	481	401	37	43	17	0	17	145	80	87	0	0	312	37	275	126	0

Sites with planning permission: Central

Site no	SITE_ADDRESS	Dwellings			2019 Survey			Comp Lost	Net	Schedule year					5yr supply	JHLAS Category				
		Gain	Lost	Net	NYS	U_C	Comp in yr	in yr	in yr	Yr1	Yr2	Yr3	Yr4	Yr5	Total	1	2	3	4	
COLWYN BAY															0					
103	65 Victoria Park, Colwyn Bay	22	0	22	0	0	22	22	0	22	0	0	0	0	0	0	0	0	0	0
285	35 Pwllcrochan Avenue	12	1	11	0	6	5	6	0	6	6	0	0	0	0	6	6	0	0	0
386	Imperial Buildings, Princes Drive	21	0	21	21	0	0	0	0	0	0	0	21	0	0	21	0	21	0	0
1359	Nant-Y-Glyn Holiday Park	32	0	32	32	0	0	0	0	0	0	0	0	32	0	32	0	32	0	0
OLD COLWYN															0					
165	40 Endsleigh Road, Old Colwyn	10	0	10	10	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0
212	Former Seventy Degrees Hotel, Abergele Road, Old Colwyn	58	0	58	0	0	58	29	0	29	0	0	0	0	0	0	0	0	0	0
1260	Land off Dolwen Road, Old Colwyn	76	0	76	0	0	76	12	0	12	0	0	0	0	0	0	0	0	0	0
1431	Land at Dolwen Road (Dolgau), Old Colwyn	42	0	42	42	0	0	0	0	0	0	20	22	0	0	42	0	42	0	0
1462	St Johns Church Hall, Cliff Road	10	0	10	10	0	0	0	0	0	0	0	10	0	0	10	0	10	0	0
RHOS ON SEA															0					
340	20 College Avenue	17	0	17	0	17	0	0	0	0	17	0	0	0	0	17	17	0	0	0
1444	Odstone, 179 Marine Drive	12	1	11	0	12	-1	0	0	0	0	12	0	0	0	12	12	0	0	0
		312	2	310	115	35	160	69	0	69	23	32	53	32	0	140	35	105	10	0

Sites with planning permission: East

Site no	SITE_ADDRESS	Dwellings			2019 Survey			Comp in yr	Lost in yr	Net in yr	Schedule year					5yr supply Total	JHLAS Category				
		Gain	Lost	Net	NYS	U_C	Comp				Yr1	Yr2	Yr3	Yr4	Yr5		1	2	3	4	
ABERGELE																0					
	38 Gainsborough House	55	0	55	48	6	1	0	0	0	0	6	16	16	16	54	6	48	0	0	
	41 British Legion Water Street	10	0	10	0	10	0	0	0	0	10	0	0	0	0	10	10	0	0	0	
	1274 Abergele Business Park	156	0	156	50	50	56	56	0	56	70	30	0	0	0	100	50	50	0	0	
	1360 St George Road Abergele	100	0	100	0	0	100	40	0	40	0	0	0	0	0	0	0	0	0	0	
PENSARN																0					
	5 Interleisure, Towyn Road	134	3	131	128	0	3	0	0	0	0	0	10	30	30	70	0	70	58	0	
		455	3	452	226	66	160	96	0	96	80	36	26	46	46	234	66	168	58	0	

Sites with planning permission: Llanrwst & Rural

Site no	SITE_ADDRESS	Dwellings			2019 Survey			Comp in yr	Lost in yr	Net in yr	Schedule year					5yr supply Total	JHLAS Category			
		Gain	Lost	Net	NYS	U_C	Comp				Yr1	Yr2	Yr3	Yr4	Yr5		1	2	3	4
1305	Tan Y Ffordd, Dolgarrog Former Dulas Arms Public House	12	0	12	12	0	0	0	0	0	0	0	6	6	0	12	0	12	0	0
1379	Abergele Road Llanddulas Plas Dulas, Pencoed	13	0	13	8	5	0	0	0	0	5	0	4	4	0	13	5	8	0	0
1333	Road, Llanddulas Land at Bod Hyfryd, Tan Y	15	0	15	15	0	0	0	0	0	0	4	4	4	3	15	0	15	0	0
1088	Graig Road, Llysfaen Land off Pencoed Road,	19	0	19	19	0	0	0	0	0	0	6	7	6	0	19	0	19	0	0
592	Llanddulas Trem Gwydir Betws Rd	22	0	22	4	2	16	5	0	5	2	2	1	0	0	5	2	3	1	0
1427	Llanrwst	34	0	34	34	0	0	0	0	0	0	0	21	13	0	34	0	34	0	0
		115	0	115	92	7	16	5	0	5	7	12	43	33	3	98	7	91	1	0

Appendix 2 – Past Completion Data

Year	Number of homes completed on		Total
	Large sites	Small sites	
2007-8	215	206	421
2008-9	170	162	332
2009-10	129	86	215
2010-11	159	73	232
2011-12	117	101	218
2012-13	137	50	187
2013-14	227	68	295
2014-15	147	44	191
2015-16	112	71	183
2016-17	195	38	233
2017-18	213	107	320
2018-19	218	83	301
Total for past five years	885	343	1228
Average per annum	177	69	246
Total since start of LDP	2039	1089	3128
Average per annum	170	91	261

Appendix 3 – Previous Land Supply Data

Year	5 year supply - Number of homes (TAN 1 categories)		Number of years supply	Supply beyond 5 years – Number of homes	
	1	2		3	4
2013-14	216	1824	4.8	1526	85
2014-15	84	1794	4.0	1341	260
2015-16	256	1546	3.7	1399	251
2016-17	205	1544	3.1	1203	425
2017-18	164	1521	3.1	1401	265
2018-19	205	1138	2.5	1830	110

Appendix 4 – Empty Homes

Year	Empty Homes Delivered
2007 – 08	15
2008 – 09	28
2009 – 10	8
2010 – 11	171
2011 – 12	47
2012 – 13	38
2013 – 14	39
2014 – 15	41
2015 – 16	152
2016 – 17	68
2017 – 18	26
2018 - 19	25
Total 2007 – 2019	658