

CONWY COUNTY BOROUGH COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY
(JHLAS) 2013

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

**HOME BUILDERS' FEDERATION
ANWYL CONSTRUCTION
NATURAL RESOURCES WALES
WELSH WATER
NORTH WALES HOUSING ASSOCIATION
CYMDEITHAS TAI CLWYD
PENNAF**

PUBLICATION DATE: 12 December, 2013



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1.0 SUMMARY

1.1 This is the Conwy County Borough Council Joint Housing Land Availability Study (JHLAS) for 2013 which presents the housing land supply for the area at the base date of 1st April 2013. It replaces the report for the previous base date of 1st April 2012.

1.2 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales*, Technical Advice Note 1 (TAN 1) and the Guidance Note on the JHLAS process (September 2012). 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 JHLASs.

TAN1: <http://tinyurl.com/d9m2gy8>

Guidance note (September 2012): <http://tinyurl.com/clhxagr>

1.3 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the past building rates method set out in TAN 1 Conwy County Borough Council has **4.1 years** housing land supply.

Involvement

1.4 The housing land supply has been assessed in consultation with:

- Home Builders Federation
- Anwyl Construction
- Natural Resources Wales
- Dwr Cymru/Welsh Water
- North Wales Housing Association
- Cymdeithas Tai Clwyd
- Pennaf

Report production

1.5 Conwy County Borough Council published the draft site schedules and site proformas for consultation on 27th June 2013 and comments were received from the HBF and Anwyl Construction. A Statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group, was submitted to the Welsh Government on 3rd October, 2013.

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 planning permission (outline or full) 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 past building rates methodology because as at 1 April 2013 there was no up-to-date adopted development plan covering the Conwy County Borough Council area. In accordance with the revised guidance published by the Welsh Government in September 2012 a 10 year period has been used, rather than the 5 year period advised in TAN 1.

Table 1 – Identified Housing Land Supply

Housing Land Supply 1/4/2013 – 31/3/2018 - Large Sites								
	Proposed homes	5 Year Land Supply (TAN 1 categories)				Beyond 5 Years		Homes completed since last study
		Under construction	1	2	2*	3 (i)	3 (ii)	
Total	1981	343	39	461	0	1086	52	137

- 2.3 Five year land supply breakdown (i.e. Categories 1, 2, 2* and Under construction):

Private	636
Public	0
Housing Association	207
Total	843

- 2.4 **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

2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	Total 2008-2013
162	86	73	101	50	472

- 2.4 The overall **total 5 year land supply** (large + small sites) is **1315**

Table 3 – 5 Year Land Supply Calculation (Past Building Rates Method)

A	Total Previous 10 Year Completions (1/4/2003 – 31/3/2013)	3208
B	Average Annual Completions	321
C	Total 5 Year Land Supply	1315
D	Land Supply in Years (C / B)	4.1

3.0 COMMENTARY

- 3.1 Table 3 indicates that based on the average build rate over the previous 10 years, the Council has a 4.1 years land supply. It is interesting to note however that had the comparison used past build rates over the previous 5 years, as advised in TAN 1, the Council's land supply would increase to 5.5 years. This clearly shows the impact of the more recent lower completion rates on the land supply.
- 3.2 Having regard to the lack of a five year supply based on the 10yr build rate comparison, and in line with the requirement in TAN 1 for LPAs to ensure a sufficient supply of land is available for housing, Conwy County Borough Council provide the following comments which demonstrate progress towards achieving a five year housing land supply.
- 3.3 The Conwy LDP was formally adopted by the Council on 24th October 2013. The LDP contains new housing allocations (not featuring in this study) which are capable of accommodating an estimated additional 2245 units over the Plan period. A further 522 units are included as allocations on 'contingency' sites, to be released should future JHLA studies following LDP adoption indicate a land supply of less than 5 years.
- 3.4 Following the adoption of the LDP these additional sites can now become part of the housing land supply and will feature in the land supply calculations in future Conwy JHLAS reports.

4.0 MONITORING DATA

- 4.1 TAN 1 requires the JHLAS report to provide additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed (i.e. houses, flats, other). This data is set out below.

Table 4 – Re-use of Previously Developed Land (large sites)

Year	Total Number and Percentage of Homes by Category and Land Type											
	5 Year Supply				3i and 3 ii Categories				Completions			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
No.	%	No.	%	No.	%	No.	%	No.	%	No.	%	
2011	304	38	486	62	844	72	321	28	41	26	118	74
2012	176	24	556	76	811	87	118	13	47	40	70	60
2013	300	36	543	64	1074	94	64	6	81	59	56	41
2014												
2015												
2016												

Table 5 - Sites subject to flood risk constraints (large sites)

Total Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3 ii Categories				Completions			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	125	16	81	10	795	68	0	0	0	0	0	0
2012	86	12	0	0	501	54	11	1	38	32	0	0
2013	250	30	0	0	765	67	0	0	4	3	0	0
2014												
2015												
2016												

Table 6 - Completions by House Type – 1 April 2012 to 31 March 2013

Number and Percentage of Homes by House Type (large sites)				
Year	Houses		Flats/apartments	
	Number	%	Number	%
2012	54	46%	63	54%
2013	124	91%	13	9%

Appendix 1 – Site Schedules

See separate document

Appendix 2 – Past Completion Data

Year	Number of homes completed on		Total
	Large sites	Small sites	
2003-4	317	182	499
2004-5	259	160	419
2005-6	204	180	384
2006-7	141	160	301
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
Total for past five years	712	472	1184
Average per annum	142	94	237
Total for past ten years	1848	1360	3208
Average per annum	185	136	321

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	
	UC	1	2	2*		3i	3ii
2006-7	146	265	514	0	4.5	885	0
2007-8	140	142	964 (859)	0	5.96 (5.67)	1068 (1173)	0
2008-9	188	63	1031	0	5.28	978	19
2009-10	129	69	865	0	5.08	1142	0
2010-11	67	48	660	0	4.7	1165	0
2011-12	126	113	493	0	4.0	929	0
2012-13	343	39	461	0	4.1	1086	52

In 2008, two separate figures are included, owing to dispute over the inclusion of Ty Mawr being included within the five year supply.

Conwy JHLAS 2013 Site Schedule

Site ref	Address	Settlement	Units built since last study	Total units capacity	Units Rem	Area rem (ha)	No. in 5-year supply	Units U/C gains	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Easting	Northing	PDL	Flood Risk Zone
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Private Developments

Abergele

AGT007	Land at Tan yr Allt, Tan y Goppa, Abergele	Abergele	0	46	4	0.1	4	1	3								293938	376713	FALSE	A
AGT071	Gainsborough House, St. George Road, Abergele, Conwy, LL22 9AR	Abergele	1	14	13	3.22	13	6	2	3	2						295293	376726	TRUE	A
Total			1	60	17		17	7	5	3	2	0	0	0	0	0				

Colwyn Bay

CBA012	Adj 65 Victoria Park, Colwyn Bay	Colwyn Bay	0	24	24	0.14	24	0		2	10	12					283790	379184	TRUE	A
CBA268	Land at Oak Drive, Colwyn Bay.	Colwyn Bay	1	11	9		9	0	1	2	2	2	2				284179	378894	TRUE	A
CBA360	Green Bank, 48 Oak Drive, Colwyn Bay	Colwyn Bay	0	15	15	0.41	15	15									284035	379048	TRUE	A
CBA430	Imperial Buildings, Prince's Drive, Colwyn Bay	Colwyn Bay	0	17	17	0.097	17	0				17					284994	379086	TRUE	A
CBA431	Glyn Farm, Colwyn Bay	Colwyn Bay	0	39	39		39	0			5	20	14				285350	377699	FALSE	A
Total			1	106	104		104	15	1	4	17	51	16	0	0	0				

Conwy

CON126	31/33 High Street and land at rear church street, Conwy	Conwy	0	10	10	0.08	0	0								10	278096	377530	TRUE	A
CON145	Three Gables, Sychnant Pass Road, Conwy, Conwy, LL32 8RE	Conwy	0	32	32	0.4	32	0			10	16	6				277251	377291	TRUE	A
Total			0	42	42		32	0	0	0	10	16	6	0	10	0				

Deganwy

CON194	Deganwy Castle Hotel	Deganwy	0	26	26		26	26									277748	379210	TRUE	A
Total			0	26	26		26	26	0	0	0	0	0	0	0	0				

Glan Conwy

GLA035	Land off Tal y Fan, Glan Conwy	Glan Conwy	5	18	13	1.1	13	6	3	4							280241	375435	FALSE	A
Total			5	18	13		13	6	3	4	0	0	0	0	0	0				

Conwy JHLAS 2013 Site Schedule

Site ref	Address	Settlement	Units built since last study	Total units capacity	Units Rem	Area rem (ha)	No. in 5-year supply	Units U/C gains	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Easting	Northing	PDL	Flood Risk Zone
Kinmel Bay																				
TOW003	Clwyd Park, off Llanddulas Ave, Kinmel Bay	Kinmel Bay	0	63	48	3.4	0	0								48			FALSE	C1
TOW005	Park Ave & east of St Asaph Ave (Parc Hanes)	Kinmel Bay	0	533	294		0	0								294				
TOW013	Land off Holywell Crescent, Kinmel Bay	Kinmel Bay	0	48	1	0	0	0								1	299541	379075	TRUE	C1
TOW014	Land off Gwellyn Ave	Kinmel Bay	0	110	110	4.5	0	0								110	0	0	FALSE	C1
TOW096	Land at rear of Lon Olwen, Kinmel Bay, Rhyl, Conwy	Kinmel Bay	4	33	7	1.1	7	3			3	1					298661	379921	FALSE	C1
Total			4	787	460		7	3	0	3	1	0	0	0	453	0				

Llanddulas

LDD001	Llanddulas Village Estate (Ocean View), Pencoed Road. LL22 8LS	Llanddulas	4	46	20	1.5	20	6	2	4	4	4					290573	377851	FALSE	A
Total			4	46	20		20	6	2	4	4	4	0	0	0	0				

Llandudno

LND251	Penmorfa Hotel, Abbey Road, Llandudno, Conwy, LL30 2QY	Llandudno	0	28	28	0.69	28	0					28				276935	382230	TRUE	C1
LND445	Plas yn Dre, Gloddaeth Street	Llandudno	0	40	40	0	40	40									277835	382378	TRUE	C1
Total			0	68	68		68	40	0	0	0	28	0	0	0	0				

Llandudno Junction

CON014	Cae Ffynnon, Narrow Lane	Llandudno Junction	0	12	12	0.6	0	0								12	0	0	FALSE	A
CON156	Land at Albin House, Nant Y Glyn, Llandudno Junction, Conwy, LL31 9LL	Llandudno Junction	54	126	62	3.5	62	17	5	20	20						279908	378323	TRUE	A
CON183	Victoria Park, Llandudno Junction	Llandudno Junction	49	181	27	1.3	27	12	5	10							279561	378731	FALSE	A
CON184	Parc Marl, Marl Drive, Llandudno Junction	Llandudno Junction	5	69	11		11	9	2								279561	378731	FALSE	A
CON186	Caravan Park, Marl Lane, Llandudno Junction	Llandudno Junction	0	56	56	1.69	0	0								56	279561	378731	FALSE	A
Total			108	444	168		100	38	12	30	20	0	0	0	68	0				

Llanfairfechan

LNF002	Land off Valley Road (Cae America) Llanfairfechan	Llanfairfechan	2	74	4	0.4	4	0		1	1	1	1				268772	374293	FALSE	A
Total			2	74	4		4	0	0	1	1	1	1	0	0	0				

Conwy JHLAS 2013 Site Schedule

Site ref	Address	Settlement	Units built since last study	Total units capacity	Units Rem	Area rem (ha)	No. in 5-year supply	Units U/C gains	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Easting	Northing	PDL	Flood Risk Zone
Llysfaen																				
LYS033	Land at Bod Hyfryd, Tan y Graig Road, Llysfaen. LL29 8TH	Lysfaen	0	18	18	0.4	18	0		3	5	5	5				289279	376893	TRUE	A
Total			0	18	18		18	0	0	3	5	5	5	0	0	0				

Old Colwyn

CBA191	40 Endsleigh Road, Old Colwyn	Old Colwyn	0	10	10	0.15	10	10									287383	378492	TRUE	A
CBA243	Colwyn Bay Hotel, Abergele Road, Old Colwyn, Colwyn Bay, LL29 9LD	Old Colwyn	0	56	37	0.6	37	0			37						287998	378575	TRUE	A
LYS003	Land at Ty Mawr Farm, Old Colwyn	Old Colwyn	0	255	255	7.1	0	0								255	0	0	FALSE	A
Total			0	321	302		47	10	0	0	37	0	0	0	255	0				

Penmaenmawr

PEN072	Cambria Court & Dyffryn, Conway Road, Penmaenmawr, Conwy, LL34 6BH	Penmaenmawr	0	23	23	0.15	23	23									272191	376762	TRUE	A
Total			0	23	23		23	23	0	0	0	0	0	0	0	0				

Pensarn

AGT009	Interleisure Camp, Marine Road,	Pensarn	0	192	192	3.1	140	4	16	30	30	30	30			52	295407	378963	FALSE	C1
Total			0	192	192		140	4	16	30	30	30	30	0	0	52				

Rhos on Sea

CBA134	United Reform Church, Penrhyn Avenue, Rhos on Sea, LL28 4RE	Rhos on Sea	0	13	13	0.41	0	0								13	284087	380704	TRUE	C1
CBA300	Rothesay Hotel, West Promenade, Rhos On Sea, Colwyn Bay, Conwy,	Rhos on Sea	0	40	40	0.13	0	0								40	284623	379552	TRUE	A
CBA384	20 College Avenue, Rhos on Sea. LL28 4NT	Rhos on Sea	0	17	17	0.13	17	0		17							283997	381040	TRUE	A
Total			0	70	70		17	0	0	17	0	0	0	0	53	0				

Conwy JHLAS 2013 Site Schedule

Site ref	Address	Settlement	Units built since last study	Total units capacity	Units Rem	Area rem (ha)	No. in 5-year supply	Units U/C gains	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Easting	Northing	PDL	Flood Risk Zone
Towyn																				
TOW004	Land at Towyn Way East & Gors Road, Towyn	Towyn	0	396	247	4.4	0	0								247	298022	378851	FALSE	C1
	Total		0	396	247		0	0	0	0	0	0	0	0	247	0				

Private Developments Total

125 2691 1774 0 636 178 39 99 127 135 58 0 1086 52

RSL Developments

Abergele

AGT082	Awel y Mor, Kinmel Avenue, Abergele LL22 7LW	Abergele	0	49	49	1.04	49	49									294479	378065	TRUE	A
	Total		0	49	49		49	49	0	0	0	0	0	0	0	0				

Colwyn Bay

CBA278	Plas Y Coed, The Dingle, Colwyn Bay, Conwy, LL29 7SN	Colwyn Bay	0	21	21	0.27	21	0		21							285435	378513	TRUE	A
	Total		0	21	21		21	0	0	21	0	0	0	0	0	0				

Deganwy

CON142	Land at the corner of Pentywyn Road & Park Road, Deganwy, Conwy	Deganwy	0	21	21	0.19	21	0		4	17						278627	378634	TRUE	A
	Total		0	21	21		21	0	0	4	17	0	0	0	0	0				

Llanddulas

LDD038	Land off Station Road, Llanddulas LL28 8HD	Llanddulas	0	23	23	0.64	23	23									290641	378369	FALSE	A
	Total		0	23	23		23	23	0	0	0	0	0	0	0	0				

Llandudno

LND254	Land adjacent West Shore Social Club, Bryniau Road, Llandudno.	Llandudno	12	12	0	0.28	12	12									277770	381294	FALSE	A
LND391	Former Tennis Courts, Corner Abbey Road & Great Ormes Road, Llandudno, LL30 2EH	Llandudno	0	35	35	0.33	35	35									277269	382142	TRUE	C1
LND392	Canolfan Yr Orsedd, Ffordd Yr Orsedd, Llandudno, Conwy, LL30 1LA	Llandudno	0	46	46	1.2	46	46									278425	380945	TRUE	A
	Total		12	93	81		93	93	0	0	0	0	0	0	0	0				

Conwy JHLAS 2013 Site Schedule

RSL Developments Total	12	207	195	0	207	165	0	25	17	0	0	0	0	0	56	Brown
Private Developments Total	125	2691	1774	0	636	178	39	99	127	135	58	0	1086	52	81	Green
All Developments Total	137	2898	1969	0	843	343	39	124	144	135	58	0	1086	52	133	A
															0	B
Abergele	1	109	66	4.36	66	56	5	3	2	0	0	0	0	0	4	C1
Colwyn Bay	1	127	125	0.917	125	15	1	25	17	51	16	0	0	0	0	C2
Conwy	0	42	42	0.48	32	0	0	0	10	16	6	0	10	0		
Deganwy	0	47	47	0.19	47	26	0	4	17	0	0	0	0	0		
Glan Conwy	5	18	13	1.1	13	6	3	4	0	0	0	0	0	0		
Kinmel Bay	4	787	460	9	7	3	0	3	1	0	0	0	453	0		
Llanddulas	4	69	43	2.14	43	29	2	4	4	4	0	0	0	0		
Llandudno	12	161	149	2.5	161	133	0	0	0	28	0	0	0	0		
Llandudno Junction	108	444	168	7.09	100	38	12	30	20	0	0	0	68	0		
Llanfairfechan	2	74	4	0.4	4	0	0	1	1	1	1	0	0	0		
Lysfaen	0	18	18	0.4	18	0	0	3	5	5	5	0	0	0		
Old Colwyn	0	321	302	7.85	47	10	0	0	37	0	0	0	255	0		
Penmaenmawr	0	23	23	0.15	23	23	0	0	0	0	0	0	0	0		
Pensarn	0	192	192	3.1	140	4	16	30	30	30	30	0	0	52		
Rhos on Sea	0	70	70	0.67	17	0	0	17	0	0	0	0	53	0		
Towyn	0	396	247	4.4	0	0	0	0	0	0	0	0	247	0		
	137	2898	1969	44.747	843	343	39	124	144	135	58	0	1086	52		

Conwy LDP Sites - for information only

URBAN DEVELOPMENT STRATEGY AREA							
Site Ref	Site Name		Area (ha)	Number of units	PDL status	Phasing period 2012-17 2017-22	
Abergele							
79/80/81/82/E3	Rhuddlan Rd, Tandderwen Farm	Abergele	25.5	600	Green	150	450
481	Abergele Business Park	Abergele	5	200	Brown	200	
Abergele Total			30.5	800		350	450
Colwyn Bay, Rhos on Sea							
217	BT Exchange	Colwyn Bay	1.21	70	Brown		70
488	Lawson Road	Colwyn Bay	0.53	35	Brown	35	
67	Glyn Farm	Colwyn Bay	3.2	39	Green	39	
247	Dinerth Road	Rhos on Sea	1.81	65	Brown	30	35
71/348	Dinerth Hall Farm	Rhos on Sea	2.7	80	Green		80
494	Ysgol y Graig	Old Colwyn	1.18	30	Brown	30	
496	Ty Mawr	Old Colwyn	12.64	255	Green	50	205
Colwyn Bay, Rhos on Sea Total			23.27	574		184	390
Conwy, Llandudno Junction, Llandudno							
14	Woodland	Llandudno Junction	1.92	75	Green		75
434	Plas yn dre	Llandudno Junction	0.22	40	Brown	40	
449	Plas Penrhyn	Penrhyn Bay	0.67	30	Brown	30	
176	Esgryn Mixed use housing, employment, community facilities	Llandudno Junction	9.8	120	Green	70	50
439	Social Club	Llandudno Junction	0.98	40	Brown	40	
Conwy, Llandudno Junction, Llandudno Total			13.59	305		180	125
Llanfairfechan							
31	Adjacent to Glanafon	Llanfairfechan	0.22	15	Green		15
429	Dexter Products	Llanfairfechan	0.47	15	Brown	15	
521	West Coast Building	Llanfairfechan	0.24	10	Brown	10	
Llanfairfechan Total			0.93	40		25	15
Llanrwst							
287	Bryn Hyfryd, Ffordd Tan yr Ysgol	Llanrwst	1.17	40	Green	40	
455	Site A, North of Llanrwst	Llanrwst	2.06	50	Green		50
458	Site D, East of Llanrwst	Llanrwst	1.7	60	Green		60
459	Site E adj. Bryn Hyfryd	Llanrwst	1.42	50	Green		50
Llanrwst Total			6.35	200		40	160
Urban Total			74.64	1919		779	1140

Conwy LDP Sites - for information only

RURAL DEVELOPMENT STRATEGY AREA							
Site Ref	Site Name		Area (ha)	Number of units	PDL status	Phasing period 2012-17 2017-22	
Main villages: Tier 1							
Dwygyfylchi							
56	Off Ysguborwen Road	Dwygyfylchi	0.5	15	Green	15	
53	North of Groesffordd	Dwygyfylchi	1.12	30	Green		30
Dwygyfylchi Total			1.62	45		15	30
Glan Conwy							
270	Top Llan Road	Glan Conwy	4.45	80	Green	20	60
Glan Conwy Total			4.45	80		20	60
Llanddulas							
403	South of the Mill	Llanddulas	0.83	20	Green		20
406	Pencoed Rd	Llanddulas	0.85	20	Green	20	
Llanddulas Total			1.68	40		20	20
Llysfaen							
87	Adjoining former rectory,	Llysfaen	1.04	30	Green	30	
160	Adjoining Ysgol Cynfran	Llysfaen	1.3	40	Green		40
Llysfaen Total			2.34	70		30	40
Main villages: Tier 2							
Betws-yn-Rhos							
92/274	Minafon	Betws yn Rhos	1.02	10	Green	10	
91/284	Ffordd Llanelwy	Betws yn Rhos	0.53	10	Green		10
Betws-yn-Rhos Total			1.55	20		10	10
Cerrigydrudion							
453	Land fronting B5105	Cerrigydrudion	2.51	20	Green	20	
Cerrigydrudion Total			2.51	20		20	0
Dolgarrog							
470	Tan y Ffordd,	Dolgarrog	1.7	15	Brown	15	
MS25	Aluminium works	Dolgarrog	20.34	30	Brown		30
Dolgarrog Total			22.04	45		15	30
Eglwysbach							
60	Off Heol Martin	Eglwysbach	0.64	10	Green		10
Eglwysbach Total			0.64	10		0	10
Llanfair TH							
454	The Smithy	Llanfair TH	1.14	25	Brown		25
Llanfair TH Total			1.14	25		0	25
Llangernyw							
277	Coed Digain	Llangernyw	1	25	Green		25
Llangernyw Total			1	25		0	25
Llansannan							
289	North of Llansannan	Llansannan	0.9	25	Green	25	
Llansannan Total			0.9	25		25	0

Conwy LDP Sites - for information only

Urban Total	74.64	1919		779	1140
Rural Total	39.87	405		155	250

LDP Total	114.51	2324		934	1390
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LDP Contingency Sites					
Site Ref	Site Name		Area (ha)	Number of units	PDL status
Abergele					
78	Llanfair Rd	Abergele	3	100	Green
Colwyn Bay					
67	Glyn Farm	Colwyn Bay	0.9	27	Green
502	Llysfaen Road	Old Colwyn	0.67	20	Green
Conwy, Llandudno					
SR43	Henryd Rd, Gyffin	Conwy	0.65	10	Green
SR85	Nant-y-Gamar Road	Llandudno	1.76	60	Green
37/38	Off Derwen Lane	Penrhyn Bay	5.06	175	Green
Llanfairfechan, Penmaenmawr					
384	W of Penmaen Park	Llanfairfechan	2.43	45	Green
135	Conway Road	Penmaenmawr	0.4	15	Green
Llanrwst					
457	Site C North East of Llanrwst	Llanrwst	3	70	Green
				522	