

Replacement Local Development Plan 2018-2033  
Background Paper

## BP3: Settlement strategy



**Deposit Plan  
November 2025**



**Mae'r ddogfen hon ar gael yn Gymraeg hefyd.**

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## 1 Purpose of report

- 1.1 This is one of a series of Background Papers produced to support the Conwy Replacement Local Development Plan 2018-2033 (RLDP). Once adopted, the RLDP will replace the Local Development Plan 2007-2022 (LDP) to form the statutory development plan for the Conwy Local Planning Authority (LPA) which is Conwy County Borough, excluding the area within Eryri National Park.
- 1.2 LDPs are required<sup>1</sup> to set out a strategy and policy mechanisms to direct development in appropriate locations. The focus is on developing housing and employment opportunities in more sustainable locations in larger settlements, with development restricted in areas not suited to significant development, such as smaller settlements and rural areas. The settlement hierarchy and settlement boundaries are two means by which the RLDP helps to control the location and scale of development, in conjunction with relevant policies set out in the RLDP.
- 1.3 This report builds on the work previously undertaken at Preferred Strategy sets out how the RLDP will address the roles and functions of settlements within the RLDP plan area. The preferred settlement hierarchy will determine, in general terms, the overall scale and nature of housing development that each settlement can support. This background paper also outlines the process that has been undertaken to revise (where appropriate) settlement boundaries throughout the Plan Area, and associated changes to other designations as shown on the Proposals Map. It should be read alongside the Deposit LDP Written Statement, Proposals Map and other relevant background papers.

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<sup>1</sup> [Planning Policy Wales; Development Plans Manual](#)

## 2 Settlement Hierarchy

2.1 The RLDP Preferred Strategy set out the preferred settlement hierarchy, taking account of the all information available, including the preferred growth strategy, changes to community facilities and services (see Appendix 1) and representations received during pre-deposit participation. Further background to the settlement hierarchy options considered can be found in the Preferred Strategy background evidence.

2.2 The adopted LDP settlement hierarchy has been used as a starting point, but with the following changes:

- Llanrwst re-classified as a Key Service Centre
- Llysfaen changed from Tier 1 to Tier 2 Main Village
- Rowen removed from settlement hierarchy
- Glan Rhyd removed from settlement hierarchy

2.3 Llanrwst has been reclassified in recognition of its status as the Key Service Centre within the rural development strategy area. This change also reflects the preferred spatial strategy, with all urban and Tier 1 Main Villages falling within the CDSA and Llanrwst being the major settlement within the RDSA.

2.4 Llysfaen is changed to a Tier 2 Main Village, in recognition of the limited facilities available within the village, its poorer sustainability and accessibility to key transport links in comparison with the remaining three Tier 1 villages. Rowen is removed from the settlement hierarchy as almost the entire village is located within Eryri National Park, with the exception of the shop, former school and neighbouring properties. Glan Rhyd (previously classified as a hamlet) has also been removed from the settlement hierarchy as this consists of only a very small number of houses. Its inclusion in the settlement hierarchy would serve no useful planning purpose.

### Urban Areas

2.5 These consist of larger settlements, with a minimum population of 3,000. They are well served by public transport, support a wide range of facilities and have employment sites within them or nearby. They consist of Abergel, Bay of Colwyn,

Conwy, Deganwy, Llandudno, Llandudno Junction, Llanfairfechan, Penmaenmawr, Penrhyn Bay/Penrhynside, Towyn and Kinmel Bay.

- 2.6 In most cases, the Urban Areas will accommodate the greatest share of development, subject to the capacity of each settlement. Housing will be accommodated both on allocated and windfall sites. Allocated sites are shown on the Proposals Map. It is recommended that allocated sites are those that are capable of accommodating 10 or more dwellings.
- 2.7 Windfall sites are typically located on previously developed land. They are not allocated on the Proposals Map, either because they fall below the size threshold, or because their development prospects are too uncertain. However, they can form a significant proportion of a settlement's total housing development. The number of dwellings that are to be permitted on windfall sites will reflect the capacity of each settlement to grow.
- 2.8 A proportion of dwellings on both allocated and windfall sites will be reserved as Affordable Housing for Local Needs (AHLN), in accordance with emerging policies and national guidance on affordable housing.
- 2.9 The Urban Areas will also accommodate the greater share of retail, commercial and leisure development. In each case, the development must meet the sequential tests in Planning Policy Wales, and be at a scale that is proportional to the function of the settlement.

## Key Service Centre

- 2.10 Llanrwst is identified in its own category in the settlement hierarchy. This designation identifies Llanrwst and its unique situation, being a key hub within the RDSA. It provides an important centre for employment, retail, culture and housing which supports not only the town itself, but also the surrounding rural area.
- 2.11 A new housing allocation is shown in Llanrwst on the Proposals Map, to meet the additional need for housing in the RDSA which cannot be met through existing commitments or anticipated windfall development.

## Main Villages

2.12 Main Villages, which include at least 100 dwellings, a primary school, a regular bus service (bearing in mind the different circumstances of some rural communities) and in most cases, a shop, post office and public house and a community centre or other meeting place. Dwygyfylchi, Glan Conwy and Llanddulas are categorised as Tier 1 Main Villages. Betws-yn-Rhos, Cerrigydruddion, Dolgarrog, Eglwysbach, Llanfair Talhaiarn, Llangernyw, Llansannan, Llysfaen, Tal-y-Bont / Castell and Trefriw are categorised as Tier 2 Main Villages.

2.13 Assessment of the settlements has resulted in Llysfaen being re-classified a Tier 2 village for the RLDP settlement hierarchy. The Tier 1 Main Villages provide a higher level of facilities and services than the Tier 2 Main Villages and have greater sustainable access to the higher order urban areas. It is important that their existing level of facilities and services are protected wherever possible.

2.14 The Plan will play its part by resisting the loss of village shops and post offices and safeguarding existing open space. The Tier 1 Main Villages will provide a combination of market value and AHLN from existing commitments, on allocated sites and from windfall development, to realise the spatial objectives for the delivery of AHLN and protection of the natural and historic environment.

2.15 In Tier 2 Main Villages the Council will seek to achieve 50% AHLN on suitable sites well located in relation to the existing settlement, comprising infilling or rounding off, and representing evidenced local need, the level of facilities and services and to safeguard the Welsh language. Such schemes are generally smaller (max 15 dwellings) than those permitted in the Urban Settlements and Key Service Centre. Small scale 100% AHLN may be permitted on the edge of the settlement where it meets local need. Smaller retail, commercial and leisure development is permitted at a scale appropriate to the function of the settlement and where it enhances sustainability.

2.16 Over the Plan period, subject to the chosen growth strategy, the majority of housing requirement is expected to be distributed between these settlements (inclusive of the Minor Villages and Hamlets) through existing commitments, 'windfall sites' and new

allocations. However, the Plan recognises the development constraints in Dolgarrog, Tal-y-Bont and Trefriw and the links with Eryri National Park. It is unlikely that further development outside the settlement boundary of Trefriw will be possible over the Plan period as a result of the flooding and topographical constraints.

## Minor Villages

2.17 Minor Villages are categorised by having between 50 and 100 dwellings, but have one or more community facility. Policy will allow for a minimum of 50% AHLN on suitable infill or rounding-off sites and exception sites for 100% AHLN as an extension to the settlement subject to an evidenced need. This flexibility should encourage the submission of more applications for AHLN in the Minor Villages.

2.18 Minor villages may also accommodate retail, commercial and leisure development permitted at a scale proportional to the function of the settlement.

## Hamlets

2.19 Hamlets form the smallest category of settlement. They form an easily identifiable cluster of dwellings, typically between 20 and 50. In some cases, they also have one or more community facilities. However, public transport services are generally infrequent and the scale of development must be strictly controlled. Policy will allow for a minimum of 50% AHLN on suitable infill or rounding-off sites and exception sites for 100% AHLN as an extension to the settlement subject to an evidenced need. This flexibility should encourage the submission of more applications for AHLN in the Hamlets.

## RLDP Settlement Hierarchy overview

2.20 The RLDP Settlement hierarchy is set out in the list below and on Map 1.

### Urban

- Abergele/Pensarn
- Colwyn Bay
- Conwy
- Deganwy/Llanrhos
- Llandudno
- Llandudno Junction
- Llanfairfechan
- Mochdre
- Old Colwyn
- Penmaenmawr
- Penrhyn Bay/Penrhynside
- Rhos-on-Sea
- Towyn/Kinmel Bay

## **Key service centre**

- Llanrwst

## **Main villages (Tier 1)**

- Dwygyfylchi\*
- Llanddulas
- Glan Conwy

## **Main villages (Tier 2)**

○ Betws-yn-Rhos	○ Llangernyw
○ Cerrigydrudion	○ Llansannan
○ Dolgarrog*	○ Llysfaen
○ Eglwysbach	○ Tal-y-Bont*/Castell
○ Llanfair Talhaiarn	○ Trefriw*

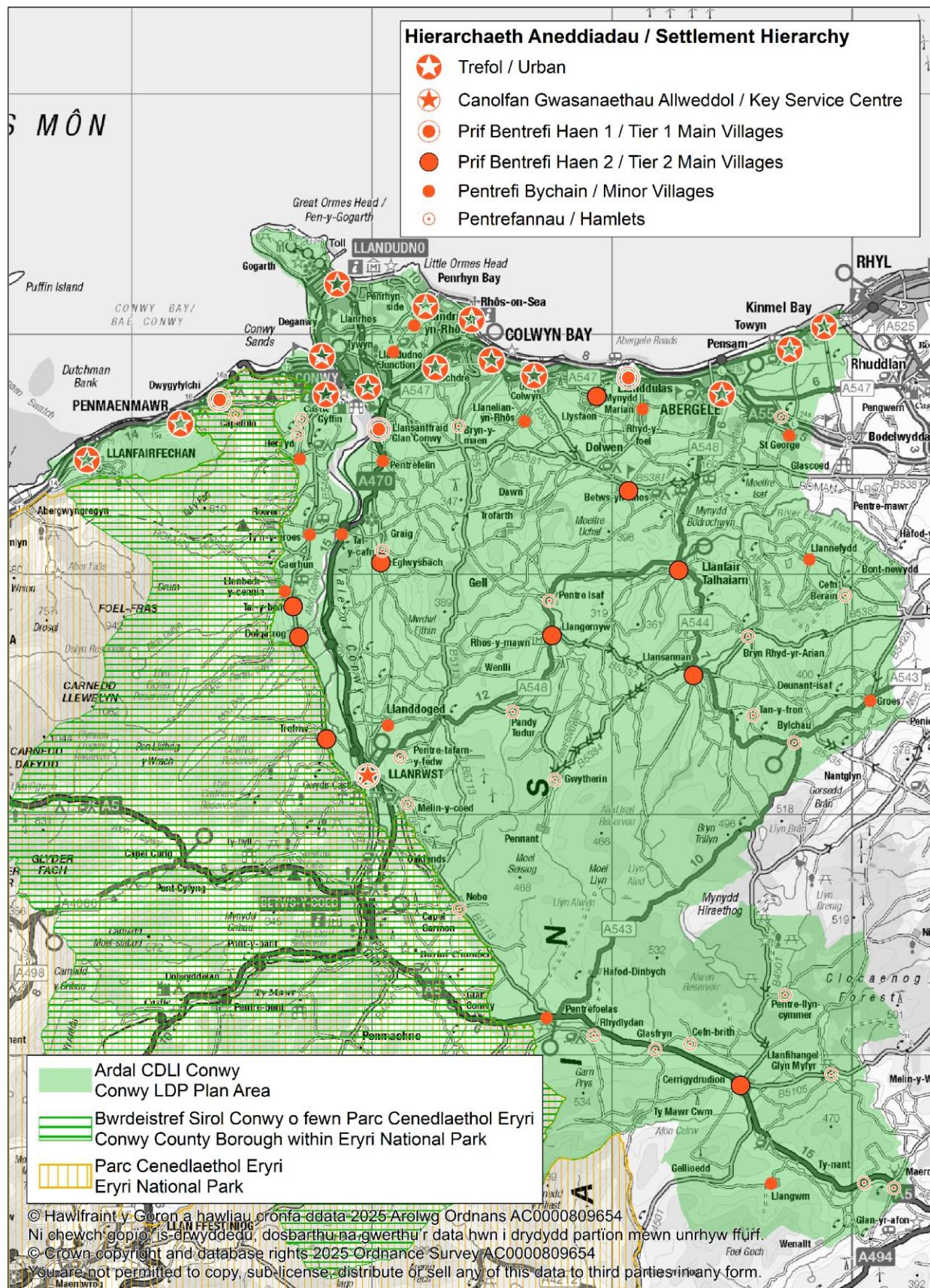
## **Minor villages**

○ Bryn Pydew	○ Llannefydd
○ Glanwydden	○ Pentrefelin
○ Groes	○ Pentrefoelas
○ Henryd	○ Rhyd-y-Foel
○ Llanbedr-y-Cennin*	○ St George
○ Llanddoged	○ Tal-y-Cafn
○ Llanelian	○ Tyn-y-Groes
○ Llangwm	

## **Hamlets**

○ Bodtegwel	○ Hendre
○ Bryn-y-Maen	○ Llanfihangel GM
○ Brymbo	○ Maerdy
○ Bryn Rhyd-y-Arian	○ Melin y Coed
○ Bylchau	○ Nebo*
○ Capelulo*	○ Pandy Tudur
○ Cefn Berain	○ Pentre-llyn-cymmer
○ Cefn Brith	○ Pentre Isa
○ Dinmael	○ Pentre Tafarn-y-Fedw
○ Glasfryn	○ Rhydlydan
○ Groesffordd	○ Tan-y-Fron
○ Gwytherin	○ Groes

\* Falls partly within the Eryri National Park



**Figure 1: Deposit LDP Settlement Hierarchy**

### 3 Shared settlements

- 3.1 Conwy RLDP Plan Area has borders with three other LPAs – Denbighshire to the east; Eryri National Park to the west and small parts of Gwynedd to the north east and south. Whereas the county council borders between Conwy and Gwynedd/Denbighshire generally fall between settlements, the boundary of Eryri National Park runs close to, and through a number of settlements. This has resulted in some villages that are wholly within Conwy County Borough, but split between the LPAs of Conwy and Eryri.
- 3.2 This section addresses the roles and functions of settlements that are on the border between Conwy County Borough Council (CCBC) and Eryri National Park Authority and are shared between the two LPAs. It assesses the relative policy approaches between the two LDPs and evaluates, in general terms, how each village can be expected to develop in light of settlement hierarchy policies and other constraints each side of the authorities' border.

#### Eryri LDP settlement hierarchy

- 3.3 The Eryri LDP 2016-2031 was adopted in February 2019, following a short-form review of its predecessor – the Eryri LDP 2007-2022. Whilst this Plan does not relate to the area of the Conwy RLDP, it affects communities shared with the Conwy LDP. It adopts a four-tier approach which consists of two Local Service Centres, (Dolgellau and Bala), Service Settlements, Secondary Settlements and Smaller Settlements. The settlement hierarchy is set out in Spatial Policy C and Appendix 6 of the Eryri LDP<sup>2</sup>.

##### **Local Service Centres**

- Dolgellau
- Y Bala

##### **Service Centres**

- Harlech
- Aberdyfi
- Betws-y-Coed
- Trawsfynydd

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<sup>2</sup> [Eryri Local Development Plan 2016-31](#)

- Llanberis

### **Secondary Settlements**

○ Abergwyngregyn	○ Llan Ffestiniog
○ Abergynolwyn	○ Llanbedr
○ Beddgelert	○ Llanegryn
○ Bontddu	○ Llanelltyd
○ Brithdir	○ Llanfachreth
○ Bryncrug	○ Llanfair
○ Capel Garmon	○ Llanuwchllyn
○ Dinas Mawddwy	○ Llwyngwril
○ Dolgarrog*	○ Maentwrog
○ Dolwyddelan	○ Nantlle
○ Dwygyfylchi*	○ Parc
○ Dyffryn Ardudwy	○ Pennal
○ Coed Ystumgwern	○ Rhydymain
○ Friog	○ Rowen
○ Frongoch	○ Tal y Bont*
○ Ganllwyd	○ Talsarnau
○ Garndolbenmaen	○ Trefriw*
○ Garreg Llanfrothen	○ Ysbyty Ifan
○ Gellilydan	

### **Smaller settlements**

○ Aberangell	○ Mallwyd
○ Arthog	○ Nant Gwynant
○ Betws Garmon	○ Nant Peris
○ Capel Curig	○ Nantmor
○ Capelulo*	○ Nebo*
○ Croesor	○ Penmorfa
○ Cwm Penmachno	○ Prenteg
○ Cwrt	○ Rhoslefain
○ Llanbedr y Cennin*	○ Rhosygwaliau
○ Llandanwg	○ Rhyd
○ Llandecwyn	○ Rhyd ddu
○ Llangywer	○ Rhyd Uchaf
○ Llanllechid	○ Taicynhaeaf
○ Llanymawddwy	○ Ynys
○ Llyn Penmaen	

\* also listed in Conwy RLDP settlement hierarchy

## Shared settlements

3.4 Of all the settlements in the Eryri LDP, the following are also within the Conwy RLDP settlement hierarchy, so are considered shared settlements:

- Dwygyfylchi
  - Conwy – main village (tier 1)
  - Eryri – secondary settlement
- Dolgarrog
  - Conwy – main village (tier 2)
  - Eryri – secondary settlement
- Tal-y-Bont
  - Conwy – main village (tier 2)
  - Eryri – secondary settlement
- Trefriw
  - Conwy – main village (tier 2)
  - Eryri – secondary settlement
- Llanbedr-y-Cennin
  - Conwy – minor village
  - Eryri – smaller settlement
- Capelulo
  - Conwy – hamlet
  - Eryri – smaller settlement
- Nebo
  - Conwy – hamlet
  - Eryri – smaller settlement

## Comparison of policy approach to housing

### Dwygyfylchi

3.5 Classified as a Tier 1 Main Village in the Conwy RLDP; secondary settlement in the Eryri LDP. This settlement category has a settlement boundary in both LPA areas.

3.6 In the Eryri LDP, small-scale open market and AHLN is permitted in line with Strategic Policy C and Development Policy 30. Housing sites are allocated in some secondary

settlements, but not in Dwygyfylchi. The AH requirement is 50% on sites of 2 dwellings or more within the settlement boundary. Developments of 100% AHLN are permitted on suitable affordable housing exception sites outside, but adjoining the settlement boundaries in line with Development Policy 11.

3.7 New sites are not allocated for residential development Tier 1 Main Villages in the Conwy RLDP. AHLN is required in Dwygyfylchi in line with the affordable housing framework set out in RLDP policies HS/2, HS/3 and HS/4. Apart from the small developments exempt from the AH requirements as outlined in HS/3, developments within the settlement boundary of Dwygyfylchi should seek to deliver 50% AHLN (subject to availability of grant) with a minimum of 30% AHLN. Developments of 100% AHLN are permitted on suitable affordable housing exception sites outside, but adjoining the settlement boundaries in line with RLDP policy HS/5.

### **Dolgarrog, Tal-y-Bont and Trefriw**

3.8 These settlements are classified as Tier 2 Main Villages in the Conwy RLDP and secondary settlement in the Eryri LDP. This settlement category has a settlement boundary in both LPA areas.

3.9 In the Eryri LDP, small-scale open market and AHLN is permitted in line with Strategic Policy C and Development Policy 30. Housing sites are allocated in some secondary settlements, including Trefriw. The AH requirement is 50% on sites of 2 dwellings or more. Developments of 100% AHLN are permitted on suitable affordable housing exception sites outside, but adjoining the settlement boundaries in line with Development Policy 11.

3.10 Due to previous non-delivery of housing allocations, sites are not allocated for residential development in the Conwy RLDP. Instead, a more flexible approach to support new open market and AHLN on suitable windfall sites is provided. A minimum of 50% AHLN is required on sites within the settlement boundary. Developments of 100% AHLN are permitted on suitable affordable housing exception sites outside, but adjoining the settlement boundaries in line with RLDP policy HS/5.

3.11 These villages are all subject to physical constraints affecting their ability to grow, due to challenging topography and significant flood risk issues affecting large parts of the

Conwy Valley. In particular, most undeveloped parts of Trefriw in the Conwy LDP Plan Area fall within TAN15 Zone 3 (Defended Zone), limiting further growth in this area. Any further new development in Trefriw will need to be within Eryri National Park – this is reflected by the allocation in Trefriw for 5 dwellings in the Eryri LDP.

### **Llanbedr-y-Cennin**

- 3.12 Llanbedr-y-Cennin is classified as a Minor Village in the Conwy RLDP and a smaller settlement in the Eryri LDP. This settlement category does not have a settlement boundary or any housing allocations in either LPA area.
- 3.13 In the Eryri LDP, very limited small-scale residential development is supported in smaller settlements. Up to two (exceptionally more) new AHLN dwellings are permitted adjacent to dwellings identified on the Proposals Map. AH Exception sites are not supported at the edge of smaller settlements.
- 3.14 In the Conwy RLDP, a minimum of 50% AHLN is required on sites within the confinements of minor villages, to provide a maximum of 5 open market dwellings. Developments of 100% AHLN are permitted on suitable affordable housing exception sites outside, but adjoining the built-up area in line with RLDP policy HS/5. In all circumstances, the scale of development must reflect identified local need for AHLN.

### **Capelulo and Nebo**

- 3.15 These settlements are classified as a Hamlets in the Conwy RLDP and smaller settlements in the Eryri LDP. This settlement category does not have a settlement boundary or any housing allocations in either LPA area.
- 3.16 In the Eryri LDP, very limited small-scale residential development is supported in smaller settlements. Up to two (exceptionally more) new AHLN dwellings are permitted adjacent to dwellings identified on the Proposals Map. AH Exception sites are not supported at the edge of smaller settlements.
- 3.17 In the Conwy RLDP, a minimum of 50% AHLN is required on sites within the confinements of hamlets, to provide a maximum of 2 open market dwellings.

Developments of 100% AHLN are permitted on suitable affordable housing exception sites outside, but adjoining the built-up area in line with RLDP policy HS/5. In all circumstances, the scale of development must reflect identified local need for AHLN.

## Shared settlements summary

- 3.18 This analysis of the different policy positions relating to shared settlements in the Eryri LDP and Conwy RLDP shows that although there are some differences, the strategic approach taken to settlements across the two LPAs are broadly similar. There are more categories in the Conwy settlement hierarchy, however there is a consistent approach to settlement boundaries in shared settlements. Main Villages (Conwy) and secondary settlements (Eryri) have defined settlement boundaries, while Minor Villages and Hamlets (Conwy) and smaller settlements (Eryri) do not.
- 3.19 There is a more flexible approach to housing growth within the Conwy RLDP than in the Eryri LDP. This is unsurprising, as a more restrictive approach is to be expected within a National Park. Despite there being greater allowance for open market dwellings within the Conwy RLDP, there is still the need for housing developments in most of the shared settlements to be driven by AHLN.
- 3.20 The largest difference in policy approach between LPAs within one settlement is in Dwygyfylchi. Tier 1 Main Villages are closer in policy terms to the urban areas than the smaller villages in the Conwy RLDP. The very permissive approach to development within the Tier 1 Main Villages contrasts with the Eryri LDP policies relating to secondary settlements. However there are large differences in the extent and character of the parts of Dwygyfylchi that fall within each LPA area, so the variations in policy approaches are considered reasonable.
- 3.21 Despite some policy differences, it is important to note that any proposals for development within the Conwy LPA area would be assessed against relevant RLDP development management policies. Any potential for negative impact on the Eryri National Park would be taken into consideration as part of the planning application process.

## 4 Settlement Boundaries

### Overview of Settlement Boundaries

- 4.1 Settlement boundaries are used to clearly show the extent of residential and employment development within urban areas, the Key service Centre and Tier 1 and Tier 2 Main Villages. This chapter is therefore relevant only to these categories of settlement. Minor Villages and Hamlets do not have settlement boundaries. The extent of Minor Villages and Hamlets for development management purposes will be subject to the case officer's assessment, in relation to the individual circumstances of an application site.
- 4.2 Settlement boundaries were revised as part of the Local Development Plan process, but there remained some inconsistencies and errors, which the current review is seeking to address. The settlement boundaries also need to be amended to take account of changes on the ground due to developments since LDP adoption, and to reflect policies in the RLDP.
- 4.3 Settlement boundaries are intended to constrain unwanted expansion of settlements, however national planning guidance<sup>3</sup> is clear that settlement boundaries should also offer some opportunities for windfall development over the course of the plan period, where this forms an important element of housing supply. In all settlements, settlement boundaries will be amended to include proposed residential allocations, commitments or windfall sites, and existing employment and mixed use sites. Proposed allocations for non-residential uses are generally be excluded from settlement boundaries where appropriate, in order to help safeguard the sites for these uses and to avoid pressure on landowners to sell for higher value use. Once developed, and this pressure for alternative uses is relieved, these sites may be included within the settlement boundary in subsequent reviews. Where recreational spaces fall on the edges of settlements, these are generally excluded from settlement boundaries.
- 4.4 In all cases, settlement boundaries have been 'tidied up'. Improvements to mapping data, errors in the previous settlement boundary mapping and incremental changes

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<sup>3</sup> [Development Plans Manual](#) paragraphs 5.20 and 5.21

to settlements has sometimes resulted in the settlement boundaries not reflecting the edges of settlements on the ground. Changes have therefore been made across all settlements to remedy this, such as:

- Including individual dwellings or small clusters which immediately adjoin the settlement boundary
- Adjusting settlement boundaries to match building curtilage – including/excluding land as appropriate.

4.5 Other changes have been made to settlement boundaries for the following reasons, which are explained in more detail below:

- To remove sites allocated in the LDP that have not been developed, where they would not form logical infill/extensions to settlements
- To remove recreational spaces from the settlement boundary (where appropriate)
- To include proposed new RLDP housing allocations
- To include land outside but adjoining settlement boundaries that has been developed or granted planning permission
- To include opportunities for potential windfall development in logical infill sites, unless protected by other designations (e.g. Green Wedge or Special Landscape Areas)

## Former LDP allocations

4.6 Sites which were allocated for development in the LDP but have not yet come forward will not generally be rolled forward for allocation, unless significant progress has been made towards their development. This is in accordance with the guidance in Development Plans Manual<sup>4</sup>, to ensure that sites allocated in the RLDP are deliverable and there is reasonable certainty of allocations being developed during the plan period. Once the RLDP is adopted, the LDP will cease be the adopted development plan therefore allocations contained within it will no longer have any status unless they are re-allocated.

4.7 Where the sites are at the edge of the settlement and represent an incursion into the open countryside, it will generally be appropriate to roll the settlement boundary back to exclude the former allocation. In some cases, former allocations (in whole or part)

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<sup>4</sup> [Development Plans Manual](#) Table 18 and Table 22

may be considered suitable infill/windfall sites, therefore remain within the settlement boundary, even though their status as an allocation is removed. This would provide opportunities for future windfall development in the same way as sites that are fully within the built-up area.

4.8 No new sites are proposed for allocation within main villages (tier 1 or tier 2), therefore future windfall and Exception sites will be the means by which housing need is met over the course of the RLDP Period. Housing allocations were assessed as being suitable for inclusion in the previous LDP so, although they cannot be relied on to deliver housing during the plan period, they are generally considered the most suitable locations to meet housing need. In some cases they may be retained within the settlement boundary where appropriate.

4.9 The status of previous LDP allocations, and their position in relation to RLDP settlement boundaries are set out below. Full details and justification for removing or re-allocating previous allocations in the RLDP can be found in BP/6.

## Housing allocations (including mixed-use)

4.10 Coastal Development Strategy Area: West

- Adjacent to Glanafon, Llanfairfechan – development complete and within settlement boundary. No further settlement boundary change required.
- Dexter Products, Llanfairfechan – No progress on residential development, however the site is an existing employment development so will remain within the settlement boundary.
- West Coast Building, Llanfairfechan – the site has received outline planning permission for residential development (since expired). As a current employment site it falls within the settlement boundary regardless of allocation status
- Off Ysguborwen Road, Dwygyfylchi – potential windfall/infill site to be retained in settlement boundary.
- West of Penmaen Park, Llanfairfechan – planning application submitted but not yet determined, reference 0/51305. Retain site in settlement boundary as a ‘pipeline’ allocation.
- Conway Road, Penmaenmawr – under construction, retain within settlement boundary.

- North of Groesffordd, Dwygyfylchi – complete, retain in settlement boundary

#### 4.11 Coastal Development Strategy Area: Creuddyn

- Plas yn Dre, Llandudno – complete. Falls within the built up area so within settlement boundary regardless of allocation status
- Social Club/Youth Club – complete in part. Falls within the built up area so within settlement boundary regardless of allocation status.
- Woodland, Llandudno Junction – complete, retain within settlement boundary.
- Plas Penrhyn, Penrhyn Bay – under construction, retain within settlement boundary.
- Off Derwen Lane, Penrhyn Bay – planning application submitted but not yet determined, reference 0/51939. Retain site in settlement boundary as a ‘pipeline’ allocation.
- Nant y Gamar Road, Llandudno – under construction, retain within settlement boundary.
- Henryd Road, Gyffin, Conwy – under construction, retain within settlement boundary.
- Esgyryn, Llandudno Junction – complete, retain within settlement boundary.
- Top Llan Road, Glan Conwy – under construction, retain within settlement boundary.

#### 4.12 Coastal Development Strategy Area: Central

- Glyn Farm, Colwyn Bay – part complete and retained in settlement boundary. Planning application submitted but not yet determined on remainder of site, reference 0/52376. Retain in settlement boundary as a ‘pipeline’ allocation.
- Dinarth Hall Farm, Rhos on Sea – no progress. Eastern part of site is a logical infill site to be retained in settlement boundary; remainder removed from settlement boundary.
- Ty Mawr, Old Colwyn – there has been limited progress on this site, resulting in it not being re-allocated in the RLDP for the reasons set out in BP/6. Removed from settlement boundary.
- Ysgol y Graig, Old Colwyn – no progress. Falls within the built up area so within settlement boundary regardless of allocation status.

- Dinerth Road, Rhos on Sea – re-allocate in RLDP. Falls within the built up area so within settlement boundary regardless of allocation status.
- BT Exchange, Colwyn Bay – no progress, but as a current employment site it falls within the settlement boundary regardless of allocation status.
- Lawson Road, Colwyn Bay – complete. Falls within the built up area so within settlement boundary regardless of allocation status.
- Llysfaen road, Old Colwyn – no progress but falls within the built up area so within settlement boundary regardless of allocation status.
- Adjoining Ysgol Cynfran, Llysfaen – retain within settlement boundary as potential infill/windfall site.
- Adjacent to former rectory, Llysfaen – retain within settlement boundary as potential infill/windfall site.

#### 4.13 Coastal Development Strategy Area: East

- Abergele south east – part of the site has already been developed, further land is subject to planning application 0/51041 (not yet determined), which is to be retained within the settlement boundary as a 'pipeline' allocation. The remainder of the site is to be removed from the settlement boundary.
- Abergele Business Park – complete, to be retained within settlement boundary.
- Llanfair Road, Abergele - complete, to be retained within settlement boundary.
- Pencoed Road, Llanddulas – there has been no progress on this site to date. This is an incursion into the open countryside not a logical infill site, therefore remove from settlement boundary.
- South of the Mill, Llanddulas – RLDP candidate site withdrawn by landowner; remove from settlement boundary.

#### 4.14 Rural Development Strategy Area

- Bryn Hyfryd, Llanrwst – planning permission granted on part, retain within settlement boundary as a committed site. Retain northern part of site within settlement boundary as potential infill/windfall site; remove remainder from settlement boundary.
- Site A, north of Llanrwst – no progress in developing the site, apart from permission granted for a single dwelling. Remove from settlement boundary.

- Site C north-east of Llanrwst – no progress in developing the site, and permission for expansion of the caravan site business has partially compromised residential development. Remove from settlement boundary.
- Ffordd Llanelwy, Betws yn Rhos - retain within settlement boundary as potential infill/windfall site.
- Minafon, Betws yn Rhos – no progress on site – remove from settlement boundary.
- Tan y Ffordd, Dolgarrog – planning permission granted and implemented. Site retained within settlement boundary.
- Off Heol Martin, Eglwysbach - retain within settlement boundary as potential infill/windfall site.
- The Smithy, Llanfair TH – retain northern part of site within settlement boundary as potential infill/windfall site; remove remainder from settlement boundary.
- North of Llansannan – no progress towards development; remove from settlement boundary.
- Coed Digain, Llangernyw – developed in part. Retain within settlement boundary as potential infill/windfall site.
- Former aluminium works, Dolgarrog – redevelopment of the site has been completed (Adventure Parc Snowdonia) without residential development. Remove from settlement boundary.
- Land fronting B5105, Cerrigydrudion – no progress towards development; remove from settlement boundary

## Other allocations

### 4.15 Employment allocations

- NE of former goods yard, Llandudno Junction (employment allocation) – this site has not been developed, but falls within the built up area of Llandudno Junction so within settlement boundary regardless of allocation status.
- Penmaen Road, Conwy (employment allocation) – developed in part. Retain within settlement boundary.
- Former goods yard, Llandudno (employment allocation) planning permission granted in part for residential development. Falls within the built up area of Llandudno so within settlement boundary regardless of allocation status

- Orme View filling station, Dwygyfylchi (employment allocation) – no progress in developing the site, however it is beyond the settlement boundary of Dwygyfylchi. There is no impact on the settlement boundary, regardless of allocation status.
- Land at Memorial Hall, Dolgarrog (employment allocation) – the site is no longer allocated, however as a previously developed site adjoining the built-up area of the village it is retained within the settlement boundary.
- The Stag Yard, Llangernyw (employment allocation) - this site has not been developed, but falls within the built up area of Llangernyw so within settlement boundary regardless of allocation status.
- Land at Llansannan (employment allocation) – this site has not been developed and will not be re-allocated in the RLDP, however it is outside the settlement boundary of Llansannan on the LDP Proposals Map so no change needed to settlement boundary.
- Abergele Business Park (employment allocation) – this site is safeguarded employment land in the RLDP. It is within the built up area of Abergele so within the settlement boundary regardless of allocation status.

4.16 The following allocations were not within the LDP settlement boundary and no changes are required to settlement boundaries, regardless of their status in the RLDP. They are listed here for completeness.

- Former landfill site, Gofer, Abergele (waste)
- Llanddulas Quarry (waste)
- Adjacent to Penmaenmawr cemetery (burial ground)
- Adjacent to Llanrwst cemetery (burial ground)
- West of Gwrych lodge, Abergele (allotments)

4.17 Sites that have already been granted planning permission or been developed will remain within the settlement boundary. Also sites that would otherwise be wholly, or mainly, surrounded by settlement boundaries and would form a logical infill site will generally remain within the settlement boundary. Although no longer allocated, they could still come forward as windfall sites in the future.

## Recreational spaces

4.18 Settlement boundaries define the built-up areas of residential and employment/commercial development in larger settlements. There is no benefit in planning terms to be gained from including recreational space within settlement boundaries. Where appropriate excluding recreational space from settlement boundaries can help protect the land for this purpose, and avoid competing pressure for residential use. Significant parcels of agricultural land should not fall within settlement boundaries, although it may be appropriate to include small areas of infill that have potential to come forward as windfall sites.

4.19 Recreational spaces that fall entirely surrounded by built-up settlements will remain within settlement boundaries. However where these uses lie at the fringes of settlements they have generally been removed from the settlement boundaries.

### Proposed new RLDP allocations

4.20 Where necessary, settlement boundaries will be moved to accommodate new residential allocations in the RLDP. New employment or education sites will not be included within the settlement boundary unless they would otherwise fall entirely within the settlement. Established employment sites are generally included within the settlement boundary, but in order to protect the proposed use and avoid competing pressures for residential development, new employment allocations will generally remain outside settlement boundaries until after the sites have been developed. Settlement boundaries will be amended to accommodate new allocations in the following locations:

- Caeffynnon, Llanfairfechan (except for the land allocated for a new school)
- Pentywyn Road and Bryn Lopus Road, Llanrhos
- Queen's Road, Llandudno
- Peulwys Farm, Old Colwyn
- Penloyn, Llanrwst

## Developed land and committed sites

4.21 A number of sites outside settlement boundaries have been granted permission or developed since LDP adoption. These have generally been permitted (sometimes on appeal) due to housing land supply shortfall, as affordable housing exception sites or to otherwise help meet AH delivery targets. These now form part of the adjoining settlement, therefore the settlement boundaries will be moved accordingly to include the following sites:

- Y Bluen Goch, Dwygyfylchi
- Oakwood, Sychnant Pass Road, Conwy
- Parc Pentywyn, Pentywyn Road, Llandudno Junction
- Bryn y Mor, Dolwen Road, Old Colwyn
- Parc Elian, Dolwen Road, Old Colwyn
- Parc Afon Bach, Llanrwst

4.22 Elsewhere, some established developments have historically been excluded from settlement boundaries, but the latest review shows that they should now be included.

- Bryn Gynog in Gyffin has previously been excluded from the settlement boundary on the basis that it is a caravan site, not permanent housing. The caravans are for residential use however, and the site is almost completely surrounded by the Conwy settlement boundary (as extended for the current LDP), so it is now logical to include the caravan site in the settlement boundary.
- Castell is defined within the settlement hierarchy as part of a Tier 2 Main Village with Tal-y-Bont but hasn't previously had a settlement boundary; this has been corrected.

4.23 A number of other small-scale developments and individual dwellings have been included as part of the 'tidying-up' process referred to in paragraph 4.4 and are not identified individually here.

## Potential windfall opportunities

4.24 The RLDP housing supply includes an assumption for windfall (non-allocated) sites coming forward for development through the Plan Period. Many of these are expected to be from redevelopment of previously developed land (PDL) within settlements, but some may be on the fringes of existing settlements. National planning guidance makes it clear that settlement boundaries should be drawn to be appropriate for the level of windfall development anticipated from a settlement<sup>5</sup>. It is therefore appropriate that the RLDP makes suitable provision for small-scale windfall sites by not drawing settlement boundaries too tightly around existing settlements. This is particularly important in the smaller settlements, where the RLDP does not identify specific allocations, but where there remains local need for housing on appropriate sites.

4.25 Sites allocated in the LDP were previously identified as being suitable for development. Although undeveloped allocations will not automatically be rolled forwards as allocations in the RLDP, some previous allocations have been retained within the settlement boundary to help provide opportunities for infill/windfall development, as explained above.

4.26 Whilst being located within the settlement boundary supports the general principle of development, these site have not been assessed in detail for their suitability in the same way as allocated sites. Any development in these locations will be subject to full planning process and would be assessed on their merits against all material considerations.

4.27 During the Candidate Sites process, a number of sites were submitted that are too small to consider for allocation, or not necessary to meet the RLDP housing need but may be suitable in principle for development. Sites were only considered for allocation if they could accommodate at least 10 dwellings. The RLDP includes a target density of 30 dwellings per hectare (DPH), which would result in a minimum size for proposed allocations of 0.3 hectare. Ignoring these sites due to their size could result in potentially suitable sites being left outside the settlement boundary.

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<sup>5</sup> [Development Plans Manual](#) paragraph 5.20

4.28 An assessment was made of all candidate sites, in particular those less than 0.3ha to consider whether they should be included within the settlement boundary. Those that were considered suitable as potential infill/windfall sites were included within the settlement boundary. Further information on consideration given to including candidate sites within settlement boundaries can be found at Appendix 3.

4.29 The sites generally fell into four types:

- Sites which are surrounded by the built-up area and would be with the settlement boundary regardless of assessment as part of this process. No changes are required to the settlement boundary to accommodate the site.
- Sites which are in smaller settlements (minor villages or hamlets) or in the open countryside where there is no settlement boundary. No changes are required to the settlement boundary, regardless of whether the sites may be suitable for development or not.
- Sites close to or adjoining existing settlement boundaries, but which are considered unsuitable for inclusion in the settlement boundary. This may be due to the site being an excessive extension into the open countryside, being constrained (e.g. flood risk) or protected by a designation such as Green Wedge or Special Landscape Area. No changes are proposed to the settlement boundary.
- Sites close to or adjoining the existing settlement boundary, and are considered to be a logical site for inclusion. They may already be developed/curtilage land, or be unconstrained infill/rounding-off sites which have potential for windfall development. The settlement boundary will be amended to include these sites.

4.30 Elsewhere, some small infill or other suitable windfall sites have been included within settlement boundaries as part of the 'tidying-up' process referred to in paragraph 4.4 and are not identified individually.

## 5 Associated changes to other designations

5.1 Settlement boundaries are one of the main policy mechanisms in the RLDP to control the location of development. Green Wedges, Special Landscape Areas, the Coastal Zone, and Minerals & Waste Safeguarding and Buffer Zones are all shown the RLDP Proposals Map and serve to restrict inappropriate development within these areas. The principle of development is generally accepted within settlement boundaries, but development is to varying degrees inconsistent with the aims of the other designations listed above.

5.2 The tidying up of settlement boundaries, to update them in accordance with the latest OS mapping and physical features on the ground, is a process that is also relevant to other RLDP designations which seek to restrict housing and other forms of development. Minor amendments to settlement boundaries have in some cases been accompanied by corresponding changes to other relevant designations which have boundaries aligned to the settlement boundaries. These are mainly very minor changes to bring boundaries in line with OS MasterMap data, or to include/exclude individual dwellings, with no impact on the overall function of the designation, although some have been larger and are identified individually below.

### Green Wedges

5.3 Green wedges are identified in the RLDP for the purposes as set out in Planning Policy Wales<sup>6</sup>. As explained in PPW paragraph 3.68, Green Wedges provided a buffer around settlements where required, and are reviewed as part of the LDP process.

3.68 Green wedges are local designations which essentially have the same purpose as Green Belts. They may be used to provide a buffer between the settlement edge and statutory designations and safeguard important views into and out of the area. Green wedges should be proposed and be subject to review as part of the LDP process.

<sup>6</sup> [Planning Policy Wales](#), edition 12 paragraphs 3.64-3.78

5.4 Land within green wedges is protected from inappropriate development in accordance with RLDP policy NE/5:

#### **NE/5 Green Wedges**

1. Green Wedges are designated between the following settlements:
  - a. Dwygyfylchi and Penmaenmawr
  - b. Deganwy, Llandudno Junction, and Llanrhos
  - c. Llandudno and Craigside
  - d. Penrhyn Bay and Rhos-on-Sea
  - e. Mochdre and Colwyn Bay
  - f. Llandudno Junction and Mochdre, and Glan Conwy
  - g. Bryn-y-Maen and Colwyn Bay
  - h. Lanelian and Old Colwyn
  - i. Between Coed Coch and Peulwys Lane
  - j. Old Colwyn and Llysfaen
  - k. Rhyd-y-Foel, Llanddulas and Abergel
  - l. Towyn and Pensarn
2. Within the designated Green Wedges, development will only be permitted if it maintains the openness and character of the landscape, unless the proposal constitutes appropriate development within the Green Wedge as identified in the national planning policy and guidance, and subject to the compliance with the Sustainable Placemaking policies designed to protect the environment and landscape character.

5.5 The protection afforded by Green Wedges is incompatible with the inclusion of land within the settlement boundary. The minor tidying up of settlement boundaries across the RLDP Plan Area has in some cases resulted in the need to either extend or retract the Green Wedge. This ensures the designation is consistent with settlement boundaries and appropriate to meet the purpose as set out in the RLDP and PPW.

5.6 A full review of Green Wedges has taken place as part of the RLDP process<sup>7</sup>. This Background Paper justifies and explains the significant changes required to Green Wedges. These generally relate to removing Green Wedge designation to

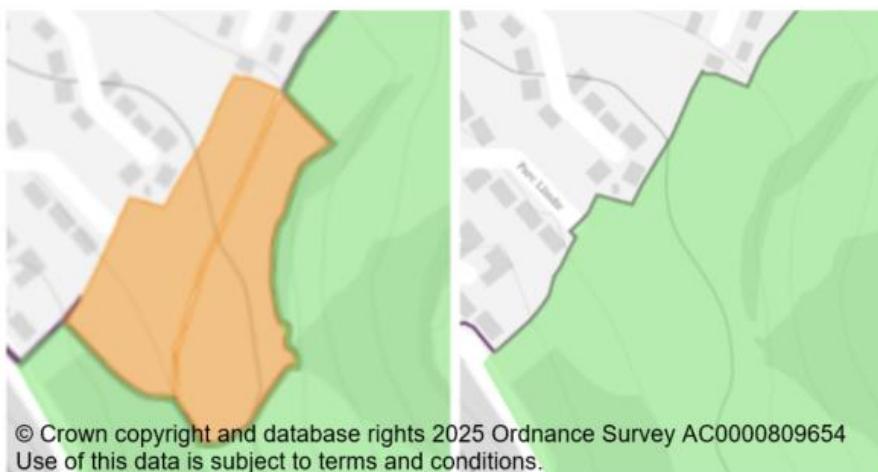
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<sup>7</sup> RLDP Background Paper BP/29: Green Wedge Review

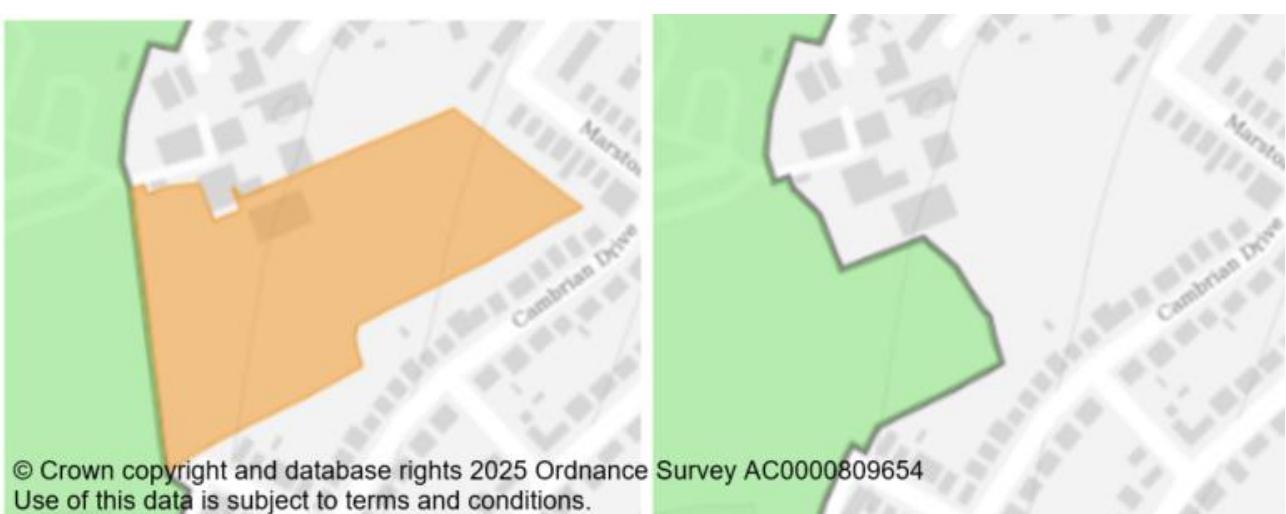
accommodate new RLDP allocations. In some locations, the non-development of former LDP allocations provides the opportunity to extend the Green Wedge, as set out below:

- Llanddulas allocations – these sites have been removed from settlement boundaries for the reasons set out in chapter 4. They have been added to the Green Wedge, which was removed for the allocation of these sites in the adopted LDP (2018-33).
- Dinarth Hall Farm – part of the site has been removed from settlement boundaries for the reasons set out in chapter 4. The western part of the site has been added to the Green Wedge designation, The Green Wedge was amended to allow for the allocation of these sites in the adopted LDP (2007-22).

**Figure 2: Settlement boundary, Green Wedge and housing allocations at Llanddulas**



**Figure 3: Settlement boundary, Green Wedge and housing allocation at Dinarth Hall Farm, Rhos on Sea**



## Special Landscape Areas

5.7 Special Landscape Areas (SLAs) are identified to protect the character of the landscape in these areas, in line with RLDP policy NE/4. Whilst the policy does not prohibit development within SLAs, any development within these designated areas is required to give special consideration to its visual impact on the landscape.

### NE/4 protecting Special Landscape Areas

1. Significant weight will be given to the protection, enhancement and management of the character, appearance and quality of the designated SLAs and their setting in the assessment and balance of development proposals within or adjacent to the SLAs, as shown on the Proposals Map and listed below:
  - a. Great Orme and Creuddyn Peninsula
  - b. Conwy Valley
  - c. Abergele hinterland
  - d. Elwy and Aled Valleys
  - e. Mynydd Hiraethog
  - f. Cerrigydron and the A5 corridor
2. In order to conserve the attributes of the SLAs or their setting, development proposals shall pay special regard to the preservation or enhancement of the character, appearance and quality of each SLA. Development which fails to satisfactorily integrate into the SLAs or safeguard their setting will not be permitted. In appropriate cases the LPA will request the submission of Landscape and Visual Impact Assessment (LVIA) to demonstrate the impact of the development proposals within or outside the SLAs.

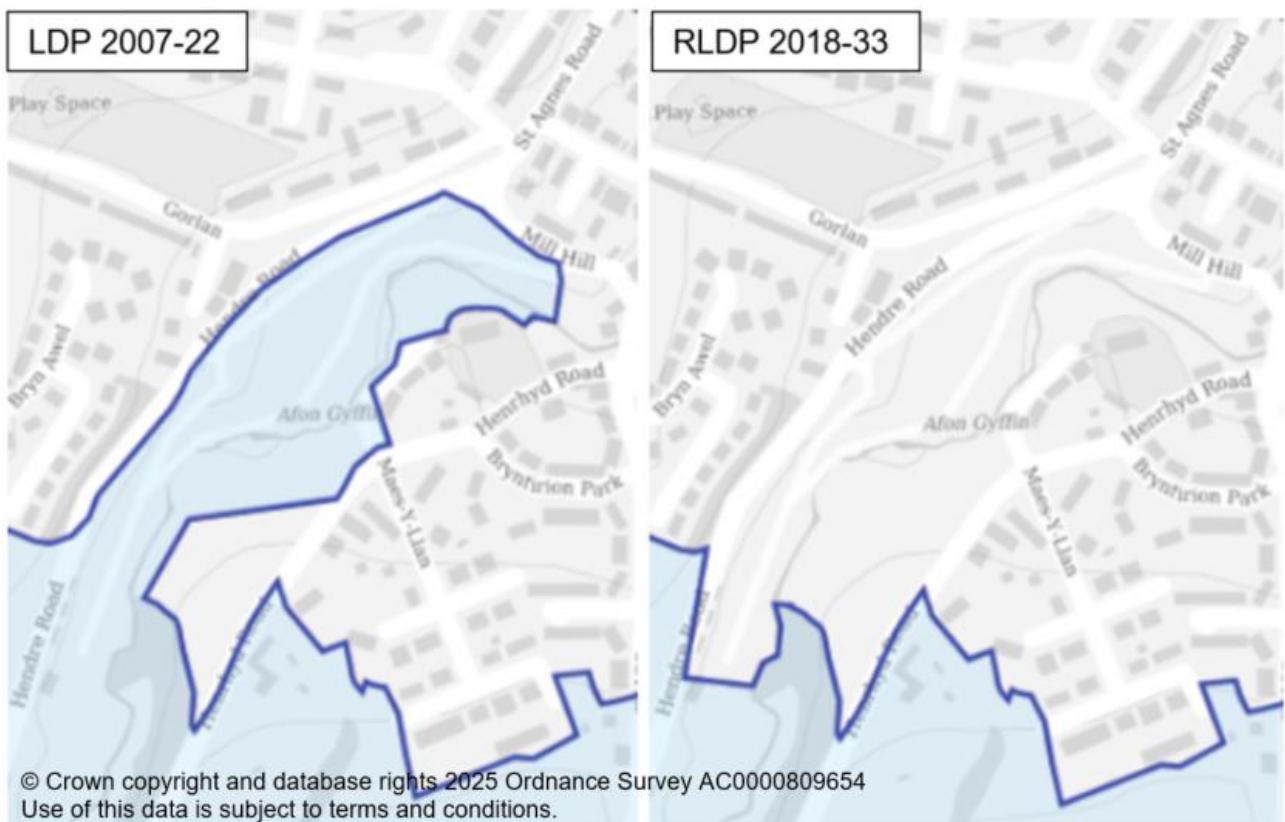
5.8 The SLAs are generally the same as those designated in the adopted LDP (2007-22) as reviewed for the RLDP<sup>8</sup>. Some rural settlements fall partly or wholly within SLAs. In other areas, where SLAs are generally adjacent to, but outside settlement boundaries, minor amendments to the settlement boundary has resulted in the corresponding adjustment to the SLA for consistency. A more substantial change was made in Gyffin, Conwy to

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<sup>8</sup> Background Paper RLDP BP/32: Special Landscape Areas

reflect the extension of the settlement boundary to include Bryn Gynog residential caravan site.

**Figure 4: Settlement Boundary/Special Landscape Area in Gyffin, Conwy**



## Coastal Zone

5.9 The Coastal Zone protects the habitats and landscape of the shoreline and associated land within the Conwy RLDP Plan Area, according to RLDP policy NE/10. It is generally unchanged from that designated in the adopted LDP 2007-22.

### NE/10 the Coastal Zone, coastal change and SMP

The Coastal Zone is defined on the proposals map. Development in the Coastal Zone, outside settlement boundaries, will only be permitted where the development:

- a. Accords with the objectives of the SMP throughout the lifetime of the project or development;
- b. Specifically requires a coastal location;
- c. Contributes to the conservation and enhancement of biodiversity and ecosystem resilience, as defined in the Environment Act (Wales) 2016 and

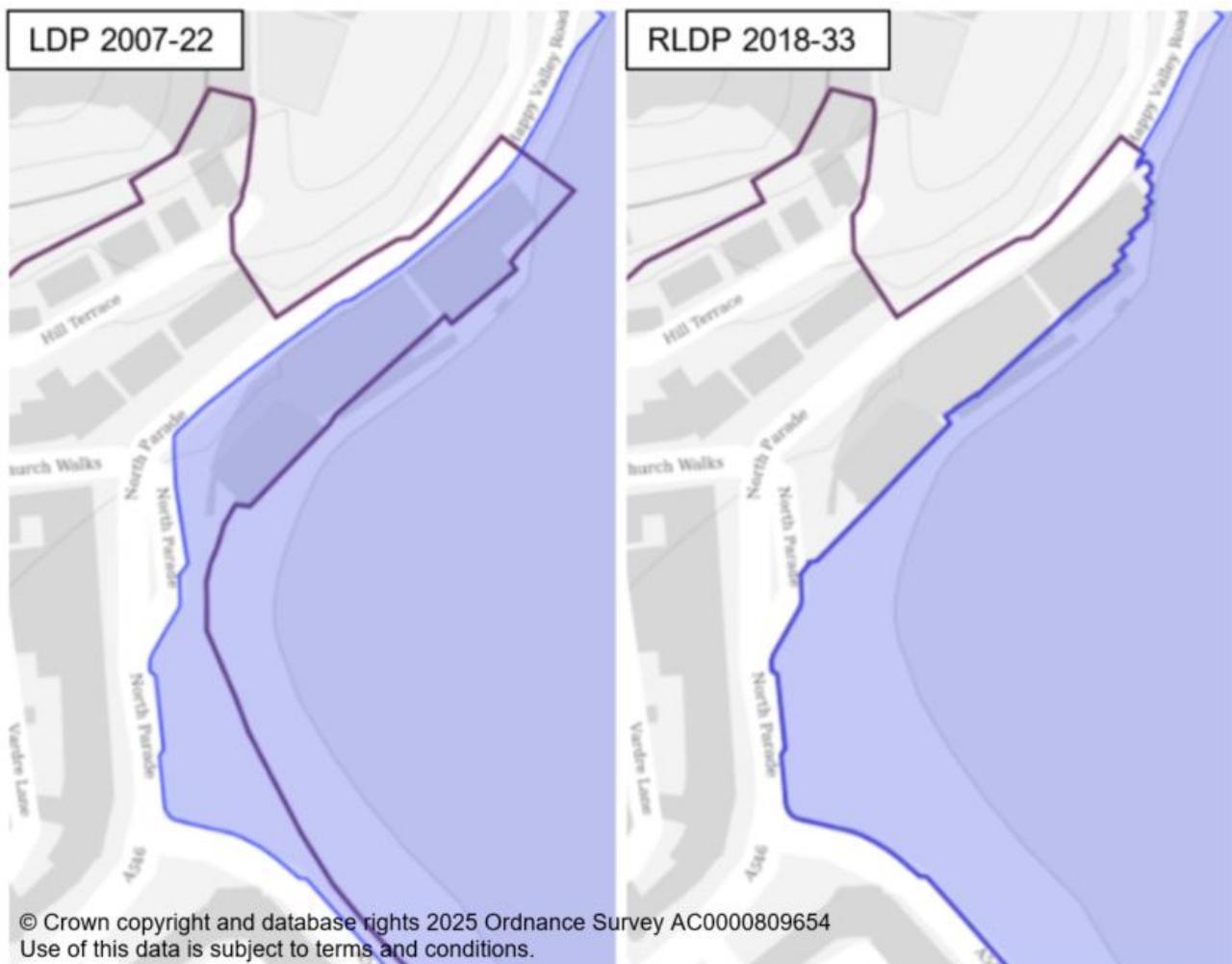
enhances green infrastructure and active travel routes where appropriate in line with policies NE/6, NE/7 and NE/8;

- d. Does not adversely affect the open character of the zone or the nature conservation value of the zone;
- e. Does not detract from the tourism value or facilities;
- f. Does not interfere with natural coastal processes or impede the function of any existing coastal defence structures or Local Flood Risk Management Strategy in line with policy NE/2;
- g. Conserves and enhances the cultural heritage of Conwy's coastal communities and promotes the Welsh language in line with policy PL/7; and,
- h. Contributes to the transition towards the achievement of low carbon, sustainable economic development, minimising carbon emissions and increasing the resilience of people, places and the environment to the effects of climate change.

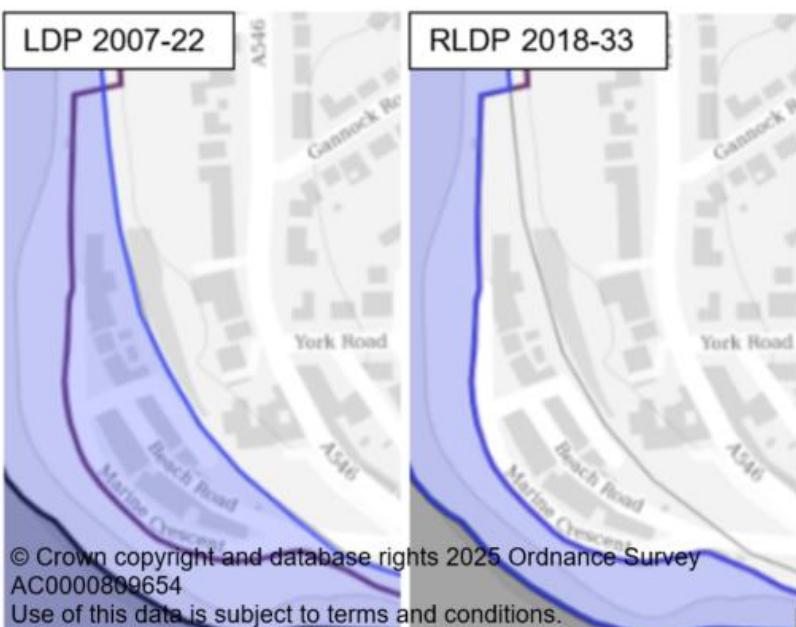
5.10 As this policy does not serve any function within settlement boundaries, for clarity the Coastal Zone designation has been trimmed to only cover areas outside of settlement boundaries. This resulted in minor adjustments in many areas, to reflect the updated RLDP settlement boundary. More substantial changes were also made in the following locations, where there was a large overlap of the Coastal Zone and Settlement Boundary.

- Llandudno – Pier Pavilion, Grand Hotel and promenade
- Deganwy – Marine Crescent
- Deganwy quay
- Conwy marina village

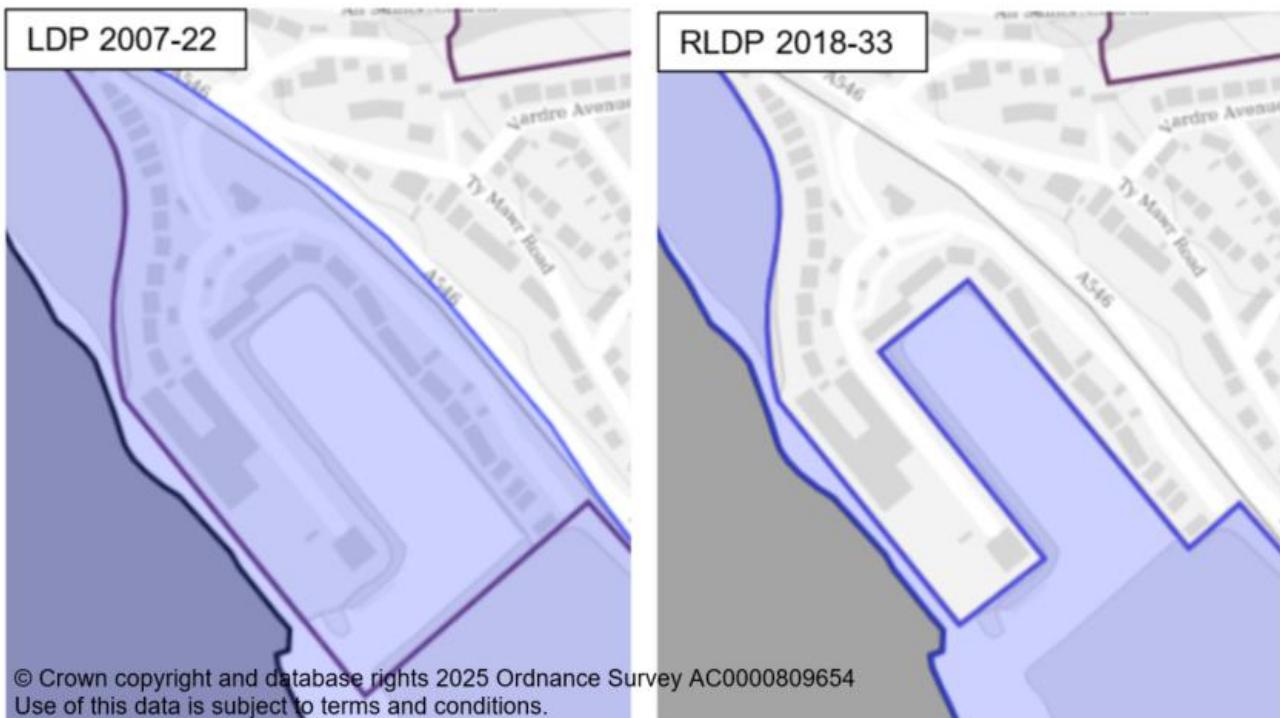
**Figure 5: Llandudno: Pier Pavilion, Grand Hotel and promenade**



**Figure 6: Deganwy: Marine Crescent**



**Figure 7: Deganwy Quay**

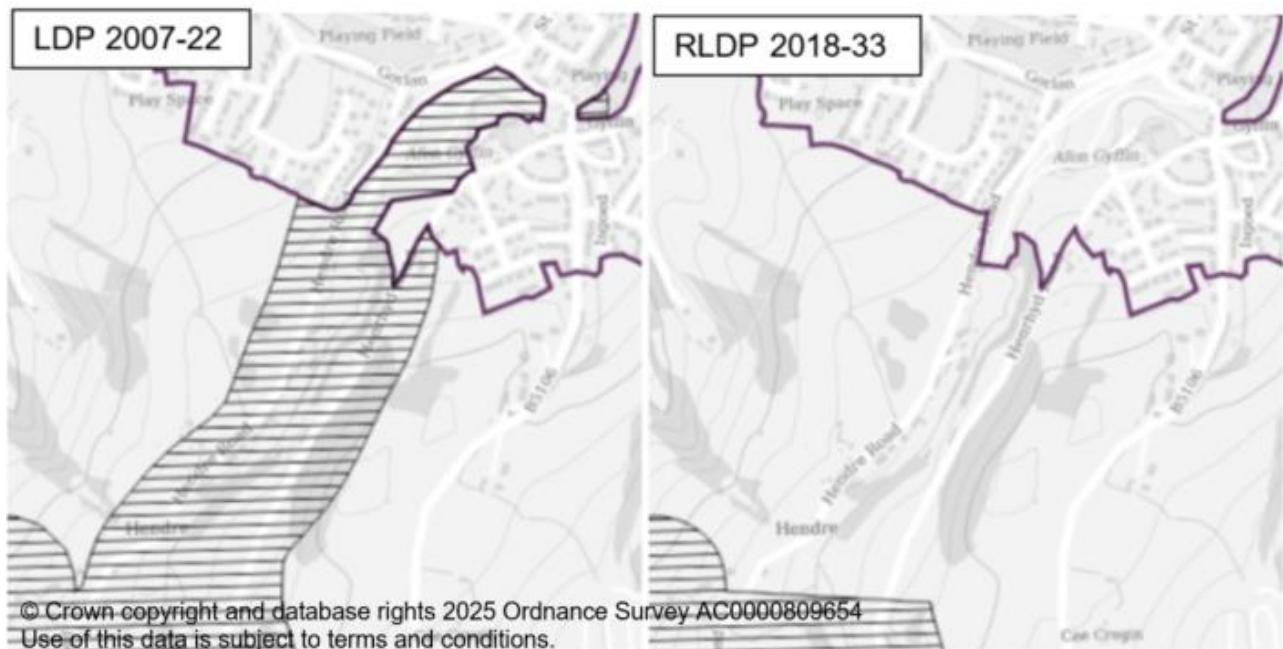


## Minerals and Waste designations

5.11 All significant changes to the minerals and waste layers on the RLDP Proposals Maps were made following discussion with the regional Minerals & Waste team. The process for assessing the layers for inclusion on the Proposals Map can be found in RLDP Background Paper BP/37. Where settlement boundaries intersect with buffer zones or safeguarded designations in the minerals and waste section, areas within the settlement boundary are generally excluded from the designation. This is because even without the settlement boundary as marked on the proposals map, it would generally be unviable and undesirable to work minerals underneath, or in close proximity to dwellings.

5.12 A number of different designations fall within this group; Quarry Buffer Zone, Safeguarded Sand & Gravel, Safeguarded Hard Rock. Minor amendments were made to all layers where they interact with settlement boundaries, but are mostly inconsequential. A more significant change was made to remove the Safeguarded Sand and Gravel designation in Gyffin, Conwy. This reflects the extended settlement boundary and caravan site at Bryn Gynog, and the numerous scattered dwellings along Hendre Road and Henryd Road.

**Figure 8: Settlement boundary and safeguarded sand and gravel designations in Gyffin, Conwy**



## Appendix 1: Facilities and services in each settlement

Source: Conwy County Borough Council

Settlement	Community facilities	Shops and services	Medical facilities	Education	Employment opportunities	Public transport	Total
Abergele / Pensarn	✓✓	✓✓	✓	✓✓	✓✓	✓✓	11
Bay of Colwyn	✓✓	✓✓	✓	✓✓	✓✓	✓✓	11
Conwy	✓✓	✓✓	✓	✓✓	✓✓	✓✓	11
Deganwy / Llanrhos	✓✓	✓✓	✓	✓	✓✓	✓✓	10
Llandudno	✓✓	✓✓	✓✓	✓✓	✓✓	✓✓	12
Llandudno Junction	✓✓	✓✓	X	✓	✓✓	✓✓	9
Llanfairfechan	✓✓	✓✓	✓	✓	✓✓	✓✓	9
Llanrwst	✓✓	✓✓	✓	✓✓	✓✓	✓✓	11
Mochdre	✓✓	✓✓	X	✓	✓✓	✓✓	9
Penmaenmawr	✓✓	✓✓	X	✓	✓✓	✓✓	8
Penrhyn Bay / Penrhynside	✓✓	✓✓	✓	✓✓	✓✓	✓✓	10
Towyn / Kinmel Bay	✓✓	✓✓	X	✓	✓✓	✓✓	9
Glan Conwy	✓✓	✓✓	✓	✓	✓	✓✓	8
Llanddulas	✓✓	✓✓	X	✓	✓	✓	6
Dwygyfylchi	✓✓	✓✓	X	✓	✓	✓	6
Betws-yn-Rhos	✓✓	✓	X	✓	✓	X	5
Cerrigydruddion	✓✓	✓	X	✓	X	✓	5
Dolgarrog*	✓	✓✓	X	✓	✓	✓	5
Eglwysbach	✓✓	X	X	✓	X	✓	4
Llanfair Talhaearn	✓✓	✓	✓	✓	X	X	5
Llangernyw	✓✓	✓	X	✓	X	X	4
Llansannan	✓	✓	X	✓	✓	X	4
Llysfaen	✓	✓✓	X	✓	X	✓	4
Trefriw*	✓✓	✓✓	X	X	X	✓	4
Tal-y-Bont / Castell	✓✓	✓	X	X	X	✓	4
Bryn Pydew	✓	X	X	X	X	X	1
Glanwydden	✓	X	X	X	X	X	1
Groes	X	X	X	X	X	X	0
Henryd	X	X	X	✓	X	X	1
Llanbedr-y-Cennin	✓	X	X	X	X	X	1
Llanddoged	X	X	X	✓	X	X	1

Settlement	Community facilities	Shops and services	Medical facilities	Education	Employment opportunities	Public transport	Total
Llanelian	✓	X	X	X	X	X	1
Llangwm	X	X	X	X	X	X	0
Llannefydd	✓	X	X	X	X	X	1
Pentrefelin	X	X	X	X	X	✓	1
Pentrefoelas	✓	X	X	✓	✓	✓	4
Rhyd-y-Foel	✓	X	X	X	X	X	1
St George	✓✓	X	X	✓	✓	X	4
Tal-y-Cafn	✓	X	X	X	X	✓	2
Tyn-y-Groes	X	X	X	X	X	✓	1
Bodtegwel	X	X	X	X	X	X	0
Bryn Rhyd-y- Arian	X	X	X	X	X	X	0
Bryn-y-Maen	X	X	X	X	X	X	0
Brymbo	X	X	X	X	X	✓	1
Bylchau	✓	X	X	X	X	X	1
Cefn Berain	X	X	X	X	X	X	0
Capelulo*	✓	X	X	X	X	✓	2
Cefn Brith	X	X	X	X	X	X	0
Dinmael	X	X	X	X	X	✓	1
Glasfryn	X	X	X	X	X	✓	1
Groesffordd	X	X	X	X	X	X	0
Gwytherin	✓	X	X	X	X	X	1
Hendre	X	X	X	X	X	X	0
Llanfihangel GM	✓	X	X	X	X	X	1
Maerdy	✓	X	X	X	X	✓	1
Melin y Coed	X	X	X	X	X	X	0
Nebo*	X	X	X	X	X	X	0
Pandy Tudur	X	X	X	X	X	X	0
Pentre Isa	X	X	X	X	X	X	0
Pentre-llyn-cymmer	X	X	X	X	✓	X	1
Pentre Tafarn-y-Fedw	X	X	X	X	X	X	0
Rhydlydan	✓	X	X	X	X	✓	2
Tan-y-Fron	X	X	X	X	X	X	0

Urban settlements and Key Service Centre

Main Villages

Minor Villages

Hamlets

The following categories have been used to assess the level of facilities in each settlement. A maximum of 2 points are given for each category where a settlement has multiple facilities:

- Community facilities:
  - Community hall
  - Library
  - Pub
  - Cafe
- Shops and services
  - Convenience store
  - Take-away
  - Hairdresser
  - Petrol filling station
  - Other similar local retail facilities
- Medical facilities
  - GP surgery
  - Hospital
- Access to education
  - Primary school
  - Secondary school
- Employment opportunities
  - Other businesses based in the settlement providing year-round employment opportunities (excluding pubs/local shops listed in other categories).
- Public transport
  - Regular scheduled bus services
  - Railway station

## Appendix 2: Electoral division population and settlements

Source: 2021 census (Nomis); LLPG

Electoral division / ward	Settlement	Population (ward)	Estimated proportion within Eryri
Betws yn Rhos	Betws-yn-Rhos Llanfair Talhaiarn Llanelian	1,953	0%
Betws-y-Coed and Trefriw	Trefriw*	1,956	94% (1,845)
Bryn	Llanfairfechan (part)	1,751	4% (75)
Caerhun	Dolgarrog* Tal-y-Bont / Castell Henryd Llanbedr-y-Cennin Tyn-y-Groes Groesffordd Hendre	2,371	35% (830)
Colwyn Eirias	Old Colwyn	8,150	0%
Conwy	Conwy	4,267	1% (30)
Craig y Don Gogarth Mostyn Tudno	Llandudno	15,129	0%
Deganwy	Deganwy / Llanrhos	3,763	0%
Eglwys-bach a Llangernyw	Eglwysbach Llangernyw Tal-y-Cafn Brymbo Gwytherin Pandy Tudur Pentre Isa	2,017	0%
Gele & Llanddulas Pen-sarn Pentre Mawr	Abergele / Pensarn Llanddulas Rhyd-y-Foel	12,886	0%

Electoral division / ward	Settlement	Population (ward)	Estimated proportion within Eryri
	St George Bodtegwel		
Glyn Rhiw	Colwyn Bay	10,574	0%
Glyn y Marl	Bryn-y-Maen		
Kinmel Bay	Llandudno Junction	7,686	0%
Llandrillo-yn-Rhos	Towyn / Kinmel Bay	5,905	0%
Llanrwst a Llanddoged	Rhos-on-Sea	7,773	0%
Llansanffraid	Llanrwst Llanddoged Pentre Tafarn-y-Fedw	3,740	0%
Llansannan	Glan Conwy Pentrefelin	2,129	0%
Llysfaen	Llansannan Groes	1,819	0%
Mochdre	Glannefydd Bryn Rhyd-yr-arian		
Pandy	Bylchau Cefn Berain		
Penmaenmawr	Tan-y-Fron Llysfaen	2,736	0%
Penrhyn	Cefn Berain Llanfairfechan (part)	2,005	0%
Towyn	Tan-y-Fron Llanfairfechan (part)	1,790	0%
Uwch Aled	Penrhyn Bay / Penrhynside Bryn Pydew Glanwydden Towyn / Kinmel Bay Cerrigydrudion Llangwm Pentrefoelas Cefn Brith	4,297	8% (325)
		4,589	0%
		2,267	0%
		1,736	0%

Electoral division / ward	Settlement	Population (ward)	Estimated proportion within Eryri
Uwch Conwy	Dinmael	1,467	85% (1,240)
	Glasfryn		
	Llanfihangel GM		
	Maerdy		
	Pentre-llyn-cymmer		
	Rhydlydan		
	Melin y Coed		
	Nebo*		

The population data above is for the whole of each electoral division, however some wards are partly within Eryri national park. To estimate the population that falls within Eryri (and therefore outside of the Conwy LDP Plan Area), the proportion of dwellings within each electoral ward that fall within Eryri has been calculated, as set out below (source: Conwy LLPG).

- Betws y Coed and Trefriw – 94%
- Uwch Conwy – 85%
- Caerhun – 35%
- Penmaenmawr – 8%
- Bryn – 4%
- Conwy – 1%

Total population of Conwy County Borough: 114,750

Estimated population of Conwy within Eryri national park: 4,350

Conwy Local Planning Authority area population: 110,400

## Appendix 3: Candidate sites

Site no.	Site name	Candidate site Status	SB status in LDP	SB status in RLDP	Comments
1	Land to the rear of Dolwen View, Bwlch y Gwynt, Llysfaen	Removed	Outside	Within	Surrounded by existing development within the village. Include within amended settlement boundary.
2	Land off Nebo Road, Llanrwst	Ranked site (Housing)	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
3	Land at Caeffynnon, Ffordd Brenig, Cerrigydruddion, Corwen	Removed	Outside	Within	Planning permission granted on part - include within settlement boundary
4	Hafod y Coed, Trefforis Road, Dwygyfylchi.	Ranked site (Housing)	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
5	Land at Pen y Waen Farm, Old Highway, Colwyn Bay LL28 5UY.	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
6	East of Limpley Lodge, Craigside.	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.
7	Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside.	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.
8	Tan y Graig Road, Llysfaen.	Removed	Outside	Within	The site is greenfield, however is almost surrounded by existing dwellings and previously developed land, some of which were not previously within the settlement boundary. The settlement boundary should logically include the cluster of approx. 10 existing dwellings at Hwylfa Dafydd and other nearby properties. Site 8 also falls within this area as a potential infill/windfall opportunity, subject to all planning matters.

<b>Site no.</b>	<b>Site name</b>	<b>Candidate site Status</b>	<b>SB status in LDP</b>	<b>SB status in RLDP</b>	<b>Comments</b>
9	Llanrwst Road, Upper Colwyn Bay.	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.
10	Gwellyn Avenue, Kinmel Bay.	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
11	Johnson Woodcraft site, Cader Avenue, Kinmel Bay.	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
12	Cader Avenue, Kinmel Bay.	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
13	Chester Avenue, Rhyl. LL18 5LA	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
14	Denbigh Circle, Rhyl LL18 5HW.	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
15	Adjacent 25 Elwy Circle, Rhyl LL18 5HF.	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
16	Adjacent 36 Elwy Circle, Rhyl. LL18 5HF	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
17	Land between 35 and 37 Owain Glyndwr, Kinmel Bay	Withdrawn	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
18	Land adjacent 9 Owain Glyndwr, Kinmel Bay	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
19	Owain Glyndwr, Kinmel Bay	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
20	Holywell Crescent, Kinmel Bay	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
21	Tileries Estate, Kinmel Bay	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.

<b>Site no.</b>	<b>Site name</b>	<b>Candidate site Status</b>	<b>SB status in LDP</b>	<b>SB status in RLDP</b>	<b>Comments</b>
22	Bay Trading Estate, Kinmel Bay	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
23	2 Douglas Road, Colwyn Bay	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
24	166 Old Highway, Mochdre	Removed	Outside	Within	Part of the site consists of dwelling and curtilage adjoining existing development and proposed for inclusion within the settlement boundary. Otherwise site to remain outside settlement boundary.
25	Land at Caer Ffynnon, Ffordd y Berth, Abergel	Removed	Outside	Within	this is a small extension to SB to take account of existing houses and a site with current planning permission.
26	Land East of Dolgau, Dolwen Road, Old Colwyn	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
27	The Old Garden Centre, Dolwyd Nurseries, Dolwyd, Mochdre	Removed	Outside	Outside	Dolwyd does not have a settlement boundary, and is not identified in the settlement hierarchy, therefore no justification for drawing a settlement boundary around the site.
28	Llannerch Road, Llanfairfechan	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
29	Land at Gogr Ganol, Llansannan	Removed	Outside	Within	Minor expansion to settlement boundary to include this partially developed site.
30	Former Goods Yard, Builders Street, Llandudno	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
31	Land adjoining Tawelfan, Ty Du Road, Glan Conwy	Ranked site (Housing)	Outside	Outside	The site is ranked as a potential deliverable site, however should not be included within the settlement boundary unless required for allocation.
32	Land at Ty Du Farmhouse, Ty Du Lane, Glan Conwy	Removed	Outside	Outside	The site is undeveloped, within a Special Landscape Area, not proposed for allocation and is not a logical infill/windfall site.

<b>Site no.</b>	<b>Site name</b>	<b>Candidate site Status</b>	<b>SB status in LDP</b>	<b>SB status in RLDP</b>	<b>Comments</b>
33	Land at Maes y Felin, off Llanrwst Road, Glan Conwy	Developed	Within	Within	The site has planning permission (development underway) and is already within the settlement boundary therefore no change required.
34	Land adjacent Premier Inn, Conway Road, Llandudno Junction	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
35	Land adjacent Mochdre Commerce Parc, Ty Gwyn Road, Dolwyd	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
36	Land adjacent Llandudno Junction Industrial Estate, Conway Road, Llandudno Junction	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
37	Fron Heulog, Twll Llwynog, Abergel	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
38	Land between Hawes Drive and Maes y Castell, Deganwy	Removed	Outside	Outside	The site is undeveloped, within the Green Wedge and not proposed for allocation.
39	Land adjacent to Bryn Lupus Road, Llanrhos, Llandudno (Option 1)	Removed	Outside	Outside	The site is undeveloped, within the Green Wedge and not proposed for allocation. Part of the site is a duplicate of site 40.
40	Land adjacent to Bryn Lupus Road, Llanrhos, Llandudno (Option 2)	Ranked site (Housing)	Outside	Outside	The site is ranked as a potential deliverable site, however should not be included within the settlement boundary unless required for allocation.
41	Land off Valley Road, Colwyn Bay	Pipeline site (Housing)	Within	Within	A small extension to SB to take account of existing houses and a site with current planning permission.
42	Land off Iscoed, Gyffin	Removed	Outside	Outside	Refer to site 192
43	Land off Nebo Road, Llanrwst	Removed	Outside	Outside	The site is a duplicate of site 2, which is ranked as a potential deliverable site, however should not be included within the settlement boundary unless required for allocation.

Site no.	Site name	Candidate site Status	SB status in LDP	SB status in RLDP	Comments
44	Land at Bryn Celyn, Llysfaen	Withdrawn	Outside	Within	Included within the settlement boundary as curtilage of Bryn Celyn.
45	Land North of Sychnant Pass Road, Conwy	Removed	Outside	Outside	The site would form an extension to the settlement into the open countryside. It should not be included within the settlement boundary unless the site is to be allocated.
46	Tal y Bont Glebe land, Tal y Bont	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation, and falls within Flood Zone 2 so unsuitable for development.
47	The Stables, Colwyn Road, Llandudno	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.
48	Tyddyn Bach, Graiglwyd Road, Penmaenmawr	Ranked site (Housing)	Outside	Split	The settlement boundary to be amended to include the curtilage of existing building (Tyddyn Bach). Otherwise site remains outside settlement boundary unless required for allocation.
49	Pant y Fran Farm, Pentywyn Road, Deganwy	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.
50	<b>Land on Bryn Lopus Road, Llanrhos</b>	<b>Allocation (Housing)</b>	<b>Outside</b>	<b>Within</b>	Proposed for development as part of the Llanrhos housing allocation. To be included within settlement boundary.
51	Land at Troed y Bwlch, Deganwy	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.
52	Old Mill Road, Dwygyfylchi	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
53	Land at Bryniau Cochion, Llysfaen	Removed	Split	Within	The site was partly within the settlement boundary in the adopted LDP Proposals Map. The SB has been extended to include the entire site which appears to be land associated with the dwelling.

Site no.	Site name	Candidate site Status	SB status in LDP	SB status in RLDP	Comments
54	Derwen Park, Penrhyn Bay	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
55	Land to the rear of Bryn y Mor, Dolwen Road	Removed	Outside	Within	The site has been developed therefore should be included within the settlement boundary.
56	<b>Penloyn, Llanrwst</b>	<b>Allocation (Housing)</b>	<b>Outside</b>	<b>Within</b>	The southern part of the site is proposed for allocation in the RLDP therefore will be included in the settlement boundary.
57	Land at the corner of Pentwyn Road and Marl Lane, Deganwy	Developed	Outside	Within	The site has been developed therefore should be included within the settlement boundary.
58	Land off Aber Road, Llanfairfechan	Removed	Outside	Within	Refer to site 157
59	Land North West of Llys y Coed, Llanfairfechan	Ranked site (Housing)	Outside	Outside	The site is ranked as a potential deliverable site, however should not be included within the settlement boundary unless required for allocation.
60	Land North of St. Mary's and Christ Church, Llanfairfechan	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
61	Land West of St. Mary's and Christ Church, Llanfairfechan	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
62	Land adjacent to Castle Cove Caravan Park, Pensarn	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation, is within Flood Zone 3 (Defended Zone) and is not a logical infill/windfall site.
63	Land North of Coed yr Afon, Gyffin	Removed	Outside	Within	The settlement boundary is to be expanded to include the neighbouring Bryn Gynog residential caravan site and site 63.
64	Land West of Coed yr Afon, Gyffin	Removed	Outside	Within	The settlement boundary is to be expanded to include the neighbouring Bryn Gynog residential caravan site and site 64.
65	Adjacent Pant Y Gloch Reservoir, Honeysuckle Lane, Upper Colwyn Bay	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.

Site no.	Site name	Candidate site Status	SB status in LDP	SB status in RLDP	Comments
66	Peulwys Farm, Peulwys Lane, Old Colwyn	Removed	Outside	Within	Refer to site 68
67	Brodnant Farm, Pabo Lane, Llandudno Junction	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.
68	<b>Peulwys Farm, Old Colwyn</b>	<b>Allocation (Housing)</b>	<b>Outside</b>	<b>Within</b>	The site is to be allocated for housing in the RLDP so include within settlement boundary
69	Land off Llanfair Road, Abergel	Ranked site (Housing)	Outside	Outside	The site is ranked as a potential deliverable site, however should not be included within the settlement boundary unless required for allocation.
70	Land off Llanfair Road, Abergel (Site 2)	Ranked site (Housing)	Outside	Outside	The site is ranked as a potential deliverable site, however should not be included within the settlement boundary unless required for allocation.
71	Land off Towyn Way and South of Kinmel Way, Towyn	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is within Flood Zone 3 (Defended Zone) so unsuitable for development.
72	Land at Junction of Towyn Way West and Gors Road, Towyn	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is within Flood Zone 3 (Defended Zone) so unsuitable for development.
73	Winllan Farm, Llanrhos Road, Penrhyn Bay	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge and not proposed for allocation.
74	Land North of Sychnant Pass Road, Conwy	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
75	Land East of Top Llan Road, Glan Conwy	Removed	Outside	Outside	Duplicate of site 31
76	Land North of Sychnant Pass Road (Site 2), Conwy	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
77	Land to the South of Llanrwst Road, Upper Colwyn Bay	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.

Site no.	Site name	Candidate site Status	SB status in LDP	SB status in RLDP	Comments
78	Former Windjammers Wine Bar, Towyn Road, Belgrano, Abergele	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
79	Land adjacent Abergele Business Park, Abergele	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.
80	Pentre Brian land, Bryn Rhys, Glan Conwy	Removed	Outside	Outside	The site is undeveloped, within a Special Landscape Area and not proposed for allocation.
81	Land opposite Maes Yr Afon, Pentrefoelas (Parcel 1)	Removed	Outside	Outside	Pentrefoelas is identified as a Minor Village in the RLDP settlement hierarchy and does not have a settlement boundary
82	Land opposite Maes Yr Afon, Pentrefoelas (Parcel 2)	Removed	Outside	Outside	Pentrefoelas is identified as a Minor Village in the RLDP settlement hierarchy and does not have a settlement boundary
83	Land opposite Maes Yr Afon, Pentrefoelas (Parcel 3)	Removed	Outside	Outside	Pentrefoelas is identified as a Minor Village in the RLDP settlement hierarchy and does not have a settlement boundary
84	Land off Gorwel, Llanfairfechan	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
85	Land off Penmaenmawr Road, Llanfairfechan (Option 1)	Pipeline site (Housing)	Within	Within	This is a current LDP allocation with planning application submitted. Retain within the settlement boundary as a pipeline site.
86	Land off Penmaenmawr Road, Llanfairfechan (Option 2)	Ranked site (Housing)	Outside	Outside	The site is ranked as a potential deliverable site, however should not be included within the settlement boundary unless required for allocation.
87	Land to the South and East of Dolgau, Dolwyn Road, Old Colwyn	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
88	Land adjoining Southerlies, Llandudno	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.

<b>Site no.</b>	<b>Site name</b>	<b>Candidate site Status</b>	<b>SB status in LDP</b>	<b>SB status in RLDP</b>	<b>Comments</b>
89	Land at Fron Ganol, School Bank Road, Llanrwst	Removed	Outside	Outside	The site is undeveloped, within a flood risk zone, not proposed for allocation and is not a logical infill/windfall site.
90	Land adjoining Dolwen Road, Old Colwyn	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
91	<b>Land off Pentwyn Road (South of St Anne's Gardens), Llanrhos, Llandudno</b>	<b>Allocation (Housing)</b>	<b>Outside</b>	<b>Within</b>	The site is to be allocated for housing in the RLDP so include within settlement boundary
92	Land adjoining Quinton Hazell Enterprise Parc, Glan-y-Wern Road, Mochdre, Colwyn Bay	Removed	Outside	Split	Minor change to settlement boundary to include existing development.
93	Land adjoining Dolwen Road (Site 2), Old Colwyn	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
94	East of Tan y Fedw, Trefriw	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
95	Land off Tan Y Ffron, Deganwy	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
96	Land off Cae Tyddyn, Llanrwst	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
97	Llysfaen Road, Old Colwyn	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
98	Maes Y Llan, Dwygyfylchi	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
99	Former Billington's Garage, Conwy	Removed	Outside	Outside	The site is not adjoining the existing settlement boundary and is not considered suitable for residential development due to flood risk.
100	Land south of The Kinmel and Kinspa, St George Road, Abergel	Removed	Within	Outside	The settlement boundary has been withdrawn from this area due to surrounding LDP allocations not

<b>Site no.</b>	<b>Site name</b>	<b>Candidate site Status</b>	<b>SB status in LDP</b>	<b>SB status in RLDP</b>	<b>Comments</b>
					having come forward. This site is distant from the RLDP SB so should not be included
101	Pathacres, Colwyn Bay	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.
102	Land at Bodafon Field, Llandudno	Removed	Within	Within	The site has been developed therefore should be retained within the settlement boundary.
103	<b>Bryniau, Llandudno</b>	<b>Allocation (B1 employment)</b>	<b>Outside</b>	<b>Outside</b>	This site is allocated for employment use, but will remain outside the settlement boundary.
104	Land by Ysgol y Creuddyn, Penrhyn Bay	Removed	Split	Split	This is undeveloped, not proposed for allocation and is not a logical infill/windfall site. No changes are proposed to the settlement boundary here, so the site will remain outside the boundary, apart from the part which overlaps site 210.
105	Land nr. 4 Cromlech Road, Llandudno	Removed	Outside	Outside	These houses on this part of the Orme do not fall within the settlement boundary of Llandudno, as they form a distinctive collection of houses on narrow streets, and are within the Special Landscape Area and in close proximity to a number of local, national and international landscape and biodiversity designations.
106	Land on Crogfryn Lane, Llanrhos	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.
107	Land on Queens Road, Llandudno	Removed	Outside	Split	Refer to site 203.
108	Land at Bryniau, nr Llandudno Hospital, Llandudno	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.

Site no.	Site name	Candidate site Status	SB status in LDP	SB status in RLDP	Comments
109	Land off Conway Road, Penmaenmawr	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.
110	East of Llanrwst Road, Colwyn Bay	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.
111	Cwm Howard, Llandudno	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.
112	Land adjacent to Llangwstennin Hall, Llandudno Junction	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
113	Land at Tandderwen and off Tan Y Fron Road, Abergel	Pipeline site (Housing)	Within	Within	Part of this candidate site is a current LDP allocation with planning application submitted. Retain within the settlement boundary as a pipeline site. The settlement boundary will not be extended to include additional land.
114	Land at Siambar Wen, Llanfair Road, Abergel	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
115	<b>Llanddulas Quarry, Areas 1, 2 and 3</b>	<b>Allocation (B1, B2 &amp; B8 Employment)</b>	Outside	Outside	This site is allocated for employment use, but will remain outside the settlement boundary.
116	Llanddulas Quarry	Removed	Outside	Outside	The site is undeveloped, within a landfill buffer zone, not proposed for allocation and is not a logical infill/windfall site.
117	Llanddulas Quarry	Removed	Outside	Outside	The site is undeveloped, within a landfill buffer zone, not proposed for allocation and is not a logical infill/windfall site.
118	Roundabout field, Abergel	Removed	Within	Outside	This site has not come forward for development during the LDP plan period and it is not proposed to re-allocate the site in the RLDP, so it will be removed from the settlement boundary.

<b>Site no.</b>	<b>Site name</b>	<b>Candidate site Status</b>	<b>SB status in LDP</b>	<b>SB status in RLDP</b>	<b>Comments</b>
119	Land North of Kinmel Manor, Abergele	Removed	Within	Outside	This site has not come forward for development during the LDP plan period and it is not proposed to re-allocate the site in the RLDP, so it will be removed from the settlement boundary.
120	Land off St George Road, Abergele	Removed	Within	Outside	This site has not come forward for development during the LDP plan period and it is not proposed to re-allocate the site in the RLDP, so it will be removed from the settlement boundary.
121	Plas Penrhyn, Penrhyn Bay	Removed	Within	Within	The site was an LDP allocation and has since been developed therefore should remain within the settlement boundary.
122	Ty Mawr, Old Colwyn	Removed	Within	Outside	This site has not come forward for development during the LDP plan period and it is not proposed to re-allocate the site in the RLDP, so it will be removed from the settlement boundary.
123	Adjoining Ysgol Cynfran, Llysfaen	Removed	Within	Within	This site will not be re-allocated in the RLDP, however will remain within the settlement boundary as a potential infill/windfall site.
124	Off Ysguborwen Road, Dwygyfylchi	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
125	Land fronting B5105, Cerrigydruddion	Removed	Within	Outside	This site has not come forward for development during the LDP plan period and it is not proposed to re-allocate the site in the RLDP, so it will be removed from the settlement boundary.
126	Gofer, Rhuddlan Road	Removed	Outside	Outside	The site is a significant distance outside any settlement boundary and will not be allocated for development in the RLDP.
127	Clwyd Bank Road, Kinmel Bay	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation, is within Flood Zone 3 (Defended Zone) and is not a logical infill/windfall site.

<b>Site no.</b>	<b>Site name</b>	<b>Candidate site Status</b>	<b>SB status in LDP</b>	<b>SB status in RLDP</b>	<b>Comments</b>
128	Land south-west of Ffordd Berth ddu, Llanrwst	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation, is within Flood Zone 3 and is not a logical infill/windfall site.
129	Pentre Uchaf Farm, Peulwys Lane, Old Colwyn	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and has biodiversity, flood risk and access constraints therefore is not an appropriate infill/windfall site.
130	Land adjoining Bodhyfryd, Llanrwst Road, Gyffin	Removed	Outside	Outside	No - the site consists of a dwelling and curtilage, but it is a large garden. If included it would result in an illogical long, narrow settlement boundary extension. It should remain outside the settlement boundary unless the adjoining site 192 is to be allocated.
131	BT Telephone Exchange	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
132	<b>Education Offices, Dinerth Road, Rhos on Sea</b>	<b>Allocation (Housing &amp; School)</b>	<b>Within</b>	<b>Within</b>	The site is to remain inside the settlement boundary due to being within the built-up area.
133	Dinerth Hall Farm, Rhos on Sea	Removed	Within	Split	Eastern part of site is a logical infill site to be retained in settlement boundary; remainder removed from settlement boundary.
134	Social Club-Youth Centre, Llandudno Junction	Removed	Within	Within	The site is within the settlement boundary due to being within the built-up area.
135	Dexter Products, Llanfairfechan	Removed	Within	Within	The site is within the settlement boundary due to being within the built-up area.
136	Bryn Hyfryd-Ffordd Tan yr Ysgol, Llanrwst	Removed	Within	Within	This previous LDP allocation has received planning permission and is being developed, so will remain within the settlement boundary.

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137	Site A, North of Llanrwst	Removed	Within	Outside	This site has not come forward for development during the LDP plan period and it is not proposed to re-allocate the site in the RLDP, so it will be removed from the settlement boundary.
138	Site D, East of Llanrwst	Removed	Within	Within	This site will not be re-allocated in the RLDP, however will remain within the settlement boundary as a potential infill/windfall site.
139	Site E, Adjacent to Bryn Hyfryd, Llanrwst	Removed	Within	Outside	This site has not come forward for development during the LDP plan period and it is not proposed to re-allocate the site in the RLDP, so it will be removed from the settlement boundary.
140	South of the Mill, Llanddulas	Removed	Within	Outside	This site has not come forward for development during the LDP plan period and it is not proposed to re-allocate the site in the RLDP, so it will be removed from the settlement boundary.
141	Pencoed Road, Llanddulas	Removed	Within	Outside	This site has not come forward for development during the LDP plan period and it is not proposed to re-allocate the site in the RLDP, so it will be removed from the settlement boundary.
142	Adjacent to former Rectory, Llysfaen	Removed	Within	Within	This site will not be re-allocated in the RLDP, however will remain within the settlement boundary as a potential infill/windfall site.
143	Ffordd Llanelwy, Betws yn Rhos	Removed	Within	Within	This site will not be re-allocated in the RLDP, however will remain within the settlement boundary as a potential infill/windfall site.
144	Minafon, Betws yn Rhos	Removed	Within	Outside	This site has not come forward for development during the LDP plan period and it is not proposed to re-allocate the site in the RLDP, so it will be removed from the settlement boundary.
145	Off Heol Martin, Eglwysbach	Removed	Within	Within	This site will not be re-allocated in the RLDP, however will remain within the settlement boundary as a potential infill/windfall site.

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146	The Smithy, Llanfair TH	Removed	Within	Outside	This site has not come forward for development during the LDP plan period and it is not proposed to re-allocate the site in the RLDP, so it will be removed from the settlement boundary.
147	Coed Digain, Llangernyw	Removed	Within	Within	This site has been developed in part. The rest of the site will remain within the settlement boundary as a potential infill/windfall site.
148	North of Llansannan	Removed	Within	Outside	This site has not come forward for development during the LDP plan period and it is not proposed to re-allocate the site in the RLDP, so it will be removed from the settlement boundary.
149	Land off Llanfair Road (Site 3), Abergel	Removed	Within	Within	The site was an LDP allocation and has since been developed therefore should remain within the settlement boundary.
150	Llysfaen Road, Old Colwyn	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
151	Henryd Road, Gyffin	Removed	Within	Within	The site was an LDP allocation and has since been developed therefore should remain within the settlement boundary.
152	Conwy Road, Penmaenmawr	Removed	Within	Within	The site was an LDP allocation and has since been developed therefore should remain within the settlement boundary.
153	Site C, North East of Llanrwst	Removed	Within	Outside	This site has not come forward for development during the LDP plan period and it is not proposed to re-allocate the site in the RLDP, so it will be removed from the settlement boundary.
154	Land to the north east of Glan y Mor, Dwygyfylchi	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
155	Land north of A470 and junction with Narrow Lane (Site 1), Llandudno Junction	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.

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156	Land north of A470 and junction with Narrow Lane (Site 2), Llandudno Junction	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
157	<b>Caeffynnon, Llanfairfechan</b>	<b>Allocation (Housing &amp; School)</b>	<b>Outside</b>	<b>Split</b>	Part of the site is allocated for residential development in the RLDP so included within settlement boundary. School allocation and remaining (western) part of site remaining outside SB.
158	Land north of Abergel Road, Llanddulas	Withdrawn	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.
159	Land south of Abergel Road, Llanddulas	Withdrawn	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.
160	Phase Four, Cae'r Llynen, Off Narrow Lane, Llandudno Junction	Removed	Within	Within	The site was an LDP allocation and has since been developed therefore should remain within the settlement boundary.
161	Land bordering Eldon Drive, Abergel	Removed	Outside	Outside	This site has been developed as allotments and falls within the Green Wedge so should remain outside the settlement boundary.
162	Bryn Rhodyn Farm, Old Colwyn	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
164	East of The Royal Welsh Way, Llandudno Junction	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
165	Cae Sling, Penmaenmawr	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.
166	Land adjoining Rhiwlas, Llanddoged	Removed	Outside	Outside	Llanddoged is identified as a Minor Village in the RLDP settlement hierarchy and does not have a settlement boundary

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167	Land West and South of the Vicarage, Llannefydd, Denbigh	Removed	Outside	Outside	Llannefydd is identified as a Minor Village in the RLDP settlement hierarchy and does not have a settlement boundary
168	Land East of the Rectory, Llanfair Talhaiarn	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
169	Land North East of the Rectory, Llansannan	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
170	Land on North East side of Bryn Celyn, Hendre Road, Conwy	Removed	Outside	Outside	This is part of scattered grouping of houses beyond the built-up settlement of Conwy. It is not proposed for allocation and is not a logical infill/windfall site.
171	West of Maes Dolau caravan site	Removed	Outside	Outside	This site would be an incursion into the open countryside and green wedge, and should not be included within the settlement boundary unless required for allocation.
172	South of Maes Dolau caravan site	Removed	Outside	Outside	This site would be an incursion into the open countryside and green wedge, and should not be included within the settlement boundary unless required for allocation.
173	Tyn y Coed Farm, Llanrhos	Removed	Outside	Outside	This site would be an incursion into the open countryside and green wedge, and should not be included within the settlement boundary unless required for allocation.
174	<b>West of Bryn Maelgwyn Lane, Llanrhos</b>	<b>Allocation (Housing)</b>	<b>Outside</b>	<b>Within</b>	This site is to be allocated for residential development therefore included within the settlement boundary of Llanrhos.
175	East of Ty Derwen, Betws Yn Rhos	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
176	Pabo Nurseries, Llangwstennin, Llanduno Junction	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.

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177	6 Cae Glas Crescent, Conwy Old Road, Dwygyfylchi	Removed	Outside	Split	The site is partly curtilage of 6 Cae Glas Crescent. Cae Glas Crescent, together with Tan yr Allt terrace opposite forms a cluster of houses within Dwygyfylchi which is a settlement shared with Eryri National Park. The housing in Eryri is within the ENP LDP settlement boundary, and for consistency Cae Glas Terrace should be included in the Conwy RLDP settlement boundary.
178	Land off Maes Llan, Eglwysbach	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
179	Land off Llanerch Road, Llanfairfechan LL33 0EB	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
180	Pen y Waen Farm, site 2	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
181	Land off Blackmarsh Road, Mochdre	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
182	Heath & Ysgol Pant y Rhedyn, Llanfairfechan	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
183	Land at Glan Conwy Corner	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.
184	Land North of Ffordd Groesffordd, Colwyn Bay LL28 5NT	Removed	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
185	Land off Conway Road & Llanrwst Road Colwyn Bay	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge, not proposed for allocation and is not a logical infill/windfall site.
186	North East of former goods yard, Llandudno Junction	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.

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187	Land at Orme View Filling Station	Removed	Outside	Outside	This was an LDP employment allocation that has not come forward for development and will not be re-allocated. It is not currently within or adjoining the settlement boundary and there is no justification to change this.
188	Land at Orme View Filling Station, site b	Removed	Outside	Outside	This was an LDP employment allocation that has not come forward for development and will not be re-allocated. It is not currently within or adjoining the settlement boundary and there is no justification to change this.
189	Land at Memorial Hall, Dolgarrog	Removed	Within	Within	The site is no longer allocated, however it is to be retained within the settlement boundary as a potential windfall site.
190	Land at Llansannan	Removed	Outside	Outside	This was an LDP employment allocation that has not come forward for development and will not be re-allocated. It is not currently within or adjoining the settlement boundary and there is no justification to change this.
192	Land off Llanrwst Road, Conwy	Ranked site (Housing)	Outside	Outside	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
193	Land adjacent to Lon Olwen, Kinmel Bay	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
194	Llys Branwen, Kinmel Bay	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
195	Land bounded by Brook Avenue, Towyn Way East and Ffordd y Berlan, Towyn	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
196	Land off Hill View Road and Conway Road, Llanrhos	Removed	Outside	Outside	The site is undeveloped, within a Green Wedge and Special Landscape Area, not proposed for allocation and is not a logical infill/windfall site.

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197	Land at Bryn Rhys, Glan Conwy	Removed	Outside	Outside	The site is undeveloped, within a Special Landscape Area, not proposed for allocation and is not a logical infill/windfall site.
198	Land east of Bryn Isa, Glan Conwy	Removed	Outside	Outside	The site is undeveloped, within a Special Landscape Area, not proposed for allocation and is not a logical infill/windfall site.
199	Land East of the Old Rectory, Glan Conwy	Removed	Outside	Outside	The site is undeveloped, within a Special Landscape Area and proposed Green Wedge (BP/29), not proposed for allocation and is not a logical infill/windfall site.
200	Land South of Ty Du Road, Glan Conwy	Removed	Outside	Outside	The site is undeveloped, within a Special Landscape Area, not proposed for allocation and is not a logical infill/windfall site.
201	Land south of Ysgoldy, Glan Conwy	Removed	Outside	Outside	The site is undeveloped, within a Special Landscape Area, not proposed for allocation and is not a logical infill/windfall site.
202	Land west of Bryn Isa, Glan Conwy	Removed	Outside	Outside	The site is undeveloped, within a Special Landscape Area, not proposed for allocation and is not a logical infill/windfall site.
203	<b>Queens Road, Llandudno</b>	<b>Allocation (Housing)</b>	<b>Outside</b>	<b>Within</b>	This site is to be allocated for residential development therefore included within the settlement boundary of Llandudno.
204	<b>Llanddulas Quarry - Area 4</b>	<b>Allocation (Solar)</b>	<b>Outside</b>	<b>Outside</b>	This site is allocated for solar energy use, but will remain outside the settlement boundary.
205	The Glyn Fields, Dwygyfylchi	Removed	Outside	Within	The site is undeveloped, not proposed for allocation and is not a logical infill/windfall site.
206	<b>Nant y Coed, Llandudno Junction</b>	<b>Allocation (Housing)</b>	<b>Within</b>	<b>Within</b>	The site is to remain inside the settlement boundary due to being within the built-up area.
207	Ty Hapus, Llandudno	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.

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208	Douglas Road car park, Colwyn Bay	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
209	Douglas Road, Colwyn Bay	Removed	Within	Within	The site is to remain inside the settlement boundary due to being within the built-up area.
210	Land off Derwen Lane, Penrhyn Bay	Pipeline site (Housing)	Within	Within	This is a current LDP allocation with planning application submitted. Retain within the settlement boundary as a pipeline site.