

Replacement Local Development Plan 2018-2033

Background Paper

BP31: Green Wedge Update



Deposit Plan

September 2025



Mae'r ddogfen hon ar gael yn Gymraeg hefyd.

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Green wedge site assessment update 2025.

1.0 Introduction

This report is an overarching paper to provide an update to the approach to Green Wedges across the plan area. It provides an update to support the approach in the Replacement LDP. It covers the work that has been carried out to date and explains any proposed changes.

2.0 Background

A Green Wedge Assessment (view here: [BP29 Green Wedge Assessment \(conwy.gov.uk\)](https://bp29.conwy.gov.uk)) was carried out with recommendations around possible sites at the time. However a later review of additional sites or scenarios were carried out in 2024 to inform the RLDP, therefore this needed to be outlined for clarity.

Following on from BP29 carried out by White Consultants some boundaries to sites have changed and some minor amendments identified, some due to development being carried out, permission granted or small mapping issues where layers need to be aligned for accuracy and consistency.

3.0 Additional site assessment 2024.

In 2024 a specific independent study was carried out to assess specific sites which weren't known about at the time of the White Report (BP29).

2024 Green Wedge Review sites:

1. Llandrillo College – in view of extra care/training facility to be sited within the grounds of the college.



Image: indicative purposes only. The development is still subject to formal design and planning permission.

Recommendation: to remove the site from the green wedge but with requirement for suitable design of the new building with careful consideration on massing and height.

2. **Strawberry Field, Black Cat, Glan Conwy.** – Acceptability of removing redline area from the green wedge.

Recommendation: to retain the site within Green Wedge.

3. **Land off Old Highway Mochdre.** Assessment of the green wedge area. The curtilage of No.166 is intended to be removed [Map: Adopted LDP \(opus3.co.uk\)](#)



Recommendation: to remove the curtilage of 166 from the Green Wedge.

4. **Llanddulas** – former sites 212 and 482 consideration to reinstate as green wedge as sites are not coming forward for development and were justified previously on residential need at the time. Reinstatement would then align with settlement boundary which would be drawn back to eastern edge of settlement. The site to the south is identified as a Local Wildlife Site.

Recommendation: to include/reinstate the sites within Green Wedge.

Map 9a
Rwystrau Glas/Lletemau Glas Presennol - Existing Green Wedge



5. Welsh Mountain Zoo Colwyn Bay.

The site is in use as a zoo/tourist attraction. The GW policy has been cause of additional assessment in the past and complicated planning applications.

Recommendation: It is intended to remove the main part of the site from within the Green Wedge in line with the plan below.



Above: Welsh Mountain Zoo. Proposed area to remove from the Green Wedge.

Additional amendments

Additional small ammenments are discussed in BP/3 where they involve multiple layers and especially the settlement boundary.

Conclusion: Process to Deposit.

The Proposals Map will reflect BP29 and the 2024 review recommendations. There are also some very minor corrections, which will be made to bring the GW boundaries in line with features on the ground taking account of the latest OS base mapping, and to ensure consistency with settlement boundary and Special Landscape Area work. These will have no impact on the overall extent or coherence of the GW.

All smaller anomlalies have been corrected by planning officers and reported via the Strategic Planning Group prior to Deposit of the RLDP.