

Replacement Local Development Plan 2018-2033  
Background Paper

## BP7: Housing land supply



**Deposit Plan  
November 2025**



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

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## 1 Introduction

This background paper has been produced to accompany the Deposit Conwy Replacement Local Development Plan (RLDP), to provide an explanation and justification for the housing supply. The background paper should be read in conjunction with other relevant documents, in particular BP01: Growth Level Options Report. It is primarily a technical document which uses housing completions data and the Deposit RLDP as a basis for calculating likely sources of housing delivery over the plan period.

This document details only the level of housing supply anticipated to be delivered in meeting Conwy's housing requirement. The Preferred Strategy included a requirement of 4,300 dwellings over the plan period, with a 20% contingency level.

Following the preferred Strategy consultation and taking into account the revised (lower) population and household projections as set out in BP/1, a requirement of 3,600 dwellings is now proposed. With a 20% contingency allowance, the RLDP includes provision for a total of 4,300 dwellings.

The intention is to oversupply in relation to the baseline housing requirement, to ensure delivery of 3,600 dwellings over the plan period as detailed in the trajectory at Appendix 1. Calculation of, and justification for this housing requirement and contingency level is provided in detail in BP01. The above figure makes an allowance for 100 dwellings within the part of Conwy County Borough which falls inside Eryri National Park.

The housing supply position detailed in this background paper reflects a single point in time, based on the available data. The document will be updated throughout the RLDP process to reflect the latest sources of information, and greater detail available in the emerging RLDP. The main source of data for this background paper is the housing surveys undertaken in spring 2025, with a base date of 1<sup>st</sup> April 2025.

## 2 Sources of Housing Supply

### 2.1 Housing supply overview

Various different sources are anticipated to contribute to the housing supply in the RLDP, which can be summarised as follows:

**Completions.** Dwellings completed since the start of the RLDP Plan Period.

**Commitments.** Dwellings anticipated to be built over the RLDP Plan Period on large sites (those with a net gain of 10 or more dwellings) with planning permission.

**Windfall.** Unallocated (often brownfield) sites which are likely to be developed over the RLDP Plan Period.

**Allocations.** Sites to be allocated for residential development in the RLDP.

A comprehensive trajectory detailing the contributions to be made by each source can be found at Appendix 1, whilst a further explanation of the sources of supply is detailed below.

### 2.2 Completions

The RLDP Plan Period began in April 2018, therefore dwellings completed since then will form part of the RLDP housing provision. The number of dwellings completed in the Plan Area is worked out from site surveys completed annually to inform the Annual Monitoring Report. This includes dwellings on both small sites (<10) and large sites (10+). Since the start of the plan period seven years' worth of completions have been recorded. Details of housing completions on large sites can be found at Appendix 2.

### 2.3 Commitments

Dwellings on large sites with planning permission that are expected to be built during the plan period fall into this category (Appendix 3). This is based on a realistic assessment of likely delivery on committed sites following discussion and agreement with relevant developers. Sites which have extant planning permission but no activity for extended periods, or little prospect of development taking place during the plan period have not been included in the anticipated completions figures for the RLDP.

Small sites with planning permission are not included within the commitments figure. These are picked up as small windfall sites.

### 2.4 Windfall

Windfall sites refer to those unallocated sites anticipated to be developed over the plan period. They are typically – though not exclusively – brownfield sites within built-up areas. The contribution to be made from windfall sites is calculated differently depending on the size of the site, but uses the previous 10 years completions calculated anticipated completions over the RLDP period.

**Small sites** – As mentioned above, the contribution made to the housing supply from small sites (net gain of <10 dwellings) is calculated based on the past completions of small sites using historical housebuilding rates.

**Large sites** – In addition to those sites already with planning permission and sites allocated for residential development, it is likely that a number of additional large sites will be brought forward for housing – most likely through urban redevelopment. Since adoption of the LDP in 2013 it has been clear that such large windfall sites have formed an important part of housing delivery (Appendix 4) and it is anticipated that they will continue to do so through the RLDP plan period. The rate at which such sites have come forward over the past five years will be projected forward for the remainder of the plan period to provide an estimate of the contribution made to the housing supply from large windfall sites.

Large windfall sites are deemed to be those sites for 10+ dwellings that were not allocated for development, but where the principle of residential development was considered acceptable irrespective of the housing land supply position. It is important to note that this calculation will not include those ‘speculative’ sites approved due to a land supply shortfall, as these are being developed contrary to LDP policy.

Significant constraints in the east of the county mean that large windfall development is unlikely to take place in the foreseeable future. Windfall development (small and large) in Towyn and Kinmel Bay has been very low for a number of years due to flood risk concerns and this is expected to continue. In Abergele meanwhile, town centre highway capacity issues mean that historic rates of large windfall developments are unlikely to be replicated within the Plan Period. For this reason, the large windfall figure that would otherwise have been attributed to this area has been reduced to 0. These constraints are not considered to affect the rate of small windfall developments in the same way, with the impact of small developments on the highways network in being negligible. Small-scale windfall developments in Abergele & Llanddulas are expected to continue.

The rural development strategy area has (with good reason) historically supported very low levels of large windfall development. The vast majority of development in the RDSA is on small sites. A recent redevelopment in Llanrwst is the only large windfall site to have been completed in the rural area in recent years. It consisted of the redevelopment of 30 flats into 14 houses, therefore resulted in a net loss of 16 dwellings. This loss has of course been accounted for in the completions figures (Appendix 2). Due to the uniqueness of this development, it is not considered appropriate to use this as the basis for calculating large windfall development in the RDSA. Doing so would result in a net loss in large windfall development for the remainder of the RLDP. Projected large windfall delivery in the RDSA is therefore assumed to be 0.

## 2.5 Allocations

The Deposit RLDP will include a number of allocations to form a large part of the housing requirement over the plan period. Four key sites in Llanfairfechan, Deganwy/Llanrhos, Old Colwyn and Llanrwst were identified in the Preferred Strategy. These are supplemented by additional sites in Llandudno, Llandudno Junction and Rhos on Sea in the Deposit Plan.

In line with guidance in the DPM, previous LDP allocations should not be rolled-forward for re-allocation unless there has been substantial progress towards site

delivery. Four current LDP allocations are identified as 'Pipeline' sites where significant progress has been made with planning applications have been submitted. Due to the timescales of the applications, it is anticipated that they will have received planning permission and be included as Commitments in the RLDP by adoption, however they are included in the Deposit RLDP housing supply as allocations to ensure the housing numbers are captured.

One other currently allocated site (Dinerth Road, Rhos on Sea) has been rolled forwards for re-allocation as a 100% AH site. This is due to progress having been made towards delivery by an RSL, and a planning application is expected shortly.

### 3 Accuracy and Uncertainty

To ensure that the land supply calculation is as accurate as can be realistically achieved, it is important to ensure that the data used in the analysis is as complete as possible; and to consider wider issues and uncertainties which may affect trends in housebuilding. This section outlines the measures that have been taken to reduce the opportunities for inaccuracies.

#### 3.1 Data accuracy

The annual housing surveys form the basis for much of the housing supply data. In particular relating to completions figures and projected housebuilding rates on large sites. Surveys are made every year of all sites with residential permission to count housing completions over the preceding 12 month period. Where necessary, additional checks are made with Building Control to ascertain whether development has commenced – particularly in relation to conversions or subdivisions when commencement may be difficult to confirm from a site visit.. Despite this, it is possible that some errors exist in the data, although these are likely to be small with minimal impact on overall supply and the flexibility in the housing supply referred to in 3.3 should be sufficient to address this.

#### 3.2 Avoiding double counting

Due to the different sources of housing supply as previously described, it is important to ensure that no dwellings can be counted more than once. In order to avoid any double counting, the sources of housing supply have been classified as shown in Table 1 below, which highlights any areas where there is a risk of categories overlapping and therefore housing supply being double-counted.

**Table 1: Sources of housing supply**

Timeframe	Site size	Category	Data source
Built	All	Completions	Site survey data from 1/4/2018 to 31/3/2025
Projected	Small	Windfall	Small site completions data from 1/4/2015-31/3/2025 projected forward to the end of the plan period
		Commitments	Anticipated housing delivery on large sites with planning permission
	Large	Windfall	Large site completions data from 1/4/2015-31/3/2025 projected forward to the end of the plan period
		Allocations	Deposit RLDP

At the base date of any housing supply report, sources of supply contributing to the total RLDP housing figures will either have been built during the Plan Period prior to this date, or be projected for completion in the remainder of the Plan Period. Those houses which have all been built, whether on small or large sites, will only be counted as part of the completions figures which are known with certainty from the survey process. Even if a subsequent application is approved on a completed site,

only the net change of any development would be taken into account so there is not considered to be any risk of double counting of the completions figures.

Some sites fall within more than one category, however in this case individual dwellings will still only be counted once. For example if a large site is under construction, some dwellings may have been completed, whilst other dwellings on the site would contribute to the commitments element of supply. In this circumstance, the tables at Appendices 2 and 3 make clear the distinction between dwellings that have been completed on a site, and those projected for completion in subsequent years.

The majority of the RLDP housing supply is expected to come from projected development, i.e. commitments, windfall and allocated sites. The future estimate of small site delivery is based on past housebuilding trends. As long as the period covered by the projected housebuilding trend runs to the end of the RLDP Plan Period and does not overlap with the past completions data, there will be no double counting of small sites.

It is the housing supply anticipated from large sites which provide the most potential for double counting, due to the different types of site which fall in to this category. Commitments, Large Windfall and Allocations all contribute to the future housing delivery on sites of 10+ dwellings. There is no need for committed sites to be allocated in the RLDP, so there should be no issue of double counting between these categories.

Greatest care needs to be taken in the crossover between large windfall sites and committed sites. Past completions on sites classed as large windfall will be used to calculate an annual contribution over the remainder over the Plan Period, in much the same way as small windfall sites. Some committed sites are also considered to be large windfall sites however. In accordance with the guidance in the DPM the RLDP housing trajectory does not include any large commitments for the first two years following adoption, as it is assumed that these large site would already have planning permission therefore be included within the Commitments.

### **3.3 Managing uncertainty**

Delivery data from housing completions are the only certain element of housing supply in the LDP. All projected figures for housing completion are estimated based on the latest and most appropriate information available and a number of assumptions with regard to future housing delivery. Even with the latest data available, these figures remain as estimates and are unlikely to be 'correct' in the strict sense. As more data becomes available however, the housing supply calculation will be frequently revisited and recalibrated, to make it more accurate over time.

Anticipated completions on committed and allocated sites have been estimated and agreed through discussion and agreement with relevant stakeholders, which should provide a fairly robust estimate of completions rates on these sites. By their nature, the delivery of windfall sites are unpredictable and past completions demonstrate that housebuilding rates have fluctuated quite significantly.

Development on both small and large windfall sites are expected to continue in line with the trends over recent years as detailed in sections 2.4 and 4.3. The projected delivery from small windfall sites is approx. 70 dwellings per year. This is significantly lower and considered to be more realistic than the 125 dwelling estimate included in the previous LDP housing supply calculation. This, like the housing requirements on which the LDP growth was based, assumed continuation of a period of rapid housebuilding due to the timing of available data.

Large windfall sites are expected to deliver in the region of 80 dwellings per year (section 4.3), although in the next few years this contribution will be made up from those large windfall sites which are already committed, i.e. with current planning permission. RSL developments have made up a significant proportion of large windfall sites, with grant funding often being key to delivery. In recent years, RSLs have delivered an increasing proportion of large windfall sites in Conwy and been responsible for redeveloping a large number of brownfield sites. This has already been considered as part of the RLDP process, and it is proposed to amend housing policies to provide greater flexibility for RSLs to deliver affordable housing schemes without having to compete for land with private housebuilders. It is assumed that this policy change will support housing delivery by RSLs and help offset changes to the funding model, to maintain the level of housing delivery on large windfall sites.

The contribution to be made to the housing supply from allocated sites is assumed to be realistic, and this assumption is affected by two key factors. Firstly whether the sites will come forward at the rate anticipated in the RLDP, and secondly if the numbers of dwellings attributed to individual strategic sites (plus those to be identified in the Deposit Plan) will be achieved in practice.

A number of LDP allocations have failed to come forward for development at all, and of those that have been built, several have delivered fewer (but in some instances more) dwellings than the sites were allocated for. Deliverability of allocated sites is an issue that has previously been highlighted through Conwy AMRs, also through the Arcadis (2017) Study<sup>1</sup>, commissioned by Welsh Government. The greater 'front-loading' of site assessments required by Planning Policy Wales<sup>2</sup> should provide greater certainty over housing delivery on sites allocated in the RLDP.

The discrepancy in housing numbers on allocated LDP sites has been attributed to a few key reasons: constraints such as topography, landscape and historic designations not having been fully considered in calculating housing numbers. The recent introduction of SuDS requirements can also require significant land-take for attenuation ponds and swales etc., however the impact of this on an individual scheme will be dependent on the ground conditions. It is clear that sites allocated in the RLDP must make a realistic contribution to the housing supply over the Plan Period, taking account the above constraints.

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<sup>1</sup> Longitudinal Viability Study of the Planning Process by Arcadis available from: <https://www.gov.wales/sites/default/files/publications/2018-10/viability-study-of-the-planning-process.pdf>

<sup>2</sup> Planning Policy Wales Edition 12 available from: <https://gov.wales/planning-policy-wales>

Estimates of both housing need and housing supply have been based on recent trends and assume economic growth over the RLDP Period will be similar or slightly stronger than that in recent years. Major external influences out of the control of local authorities would have the potential to significantly upset the level of growth. These shocks could be triggered by political, economic or environmental turmoil, for example issues related to Brexit, the international economy or climate change.

Ultimately, the RLDP cannot hope to plan for all eventualities. However by undertaking as much work as can reasonably be achieved to ensure deliverability of allocated sites, and by including 20% contingency in the housing requirement, sufficient flexibility should be built in to the RLDP to deal with a range of scenarios. This level of contingency, over and above the baseline housing requirement of 3,600 dwellings is an oversupply, intended to not only deal with issues of uncertainty, but also encourage competition between landowners to improve viability of development sites.

It must be recognised however that the authority does not build houses itself and is reliant on external actors, whether they be the private sector or RSLs, to provide the dwellings for which the RLDP is planning. If, for reasons outside of Conwy's control allocated sites fail to come forward, there is little the LPA can do to deliver on the ambitions of the development plan. Greater powers for LPAs such as a simpler CPO process for sites allocated in a development plan, or a financial penalty along the lines of a vacant land tax as has previously been considered by WG could help ensure delivery of allocated sites and reduce uncertainty in LDPs.

## 4 Housing Supply Calculation

Bringing together all of the threads of the previous sections, the table below shows the calculations for each source of housing supply for the Conwy RLDP, as at 1<sup>st</sup> April 2025. Please note that due to the uncertainties associated with projected housing completions, some figures have been rounded to avoid implying a level of accuracy that does not exist. Also refer to the appendices for further detail.

### 4.1 Completions

Completions 2018-33	West	Creuddyn	Central	East	Rural	Total
Small sites	30	94	133	33	67	<b>356</b>
Large sites	54	382	309	340	-16	<b>1,069</b>
<b>Total</b>	<b>84</b>	<b>476</b>	<b>442</b>	<b>373</b>	<b>51</b>	<b>1,426</b>

### 4.2 Commitments

Expected completions in year	West	Creuddyn	Central	East	Rural	Total
2025-26	25	67	60	49	0	<b>201</b>
2026-27	10	173	123	47	14	<b>367</b>
2027-28	23	11	34	46	0	<b>114</b>
2028-29	0	0	23	59	0	<b>82</b>
2029-30	0	0	23	11	0	<b>34</b>
2030-31	0	0	0	11	0	<b>11</b>
2031-32	0	0	0	11	0	<b>11</b>
2032-33	0	0	0	6	0	<b>6</b>
<b>Total</b>	<b>58</b>	<b>251</b>	<b>263</b>	<b>240</b>	<b>14</b>	<b>826</b>

### 4.3 Windfall

Windfall completions	West	Creuddyn	Central	East	Rural	Total
Small windfall delivery 2015-25	51	155	208	58	101	<b>572</b>
Average per annum	5.1	15.5	20.8	5.8	10.1	<b>57.2</b>
<b>Expected small windfall 2025-33</b>	<b>41</b>	<b>124</b>	<b>166</b>	<b>46</b>	<b>81</b>	<b>458</b>
Large windfall delivery 2018-25	57	120	275	74	-16	<b>510</b>
Average per annum	5.7	12.0	27.5	0.0	0.0	<b>45.2</b>
<b>Expected large windfall 2025-33</b>	<b>34</b>	<b>72</b>	<b>165</b>	<b>0</b>	<b>0</b>	<b>271</b>
<b>Total expected windfall 2025-33</b>	<b>75</b>	<b>196</b>	<b>331</b>	<b>46</b>	<b>81</b>	<b>730</b>

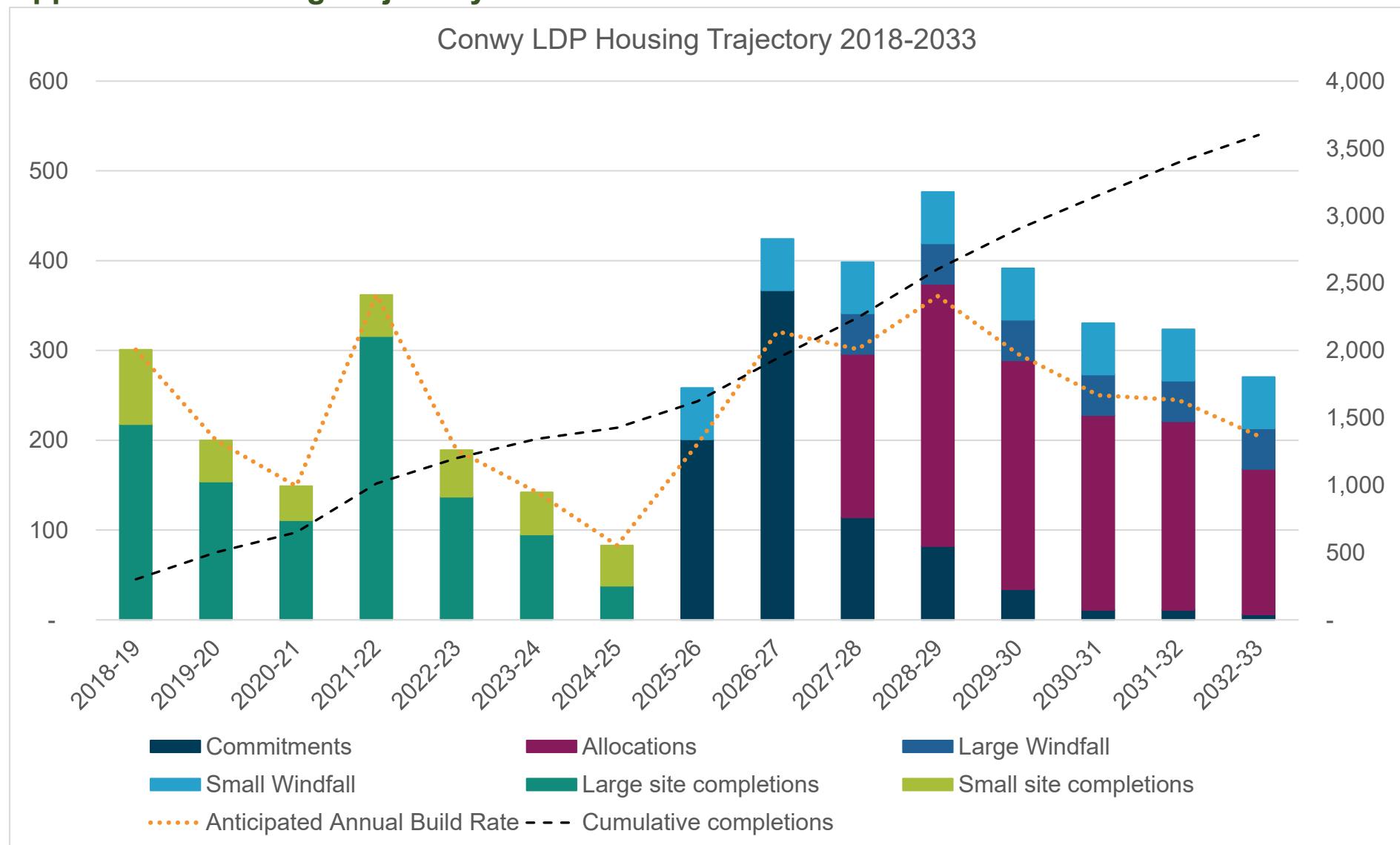
## 4.4 Allocations

Site name	Total 2025-2033	Units beyond the plan period
Caeffynnon, Llanfairfechan	145	0
Penmaen Park, Llanfairfechan (Pipeline site)	56	0
<b>West Total</b>	<b>201</b>	<b>0</b>
Llanrhos	140	0
Queen's Road, Llandudno	70	0
Nant y Coed, Llandudno Junction	50	0
Derwen Lane, Penrhyn Bay (Pipeline site)	152	0
<b>Creuddyn Total</b>	<b>412</b>	<b>0</b>
Peulwys Farm, Old Colwyn	250	50
Dinerth Road, Rhos on Sea	50	0
Heol Dirion, Colwyn Bay (Pipeline site)	28	0
<b>Central Total</b>	<b>328</b>	<b>50</b>
Tandderwen Farm/St George Road (Pipeline site)	277	0
<b>East Total</b>	<b>277</b>	<b>0</b>
Penloyn, Llanrwst	100	0
<b>Rural Total</b>	<b>100</b>	<b>0</b>
<b>Total</b>	<b>1318</b>	<b>50</b>

## 4.5 Total Housing Provision

Components of Housing Supply	West	Creuddyn	Central	East	Rural	Total
Total completions (small and large)	84	476	442	373	51	1,426
Units under construction	42	167	100	66	0	375
Units with planning permission	16	84	163	174	14	451
New housing allocations	201	412	328	277	100	1,318
Large windfall sites (10+)	34	72	165	0	0	271
Small windfall sites (<10)	41	124	166	46	81	458
<b>Total Housing Provision</b>	<b>418</b>	<b>1,335</b>	<b>1,364</b>	<b>936</b>	<b>246</b>	<b>4,300</b>

## Appendix 1: Housing Trajectory



	LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
A	Year	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
B	Remaining Years	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1
C	Total Housing Provision	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300	4,300
D	Total LDP Housing Requirement	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600	3,600
E	Large sites completions	218	154	111	316	137	95	38	-	-	-	-	-	-	-	-
F	Small sites completions	83	46	38	46	52	47	45	-	-	-	-	-	-	-	-
G	Allocations	-	-	-	-	-	-	-	-	-	182	292	255	217	210	162
H	Anticipated land bank completions	-	-	-	-	-	-	-	201	367	114	82	34	11	11	6
I	Large windfall sites	-	-	-	-	-	-	-	-	-	45	45	45	45	45	45
J	Small windfall sites	-	-	-	-	-	-	-	57	57	57	57	57	57	57	57
K	Total completions	301	200	149	362	189	142	83	258	424	399	477	392	331	324	271
L	Anticipated Annual Build Rate	301	200	149	362	189	142	83	195	321	301	360	296	250	245	205
M	Total cumulative completions	301	501	650	1,012	1,201	1,343	1,426	1,621	1,942	2,244	2,604	2,901	3,151	3,395	3,600
N	Remaining housing completions	3,299	3,099	2,950	2,588	2,399	2,257	2,174	1,979	1,658	1,356	996	699	449	205	-

## Appendix 2: Completions

Site name	Net total units	Comps pre 1/4/18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total 1/4/18-31/3/25	Units remaining
* Cambria Court & Dyffryn, Penmaenmawr	23					16				16	7
Cae America, Llanfairfechan	75	67		1		1		1		3	5
* Land Adjoining Fernbank, Penmaenmawr Road, Llanfairfechan	17	0	17							17	0
* Pennant Hall, Penmaenmawr	14	0				14				14	0
Y Bluen Goch, Dwygyfylchi	24	0							4	4	20
<b>West Total</b>	<b>153</b>	<b>67</b>	<b>17</b>	<b>1</b>	<b>0</b>	<b>31</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>54</b>	<b>32</b>
Land at Narrow Lane, Llandudno Junction	157	128						29		29	0
Henryd Road, Gyffin, Conwy	15							5	8	13	2
Nant y Gamar Road, Llandudno	49								17	17	32
* Deganwy Castle Hotel, Station Road, Deganwy	33	26	7							7	0
Social Club/Youth Centre, Llandudno Junction	10	0	10							10	0
Llys Marl/Woodlands, Llandudno Junction	52	0		39	13					52	0
Pinewood, Sychnant Pass Road, Conwy	83	0		7	33	43				83	0
High Pastures, Pentywyn Road, Llandudno Junction	110	0			10	51	30	19		110	0

Site name	Net total units	Comps pre 1/4/18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total 1/4/18-31/3/25	Units remaining
* Ysgol Maelgwn, Llandudno Junction	27	0				27				27	0
* Llandudno Youth Centre	18	0				18				18	0
* 21 Gloddaeth Avenue, Llandudno	16	0				16				16	0
<b>Creuddyn Total</b>	<b>570</b>	<b>154</b>	<b>17</b>	<b>46</b>	<b>56</b>	<b>155</b>	<b>30</b>	<b>19</b>	<b>0</b>	<b>382</b>	<b>34</b>
* Land adj former Civic Centre, Colwyn Bay	27	0				3	10	14		27	0
* 65 Victoria Park, Colwyn Bay	22	0	22							22	0
* Former Seventy Degrees Hotel, Abergale Road, Old Colwyn	58	29	29							29	0
* 35 Pwllycrochan Avenue, Colwyn Bay	11	-1	6	6						12	0
Land off Dolwen Road, Old Colwyn	98	64	12		22					34	0
Land off Dolwen Road (Dolgau)	42	0			30	12				42	0
* Elmwood, 4 Pwllycrochan Avenue, Colwyn Bay	14	0	14							14	0
Lawson Road, Colwyn Bay	31	0				31				31	0
* Land at Berth y Glyd & Peulwys Lane, Llysfaen	17	0		17						17	0
* 20 College Avenue, Rhos on Sea	16	0		16						16	0
Glyn Farm, Colwyn bay	39	0					39			39	0
* Odstone, Rhos on Sea	11	-1					12			12	0
* John Braddock/Queen's Lodge, Colwyn Bay	105	0						5	9	14	91

Site name	Net total units	Comps pre 1/4/18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total 1/4/18-31/3/25	Units remaining
<b>Central Total</b>	<b>491</b>	<b>91</b>	<b>83</b>	<b>39</b>	<b>52</b>	<b>46</b>	<b>61</b>	<b>19</b>	<b>9</b>	<b>308</b>	<b>91</b>
Land off Pencoed Rd, Llanddulas	22	11	5		1	2		2		10	1
* Former Dulas Arms public house, Llanddulas	14					5	8	1		14	0
* Windjammers, Belgrano, Abergele	14							14		14	0
* Fair View Inn, Llanddulas	25					24	1			25	0
Abergele Business Park	156	0	56	68	32					156	0
St George Road, Abergele	100	60	40							40	0
Llanfair Road, Abergele	81	0				53	28			81	0
<b>East Total</b>	<b>412</b>	<b>71</b>	<b>101</b>	<b>68</b>	<b>33</b>	<b>84</b>	<b>37</b>	<b>17</b>	<b>0</b>	<b>340</b>	<b>1</b>
* Glanrafon, Llanrwst	-16	0	0	0	-30	0	9	5	0	-16	0
<b>Rural Total</b>	<b>-16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-30</b>	<b>0</b>	<b>9</b>	<b>5</b>	<b>0</b>	<b>-16</b>	<b>0</b>
<b>TOTAL COMPLETIONS</b>	<b>1,610</b>	<b>383</b>	<b>218</b>	<b>154</b>	<b>111</b>	<b>316</b>	<b>137</b>	<b>95</b>	<b>38</b>	<b>1,068</b>	<b>164</b>

\* Windfall. Also refer to Appendix 4.

## Appendix 3: Commitments

The timing and phasing of sites with planning permission (2025-2033)

Strategy Area	Site name	Total site capacity	Comps	U/C	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Total during RLDP period	Beyond plan period
West	Cae America, Llanfairfechan	75	70	1	1	0	3	0	0	0	0	0	4	0
West	Cambria Court & Dyffryn, Penmaenmawr	23	16	7	0	0	0	0	0	0	0	0	0	7
West	Conway Road, Penmaenmawr	14	0	14	14	0	0	0	0	0	0	0	14	0
West	Brookes Tarpaulins, Penmaenmawr	20	0	0	0	0	20	0	0	0	0	0	20	0
West	Y Bluen Goch, Dwygyfylchi	24	4	20	10	10	0	0	0	0	0	0	20	0
West	<b>Total</b>	<b>156</b>	<b>90</b>	<b>42</b>	<b>25</b>	<b>10</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>58</b>	<b>7</b>
Creuddyn	Caravan Park, Marl Lane, Llandudno Junction	56	0	0	0	0	0	0	0	0	0	0	0	56
Creuddyn	Corner of Maelgwyn Road / Gloddaeth Avenue, Llandudno	12	0	0	0	0	0	0	0	0	0	0	0	12
Creuddyn	Former Penmorfa Hotel, Llandudno	28	0	0	0	0	0	0	0	0	0	0	0	28
Creuddyn	West Shore Social Club, Llandudno	12	0	0	0	12	0	0	0	0	0	0	12	0
Creuddyn	Plas Penrhyn, Penrhyn Bay	21	0	21	21	0	0	0	0	0	0	0	21	0
Creuddyn	Top Llan Road, Glan Conwy	107	0	35	12	84	11	0	0	0	0	0	107	0
Creuddyn	Henryd Road, Gyffin, Conwy	15	13	2	2	0	0	0	0	0	0	0	2	0
Creuddyn	Nant y Gamar Road, Llandudno	49	17	32	32	0	0	0	0	0	0	0	32	0
Creuddyn	Former Pier Pavilion, Llandudno	54	0	0	0	0	0	0	0	0	0	0	0	54
Creuddyn	Land adj Llandudno railway station	77	0	77	0	77	0	0	0	0	0	0	77	0

Strategy Area	Site name	Total site capacity	Comps	U/C	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Total during RLDP period	Beyond plan period	
Creuddyn	Nevill Hotel, Augusta St, Llandudno	20	0	0	0	0	0	0	0	0	0	0	0	0	20
<b>Creuddyn</b>	<b>Total</b>	<b>451</b>	<b>30</b>	<b>167</b>	<b>67</b>	<b>173</b>	<b>11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>251</b>	<b>170</b>	
Central	40 Endsleigh Rd, Old Colwyn	10	0	10	4	6	0	0	0	0	0	0	0	10	0
Central	Imperial Buildings, Colwyn Bay	21	0	21	21	0	0	0	0	0	0	0	0	21	0
Central	Bod Hyfryd, Tan y Graig Road, Llysfaen	18	0	0	0	0	0	0	0	0	0	0	0	0	18
Central	Nant y Glyn Holiday Park, Colwyn Bay	32	0	0	0	0	0	0	0	0	0	0	0	0	32
Central	John Braddock/Queen's Lodge, Colwyn Bay	59	14	11	11	0	0	0	0	0	0	0	0	11	34
Central	Mary Bamber, Colwyn Bay	46	0	0	0	0	0	23	23	0	0	0	0	46	0
Central	Rydal, Colwyn Bay	94	0	0	20	48	26	0	0	0	0	0	0	94	0
Central	3-8 Bay View rd, Colwyn Bay	54	0	54	0	54	0	0	0	0	0	0	0	54	0
Central	228 Abergel Rd, Colwyn Bay	14	-1	0	0	15	0	0	0	0	0	0	0	15	0
Central	Royal British Legion, Colwyn Bay	12	0	4	4	0	8	0	0	0	0	0	0	12	0
<b>Central</b>	<b>Total</b>	<b>360</b>	<b>13</b>	<b>100</b>	<b>60</b>	<b>123</b>	<b>34</b>	<b>23</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>263</b>	<b>84</b>	
East	Interleisure, Pensarn, Abergel	128	0	0	0	40	40	48	0	0	0	0	0	128	0
East	Gainsborough House, Abergel	54	1	12	6	6	3	8	8	8	8	6	6	53	0
East	British Legion Water Street, Abergel	10	0	10	0	0	0	0	0	0	0	0	0	0	10
East	Land off Pencoed Rd, Llanddulas	22	21	1	0	1	0	0	0	0	0	0	0	1	0
East	Plas Dulas, Pencoed Rd, Llanddulas	15	0	0	0	0	3	3	3	3	3	0	0	15	0
East	Llys Onnen, Water Street, Abergel	43	0	43	43	0	0	0	0	0	0	0	0	43	0
<b>East</b>	<b>Total</b>	<b>272</b>	<b>22</b>	<b>66</b>	<b>49</b>	<b>47</b>	<b>46</b>	<b>59</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>6</b>	<b>240</b>	<b>10</b>	

Strategy Area	Site name	Total site capacity	Comps	U/C	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	Total during RLDP period	Beyond plan period	
Rural	Bryn Hyfryd, Ffordd tan yr Ysgol, Llanrwst	14	0	0	0	14	0	0	0	0	0	0	0	14	0
Rural	Tan y Ffordd, Dolgarrog	12	0	0	0	0	0	0	0	0	0	0	0	0	12
Rural	<b>Total</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>14</b>	<b>12</b>
<b>All</b>	<b>Total</b>	<b>1,265</b>	<b>155</b>	<b>375</b>	<b>201</b>	<b>367</b>	<b>114</b>	<b>82</b>	<b>34</b>	<b>11</b>	<b>11</b>	<b>6</b>	<b>826</b>	<b>283</b>	

#### Status of committed sites

Strategy Area	Site name	Planning reference	Site status
West	Cae America, Llanfairfechan	0/48958, 0/47063	Most of site developed. Remaining plots continuing to be developed slowly on an individual basis.
West	Cambria Court & Dyffryn, Penmaenmawr	0/41083	Phase 1 apartments complete. Significant issues with phase 2, unlikely to be built during plan period
West	Conway Road, Penmaenmawr	0/50433	First dwellings nearing completion
West	Brookes Tarpaulins, Penmaenmawr	0/51315	RSL development, not yet started
West	Y Bluen Goch, Dwygyfylchi	0/44685, 0/44691, 0/48361	Development nearing completion
Creuddyn	Caravan Park, Marl Lane, Llandudno Junction	0/30815	Extant permission remaining on part of site following completion of Parc Marl/Victoria Park. Still in use as a caravan park and unlikely to be developed
Creuddyn	Corner of Maelgwyn Road / Gloddaeth Avenue, Llandudno	0/26323, 0/36558	Material start made, but no significant progress since
Creuddyn	Former Penmorfa Hotel, Llandudno	0/34235, 0/51182	Material start made, but no significant progress since
Creuddyn	West Shore Social Club, Llandudno	0/51503	Previous building demolished; new build not yet commenced
Creuddyn	Plas Penrhyn, Penrhyn Bay	0/47990	RSL development nearing completion
Creuddyn	Top Llan Road, Glan Conwy	0/46977	RSL development under construction

Strategy Area	Site name	Planning reference	Site status
Creuddyn	Henryd Road, Gyffin, Conwy	0/45853, 0/49522	Development nearing completion
Creuddyn	Nant y Gamar Road, Llandudno	0/48610	Development nearing completion
Creuddyn	Former Pier Pavilion, Llandudno	0/43785	Not expected to be developed during the RLDP period
Creuddyn	Land adj Llandudno railway station	0/48144	RSL development under construction
Creuddyn	Nevill Hotel, Augusta St, Llandudno	0/45869	Site for sale, no progress on development
Central	40 Endsleigh Rd, Old Colwyn	0/33224	Development nearing completion
Central	Imperial Buildings, Colwyn Bay	0/43465	Development nearing completion
Central	Bod Hyfryd, Tan y Graig Road, Llysfaen	0/35591	Material start made, but no significant progress since.
Central	Nant y Glyn Holiday Park, Colwyn Bay	0/41297, 0/52114	RSL site, no current plans for development
Central	John Braddock/Queen's Lodge, Colwyn Bay	0/46130, 0/49891	First phases of development complete. Uncertainty regarding remaining phases
Central	Mary Bamber, Colwyn Bay	0/46130	Part of site transferred to RSL, with implemented planning permission. No immediate plans for construction, but expected to be developed during the RLDP period
Central	Rydal, Colwyn Bay	0/49674	Under construction – first dwellings nearing completion
Central	3-8 Bay View rd, Colwyn Bay	0/48566	RSL development under construction.
Central	228 Abergel Rd, Colwyn Bay	0/48964	RSL development under construction.
Central	Royal British Legion, Colwyn Bay	0/50541, 0/50527	Under construction – first dwellings nearing completion
East	Interleisure, Pensarn, Abergel	0/51418	RSL development under construction.
East	Gainsborough House, Abergel	0/30897, 0/49583	Under construction – some dwellings completed
East	British Legion Water Street, Abergel	0/39643	Development partially constructed, but there are outstanding planning issues to be resolved. On hold until new planning permission is issued.

Strategy Area	Site name	Planning reference	Site status
East	Land off Pencoed Rd, Llanddulas	0/24012, 0/28215	Development nearing completion
East	Plas Dulas, Pencoed Rd, Llanddulas	0/37619, 0/43877	Development expected following completion of above site
East	Llys Onnen, Water Street, Abergele	0/49141	RSL development under construction.
Rural	Bryn Hyfryd, Ffordd tan yr Ysgol, Llanrwst	0/47526, 0/51094	RSL development under construction.
Rural	Tan y Ffordd, Dolgarrog	0/43496, 0/47453, 0/47554	Material start made, but no significant progress since.

## Appendix 4: Large Windfall

Site name	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total 1/4/15-31/3/25
Red Gables, Bangor Road, Penmaenmawr			10								10
Cambria Court & Dyffryn, Penmaenmawr							16				16
Land Adjoining Fernbank, Penmaenmawr Road, Llanfairfechan				17							17
Pennant Hall, Penmaenmawr							14				14
<b>West Total</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>17</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>57</b>
Land at the corner of Pentywyn Road and Park Road, Deganwy	22										22
Three Gables, Sychnant Pass Road, Conwy	10	17	3								30
Deganwy Castle Hotel, Station Road, Deganwy				7							7
Ysgol Maelgwn, Llandudno Junction							27				27
Llandudno Youth Centre							18				18
21 Gloddaeth Avenue, Llandudno							16				16
<b>Creuddyn Total</b>	<b>32</b>	<b>17</b>	<b>3</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>61</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>120</b>
Land at Oak Drive, Colwyn Bay	2	6									8
(Former) St Winifreds, Marine Drive, Rhos on Sea	18										18
Plas y Coed, the Dingle, Colwyn Bay			19								19
The Rothesay Hotel, West Promenade, Colwyn Bay			40								40
53-55 Oak Drive, Colwyn Bay			19								19

Site name	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	Total 1/4/15-31/3/25
Land adj former Civic Centre, Colwyn Bay							3	10	14		27
65 Victoria Park, Colwyn Bay				22							22
Former Seventy Degrees Hotel, Abergele Road, Old Colwyn		8	2	29							39
35 Pwllycrochan Avenue, Colwyn Bay			-1	6	6						11
Elmwood, 4 Pwllycrochan Avenue, Colwyn Bay				14							14
Land at Berth y Glyd & Peulwys Lane, Llysfaen					17						17
20 College Avenue, Rhos on Sea					16						16
Odstone, Rhos on Sea			-1					12			11
John Braddock/Queen's Lodge, Colwyn Bay									5	9	14
<b>Central Total</b>	<b>20</b>	<b>14</b>	<b>78</b>	<b>71</b>	<b>39</b>	<b>0</b>	<b>3</b>	<b>22</b>	<b>19</b>	<b>9</b>	<b>275</b>
Former Slaters car dealership, Bridge St, Abergele		21									21
Former Dulas Arms public house, Llanddulas							5	8	1		14
Windjammers, Belgrano, Abergele									14		14
Fair View Inn, Llanddulas							24	1			25
<b>East Total</b>	<b>0</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>29</b>	<b>9</b>	<b>15</b>	<b>0</b>	<b>74</b>
Glanrafon, Llanrwst			0	0	0	-30	0	9	5	0	-16
<b>Rural Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-30</b>	<b>0</b>	<b>9</b>	<b>5</b>	<b>0</b>	<b>-16</b>
<b>TOTAL COMPLETIONS</b>	<b>52</b>	<b>52</b>	<b>91</b>	<b>95</b>	<b>39</b>	<b>-30</b>	<b>123</b>	<b>40</b>	<b>39</b>	<b>9</b>	<b>510</b>

## Appendix 5: Allocations

The timing of phasing of allocations (2025-2033)

Strategy Area	Site	Total site capacity	Time lag to construction start in months			Phasing of development (2025-2033)						Units beyond the Plan Period
			Pre-app	Planning application	Post-consent	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	
West	Caeffynnon, Llanfairfechan	145	12	8	8	0	25	30	35	35	20	0
West	Penmaen Park, Llanfairfechan (Pipeline site)	56	Complete	Submitted	8	24	32	0	0	0	0	0
Creuddyn	Llanrhos	140	12	12	6	0	0	10	50	50	30	0
Creuddyn	Queen's Road, Llandudno	70	6	8	6	0	30	40	0	0	0	0
Creuddyn	Nant y Coed, Llandudno Junction	50	Complete		6	6	20	30	0	0	0	0
Creuddyn	Derwen Lane, Penrhyn Bay (Pipeline site)	152	Complete	Submitted	10	20	50	50	32	0	0	0
Central	Peulwys Farm, Old Colwyn	300	12	6	10	0	50	50	50	50	50	50
Central	Dinerth Road, Rhos on Sea	50	Complete		6	6	50	0	0	0	0	0
Central	Heol Dirion, Colwyn Bay (Pipeline site)	28	Complete	Submitted	6	28	0	0	0	0	0	0
East	Tandderwen Farm/St George Road (Pipeline site)	277	Complete	Submitted	8	40	50	50	50	50	37	0
Rural	Penloyn, Llanrwst	100	Complete		8	6	0	25	25	0	25	25
	<b>Total</b>	<b>1,368</b>	<b>N/A</b>	<b>N/A</b>		<b>182</b>	<b>292</b>	<b>255</b>	<b>217</b>	<b>210</b>	<b>162</b>	<b>50</b>

## Glossary

Terms shown in **bold** text are defined elsewhere in the glossary.

**Allocations** – Land which is designated for a particular purpose (such as housing) in a development plan.

**Brownfield land** – Informal term which generally corresponds with **previously developed land**.

**Commitments** – Land with current planning permission for residential development. For this purpose, the realistic contribution to be made to housing supply from commitments relates to **large sites** which are assessed through the Annual Monitoring Report (AMR) process.

**Completions** – The number of **dwellings** completed through new-build construction or conversion of existing buildings over a set period.

**CPO** – Compulsory Purchase Order is a process through which a local authority can buy land or buildings when necessary for a specific project, if they are unable to negotiate a willing sale.

**Dwelling** – Permanent, self-contained residential accommodation including houses and flats.

**Large site** – A site for residential development which would provide a **net gain** of 10 or more **dwellings**.

**LDP** – Local Development Plan is the statutory development plan which each **LPA** in Wales is required to produce. An LDP includes **allocations** to be development sites and contains policies to be used in determining planning applications. The present LDP in Conwy was adopted in 2013 and is the development plan for the **Plan Area**.

**LPA** – Local Planning Authority is the local government body responsible for determining planning applications and producing **LDPs** in Wales. LPAs consist of the local authorities and National Park authorities. Conwy LPA is responsible for the planning matters within the **Plan Area**.

**Net Gain** – The total number of **dwellings** on a development site, after subtracting any lost through demolition or conversion.

**Plan Area** – The geographical area covered by the Conwy **LDP**. This is the County Borough of Conwy, excluding the part that is within Eryri National Park.

**Plan Period** – The time period (normally 15 years) for which an **LDP** is the statutory development plan in an **LPA**. The current LDP will expire at the end of the Plan Period in 2022 and will cease to be used to determine planning applications after this time.

**Planning Policy Wales (PPW)** – The national planning policy document published by **WG**. The latest version is Edition 12, available from <https://gov.wales/planning-policy-wales>

**Previously Developed Land (PDL)** – Land which is or was occupied by a permanent structure and associated fixed surface infrastructure. It includes areas around buildings such as gardens, but excludes agricultural or forestry buildings or land on which the remains of buildings have blended into the landscape over time. There is a fuller definition of PDL on page 38 of **Planning Policy Wales**.

**RLDP** – Replacement Local Development Plan is the new **LDP** which is currently being prepared in Conwy with a **Plan Period** of 2018-2033. Once complete and adopted, the existing LDP will be cancelled.

**RSL** – Registered Social Landlord, also known as Housing Associations are non-profit organisations who provide and manage affordable housing. Some (such as Cartrefi Conwy) came into existence when council housing stock was transferred from the local authority to form a new independent organisation.

**Small site** – A site for residential development providing a **net gain** of less than 10 **dwellings**.

**SuDS** – Sustainable Drainage Systems are a means to dispose of surface water through the use of ponds or soakaways on site, to avoid moving water into watercourses which can contribute to flooding. Since the implementation of the SuDS Regulations in Wales in January 2019, all residential developments for 2 or more dwellings must incorporate SuDS in line with published standards.

**Windfall** – A site not specifically **allocated** in a development plan, but which becomes available for residential development during the lifetime of a plan.

**WG** – Welsh Government.