

Replacement Local Development Plan 2018-2033

Background Paper

BP70: Justification for the use of BMV Agricultural Land

Deposit Plan

September 2025



Mae'r ddogfen hon ar gael yn Gymraeg hefyd.

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**Sir Conwy, yr amgylchedd iawn i fyw, gweithio
a darganfod**

**Conwy County, the right environment to live,
work and discover**

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1. Introduction

1.1 Review of the LDP

Conwy County Borough Council adopted its Local Development Plan (LDP) in October 2013. It provided a clear vision for the County Borough setting out where, when and how much new development would take place over the Plan period (2007-2022). In accordance with Section 69 of the Planning and Compulsory Purchase Act 2004 and Regulation 41 of the Town and County Planning (Local Development Plan) Regulations 2005 as amended in 2015, Conwy Council is now reviewing the LDP. A significant stage in the review process is to invite and assess candidate sites for future development. This paper should therefore be read in conjunction with Background Paper 6 – Site Deliverability Assessment.

1.2 National planning policy guidance - Planning Policy Wales 12 and TAN 6

National policy maintains that the location and quality of agricultural land is a fundamental factor that should inform the spatial distribution of growth. Planning Policy Wales (PPW 12) states that agricultural land classified as Grades 1, 2 and 3a (by the Agricultural Land Classification (ALC) system) is considered “the best and most versatile and should be conserved as a finite resource for the future” (PPW 12, 2024, Paragraph 3.58).

When considering the search sequence and in development plan policies and development management decisions considerable weight should be given to protecting such land from development, because of its special importance. Land in Grades 1, 2 and 3a should only be developed if there is an overriding need for the development, and either previously developed land or land in lower agricultural grades is unavailable, or available lower grade land has an environmental value recognised by a landscape, wildlife, historic or archaeological designation which outweighs the agricultural considerations.

If land in Grades 1, 2 or 3a does need to be developed, and there is a choice between sites of different grades, development should be directed to land of

the lowest grade (PPW 12, 2024, Paragraph 3.59 Technical Advice Note 6 2.1.6.) Technical Advice Note (TAN) 6 states in Paragraph 6.2 that when preparing development plans and considering planning applications, planning authorities should consider the quality of agricultural land and other agricultural factors and seek to minimise any adverse effects on the environment. The TAN also references the ALC map in terms of use in strategic planning.

1.3 Predictive ALC map for Wales (version 2) and how it informed RLDP Strategy Development

A new predictive ALC map for Wales, Version 2, was released in December 2019. This uses the best available information to predict the agricultural grade of land on a national basis and includes detailed soil series data and an updated ALC survey layer. The WG Guidance Note v2.1 (May 2021) that accompanies the ALC Maps describes the purpose of the predictive map.

The Guidance Note identifies that where land is shown on the predictive ALC as likely falling within Grades 1, 2 or 3a of the ALC, field surveys will be required. The Survey Decision Flowchart in the Guidance Note shows that, where land is shown on the Predictive Map as Grades 3b, 4 and 5 then a “Survey is Not Required”. Following engagement with Welsh Government as part of the preparation of this Report, it has also been advised that sites less than 1.0ha are not usually required to produce an ALC field survey, unless there is a dispute as to the quality of the land in question. In such cases, advice should be sought from LPA/LQAS on sites that are less than 1.0ha. When setting out the RLDP strategy, the predictive maps and BMV land were considered from the outset with meetings arranged between policy officers and WG LQAS officers for guidance. As part of Strategic Policy 13 (SP/13) Managing Settlement Form, the sequential site assessment process as outlined in PPW was reiterated, as was the considerable weight to be given towards protecting BMV. (See paragraphs 3.14.3 and 3.14.4 of the Preferred Strategy written statement.) This approach was carried forward to Deposit stage with the BMV land grade recorded for each of the candidate sites. It was recognised early on in the process that some of the better grades (grades 1 and 2) of agricultural land are situated along the coastal

belt, which is where 90% of RLDP growth is planned in accordance with the growth areas identified in Future Wales. However, overall, the majority of all BMV grade land is still situated in the rural area where only 10% of the growth will be located.

The next section of this Background Paper explains the method Conwy CBC applied when assessing candidate sites and the need to consider the implications of BMV agricultural land.

2. Conwy site assessment methodology in relation to BMV agricultural land

Landowners, agents, developers and members of the public were originally invited to submit candidate site suggestions as part of the RLDP process in 2018, prior to the preparation of the Preferred Strategy. Subsequently, between 5 August 2022 and 30 September 2022, the Council invited a further submission of sites for consideration for 50% affordable housing. A total of 209 candidate sites were received, added to the register and assessed for suitability for allocation. For full details on the site assessment methodology, please refer to Background Paper 6 Site Deliverability Assessment. This paper will look in more detail as to how BMVAL was considered as part of the candidate site assessment process.

Step 1. Understanding the extent of BMV in Conwy County

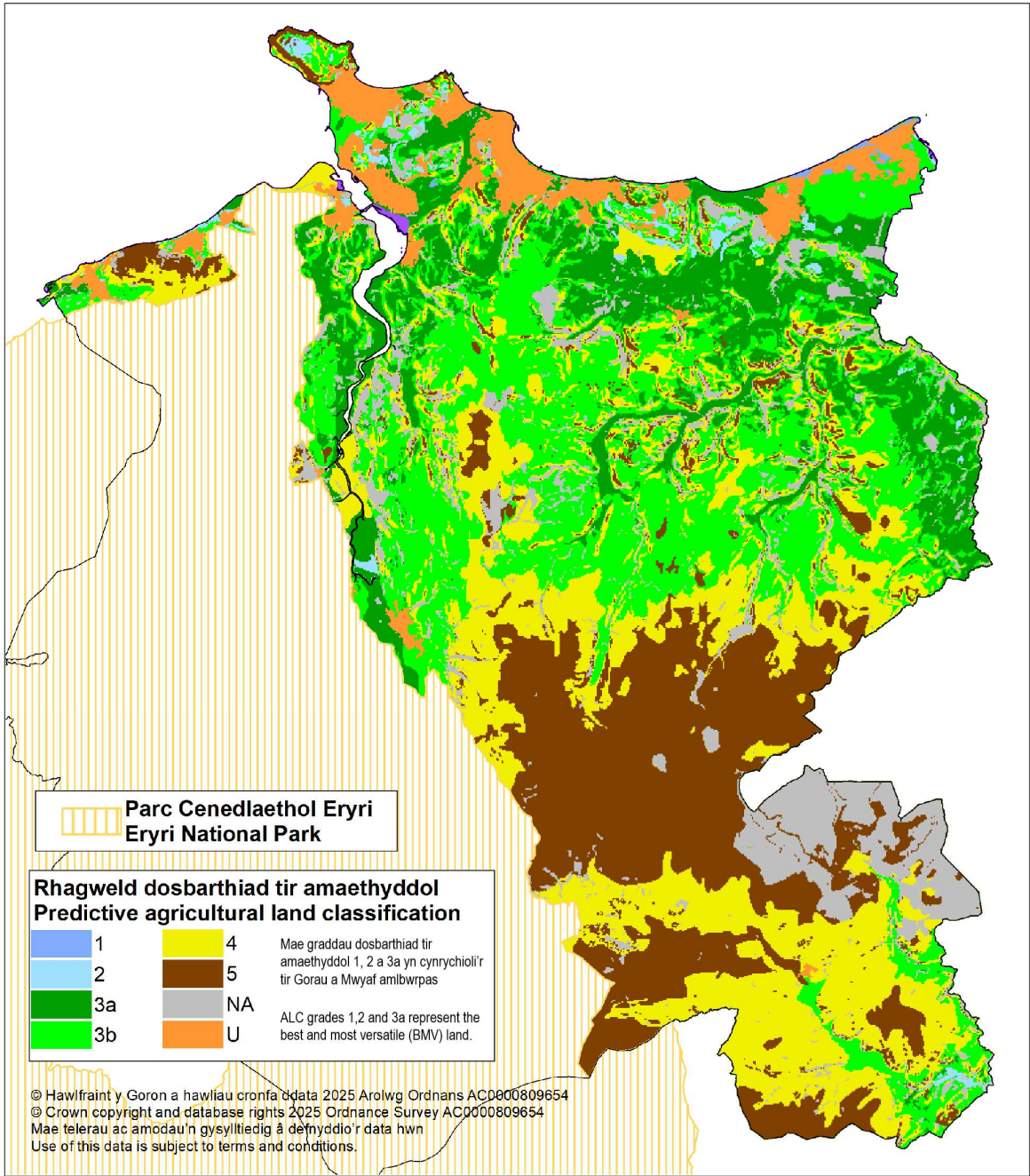
To obtain this information, the Agricultural Land Classification predictive map on Datamap Wales were utilised. Conwy is a predominantly rural county, with the main areas of population situated on the coastal belt. In terms of ALC this is quantified as follows across the plan area as a whole and broken down into the LDP sub-areas.

Figure 1 – agricultural land classification split by LDP sub-areas

ALC grade	Total in Conwy plan area (ha)	West area (ha)	Creuddyn area (ha)	Central area (ha)	East area (ha)	Rural area (ha)
1	89.12	1.03	8.59	0	79.50	0
2	676.10	45.81	208.41	111.90	102.17	207.82
3a	9,333.90	91.71	1,204.17	398.46	734.43	6,904.70
3b	17,694.05	225.02	1,108.35	380.61	1,014.67	14,964.67
4	17,210.97	407.44	584.69	236.93	101.93	15,879.98
5	14,709.25	316.57	251.07	103.56	29.14	14,008.91
NA	7,189.96	89.00	384.84	165.16	392.66	6,158.01
U	3,208.90	237.47	1,115.65	931.08	751.46	173.25
Total	70,112.25	1,414.04	4,865.76	2,327.70	3,205.95	58,297.33

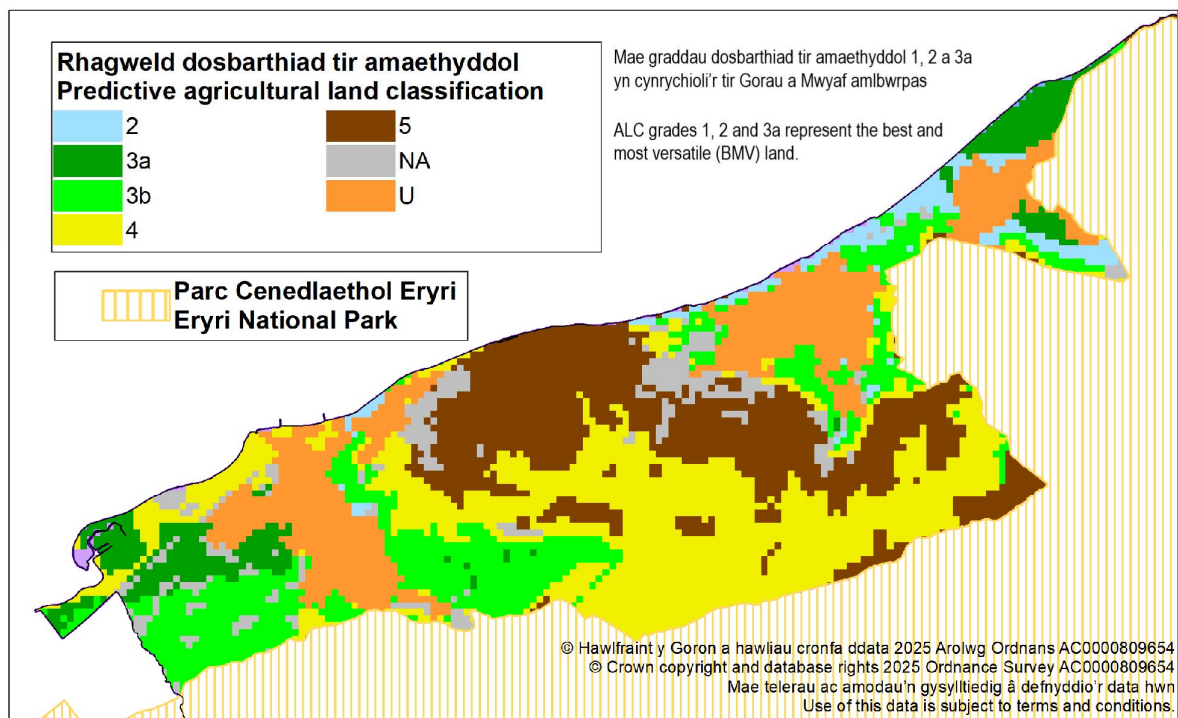
Source: Welsh Government Agricultural land quality statistics: planning authorities 2020.

Figure 2 – agricultural land in Conwy County LDP plan area



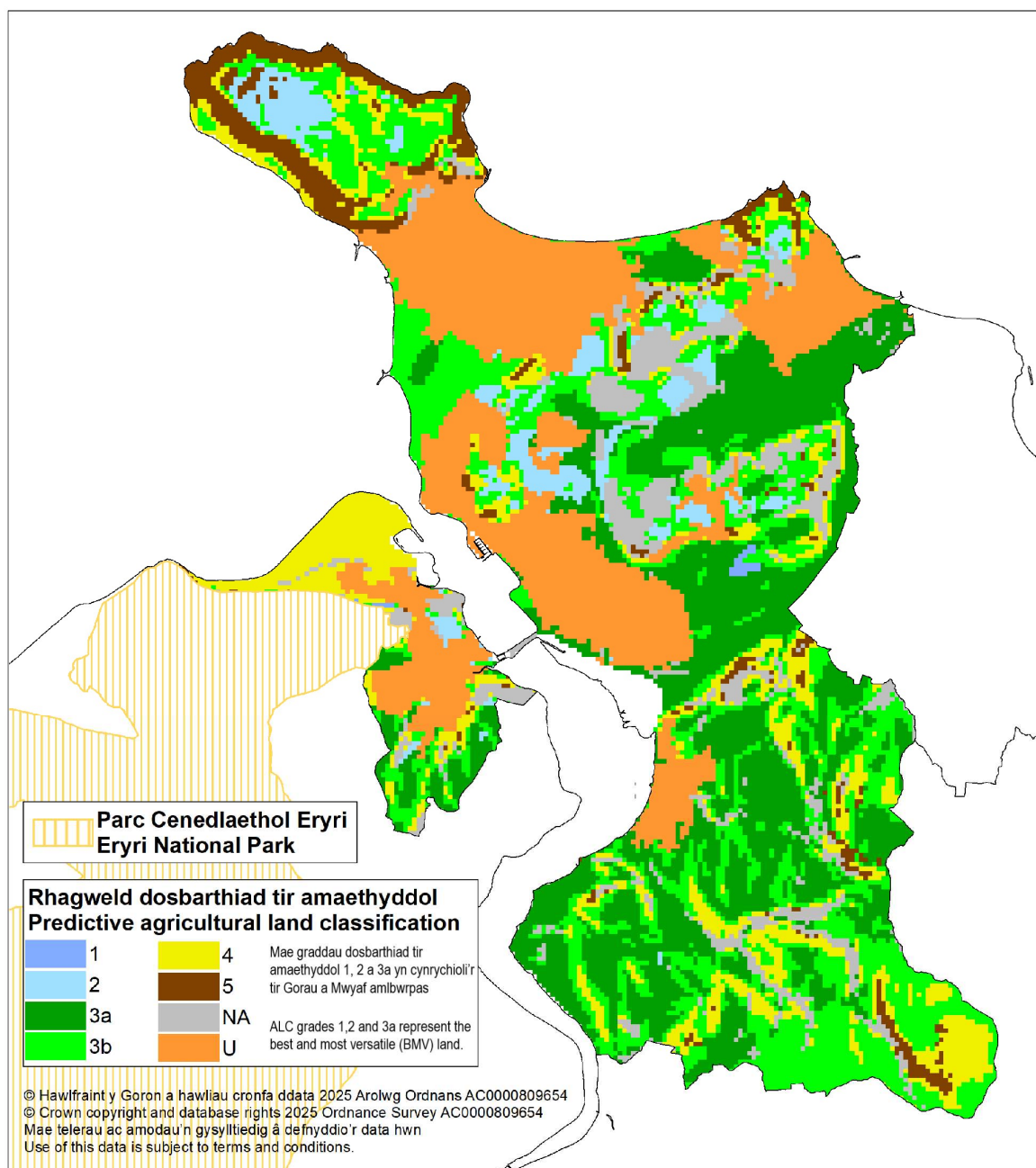
Source: [DataMapWales](#) ([Open Government Licence](#))

Figure 3 – agricultural land in Conwy RLDP West sub-area



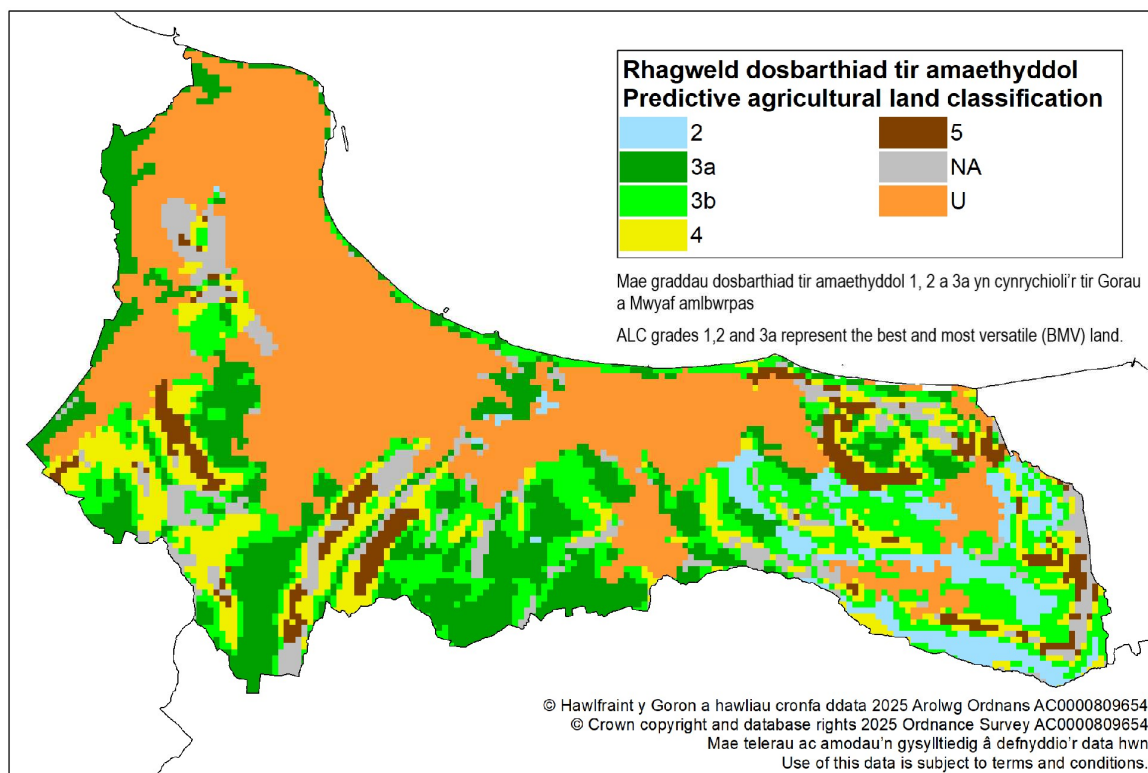
Source: [DataMapWales](#) ([Open Government Licence](#))

Figure 4 – agricultural land in Conwy RLDP Creuddyn sub-area



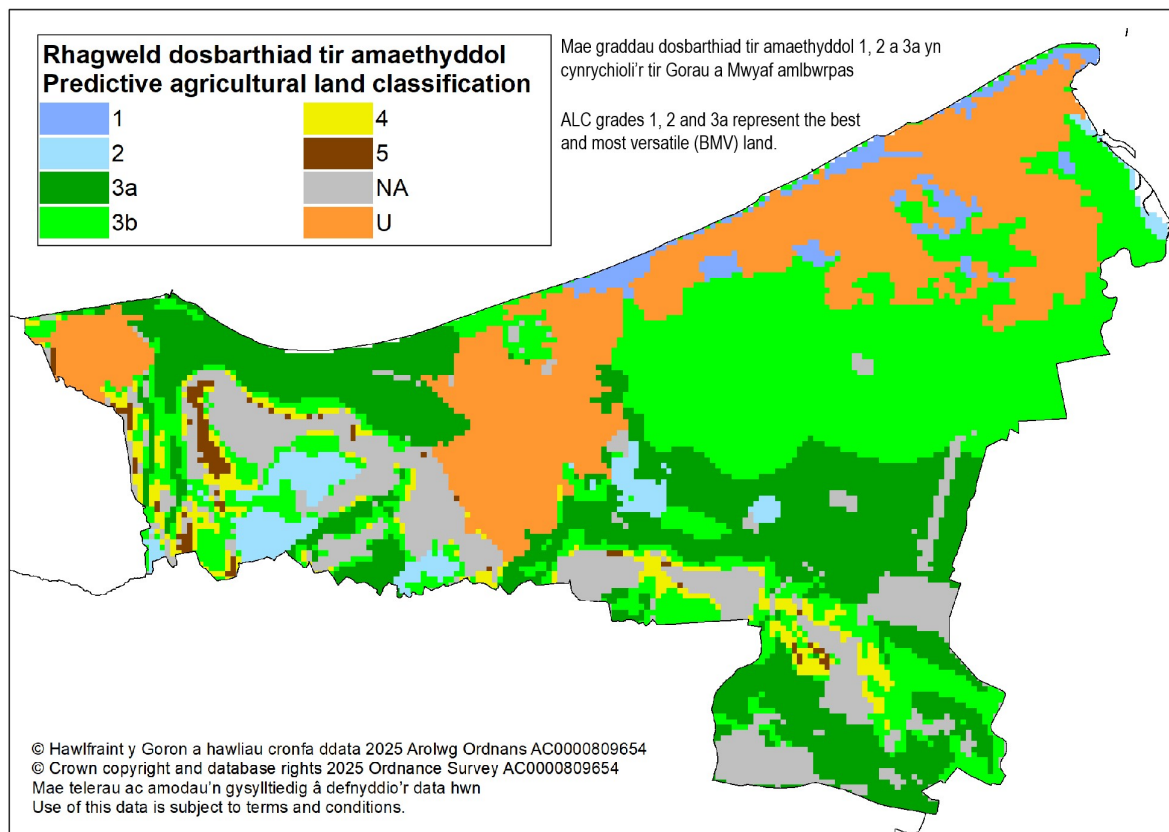
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Figure 5 – agricultural land in Conwy RLDP Central area



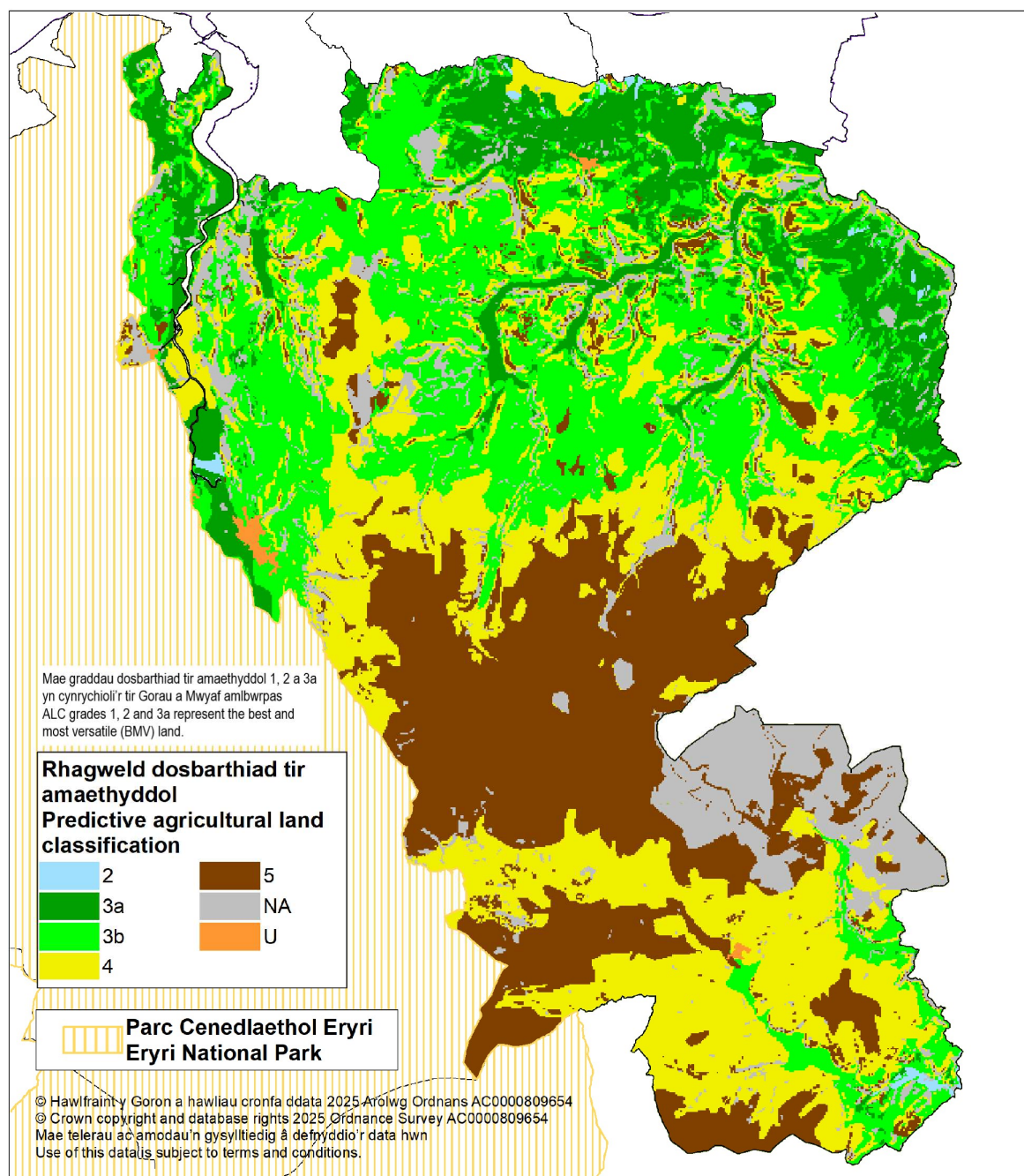
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Figure 6 – agricultural land in Conwy RLDP East sub-area



Source: [DataMapWales](#) ([Open Government Licence](#))

Figure 7 – agricultural land in Conwy RLDP Rural sub-area



Source: [DataMapWales](#) ([Open Government Licence](#))

Step 2. Identifying BMV on RLDP candidate sites

All candidate sites (see a full list at Appendix 1) were checked for the presence of BMV (Grades 1-3a ALC). For those sites that had BMV in any quantity and were otherwise considered suitable for possible allocation (both potential allocated and ranked sites), these were submitted to Welsh Government (Landscapes, Nature and Forestry Division) for consultation comments. (See Appendix 2 Conwy RLDP deposit Sites – Agricultural Land Classification). The comments provided suggested where more detailed ALC assessments should be commissioned, to correctly establish the quality and quantity of BMV on the candidate sites.

Step 3. Notification and information request from landowners/agents

Following this, landowners/agents of the candidate sites were contacted to request detailed ALC surveys were undertaken. All of those contacted provided the necessary assessments (these individual site assessments are available to view as part of the Deposit RLDP evidence base for each site.)

Step 4. Checking the validity and completeness of the ALC assessments

Once the ALC survey report were received by CCBC, they were forwarded to the Welsh Government (Landscapes, Nature and Forestry Division) to validate the report findings. Once Welsh Government accepted the ALC survey reports findings as an accurate reflection of agricultural land quality on the sites, CCBC planning policy officers considered the BMV information against a range of factors in coming to a balanced decision regarding the suitability of sites for allocation. These considerations are broadly outlined in Step 5 below but provided in more detail in relation to each of the sites in section 4 of this paper.

Step 5. Key considerations in balancing the need to protect BMV land versus allocating land for housing and employment

The list below is a summary of the key factors that were considered and have significantly influenced decision making regarding the allocation of sites containing quantities of BMV land:

- Future Wales – The location of growth areas

- PPW – Sequential test (relating to BMV - paragraphs 3.58 - 3.59)
- PPW – Sequential test (relating to commercial uses and town centres -paragraphs 4.3.18 - 4.3.22)
- RLDP Housing strategy – sub areas and distribution
- RLDP Employment strategy – urban / rural distribution
- Affordable housing need levels
- Flood risk
- Topography
- Green wedge
- Conwy Employment Land Review
- Conwy Commercial Market Analysis

Each of these factors are explored in more detail under each of the site justifications in section 4, however, to provide greater context, more detail is given in the next section regarding the RLDP strategic approach and growth areas.

3. RLDP strategy and growth areas

3.1 RLDP sustainable growth strategy

The growth strategy of the RLDP balances the changes to population and households over the plan period and the resulting need for new housing, with planning for more employment growth. It also delivers the necessary infrastructure to support this and maximises affordable housing delivery. Further details are available in BP01: Growth Level Options Report.

The RLDP focuses housing and employment growth in the more sustainable urban towns, with a smaller level to support the rural communities. In the Preferred Strategy, BMV land was considered as part of Strategic Policy 13 (SP/13) Managing Settlement Form, where the sequential site assessment process as outlined in PPW was reiterated, and the considerable weight to be given towards protecting BMV. (See paragraphs 3.14.3 and 3.14.4 of the Preferred Strategy written statement.) This approach was carried forward to Deposit stage with the BMV land grade recorded for each of the candidate sites. It was recognised early on in the process that some of the better grades (grades 1 and 2) of agricultural land are situated along the coastal

belt, which is where 90% of RLDP growth is planned in accordance with the growth areas identified in Future Wales. However, overall, the majority of all BMV grade land is still situated in the rural area where only 10% of the growth will be located.

3.2 Housing strategy

4,300 new homes in total (including a 20% contingency allowance) are planned for over the plan period. This is made up of:

- housing already built since the start of the plan period (completions)
- housing that has been granted planning permission but has not yet been built (commitments)
- pipeline sites (current LDP allocations subject to undetermined planning applications)
- allocated sites; and'
- windfall sites.

The table below shows how 4,300 new homes will be delivered over the plan period.

Figure 8 – housing supply in Conwy RLDP period

Components of housing supply	West	Creuddyn	Central	East	Rural	Total
Total completions (small and large)	85	480	440	375	60	1,435
Units under construction	40	165	105	55	0	365
Units with planning permission	15	85	195	150	15	460
Pipeline sites	55	150	30	290	0	525
New housing allocations	145	260	300	0	100	1,330
Large windfall sites (10+)	40	60	140	0	0	235
Small windfall sites (<10)	40	125	165	45	90	470
Total housing provision	425	1,325	1,370	910	265	4,300

Note: numbers may not sum due to rounding.

Source: Strategic Planning Policy Service, Conwy County Borough Council

3.3 Employment strategy

The RLDP economic strategy is informed by evidence base in the form of several background papers, namely, BP17 Employment Land Supply, BP18 - Employment Land Review, BP19 - Conwy Commercial Market Analysis and •BP61 Town Centres First Study. The overall employment land target is 16.4 hectares (to accommodate 1500 jobs), of which 9.26 hectares can be counted as existing supply, with a further 7.14 hectares to be delivered via allocations in the RLDP. The land that forms employment land supply must be capable of delivering a split of 35% B1a/b and 65% B1c, B2 and B8.

The strategy directs that in line with housing growth, 90% of employment land should be situated in the Coastal Development Strategy Area, particularly in areas with good links to the A55.

Given that the current LDP (2007-2022) has not seen any take-up of allocated rural employment sites, and in line with the Conwy Commercial Market Analysis, it is planned that all the allocated employment land will be situated along the coastal belt, within the Coastal Strategy Development Area, as defined in the Preferred Strategy.

The existing employment land supply includes vacant plots and vacant buildings on employment sites across Conwy. None of the existing undeveloped employment allocations in the current LDP will be rolled-forward due to problems with deliverability. As concluded in BP17 Employment Land Supply, when taking into account existing supply, there is a shortfall of just over 7 hectares which will need to be met by new allocations in the RLDP.

A relatively small number of sites were submitted to the candidate sites process for consideration for economic / commercial use (19 out of 210 in total). Once these sites had been assessed against various constraints such as flood risk, presence of BMV land, accessibility, sustainability and overall suitability for commercial use, only 5 sites remained in the process. These were three sites at the Llanddulas Quarry complex, one at Bryniau, Llandudno and a site at Glan Conwy Corner. The latter site was later removed from the candidate site process due to impact on the landscape in

terms of the need to retain it within the green wedge designation. The table below details the proposed employment allocations:

Figure 9 – employment allocations detail and phasing

Site number	Site name and location	Use class	Phasing	BMV land in hectares	Size in hectares
115 (1)	Llanddulas Quarry Area 1	B1/B2/B8	2027-2029	0	0.8*
115 (2)	Llanddulas Quarry Area 2	B1/B2/B8	2028-2032	0	4*
115 (3)	Llanddulas Quarry Area 3	B1/B2/B8	2032 onwards	0	4*
103	Land at Bryniau between Wormhout Way and Conwy Road, Llandudno	B1	2028-2033 onwards	3.85	3.85
Total	All sites	B1/B2/B8	2027-2033 onwards	3.85	12.65

*Note that the size is the developable area taking into account the development platforms / land re-profiling.

Source: Strategic Planning Policy Service, Conwy County Borough Council

It is important to note that not all the land within figure 9 will be coming forward within the RLDP timeframe. Due to the time taken to adopt the plan, and prepare planning applications, and construct the necessary development platforms (at Llanddulas), only around 7-8 hectares may be delivered up to 2033.

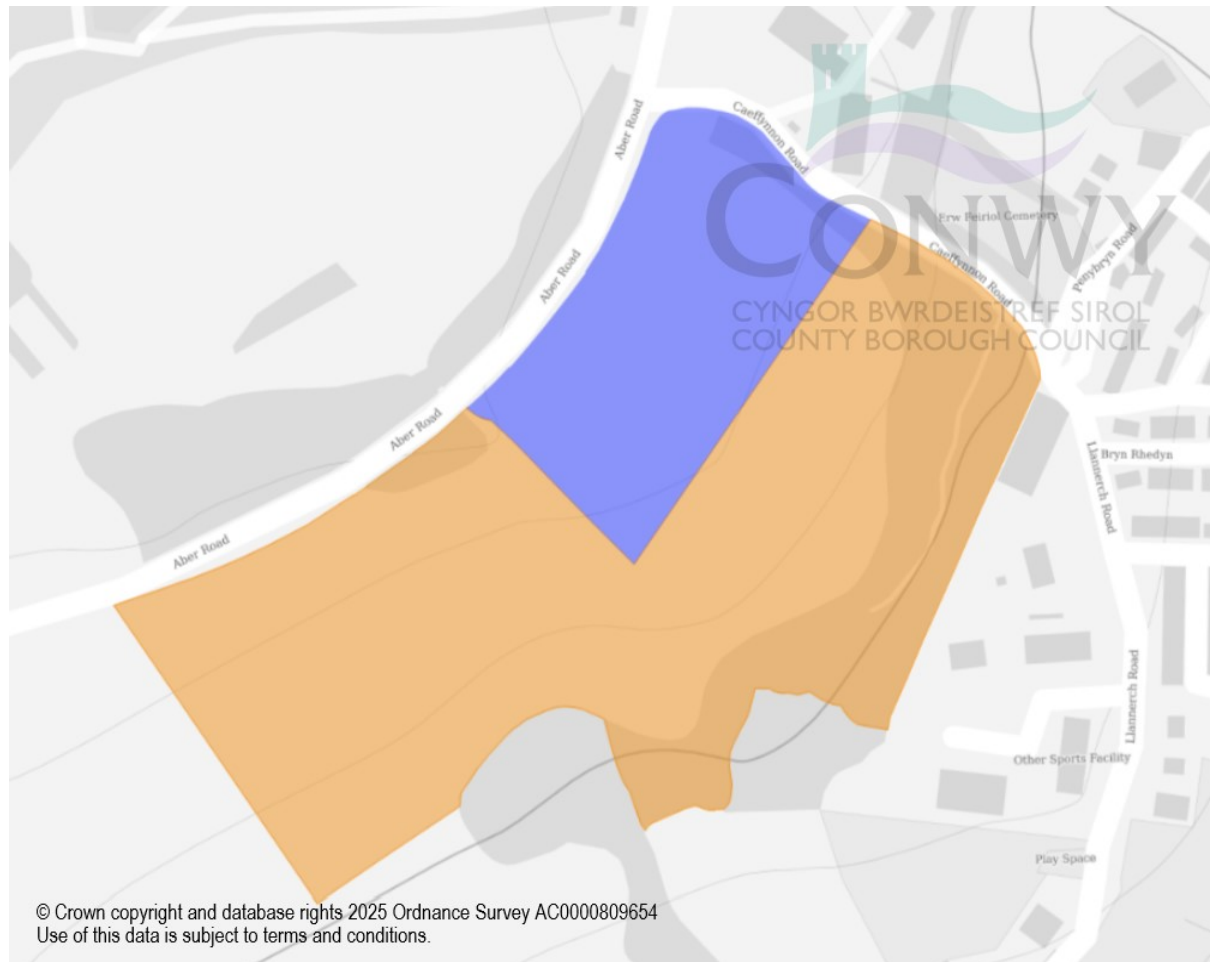
4. Proposed site allocations – BMV land assessment

4.1 Background

In line with the requirements of PPW, this section contains an assessment of allocated sites that have quantities of BMV land (grades 1, 2 and 3a). The policy test is to demonstrate ‘overriding need’ and either previously developed land, or that land in lower agricultural grades is unavailable, or available lower grade land has an environmental value which outweighs the agricultural considerations.

It should be noted that not all proposed allocated sites have BMV land, and therefore not all the allocations appear in this section. For a complete list of allocated sites, ranked, and pipeline sites please see Appendix 1. Also, some proposed allocations contained in this section i.e. Sites 157 Caeffynnon, Llanfairfechan and 91 Land off Pentywyn Road, Llanrhos were identified as potential for BMV on the Predictive map, however the detailed surveys commissioned later confirmed that no BMV is present. The sites have been included within this section for completeness.

4.2 Site 157 Caeffynnon, Llanfairfechan (proposed housing/school allocation)



It is proposed to allocate a Strategic Site in Llanfairfechan for mixed use: 150 new homes and a primary school. The site lies in the West Strategy area for the RLDP. 360 new homes are required in this area over the RLDP period. It is anticipated that the site will meet a large proportion of the housing need for the area. In the West RLDP sub-area, a number of ranked sites (sites that are deemed deliverable, but not preferable to the proposed allocated sites) have been identified as follows:

- Site 4 Hafod y Coed, Trefforis Road, Dwygyfylchi.
- Site 48 Tyddyn Bach, Graiglwyd Road, Penmaenmawr
- Site 59 Land North West of Lllys y Coed, Llanfairfechan

- Site 86 Land off Penmaenmawr Road, Llanfairfechan (Option 2)

The above sites have either no or little BMV, however none of them are capable of delivering the housing requirement *and* the new school without other issues affecting development, for example, more complex highway access issue, biodiversity impacts, tree coverage and location in the settlement hierarchy. For these reasons combined with the additional reasons below, site 157 has been selected for allocation above the ranked sites.

Site 157 includes the following grades and amounts of BMV:

- Grade 1: 0ha
- Grade 2: 0ha
- Grade 3a: 0ha
- Grade 3b: 9.3
- Grade 4: 7.7
- Grade 5: 0

Development of this site would result in the loss of 17.7 ha of land in the Grade 3b and 4 category, **therefore there will be no loss of BMV land due to this allocation.**

As part of the RLDP Call for Sites stage; 12 were submitted for Llanfairfechan; 4 in Penmaenmawr and 9 in Dwygyfylchi. Each site was assessed as part of the candidate site process. A large proportion of these sites were removed due to significant constraints or deliverability concerns. The process concluded that this was the highest scoring site in terms of sustainability and had no significant constraints which would prevent development.

There is an alternative site option in Penmaenmawr, which would contribute towards meeting part of the housing need for the area only (further allocations would be required). It was considered that this Strategic Site location in Llanfairfechan is more sustainably located and links to the centre of Llanfairfechan and beyond can be easily achieved. A second alternative site option is available in Dwygyfylchi, however, this again would only meet

part of the housing need for the area and Dwygyfylchi is classed as a Tier 1 main village in the RLDP. Fewer facilities and services are located here, and so the Strategic Site at Llanfairfechan is more sustainable in this respect. The alternative sites in this LDP sub area include a mixture of BMV of differing grades, some grade 2 and 3a, but mostly non BMV land. Planning applications have been submitted (although not yet determined) on alternative sites in Llanfairfechan. These were not sufficient in size to accommodate a new school and the required housing needed. Should they be granted permission, the number of homes to be delivered will be reflected in the housing requirement for the Strategic Site.

There is a significant need for affordable homes across all areas of the County Borough. For the remaining plan period (2023-33), an estimated 185 households will be in need of affordable housing in the West (see BP11). There are currently 67 households on the social housing register (01/2025) and 43 households on the intermediate housing register (07/2024) for the West sub-area. The landowner and developer for this site are committed to delivering a minimum of 30% affordable homes on the site, in line with requirements in BP10. They are also committed to delivering 50% affordables on site through joint working with RSLs and the use of subsidy. This site could, therefore, provide a valuable contribution for new affordable homes in the area.

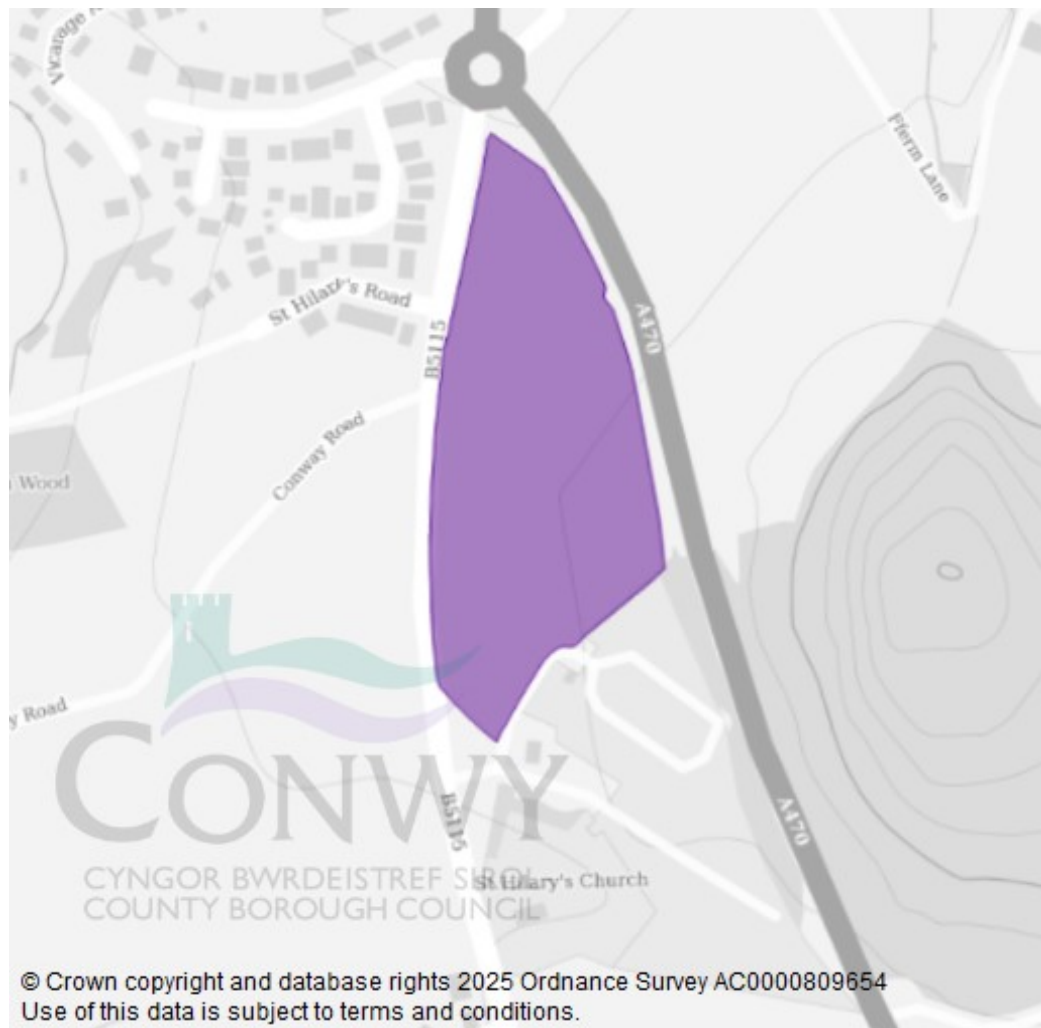
Primary school provision in Llanfairfechan is provided by Llanfairfechan Infants and Pant y Rhedyn. These schools also provide English medium education for Penmaenmawr. The school in Penmaenmawr (Pencae) provides Welsh medium education for the area. CCBC has identified Llanfairfechan as a project for years 4-6 of the Sustainable Communities for Learning programme. Llanfairfechan Infants is at capacity, with projections showing this is likely to continue for the next five year period. CCBC Education has highlighted qualitative deficiencies at PantyRhedyn school.

There are currently two planning applications submitted for residential schemes in Llanfairfechan. If approved, these schemes are likely to lead to an increase in primary pupil numbers locally, above that included in the pupil projections. The existing school sites in Llanfairfechan are constrained and

options to extend current buildings are limited. For this reason, it is proposed to allocate land for a new school in the RLDP. Please see Background Paper 45 for more details.

All have been assessed for use as a school, but for various reasons including inadequate site size, proximity to the centre of Llanfairfechan and the availability of the site, the proposed Strategic Site allocation remains the only deliverable option.

4.3 Site 103 land at Bryniau, Llandudno (proposed employment allocation)



Land at Bryniau, Llandudno (site 103) has been selected to be allocated for class B1 employment land. The site measures 3.85 hectares in total and is situated to the southeast of Llandudno, between the A470 and B5115 (Conway Road), adjoining the settlement boundary at the site's northern edge. As explained further on in this section, this is the only feasible site for employment allocation (other than sites at Llanddulas Quarry which are also allocated), there are no ranked employment sites.

The site includes the following grades and amounts of BMV:

- Grade 1: 0ha
- Grade 2: 3.85ha

- Grade 3a: 0ha
- Grade 3b: 0ha
- Grade 4: 0ha
- Grade 5: 0ha

Although the site is wholly BMV grade 2 land, it is located in Llandudno, which plays an important sub regional role complementing the National Growth Area in Future Wales – The National Plan 2040. It is also flanked by two main roads and situated in an accessible location on the edge of town, therefore generally performing well in the sequential test. The edge of town location is also supported by evidence found in BP19 Conwy Commercial Market Analysis (See paras 2.47, 2.50, 2.62).

“Future need is expected to continue to be for small-scale growth, centred around town centres and existing industrial estates in key settlements.....”

“Agents (commercial) were generally of the view that whilst the maintenance of smaller sites in the rural areas was important, demand was very localised and future supply should be focused around the prime areas of Llandudno, Colwyn Bay and Conwy”

“Existing B1 provision is predominantly focussed within the urbanised areas town centres and business parks at the Primary urban development strategy areas”

“Insight from commercial agents suggests that a wide range of local occupiers have moved away from traditional town centre locations onto business parks due to the lack of modern, open plan, office accommodation in the towns. As noted above, there is a clear preference for local businesses to move to out-of-town offices due to accessibility to the A55 and car parking.

“Agents consider that Conwy’s (Conwy county’s) office market is primarily driven by existing local occupiers expanding, resulting in their relocation elsewhere within the County Borough. Office space that has proven to be successful generally benefits from close proximity to A55 junctions and is

thus out-of-town where congestion is limited and free car parking plentiful. Historically, the principal office locations were Llandudno, Llandudno Junction and Colwyn Bay, with the surrounding areas providing additional (and secondary) office space.”

The information provided by commercial agents within the CMA demonstrates a preference for sites that are in accessible locations and capable of hosting modern office accommodation, (preferably in out-of-town locations.) However, this should be carefully balanced against the need to deliver sustainable, sequentially favourable sites that benefit from good transport links and are close to the amenities of those key urban centres that are named within the CMA as being popular locations for employment.

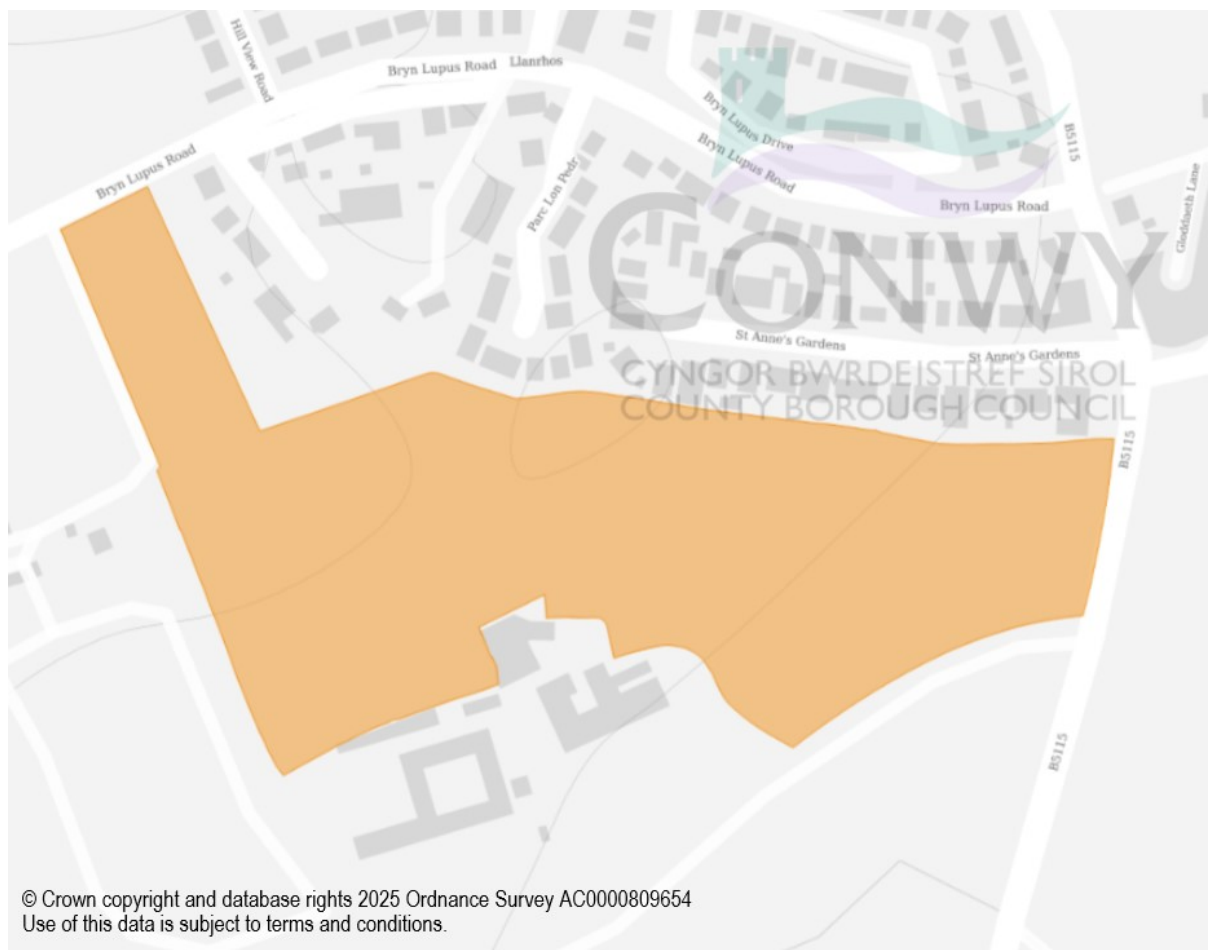
Other sites were assessed as part of the site selection process and ruled out due to significant constraints. Please refer to BP6 Site Deliverability for a full list of sites. Many of the sites that had employment potential (for example those submitted along the A55 corridor at Mochdre) or adjacent existing employment sites (for example Site 92 Land adjoining Quinton Hazell Enterprise Parc, Glan-y-Wern Road, Mochdre, Colwyn Bay) are greenfield sites within the flood zone. A separate site (Site 183 Land at Glan Conwy Corner) which is largely free of constraints remained within the candidate site process until a further assessment of the green wedge designation was undertaken. This concluded that the site should in fact remain within the green wedge. Therefore, in the end, it was removed from the candidate site process. Other than Llanddulas Quarry (which is also being proposed for allocation but focussed towards B1c /B2 / B8 and other uses of a more industrial nature) the only remaining land suitable for employment and particularly B1 office use, is Land at Bryniau.

It should be noted that if allocated, Site 103 Land at Bryniau will remain outside of the settlement boundary (to prevent development of other non-employment related uses) and will only be developed for employment uses in accordance with policy ED/2 in the RLDP.

To summarise, many of the potential employment sites in the County Borough are severely constrained by flood risk and or other environmental

factors. This has left very few suitable land options for employment in the key growth areas identified within Future Wales and the RLDP strategy. The only two sites/locations considered deliverable are Llanddulas quarry (which is also a proposed allocation for employment) and this site on the edge of Llandudno. For the reasons highlighted above, it is therefore considered necessary and justified to allocate this land for employment uses as part of the RLDP.

4.4 Site 91 Land off Pentywyn Road, Llanrhos (proposed housing allocation)



This site forms the majority strategic allocation for the Creuddyn area and will provide c110 homes, public open space and active travel improvements. The full RLDP allocation comprises two small additional sites 50 and 174 to facilitate an active travel route through both sites, however neither required an ALC survey due to no BMV being present.

The site was identified in the Preferred Strategy and has since reduced in size/number of units. Llandudno and the wider Creuddyn area is significantly constrained by flood risk, topography and designations therefore developable land is in short supply

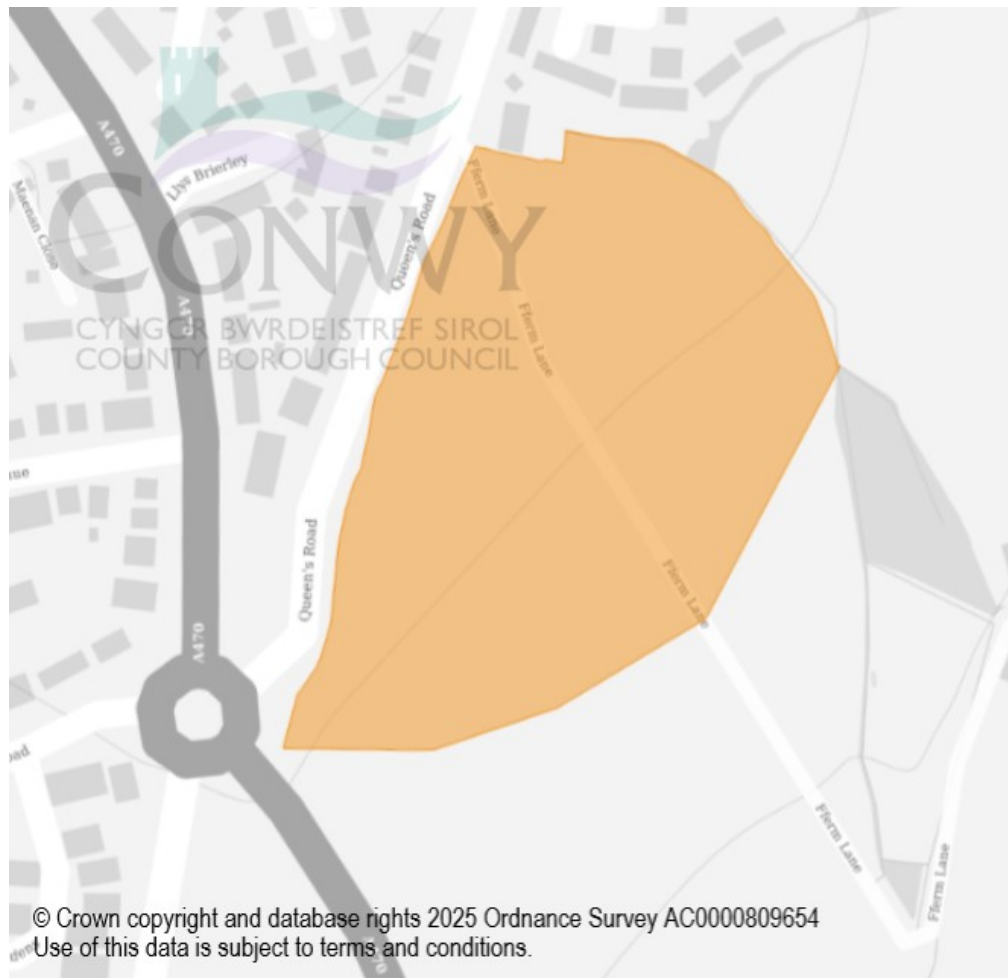
The site includes the following grades and amounts of BMV:

- Grade 1: 0ha
- Grade 2: 0ha
- Grade 3a: 0ha
- Grade 3b: 6.1ha
- Grade 4: 0ha
- Grade 5: 0ha

Development of this site would result in the loss of 6.1ha of land in the Grade 3b category, **therefore there will be no loss of BMV land due to this allocation.**

Primary school provision for Llanrhos is provided by Ysgol Deganwy and Ysgol Awel y Mynydd and there are no capacity constraints which cannot be addressed.

4.5 Site 203: Queen's Road, Llandudno (proposed housing allocation)



It is proposed to allocate a Strategic Site in Llanrhos for housing and active travel links comprising: 70 new homes. It is anticipated that the site will meet a large proportion of the housing need for the area. The site is not part of the Green Wedge. In the Creuddyn RLDP sub-area, a number of ranked sites (sites that are deemed deliverable, but not preferable to the proposed allocated sites) have been identified as follows:

- Site 31 Land adjoining Tawelfan, Ty Du Road, Glan Conwy
- Site 40 Land adjacent to Bryn Lupus Road, Llanrhos, Llandudno (Option 2)
- Site 192 Land off Llanrwst Road, Conwy

Sites 31 and 192 have no BMV present, but site 40 may contain BMV as identified on the predictive map. With regards to all these sites however,

there are a number of reasons that make site 203 more favourable for allocation. for example, highway access issues, historic landscape/designation impacts, and location in the settlement hierarchy. Considering these reasons (and combined with the additional reasons below), site 203 has been selected for allocation above the ranked sites.

Site 203 includes the following grades and amounts of BMV as per the validated survey:

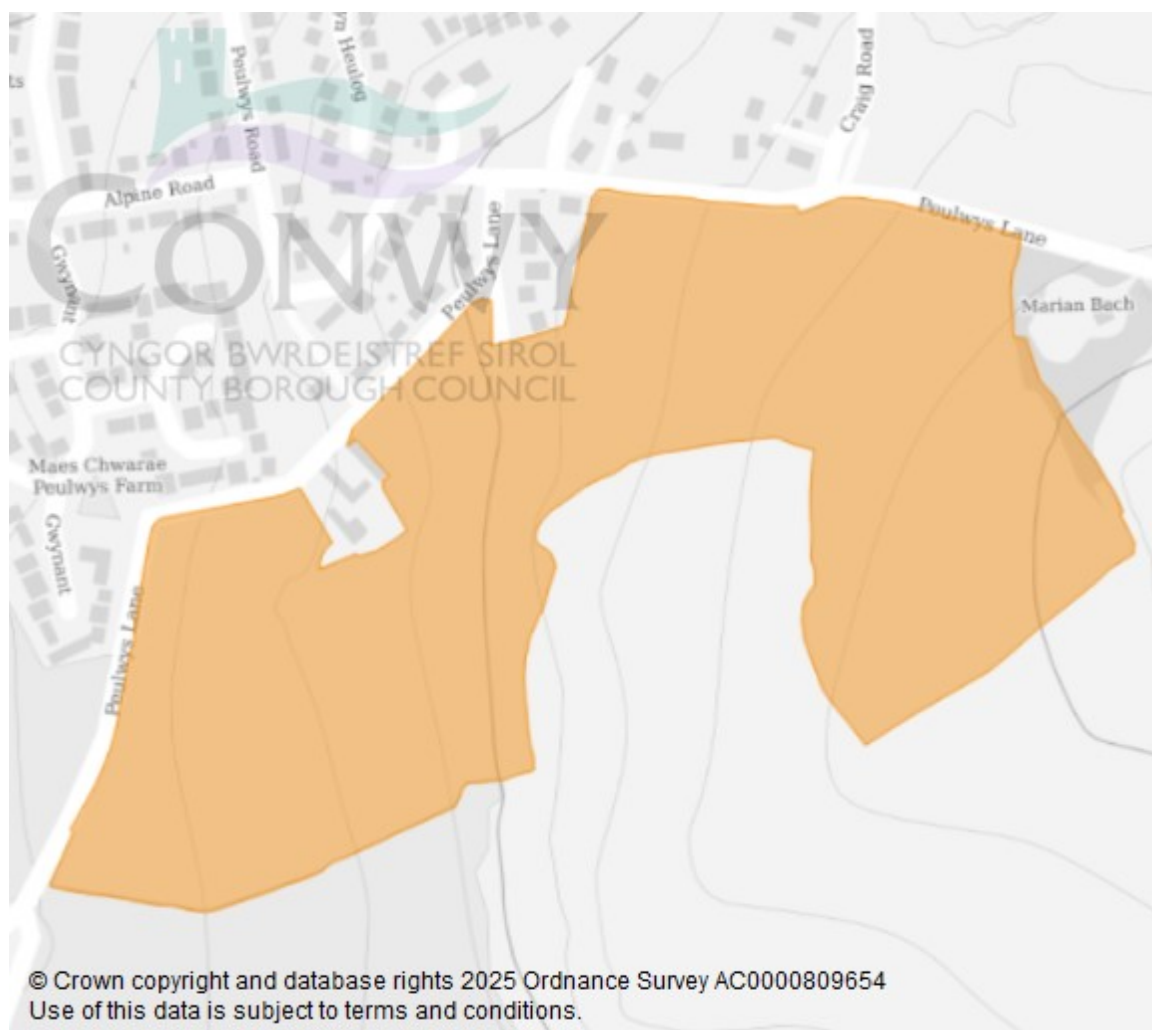
- Grade 1: 0ha
- Grade 2: 1.6ha
- Grade 3a: 2.6ha
- Grade 3b: 0ha
- Grade 4: 0ha
- Grade 5: 0ha

Development of this site would result in the loss of 1.6ha of BMV land in Grade 2 and 2.6ha in Grade 3a.

Although the site contains BMV grade 2 greenfield land, it is located in Llandudno, which plays an important sub regional role complementing the National Growth Area in Future Wales – The National Plan 2040. It is also situated in an accessible location on the edge of town, therefore generally performing well in the sequential test. A small number of other sites were removed due to significant constraints or deliverability concerns. The site is also sustainably located on the edge of the existing settlement boundary. The process concluded that this was the highest scoring site in terms of sustainability and had no significant constraints which would prevent development.

Primary school provision for Llandudno is initially provided by Ysgol Craig y Don and there are no capacity constraints.

4.6 Site 68: Peulwys Farm, Old Colwyn (proposed housing allocation)



There is a significant need for affordable homes across all areas of the County Borough. For the remaining plan period (2023-33), an estimated 185 households will be in need of affordable housing in the Central (see BP11). There are currently 433 households on the social housing register (01/2025) and 322 households on the intermediate housing register (07/2024) for the West sub-area. The landowner and developer for this site are committed to delivering a minimum of 30% affordable homes on the site, in line with requirements in BP10, but with a potential of delivering 50% affordable homes on site through joint working with RSLs and the use of subsidy. This site could, therefore, provide a valuable contribution for new affordable homes in the area.

It is proposed to allocate a Strategic Site in Old Colwyn for 200-300 new homes together with recreational spaces and active travel routes. This is the

only feasible site for housing allocation in the Central sub-area, there are no ranked housing sites in this sub-area.

The site includes the following grades and amounts of BMV as per the validated survey

- Grade 1 – 0ha
- Grade 2 - 8.0ha
- Grade 3a – 0ha
- Grade 3b - 5.0ha
- Grade 4 - 2.0ha
- Grade 5 - 0ha
- Non-agricultural - 0.2ha

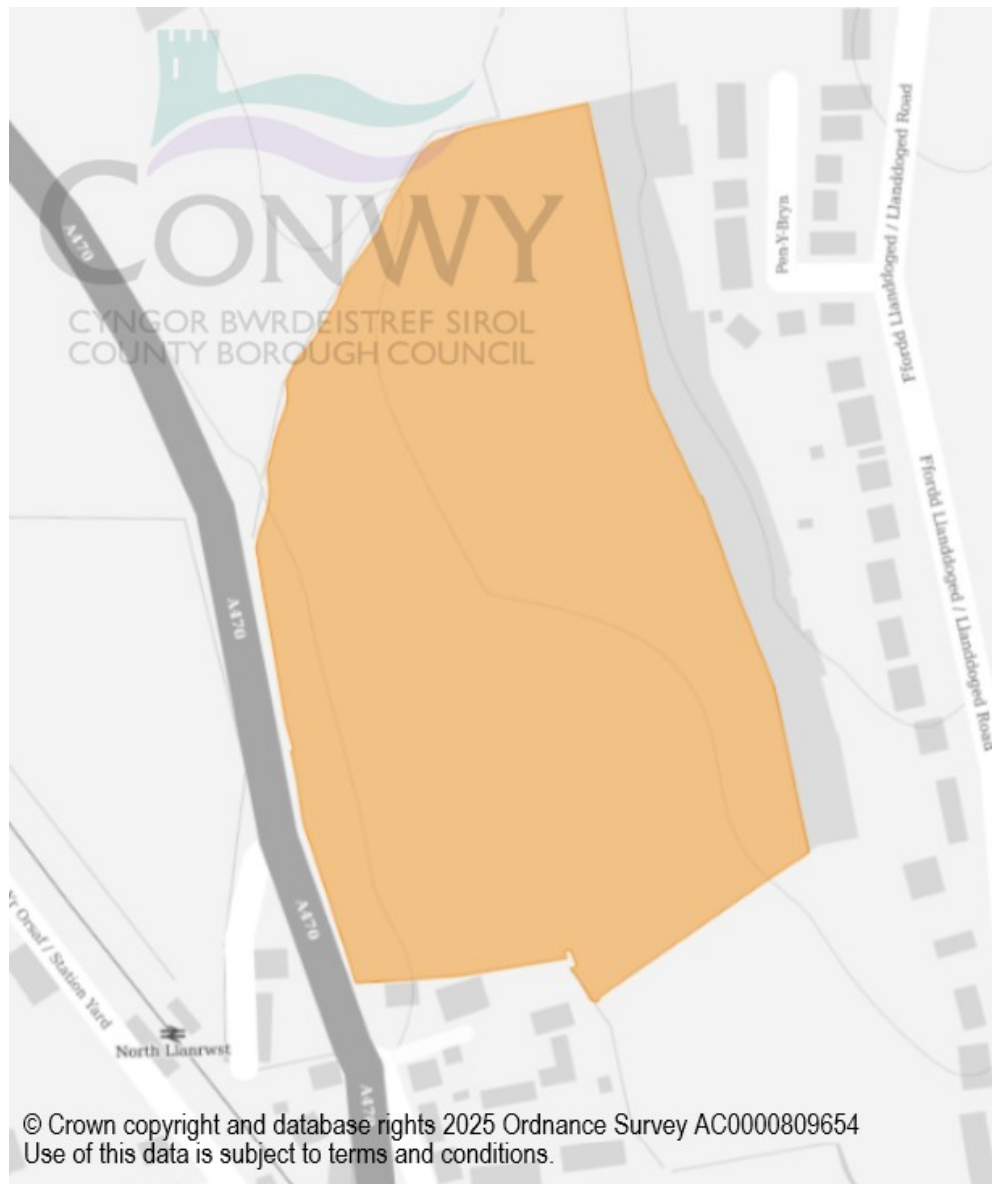
Development of this site would result in the loss of 8ha of grade 2 BMV agricultural land.

As part of the RLDP Call for Sites stage a number of sites were assessed as part of the candidate site process all with varying amounts of BMV and non BMV land. A large proportion of these sites were removed due to significant constraints or deliverability concerns. The current CLDP designated housing site at Ty Mawr, Old Colwyn has been allocated for over 20 years without being developed and was therefore considered to be a significant risk when considering re-allocation in the RLDP.

The site assessment process concluded that Peulwys Farm was the highest scoring site in terms of sustainability and had no significant constraints which would prevent development. The site is also sustainably located on the edge of the existing settlement boundary and without any major land development constraints (eg, flood zone or green wedge).

Future Wales the National Plan 2040 is a national development plan, which sets a strategy for addressing key national priorities. The North Wales Coastal settlements (including the Colwyn Bay area) are identified as regional growth areas within which regeneration opportunities are strongly supported.

4.7 Site 56: Penloyn, Llanrwst (proposed housing allocation)



There is a significant need for affordable homes across all areas of the County Borough. For the remaining plan period (2023-33), an estimated 245 households will be in need of affordable housing in the Rural development strategy area (RDSA) (see BP11). There are currently 86 households on the social housing register (01/2025) and 78 households on the intermediate housing register (07/2024) for the RDSA.

A number of constraints have historically restricted development in Llanrwst, in particular sewerage network issues to the south of the town; flood risk on lower lying land and steeper topography further east away from the river.

All of the land surrounding Llanrwst is graded 3b on the Predictive ALC map, with the exception of the fertile lands adjacent to the river (Grade 3a), which is also at significant risk of flooding. This meant that there was little to choose between the candidate sites in terms of loss of ALC.

The proposed allocation avoids most of these challenges and is predominantly non-BMV land (65% grades 3b and 4).

In the Rural RLDP sub-area, one ranked site (sites that are deemed deliverable, but not preferable to the proposed allocated sites) has been identified as follows:

- Site 2 Land off Nebo Road, Llanrwst

Site 2 has no BMV present, however, there are a number of reasons that make site 203 more favourable for allocation, scale being one of them (site 2 could not accommodate the number of houses needed for this location) and also infrastructure (sewerage) capacity may need greater improvement. For these reasons and the additional reasons below, site 56 has been selected for allocation.

Site 56 includes the following grades and amounts of BMV;

- Grade 1 – 0ha
- Grade 2 - 0ha
- Grade 3a – 1.9ha
- Grade 3b - 3.1ha
- Grade 4 – 0.5ha
- Grade 5 - 0ha
- Non-agricultural - 0ha

Development of this site would result in the loss of 1.9ha of grade 3a BMV agricultural land.

4.8 Summary and conclusion

To summarise, Figure 10 shows the RLDP allocations that contain amounts of BMV land, and how much in each grade:

Figure 10 – Amount of agricultural land of BMV quality on RLDP allocations

Site	Grade 1	Grade 2	Grade 3a
Site 157: Llanfairfechan Strategic Site	0	0	0
Site 103: land at Bryniau, Llandudno	0	2.85ha	0
Site 203: Queen's Road, Llandudno	0	1.6ha	2.6ha
Site 68: Old Colwyn Strategic Site	0	8ha	0
Site 56: Penloyn, Llanrwst	0	0	1.9ha
TOTAL	0	12.45ha	4.5ha
OVERALL TOTAL (of all grades)	16.95ha		

Source: CCBC analysis from individual ALC site surveys

To set this into the context of overall loss of BMV for the plan area, Figure 11 shows the amount and percentage loss of BMV, should the sites be developed in the future:

Figure 11 Total amounts of BMV land on RLDP allocations against the overall total BMV in Conwy LPA area

Site	Grade 1	Grade 2	Grade 3a
Total land in each grade in Conwy LPA Area	89ha	676ha	9,334ha
Overall Total land on Allocated sites in each ALC grade	0	12.45ha	4.5ha
Percentage loss	0%	1.84%	0.05%
Total percentage loss of BMV land (of all grades)	0.17%		

Source: CCBC analysis from Welsh Government Agricultural land quality statistics: planning authorities 2020 and individual ALC site surveys.

In conclusion, in the context of total BMV land across the plan area, the amount of BMV land lost due to RLDP land allocations will be minimal. As explained in this background paper, preserving BMV has been a consideration at the outset of the RLDP strategy development and candidate sites process, with the ALC being checked for each site as they progressed through the assessment process. Where needed for the proposed allocations, detailed ALC reports have been commissioned to ascertain the quantities of BMV on each site to better inform the decision-making process.

As well as working with numerous constraints such as flood risk, topography, landscape and historic designations, and balancing the needs of national planning policy aspirations and the need for economic and housing growth within the county, the only sites that were deemed to be deliverable are the proposed allocations and ranked sites (see Appendix 1).

As per the justification for each allocated site contained within section 4, for some geographic areas (e.g. Central) and some allocation types (e.g. Employment), no ranked sites have been identified, leaving only the proposed allocations as suitable candidates for inclusion in the RLDP. Where ranked sites have been identified with little or no BMV present, there are a number of reasons why the allocated sites have been selected instead, these primarily being around scale, (i.e. the ranked sites are not large enough to accommodate the housing numbers needed), there are complications with highways access, the site is lower down in the settlement hierarchy and therefore does not address housing need in the key settlements, and other matters such as landscape and historic environment considerations.

The result is that only 16.95 ha of BMV land will be lost in Conwy as a result of the RLDP allocations. As explained in this background paper, not all of the RLDP allocated sites will result in the loss of BMV land. Indeed great care has been taken at all stages to ensure minimal impact where possible, with all of the planning considerations being balanced and decisions taken in

accordance with the guidance in PPW 12. Further information of the detailed site assessments can be found in BP6 Site Deliverability Assessment.

Appendix 1: Full list of Candidate Sites with proposed allocations, pipeline and ranked sites

Site ref.	Location	Assessment
1	Land to the rear of Dolwen View, Bwlch y Gwynt, Llysfaen	Removed
2	Land off Nebo Road, Llanrwst	Ranked site (Housing)
3	Land at Caeffynnon, Ffordd Brenig, Cerrigydrudion, Corwen	Removed
4	Hafod y Coed, Trefforis Road, Dwygyfylchi.	Ranked site (Housing)
5	Land at Pen y Waen Farm, Old Highway, Colwyn Bay LL28 5UY.	Removed
6	East of Limpley Lodge, Craigside.	Removed
7	Land adjacent to Eryl Arran, Bryn y Bia Road, Craigside.	Removed
8	Tan y Graig Road, Llysfaen.	Removed
9	Llanrwst Road, Upper Colwyn Bay.	Removed
10	Gwellyn Avenue, Kinmel Bay.	Removed
11	Johnson Woodcraft site, Cader Avenue, Kinmel Bay.	Removed
12	Cader Avenue, Kinmel Bay.	Removed
13	Chester Avenue, Rhyl. LL18 5LA	Removed
14	Denbigh Circle, Rhyl LL18 5HW.	Removed
15	Adjacent 25 Elwy Circle, Rhyl LL18 5HF.	Removed
16	Adjacent 36 Elwy Circle, Rhyl. LL18 5HF	Removed
17	Land between 35 and 37 Owain Glyndwr, Kinmel Bay	Withdrawn
18	Land adjacent 9 Owain Glyndwr, Kinmel Bay	Removed
19	Owain Glyndwr, Kinmel Bay	Removed
20	Holywell Crescent, Kinmel Bay	Removed
21	Tileries Estate, Kinmel Bay	Removed
22	Bay Trading Estate, Kinmel Bay	Removed
23	2 Douglas Road, Colwyn Bay	Removed
24	166 Old Highway, Mochdre	Removed
25	Land at Caer Ffynnon, Ffordd y Berth, Abergele	Removed
26	Land East of Dolgau, Dolwen Road, Old Colwyn	Removed
27	The Old Garden Centre, Dolwyd Nurseries, Dolwyd, Mochdre	Removed

Site ref.	Location	Assessment
28	Llannerch Road, Llanfairfechan	Removed
29	Land at Gogr Ganol, Llansannan	Removed
30	Former Goods Yard, Builders Street, Llandudno	Removed
31	Land adjoining Tawelfan, Ty Du Road, Glan Conwy	Ranked site (Housing)
32	Land at Ty Du Farmhouse, Ty Du Lane, Glan Conwy	Removed
33	Land at Maes y Felin, off Llanrwst Road, Glan Conwy	Developed
34	Land adjacent Premier Inn, Conway Road, Llandudno Junction	Removed
35	Land adjacent Mochdre Commerce Parc, Ty Gwyn Road, Dolwyd	Removed
36	Land adjacent Llandudno Junction Industrial Estate, Conway Road, Llandudno Junction	Removed
37	Fron Heulog, Twll Llwynog, Abergele	Removed
38	Land between Hawes Drive and Maes y Castell, Deganwy	Removed
39	Land adjacent to Bryn Lupus Road, Llanrhos, Llandudno (Option 1)	Removed
40	Land adjacent to Bryn Lupus Road, Llanrhos, Llandudno (Option 2)	Ranked site
41	Land off Valley Road, Colwyn Bay	Pipeline site (Housing)
42	Land off Iscoed, Gyffin	Removed
43	Land off Nebo Road, Llanrwst	Removed
44	Land at Bryn Celyn, Llysfaen	Withdrawn
45	Land North of Sychnant Pass Road, Conwy	Removed
46	Tal y Bont Glebe land, Tal y Bont	Removed
47	The Stables, Colwyn Road, Llandudno	Removed
48	Tyddyn Bach, Graiglwyd Road, Penmaenmawr	Ranked site (Housing)
49	Pant y Fran Farm, Pentywyn Road, Deganwy	Removed
50	Land on Bryn Lupus Road, Llanrhos	Allocation (Housing)
51	Land at Troed y Bwlch, Deganwy	Removed
52	Old Mill Road, Dwygyfylchi	Removed
53	Land at Bryniau Cochion, Llysfaen	Removed
54	Derwen Park, Penrhyn Bay	Removed

Site ref.	Location	Assessment
55	Land to the rear of Bryn y Mor, Dolwen Road	Removed
56	Penloyn, Llanrwst	Allocation (Housing)
57	Land at the corner of Pentwyn Road and Marl Lane, Deganwy	Developed
58	Land off Aber Road, Llanfairfechan	Removed
59	Land North West of Lllys y Coed, Llanfairfechan	Ranked site (Housing)
60	Land North of St. Mary's and Christ Church, Llanfairfechan	Removed
61	Land West of St. Mary's and Christ Church, Llanfairfechan	Removed
62	Land adjacent to Castle Cove Caravan Park, Pensarn	Removed
63	Land North of Coed yr Afon, Gyffin	Removed
64	Land West of Coed yr Afon, Gyffin	Removed
65	Adjacent Pant Y Gloch Reservoir, Honeysuckle Lane, Upper Colwyn Bay	Removed
66	Peulwys Farm, Peulwys Lane, Old Colwyn	Removed
67	Brodnant Farm, Pabo Lane, Llandudno Junction	Removed
68	Peulwys Farm, Old Colwyn	Allocation (Housing)
69	Land off Llanfair Road, Abergele	Ranked site (Housing)
70	Land off Llanfair Road, Abergele (Site 2)	Ranked site (Housing)
71	Land off Towyn Way and South of Kinnel Way, Towyn	Removed
72	Land at Junction of Towyn Way West and Gors Road, Towyn	Removed
73	Winllan Farm, Llanrhos Road, Penrhyn Bay	Removed
74	Land North of Sychnant Pass Road, Conwy	Removed
75	Land East of Top Llan Road, Glan Conwy	Removed
76	Land North of Sychnant Pass Road (Site 2), Conwy	Removed
77	Land to the South of Llanrwst Road, Upper Colwyn Bay	Removed
78	Former Windjammers Wine Bar, Towyn Road, Belgrano, Abergele	Removed
79	Land adjacent Abergele Business Park, Abergele	Removed
80	Pentre Brian land, Bryn Rhys, Glan Conwy	Removed
81	Land opposite Maes Yr Afon, Pentrefoelas (Parcel 1)	Removed
82	Land opposite Maes Yr Afon, Pentrefoelas (Parcel 2)	Removed

Site ref.	Location	Assessment
83	Land opposite Maes Yr Afon, Pentrefoelas (Parcel 3)	Removed
84	Land off Gorwel, Llanfairfechan	Removed
85	Land off Penmaenmawr Road, Llanfairfechan (Option 1)	Pipeline site (Housing)
86	Land off Penmaenmawr Road, Llanfairfechan (Option 2)	Ranked site (Housing)
87	Land to the South and East of Dolgau, Dolwyn Road, Old Colwyn	Removed
88	Land adjoining Southerlies, Llandudno	Removed
89	Land at Fron Ganol, School Bank Road, Llanrwst	Removed
90	Land adjoining Dolwen Road, Old Colwyn	Removed
91	Land off Pentwyn Road (South of St Anne's Gardens), Llanrhos, Llandudno	Allocation (Housing)
92	Land adjoining Quinton Hazell Enterprise Parc, Glan-y-Wern Road, Mochdre, Colwyn Bay	Removed
93	Land adjoining Dolwen Road (Site 2), Old Colwyn	Removed
94	East of Tan y Fedw, Trefriw	Removed
95	Land off Tan Y Ffron, Deganwy	Removed
96	Land off Cae Tyddyn, Llanrwst	Removed
97	Llysfaen Road, Old Colwyn	Removed
98	Maes Y Llan, Dwygyfylchi	Removed
99	Former Billington's Garage, Conwy	Removed
100	Land south of The Kinmel and Kinspa, St Geroge Road, Abergele	Removed
101	Pathacres, Colwyn Bay	Removed
102	Land at Bodafon Field, Llandudno	Removed
103	Bryniau, Llandudno	Allocation (B1 employment)
104	Land by Ysgol y Creuddyn, Penrhyn Bay	Removed
105	Land nr. 4 Cromlech Road, Llandudno	Removed
106	Land on Crogfryn Lane, Llanrhos	Removed
107	Land on Queens Road, Llandudno	Removed
108	Land at Bryniau, nr Llandudno Hospital, Llandudno	Removed
109	Land off Conway Road, Penmaenmawr	Removed

Site ref.	Location	Assessment
110	East of Llanrwst Road, Colwyn Bay	Removed
111	Cwm Howard, Llandudno	Removed
112	Land adjacent to Llangwstenin Hall, Llandudno Junction	Removed
113	Land at Tandderwen and off Tan Y Fron Road, Abergele	Pipeline site (Housing)
114	Land at Siambar Wen, Llanfair Road, Abergele	Removed
115	Llanddulas Quarry, Areas 1, 2 and 3	Allocation (B1, B2 & B8 Employment)
116	Llanddulas Quarry	Removed
117	Llanddulas Quarry	Removed
118	Roundbout field, Abergele	Removed
119	Land North of Kinmel Manor, Abergele	Removed
120	Land off St George Road, Abergele	Removed
121	Plas Penrhyn, Penrhyn Bay	Removed
122	Ty Mawr, Old Colwyn	Removed
123	Adjoining Ysgol Cynfran, Llysfaen	Removed
124	Off Ysguborwen Road, Dwygyfylchi	Removed
125	Land fronting B5105, Cerrigydrudion	Removed
126	Gofer, Rhuddlan Road	Removed
127	Clwyd Bank Road, Kinmel Bay	Removed
128	Land south-west of Ffordd Berth ddu, Llanrwst	Removed
129	Pentre Uchaf Farm, Peulwys Lane, Old Colwyn	Removed
130	Land adjoining Bodhyfryd, Llanrwst Road, Gyffin	Removed
131	BT Telephone Exchange	Removed
132	Education Offices, Dinerth Road, Rhos on Sea	Allocation (Housing)
133	Dinerth Hall Farm, Rhos on Sea	Removed
134	Social Club-Youth Centre, Llandudno Junction	Removed
135	Dexter Products, Llanfairfechan	Removed
136	Bryn Hyfryd-Ffordd Tan yr Ysgol, Llanrwst	Removed
137	Site A, North of Llanrwst	Removed
138	Site D, East of Llanrwst	Removed

Site ref.	Location	Assessment
139	Site E, Adjacent to Bryn Hyfryd, Llanrwst	Removed
140	South of the Mill, Llanddulas	Removed
141	Pencoed Road, Llanddulas	Removed
142	Adjacent to former Rectory, Llysfaen	Removed
143	Ffordd Llanelwy, Betws yn Rhos	Removed
144	Minafon, Betws yn Rhos	Removed
145	Off Heol Martin, Eglwysbach	Removed
146	The Smithy, Llanfair TH	Removed
147	Coed Digain, Llangernyw	Removed
148	North of Llansannan	Removed
149	Land off Llanfair Road (Site 3), Abergele	Removed
150	Llysfaen Road, Old Colwyn	Removed
151	Henryd Road, Gyffin	Removed
152	Conwy Road, Penmaenmawr	Removed
153	Site C, North East of Llanrwst	Removed
154	Land to the north east of Glan y Mor, Dwygyfylchi	Removed
155	Land north of A470 and junction with Narrow Lane (Site 1), Llandudno Junction	Removed
156	Land north of A470 and junction with Narrow Lane (Site 2), Llandudno Junction	Removed
157	Caeffynnon, Llanfairfechan	Allocation (Housing & School)
158	Land north of Abergele Road, Llanddulas	Withdrawn
159	Land south of Abergele Road, Llanddulas	Withdrawn
160	Phase Four, Cae'r Llyn, Off Narrow Lane, Llandudno Junction	Removed
161	Land bordering Eldon Drive, Abergele	Removed
162	Bryn Rhodyn Farm, Old Colwyn	Removed
164	East of The Royal Welsh Way, Llandudno Junction	Removed
165	Cae Sling, Penmaenmawr	Allocation (cemetery)
166	Land adjoining Rhiwlas, Llanddoded	Removed
167	Land West and South of the Vicarage, Llannefydd, Denbigh	Removed

Site ref.	Location	Assessment
168	Land East of the Rectory, Llanfair Talhaiarn	Removed
169	Land North East of the Rectory, Llansannan	Removed
170	Land on North East side of Bryn Celyn, Hendre Road, Conwy	Removed
171	West of Maes Dolau caravan site	Removed
172	South of Maes Dolau caravan site	Removed
173	Tyn y Coed Farm, Llanrhos	Removed
174	West of Bryn Maelgwyn Lane, Llanrhos	Allocation (Housing)
175	East of Ty Derwen, Betws Yn Rhos	Removed
176	Pabo Nurseries, Llangwstenin, Llanduno Junction	Removed
177	6 Cae Glas Crescent, Conwy Old Road, Dwygyfylchi	Removed
178	Land of Maes Llan, Eglwysbach	Removed
179	Land off Llanerch Road, Llanfairfechan LL33 0EB	Removed
180	Pen y Waen Farm, site 2	Removed
181	Land off Blackmarsh Road, Mochdre	Removed
182	Heath & Ysgol Pant y Rhedyn, Llanfairfechan	Removed
183	Land at Glan Conwy Corner	Removed
184	Land North of Ffordd Groesffordd, Colwyn Bay LL28 5NT	Removed
185	Land off Conway Road & Llanrwst Road Colwyn Bay	Removed
186	North East of former goods yard, Llandudno Junction	Removed
187	Land at Orme View Filling Station	Removed
188	Land at Orme View Filling Station, site b	Removed
189	Land at Memorial Hall, Dolgarrog	Removed
190	Land at Llansannan	Removed
192	Land off Llanrwst Road, Conwy	Ranked site (Housing)
193	Land adjacent to Lon Olwen, Kinmel Bay, RHYL, LL18 5LQ	Removed
194	Llys Branwen, Kinmel Bay, RHYL, LL18 5LY	Removed
195	Land bounded by Brook Avenue, Towyn Way East and Ffordd y Berlan, Towyn	Removed
196	Land off Hill View Road and Conway Road, Llanrhos	Removed
197	Land at Bryn Rhys, Glan Conwy	Removed

Site ref.	Location	Assessment
198	Land east of Bryn Isa, Glan Conwy	Removed
199	Land East of the Old Rectory, Glan Conwy	Removed
200	Land South of Ty Du Road, Glan Conwy	Removed
201	Land south of Ysgoldy, Glan Conwy	Removed
202	Land west of Bryn Isa, Glan Conwy	Removed
203	Queens Road, Llandudno	Allocation (Housing)
204	Llanddulas Quarry - Area 4	Allocation (Solar)
205	The Glyn Fields, Dwygyfylchi	Removed
206	Nant y Coed, Llandudno Junction	Allocation (Housing)
207	Ty Hapus, Llandudno	Removed
208	Douglas Road car park, Colwyn Bay	Removed
209	Douglas Road, Colwyn Bay	Removed
210	Land off Derwen Lane, Penrhyn Bay	Pipeline site (Housing)

Appendix 2: Conwy RLDP deposit sites agricultural land classification – Candidate site comments received from WG

Proposed Allocations

Site ref	Location	Status	ALC status
50	Land on Bryn Lupus Road, Llanrhos	Proposed Allocation (Housing)	Predictive Grade 3a/U LQAS Comment – Site can be considered non-agricultural, no ALC survey required and BMV policy will not apply.
56	Penloyn, Llanrwst	Proposed Allocation (Housing)	Detailed ALC study has been produced and shared with LQAS who have commented as follows:

Site ref	Location	Status	ALC status
			The Department recommends that the ALC survey report can be accepted as a fair and accurate representation of land quality on the site (ALC Subgrade 3a, 3b and Grade 4)
68	Peulwys Farm, Peulwys Lane, Old Colwyn (Site 2)	Proposed Allocation (Housing)	<p>Predictive Grade 2,3a,3b,4</p> <p>LQAS Comment – agree, as per Departmental guidance note ALC field survey required as potential BMV.</p> <p>Update: Detailed ALC study has been produced and shared with LQAS</p>
91	Land off Pentwyn Road (South of St Anne's Gardens), Llanrhos, Llandudno	Proposed Allocation (Housing)	<p>Predictive Grade 2, 3a</p> <p>LQAS Comment – agree, as per Departmental guidance note ALC field survey required as potential BMV.</p> <p>Update: Detailed ALC study has been produced and shared with LQAS</p>
103	Brynau, Llandudno	Proposed Employment Allocation (B1 employment)	<p>Predictive Grade 2 and Subgrade 3b (light green) with some Subgrade 3a (dark green) in the south and nearby - LQAS</p> <p>Comment – agree, as per Departmental guidance note ALC field survey required as potential BMV.</p> <p>Update: Detailed ALC study has been produced and shared with LQAS</p>
115	Llanddulas Quarry, Areas 1, 2 and 3	Proposed Allocation (B1, B2 & B8)	<p>Predictive Grade 3b/U (3a,4)</p> <p>LQAS Comment – Site can be considered non-agricultural (quarry), no ALC survey required. LPA to check if proposed afteruse of quarry is agricultural and if to be restored to BMV quality.</p> <p>Update: Checked – no condition to restore to BMV quality.</p>

Site ref	Location	Status	ALC status
132	Education Offices, Dinerth Road, Rhos on Sea	Allocation (Housing)	No LQAS comment, however site is situated in the urban area with no BMV identified on the predictive maps.
157	Land south of Aber Road (Site 2), Llanfairfechan	Proposed Allocation (Housing)	Predictive Grade 3a LQAS Comment – agree, as per Departmental guidance note ALC field survey required as potential BMV. Update: Detailed ALC study has been produced and shared with LQAS
165	Cae Sling, Penmaenmawr	Proposed Allocation (cemetery)	No LQAS comment however site is wholly 3b on the predictive maps and is currently allocated as a cemetery in the adopted LDP.
174	West of Bryn Maelgwyn Lane	Proposed Allocation (Housing)	Predictive Grade 3a/U LQAS Comment – Site can be considered non-agricultural, no ALC survey required and BMV policy will not apply.
203	Land at Queens Road, Llandudno (site 2)	Proposed Allocation (Housing)	Predictive Grade 2 LQAS Comment – agree, as per Departmental guidance note ALC field survey required as potential BMV. Update: Detailed ALC study has been produced and shared with LQAS
204	Llanddulas Quarry - Area 4	Proposed Allocation (Solar Farm)	Predictive Grade 2,3a,3b,4 LQAS Comment – Site can be considered non-agricultural (quarry), no ALC survey required. LPA to check if proposed after use of quarry is agricultural and if to be restored to BMV quality. Update: Checked – no condition to restore to BMV quality.
206	Nant y Coed, Llandudno Junction	Proposed Allocation (Housing)	Predictive Grade U (3a)

Site ref	Location	Status	ALC status
			LQAS Comment – Site can be considered non-agricultural, no ALC survey required and BMV policy will not apply.

Ranked Sites

Site ref	Location	Status	ALC status
2	Land off Nebo Road, Llanrwst	Ranked (Housing)	Predictive Grade 3a LQAS Comment – Predictive Map Grade is 3b, no survey required/not BMV.
4	Hafod y Coed, Trefforis Road, Dwygyfylchi.	Ranked (Housing)	Predictive Grade 3a/U LQAS Comment – Site can be considered non-agricultural (aerial photography = woodland), no ALC survey required and BMV policy will not apply.
31	Land adjoining Tawelfan, Ty Du Road, Glan Conwy	Ranked (Housing)	Predictive Grade 3a/U LQAS Comment – Site previously surveyed and report validated by WG. Site is confirmed ALC Subgrade 3b (non-BMV).
40	Land adjacent to Bryn Lupus Road, Llanrhos, Llandudno (Option 2)	Ranked (Housing)	Predictive Grade 2/3a LQAS Comment – agree, as per Departmental guidance note ALC field survey required as potential BMV.
48	Tyddyn Bach, Graiglwyd Road, Penmaenmawr	Ranked (Housing)	Predictive Grade 3b (2) LQAS Comment – entire site can be considered ALC Subgrade 3b at best. No survey required.
59	Land North West of Llys y Coed, Llanfairfechan	Ranked (Housing)	Predictive Grade 3a LQAS Comment – Site can be considered non-agricultural, no ALC survey required and BMV policy will not apply.
69	Land off Llanfair Road, Abergele	Ranked (Housing)	Predictive Grade 3a (3b)

Site ref	Location	Status	ALC status
			LQAS Comment – agree, as per Departmental guidance note ALC field survey required as potential BMV (together with 70 below).
70	Land off Llanfair Road, Abergele (Site 2)	Ranked (Housing)	Predictive Grade 3a (3b) LQAS Comment – agree, as per Departmental guidance note ALC field survey required as potential BMV (together with 69 above).
86	Land off Penmaenmawr Road, Llanfairfechan (Option 2)	Ranked site (Housing)	No LQAS comment however most of the site is grade 3b, a small part 4 and a very small part grade 2.
192	Land off Llanrwst Road, Conwy	Ranked (Housing)	Predictive Grade 4 (3a, 3b) LQAS Comment – site can be considered ALC Subgrade 3b (non-BMV) at best. Areas of Subgrade 3a are small, dispersed areas within lower quality land, therefore could not be farmed to their BMV potential. Survey not recommended nor the application of BMV policy in this case.