

Conwy Deposit Local Development Plan 2007 – 2022 (Revised edition 2011)



REVISED BACKGROUND PAPER 21 – SUBMISSION

Site Deliverability Assessment

August 2012

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1. Introduction

1.1 Overview

- 1.1.1 This is one of a number of background papers which accompany the revised deposit Local Development Plan (LDP). This report details the process undertaken for assessing sites submitted for potential inclusion in the LDP, known as 'candidate sites'. Sites have been submitted for a number of land uses and have been subject to a detailed site assessment process, the purpose of which is to identify the most suitable sites for inclusion in the LDP to meet the identified site needs for residential, employment and mixed uses.
- 1.1.2 The majority of sites submitted by landowners, agents and members of the public have been considered for residential and employment use. Some sites have also been submitted for mixed use employment and housing as well as other uses. This background paper deals primarily with potential housing and employment sites, however, there is a summary of the deliverability of other uses, including key transport infrastructure, in section five. For site assessment and deliverability information on allotments, burial grounds and waste and recycling facilities, please see background papers 25, 32 and 26 respectively.
- 1.1.3 A list of all submitted sites, including their individual reference numbers, is contained in section 2 of this document. Corresponding site plans are available on the Council's website www.conwy.gov.uk/ldp
- 1.1.4 This paper is designed to show that there has been a clear and transparent assessment process undertaken in identifying potential site allocations. Section two of this report lists the development requirements over the Plan period and the sources of candidate sites including a list of submitted sites by area. Section three explains the first stage of site assessment, designed to take out sites that do not comply with the LDP strategy. Sites that passed stage one have been sent to consultees for a more detailed assessment, a list of these sites are contained in section four. The preferred sites for allocation in the LDP are presented in detailed assessment tables at the end of section four. Section five summarises other site uses in the LDP. A summary of the site assessments is in appendix one and appendix two contains the preferred sites assessment tables.

1.2 LDP Submission

1.2.1 This paper has been updated during the LDP process and previous versions are superceded by this submission version. This version addresses the review of allocations and availability of sites following receipt of Alternative Sites submitted by representors at Deposit stage. The contents and site assessment process remain broadly the same but some of the site categorisations have changed as a result of the Alternative sites stage and update of the evidence base.

1.2.2 The process and site selections outlined in this paper should be read alongside the revised BP/30 Phasing Plan which details the phasing requirements of the proposed site allocations and the revised BP/37 which details the Growth Distribution Options leading to the LDP strategy. BP/37 also summarises the land use constraints across the LDP plan area which impact on the site selection process detailed in this paper.

2. Development Requirements and Sites Submitted

2.1 Development Requirements over the Plan Period

2.1.1 The LDP is a blueprint for future development across the plan area (that is, the area of the County Borough excluding Snowdonia National Park). The evidence base, contained in the LDP and accompanying background papers, identifies housing and employment land requirements over the Plan period (2007 to 2022). Tables 1 and 2 below outline the housing and employment requirements respectively.

Table 1: Housing Requirement

2010		Completions	Permissions	Windfall	Allocations	TOTALS
U R B A N	Llanfairfechan / Penmaenmawr	106	83	94	52	335
	Conwy, Llandudno, Llandudno Junction	295	570	497	335	1697
	Bay of Colwyn, Mochdre	319	248	410	535	1512
	Abergele, Towyn, Kinmel Bay	126	97	110	800	1133
	Llanrwst	28	0	67	200	295

	Urban Total	874	998	1178	1922	4972
R U R A L	Tier 1 Main	16	65	50	235	366
	Tier 2 Main	45	0	120	170	335
	Minor Villages	12	0	38	0	50
	Hamlets	11	0	36	0	47
	Open Country	10	0	41	0	51
	Rural Total	94	65	285	405	849
TOTALS		968	1063	1463	2327	5821
		Empty Homes Strategy				509
		School Modernisation				199
		TOTAL				6529
		Contingency				665
		OVERALL HOUSING TOTAL				7194

Table 2: Employment Requirement

Sites	Use type	Constructed since 2007	Committed (undeveloped)
URBAN DEVELOPMENT STRATEGY AREA			
Mochdre Commerce Park, Mochdre	B1, B2 & B8 (predominantly B2 & B8)	5.5	5
Hotpoint, Narrow Lane, Llandudno Junction	B1	3.7	0
Llandudno 'online', Conwy Road, Llandudno Junction	B1 & B2		3.2
Abergele Business Park	B1	2.0	0
Lynx Express, Penrhyn Avenue, Links Rd, Rhos on Sea	B1	0	0.13
Unit 1 Morfa Conwy Business Park, Conwy	B1 & B2	0.2	0
Land at Ffordd Maelgwyn, Junction	B1, B2 & B8	0.3	0
Former Dairy, Station Road, Mochdre	B1 & B8	0	0.7
Ty Gwyn, Llanrwst	B1, B2 & B8		1.54
Sub Total		11.7 hectares	10.57 hectares

Total current supply in the urban area	22.27 hectares		
Total required to meet predicted population change	17.5 hectares		
Total required to contribute to out commuting levels	15.5 hectares		
New land allocations required in the Urban Area	10.73 hectares		
RURAL DEVELOPMENT STRATEGY AREA			
N/A	N/A	0	0
Sub Total		0.00	0.00
Total required to meet predicted population change	3 hectares		

2.1.2 With the employment supply, a further contingency of 15% is added to take account of any issues with delivery over the Plan period.

2.2 **Employment Land Need**

2.2.1 It is clear that the construction of sites since 2007 has resulted in a significant over-supply in the first phases of the Plan which have resulted in under supply over the remaining period of the Plan. It will be paramount that the take-up of constructed sites is monitored and actions taken accordingly.

2.2.2 It is essential that this land is provided in accessible locations and is deliverable over the plan period. For this reason, whilst some employment sites have been deemed deliverable over the plan period, they are not required as an element of future supply over the plan period due to the level of demand. The Council is also currently preparing a Business Asset Plan to identify and assess potential employment land within the plan area.

2.3 **Submitted Housing and Employment Sites**

2.3.1 To inform the LDP and to gather appropriate sites to meet the identified development needs within the Plan area, over the period December 2006 – April 2007 the Council invited site suggestions from landowners, Councillors, agents and officers to meet those needs. Sites were also submitted at the Deposit consultation stage as alternatives or additional considerations to the proposed allocations; these have been assessed and included in this document. An assessment of the committed sites (those already with planning permission) has

also been undertaken to ensure deliverability of the LDP; this information is contained in the Phasing Plan (Background Paper 30).

2.3.2 Collectively, the following potential sources of supply have been considered and include:

- New residential sites identified by the local authority and/or as a result of the call for sites either in 2006/2007 or sites submitted at the Deposit LDP stage (candidate sites).
- Sites that are allocated for housing in the existing adopted Colwyn Borough Local Plan and Llandudno Conwy District Plan, but remain undeveloped and without planning permission for housing.
- Sites that are allocated for housing in the existing draft Unitary Development Plan (UDP), but remain undeveloped and without planning permission for housing.
- Sites identified through the Housing Land Supply (Background Paper 4), which calculated a windfall figure (the number of dwellings likely to be developed on unallocated sites in the LDP period).

2.3.3 All submitted sites have been given a reference number. All sites submitted for consideration as housing have been given a three digit number in order of when they were submitted. Sites submitted for employment use has been given a reference based on their location – E for sites in the east of the county, including Abergele, Towyn and Kinmel Bay; C for sites in the Bay of Colwyn area; CR for sites in Llandudno, Llandudno Junction, Conwy and Penrhyn Bay (formerly identified as the Creuddyn sub area, hence the CR reference); W for sites in the west of the county, including Penmaenmawr and Llanfairfechan; and R for all rural development strategy area sites. Some sites had other or no specific, identified uses and were either allocated one, or both, of the above references, while others were classed as miscellaneous and given an MS reference. Some sites have more than one reference where they have been submitted at different stages of the LDP process.

2.3.4 Table 3 on the next page lists all submitted sites by area. The next section of this report will explain the first stage of the site assessments.

Table 3: Housing, Employment and Miscellaneous sites submitted in the Urban Development Strategy Area

Abergele, Towyn and Kinmel Bay (including Pensarn)			
Abergele / Pensarn			
78	Llanfair Road, Abergele	481 (SR90)	Abergele Business Park
79 (SR73)	Tandderwen Farm, Abergele	495	Ex-Slaters garage, Abergele
80 (SR73)	South of St George's Road, Abergele	E1	Abergele East
81 (SR89)	Land off St George's Road, Abergele (also 252)	E2	North Wales Business Park, Abergele
82 (SR89)	Land off Rhuddlan Road, Abergele (also 252)	E3 (SR72)	Abergele South East
84	Lyndale Caravan Park, Pensarn	E17	Former Coal Yard Site, Pensarn
245	North of Towyn Road, Belgrano / Pensarn (also 249)	E26	Land to the West of North Wales Business Park, Abergele
258	Off Tan y Goppa Road, Abergele	E28	Land to the North of Kinmel Manor Hotel, Abergele
472 (SR91)	Land and buildings at Peel Street, Abergele	MS20 (SR74)	Land to the South of Siambr Wen, Abergele
473 (SR92)	Former ATS Depot, Abergele	525	Abergele South East (covers sites 510, 81/82, E3, 79/80, 78 & MS20)
510	Adjacent 81/82, Playing field off Rhuddlan Road		
Towyn / Kinmel Bay			
106	Towyn Way East, Towyn	256	Rear of Rosedene and Holmlea, Kinmel Bay
113	Off Morfa Avenue, Kinmel Bay	405	Land adjacent to Tir Prince, Kinmel Bay
128 (SR69)	Off Towyn Way West, Towyn (also 253, 257 and 401)	422	Land at Gors Road / Towyn Way East
182	Land East of Parc Hanes, Kinmel Bay (also 220)	423	Parc Hanes, Kinmel Bay
188	Land off Green Avenue, Kinmel Bay (also 408)	426	Land off Gwellyn Avenue, Kinmel Bay
203	End of Gwellyn Avenue, Kinmel Bay	E7	Foryd Harbour
248	South of Cae Nant, St Asaph Avenue, Kinmel Bay (also 399)	E8	Tir Llwyd (also E8a)
249 (SR131)	Former Interleisure site and adjoining land, Towyn (also E6, E21)	E13	Land at Gofer, Towyn
250	Kinmel Crescent, Kinmel Bay	E14	Land South of Tir Llwyd
251	Gors Farm, Towyn	E27	Land at Clwyd Bank, Kinmel Bay
255	Land adjacent to Langford, Kinmel Bay		

Colwyn Bay, Old Colwyn, Mochdre and Rhos on Sea

Colwyn Bay

64	Land off Ffordd Triban, Upper Colwyn Bay (also 351)	352	South of Llanrwst Road, Upper Colwyn Bay
67	Glyn Farm, Colwyn Bay (also 347, 353)	354	Adjoining 27, Seafiel Road, Colwyn Bay
69	Parciau Farm, Colwyn Bay	355	Hafod y Bryn, Honeysuckle Lane, Upper Colwyn Bay
101	South of Bryn Cadno, Colwyn Bay (also 442)	356	Rear of 140-150, Llanrwst Road, Upper Colwyn Bay
143	Hafodty Lane, Upper Colwyn Bay	483	South West of Glyn Farm, Colwyn Bay
173	106-118, Abergele Road, Colwyn Bay	487	The Dingle, Colwyn Bay
202	Opposite Pathacres, Honeysuckle Lane, Colwyn Bay (also 357)	488	Former Edelweiss Hotel, Colwyn Bay
214	Land adjoining Conway Rd / Llanrwst Road, Colwyn Bay	489	Lansdown Car Park, Colwyn Bay (also C13)
217	BT Exchange, Gregory Avenue, Colwyn Bay	490	Corner of Greenfield and Lawson Road, Colwyn Bay
247 (SR23)	Government Offices, Dinerth Road, Colwyn Bay (also C11)	491	Douglas Road, Colwyn Bay
342	Land at Nant y Glyn Holiday Park, Colwyn Bay		

Old Colwyn

70	Land off Meadowbank (also 142 and 349)	350	Adjoining Tyn y Llan Nursery, Llanelian Road
74 (SR42)	Land off Dolwen Road (also 335)	360 (SR54)	Land at Peulwys Farm, Peulwys Lane
131	Old Colwyn Golf Club (also 359)	494	Ysgol y Graig
170	Land at Highlands Road	496	Ty Mawr, Old Colwyn (also C7)
171	Land opposite Raynes Quarry, Abergele Road	498	Field SH8776 Dolwen Road (SR169)
246	South of Peulwys Lane	502	Land off Llysfaen Road (SR251)
333	Land between Llanelian Road and Nant y Ffynnon	C7	Ty Mawr Farm, Peulwys (see 496)
344 (SR110)	Land opposite Bryn Rodyn, Dolwen Road		

Mochdre

209	North and West of Pen-y-Binc Farm, The Old Highway (also 334)	522b	Land near to Sports Ground
345	Land rear of Gower Road	522c	Land adjacent to Mochdre Dairy
346	Land rear of Seren y Dyffryn Caravan Park (also MS10)	C5 / 522a (SR105)	Site between A55 and A547 / Site between Dolwyd and Mochdre
358 (SR107)	Land off Chapel Street	C16 (SR106)	Site South of Hen Ffordd Gonwy (also CR41)
471 (SR75)	Mochdre Dairy site	CR36	Land South and West of Quinton Hazell
Rhos on Sea			
71	Land at Dinarth Hall Farm, Rhos on Sea (also 348)	341	Land at Everard Road, Rhos on Sea
145	Lynx Depot, Penrhyn Avenue, Rhos on Sea (also 340 and C10)	523	Old Church House
213	Adjacent Coleg Llandrillo, Rhos-on-Sea	524	Old Dance Hall Penrhyn Avenue and Car Park,
339	Land at The Laundry, Church Road, Rhos on Sea		
Llandudno, Llandudno Junction and Conwy			
Llandudno			
34	Land to the rear of Hillside, Craigside (also 146 and 324)	364	Adjoining Craigside Manor & Lumpley Lodge, Craigside
116 (SR85)	Nant y Gamar Road (also 413 and 479)	412	Adjacent to Kings Avenue
117	Off Cwm Howard Lane (also 210)	415	Scrap yard, Maesdu Road
118	Adjacent Wyncroft Farm (also 118)	434	Plas yn Dre, Gloddaeth Avenue
119	Queen's Road (adjacent Medical Centre) (also CR29)	CR4	Pier Pavilion (also MS11)
122	Off Queen's Road (adjacent roundabout) (also 414)	CR34	Former Railway Goods Yard, Augusta Street
133 (SR50)	Tan yr Allt, Tan y Bryn Road	CR38	Land off Trinity Crescent
134	Former tennis courts, Lloyd St (also 411)	CR42 (SR86)	Land at Conwy Road
241	Youth Centre, Trinity Avenue	MS12	Railway Station
311	Beaver Lodge	MS13	Colwyn Road
363	Adjoining Bryn Berain, Bryn y Bia Road, Craigside		
Llandudno Junction			
14	Land to the rear of Woodlands	486	Scaffolding Site
176	Esgyryn (also CR15, CR31 and CR33)	CR14	Hotpoint 'Llandudno on-line'

310	Tan y Fron Road (also 361)	CR16	North East of former goods yard
320	Marl Farm	CR18 (SR102)	Between A55 and railway (also CR32)
362	Adjoining 6, River View Terrace	CR30	Former Brickworks
410	Albini House	CR40 (SR47)	Land at Glan Conwy corner, Llandudno Junction
438	High Street East	R21 (SR103)	Adjacent Ganol Sewage Treatment Works, Glan Conwy (also R41 and CR43)
439	Social / Youth Club	CR44 (SR104)	Land Adjacent Afon Conwy Motel
440	Memorial Hall		
Conwy			
4 (SR43)	Land off Henryd Road	319	Land at Tyn yr Ardd
16	Land off Isgoed	323	Bangor Road (also 409)
17 (SR62)	Bodhyfryd, Llanrwst Road	365	West of Cae Cregin, Gyffin
19 (SR133)	Land North of Sychnant Pass Road (OS1241 & 2448)	368	Land off Bryn Castell
20 (SR36)	Land adjacent Parc Sychnant (also 321)	419	62, Cadnant Park
164 (SR44)	North of Lark Hill, Sychnant Pass Road	452	Land off Penmaen Road
185 (SR35)	OS 3454, North of Sychnant Pass Road	511	Ty Mawr, Gyffin
211	West of Ty Mawr, Henryd Road, Gyffin	CR7	Conwy United FC
223	East of Henryd Road, Gyffin	CR37	Land at Conwy Morfa
308	Adjoining Bryn Gynog Caravan Park		
318	North of Bryn Bychan		
Deganwy / Llanrhos			
3 (SR55)	Land adjacent Conway Road, Llanrhos (also 468)	417	Gloddaeth Lane, Llanrhos
8 (SR02)	Land between Maes-y-Castell and Hawes Drive, Deganwy	499	Tan y Fron, Deganwy (SR249)
165 (SR46)	Corner of Pentwyn Rd / Marl Lane, Deganwy (also 367)	MS19 (SR63)	Land off Pentwyn Road, Deganwy (also CR28)
Penrhyn Bay / Penrhynside			
36 (SR71)	Llanrhos Road, Penrhyn Bay (also 420)	136	Sunningdale Drive, Penrhyn Bay (also 449)
37	Land between Derwen Lane & Gloddaeth Isaf, Penrhyn Bay	317	Adjoining Llanrhos Road, Penrhyn Bay

38	Land off Derwen Lane, Penrhyn Bay		
Llanfairfechan and Penmaenmawr			
Llanfairfechan			
30	Land at Bryn-y-Neuadd Hospital (also W1 and MS8)	394	East of Fern Bank, Penmaenmawr Road
31 / 393	Adjacent to Glanafon	395	Between Cae America and Ffordd Dinas
35	Park Road	396	Cae America
148	East of Aber Road (opposite Bryn y Neuadd Hospital)	397	Adjoining Awel y Graig, Nant y Felin Road
149 (SR59)	Land adjacent to Pinehurst	398	Adjoining Crud y Gwynt, Tyddyn Drycin
205 / 328 (SR45 / SR78)	Opposite Bryn y Neuadd	429 (SR134)	Dexter Products, Llanerch Road
225 / 390	Tan-y-Ffordd (also 390)	435	East of Gorwel
384 (SR108)	West of Penmaen Park	493	Llanfairfechan Industrial Estate
385 (SR109)	North of Gorwel	497	Adjacent to site 205/328 Opposite Bryn y Neuadd
389	East of Llannerch, Llannerch Road	518	Land at Bryn y Neuadd (part A)
391	West of Hafod y Coed, Gwyllt Road	519	Land at Bryn y Neuadd (part B)
392	East of Y Gelli, Aber Road	521	West Coast Building, Llannerch Road
Penmaenmawr			
22	Land between Alexandra Park & Graiglwyd Road	514	Tan y Berllan
23	Monastery, Alexandra Road	515	Old Weighbridge Site
26 / 331 / 480 (SR87)	Land off Cwm Road	516	Old Garage Site, Bangor Road
135	Conway Road	517	Old Quarry Offices, St David's Road
153	Adjacent Trewen, Conway Old Road	526	Parc Plas Mawr
382 (SR88)	Land adjoining Tyddyn Bach	W3	Rear of Roncol (also W4)
383	East of Dyffryn, Conwy Road	W7	Adjacent to railway, off Conwy Road
386	Rear of Marine Terrace, Station Road	W9	Ty Mawr
387	ERJ Products Ltd, Brynmor Terrace	W11	Timefactor Chemicals
388	Victoria Garage, Bangor Road	W14	Land adjacent to A55
428	Gwysfa, Conwy Old Road	W15	School Lane

436	South of Graiglwyd Road	MS6	Land off Cemlyn Park
507 (SR313)	Red Gables	MS7	Penmaenmawr Promenade
508 (SR314)	Roncol Land, Gilfach Road		
Llanrwst			
47	Land to the rear of Trem Arfon	463 (SR19)	Site J North of Llanrwst
151	North of Plas yn Dre, Station Road (also 425)	503	RAF Centre, Llanddoged Road, Llanrwst (SR309)
197	Abergele Road / Town Hill	504	Cattle Market, Llanrwst (SR310)
260 (SR16)	Fron Ganol, School Bank Road (also R33)	505	Abattoir, Llanrwst (SR311)
287	Bryn Hyfryd, Ffordd Tan yr Ysgol	506	Dolanog Building (SR312)
294	East of Maes Tawel (also 492)	R1	Adjacent Ty Gwyn
455 (SR10)	Site A North of Llanrwst	R2	Ty Gwyn (also R35)
456 (SR11)	Site B East of Llanrwst	R3	Ysgol Dyffryn
457 (SR12)	Site C North East of Llanrwst	R25	Tyddyn Hen
458 (SR13)	Site D East of Llanrwst	R26	West of Meadow Vale
459 (SR14)	Site E Adjacent Bryn Hyfryd	R34	Ffordd Parri / Ffordd Talybont
460 (SR15)	Site F North West of Llanrwst	R36	North of Pont Cae Melwr
461 (SR17)	Site H Adjacent railway	MS21 (SR79)	Llanrwst cemetery extension
462 (SR18/81)	Site I North West of Llanrwst (also 198, 276)		

Table 4: Housing, Employment and Miscellaneous sites submitted in the Rural Development Strategy Area

Tier 1 Main Villages			
Llanddulas			
126	Off Station Road	403	Land to the South of the mill
212	Off Pencoed Road / Llindir Road (also 406)	404	House and outbuildings at the mill
400	Land adjacent to St Cynbryd's Church	482 (SR137)	Land adjacent Llindir

402	Land at Pencoed Avenue	E16	Llanddulas Quarry (also E25 A, B and C)
Dwygyfylchi			
53 (SR135)	Land east of Maes-y-Llan	329	East of Golygfa Sychnant
56	Land off Ysguborwen Road (see also 157)	500	Land at Maes y Llan (SR253)
58	Land adjacent Ysgol Capelulo	MS9	Orme View Filling Station
Llysfaen			
86	Off Trem-y-Don	219	Off Berth y Glyd Road
87	Adjacent former Rectory	227 (SR101)	Adjacent Llanddulas Quarry, Pentregwyddel Road (also 337)
144	Land adjoining Plas Farm	338 (SR130)	Land at Bryn Heulog, off Trawscoed Road
159	Adjacent Rhianfa, Bwlch y Gwynt Road (also 336)	343	Land at London House, Bron y Llan Road
160	North of Ysgol Cynfran, Dolwen Road	443	Land at Fron Goch, Bwlch y Gwynt Road
172 (SR94)	Daniel's Depot, Clobryn Road (also C14, 474)	464 (SR37)	Land adjoining Colwyn Bay settlement limit near Raynes Quarry
199	Land at Bod Hyfryd	465 (SR38)	Land (site 2a) to the west of Llysfaen, near Raynes Quarry
200	Land opposite Bod Hyfryd	466 (SR39)	Llysfaen, near Raynes Quarry
201 (SR60)	Land adjoining Ty Mawr Farm (see also C15)	484	Rear of 4 Rhodfa Lwyd
204	Land adjoining Erw Llewelyn	509	Land at Copa'r Bryn, Llysfaen (SR203)
206	Land adjoining Pant y Carw	512	Near Pen y Graig
215 (SR61)	Land at Geulan Road / Bwlch y Gwynt Road	513	Next to Geulan, Llysfaen
Glan Conwy			
41	Top Llan Road (also 374)	302 (SR112)	East of Cefn Gwyn
42	Tal y Fan	303 (SR113)	East of Bryn Rhys
44	Tyn Twll Uchaf	305 (SR115)	East of Maes Hyfryd
262 (SR114)	South and West of Bryn Rhys (also 304)	306 (SR116)	South of Ty Du Road
270 (SR53)	Top Llan Road / Llanrwst Road (also 43)	307	The Old Rectory (also R37)

271	Woodstock, Llanrwst Road	378	Fernwood Boatyard
301 (SR111)	West of The Pines		
Tier 2 Main Villages			
Betws yn Rhos			
91	Land between Ffordd Abergele and Ffordd Llanelwy (also 284)	224 (SR67)	West of Ffarm Hotel (also 477)
92	Ffordd y Mynydd (also 187, 274)	478 (SR70)	South of Dolwen Road (Site B)
93 (SR65)	Off Dolwen Road (also 269 and 476)		
Cerrigydrudion			
97 (SR41)	Adjacent Cwm Eithin (also 285)	431	North of Maes y Ffynnon
175 (SR128)	Trem Eryri	437	Adjoining Gwylanedd
281	North East of school	R5	Off B5105
332	West of Rheithordy (also 453)	R42	Saracen's Head
Dolgarrog			
221 (SR57)	Tan y Ffordd (also 470)	R6	Aluminium Corporation (also R7 and MS25)
222 (SR58)	South of Bryn Morfa	R47	Memorial Hall
Eglwysbach			
60	Land off Heol Martin	163 (SR98)	Opposite Ysgol Gynradd Eglwysbach
62	Land off Maes Llan (also 278)	377	O.S. 5637
Llanfairtalhaearn			
6	Opposite primary school	109 (SR127)	Adjacent school
85	Glasfryn	373	Near Bryn Kenrick
90	Glan Elwy (also 451)	454 (SR03)	Land off Smithy Hill
Llangernyw			
98	West of A548 (also 286)	370	Cricket Field (also 95, R17)
195	Stag Yard (also 372 and R44)	371	Former Smithy

277	Adjacent Coed Digain (also 94)	427	Annedd Wen
369	Rhos y Mawn	430 (SR136)	Eglwysbach Road (also 218)
Llansannan			
261	West of Maes Aled (also R27)	R28	Field 0068
263	South of Fron Bugad	R29	Field 0057 (also 292)
288	Adjacent Cysgod y Craig	R30	0078 (also 293)
289	North of Llansannan	R39	Former scout hut
469 (SR56)	Land south of Llain Hiraethog	R40	Adjacent Water Treatment Works
Trefriw			
441	Land off Gower Road		
Tal-y-Bont / Castell			
59	Land off Hendy, Tal-y-Bont	501	Land to the rear of Hendy, Tal y Bont (SR248)
105 (SR24)	Nusery at Castell		
Minor Villages			
125	Adjacent Oakwood, Glanwydden (also 416)	309	East of Ysgol Llangelynnin, Henryd
190	OS 2728, Bryn Pydew (also 444)	313	Land South of School, Pentrefoelas
192	Land North of Llanefydd Primary school	314	Land North of B5113, Pentrefoelas
196	Adjoining The Vicarage, Llanefydd	315	North of Bryn Ysgol, Pentrefoelas
208	Land North of Godre'r Graig, Llanefydd	316	South of B5113, Pentrefoelas
216	South of Bryn y Pin, Ty'n y Groes	418	Riding school, Glanwydden
226	Opp Ysgol Llangelynnin, Henryd	421	Land at Boddtegwel, St George
232	Land East of Llety'r Wennol, Llanefydd	467 (SR51)	Land at Groes, Groes
244	East of Dol Acar, Rhyd y Foel	475 (SR64)	Bryn y Pin, Ty'n y Groes
265	Church Yard, Llanelian	485	South of Godre'r Graig, Llanefydd
266	Bryn Eglwys, Llanelian	520	Land at Ty'n y Groes
267	East of Ysgol Llanddoged	R10	The Old Mart, Tal y Cafn
268	Ffordd Bryn Saith, Llanddoged	R38	West of allotments, Pentrefoelas
272	South of Plas Celynnin, Henryd	R45	Furnace Farm, Tal y Cafn
275	West of Erw Faen, Llanefydd	R46	Smithy, Pentrefoelas

280	Post Office field, Ty'n y Groes	E19	Bodetgwel Terrace, St George
283	Adjoining Bryn Stanley, Henryrd	MS23 (SR95)	Land at Glasfryn, Ty'n y Groes
298	West of Llys Alaw, Llanefydd		
Hamlets			
141	Bodtegwel, near Abergele	299	West of Cadair Dinmael, Dinmael
273	Plas Isa, Bryn-Rhyd-yr-Arian	300	North of Tyn y Wern, Dinmael
279	East of school, Rhydgaled, Groes	330	West of Bodlondeb, Capelulo
295	South of Haulfryn, Melin-y-Coed	375	East of Church, Gwytherin
296	North of Capel Bethel, Melin-y-Coed	376	West of Lion Inn, Gwytherin
297	North and East of Maes Grugoer, Tan-y-Fron	380	Adjoining Rhyd-yr-Arian bridge, Bryn Rhyd-yr-Arian
Open Countryside			
282	Dolwyd Nurseries, Dolwyd	R43	Hafodunas Hall, Llangernyw
254	East of Gofer Farm Cottages	E15	Kinmel Estate, Abergele East (also E20)
259	Bryn Rodyn, Graig	E18	Land opposite Llwyni Lodge, Abergele
325	West of Llwyn-y-Coed, Tal-y-Bont (also MS14)	E24	Land North of Gofer, Towyn (A+B)
326	North of Pen y Garth, Castell (also MS15)	CR21	East of A470, Llandudno Junction
327	North of Tyn Terfyn, Castell (also MS5)	CR35	Land adjacent St Cystennin's Church, Llangwstenin
366	Land South of Bryn Melyn, Bodafon Road, Llandudno	MS16	Coed Crel, Llangernyw
381	Coed Henrennyd, near Llansannan	MS17	Hendre Ddu, Llangernyw
399	Cae Nant, off St Asaph Avenue	MS18	Home Farm, Hafodunos, Llangernyw
407	Land at St George Road, Abergele	MS22 (SR80)	St George Road, Abergele (also MS24)
R31	South East of Black Cat Roundabout (also CR40)	MS26	Near to the Holland Arms, Trofarth
R32	Sportsman's Arms, Hiraethog		

3. Stage One Site Assessments

3.1 Densities and Capacities

3.1.1 Allocating sites in the LDP will require indicative figures for how many dwellings will be included on individual sites. A number of factors influence the potential dwelling capacity of a site, further details of which are provided in section four. The approach taken in the LDP, in recognising the land constraints in Conwy and the requirement to conserve land as much as is practically possible against the housing requirement, is to set a standard density of 30 dwellings per hectare (dph). There is an emphasis on achieving higher densities in urban areas where sites are more sustainably accessible. There may be certain exceptional cases where lower densities (below 30 dph) may be allowed to achieve satisfactory design and amenity. Further justification is provided in table 4 below and in policy HOU/4 – ‘Housing Density’ in the LDP.

3.2 Site Assessment Criteria

3.2.1 Table 5 below lists three assessment criteria for determining stage one sites. The purpose of this stage is to identify sites which are not suitable for allocating either because they are too small, are constrained by previous planning applications or have permission, or do not accord with the LDP spatial strategy (settlement hierarchy). Using these more obvious constraints to identify unsuitable sites allows a more concise list to be taken forward to stage two where sites will be subject to a more detailed assessment. Again, it should be noted that the principle of development of sites in table 4 without previous planning permission or refusal is not being questioned; instead, it is the suitability of the site for allocation in the LDP that is being considered.

Table 5: Stage One Assessment Criteria

Assessment Criteria	Purpose
All housing sites under 0.3 ha and all employment sites under 0.1 ha will not be	LDP policy HOU/4 states that residential development should make the best use of land by achieving a minimum density of 30 dwellings per hectare on allocated and large windfall sites (exceptions may apply, for example, development in a Conservation Area). The supporting text to Strategic Policy HOU/1 – ‘Meeting the Housing Need’

taken forward	<p>states that the LDP will allocate sites that are capable of providing 10 or more dwellings on site. For these reasons, a threshold of 0.3 ha is used. For proposed employment sites, a threshold of 0.1 ha (1000 square metres) is used as this is the threshold for monitoring sites in the Employment Land Monitoring Report (BP/13).</p> <p>Site areas were measured by officers for each site submitted. Those identified as below the threshold were not taken forward for further consideration. These sites may be suitable for development, but this has not been assessed at this stage. Sites capable of accommodating below 10 housing units may still be suitable but should be treated as windfall development (that is, sites not allocated in the LDP but which may come forward during the Plan period) and an allowance is made for this source of housing in the LDP as shown in table 1. They could come forward as windfall sites and be assessed under their own merits, should a planning application be submitted.</p>
Relevant Planning History	<p>Since the initial call for sites (December 2006), some landowners and agents have applied for planning permission on their respective sites; some sites have since been developed. Sites either with extant planning permission or where development has commenced or completed will be discounted at this stage. Sites with extant permission would be included in the LDP housing supply figures (see 'Committed' column in table 2). Other sites may be existing local plan allocations but undeveloped due to site constraints. Where they have been resubmitted and listed in tables 3 and 4, sites may be removed at stage one if the constraints are unlikely to be overcome (see also BP/5 Joint Housing Land Availability Study).</p>
LDP strategy and relationship to settlement hierarchy	<p>Policies DP/2 – 'Overarching Strategic Approach' and HOU/1 and Background Paper 8 – 'Hierarchy of Settlements and Settlement Boundaries' outline the proposed settlement hierarchy for the Plan area. To comply</p>

	<p>with local and national policy, no residential or employment allocations are made in minor village, hamlets or the open countryside. Relevant policy will deal with planning applications in these areas and sites which have been submitted in these areas will be discounted at this stage. Large scale sites physically detached from existing settlements and which do not adjoin other sites submitted adjoining a settlement, will also be discounted at this stage.</p>
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- 3.2.2 Large housing sites (10 or more dwellings) removed from the process due to an extant planning permission will also be included in the Joint Housing Land Availability Study (BP/5) which was prepared with the Welsh Government in line with national planning policy and guidance. The deliverability of these committed large sites is also covered in the Phasing Plan (BP/30). Committed employment sites over 0.1 ha are included in the Employment Land Monitoring Report (BP/13).
- 3.2.3 All sites listed under ‘Minor Villages’, ‘Hamlets’ and ‘Open Countryside’ on pages 20 – 22 have not been assessed for housing or employment allocation in the LDP, for the reasons detailed in table 4. The site references are therefore not repeated in the following tables.

Table 6: Sites Assessed at Stage One but not Taken Forward – Urban Development Strategy Area

Site Ref.	Location	Reason for Removal
Abergele, Towyn and Kinmel Bay (including Pensarn)		
Abergele / Pensarn		
258	Off Tan y Goppa Road, Abergele	The large site is in the open countryside, physically detached from the existing settlement boundary.
E17	Former Coal Yard Site, Pensarn	The site has been developed.
Towyn / Kinmel Bay		
113	Off Morfa Avenue, Kinmel Bay	The site has planning permission for residential use and development has commenced.
248	South of Cae Nant, St Asaph Avenue, Kinmel Bay	The site is detached from the existing settlement boundary and performs poorly in the sequential test, as well as being remote from existing services and facilities.
255	Land adjacent to Langford, Kinmel Bay	The site is less than 0.3 ha
256	Rear of Rosedene and Holmlea, Kinmel Bay	The site is detached from the existing settlement boundary and performs poorly in the sequential test, as well as being remote from existing services and facilities.
Colwyn Bay, Mochdre, Rhos on Sea and Old Colwyn		
Colwyn Bay		
69	Parciau Farm, Colwyn Bay	The site was previously proposed for housing in the Colwyn Borough Local Plan. An application for residential development (0/20900) was refused in 1997. The site was proposed for recreation / public open space use in the draft Conwy UDP. Information from the Welsh Government's technical services states that the western part of the site is shown on the provisional Agriculture Land Classification map as being grade 3. CCW object to its development as it would be a significant encroachment into open countryside. This site history adds to uncertainty over delivery; it is therefore proposed not to be included for development during the Plan period. This site history adds to uncertainty over delivery; it is therefore proposed not to be included for development during the Plan period.
354	Adjoining 27, Seafield Road, Colwyn Bay	The site is less than 0.3 ha.

Site Ref.	Location	Reason for Removal
356	Rear of 140-150, Llanrwst Road, Upper Colwyn Bay	The site has planning permission for residential use.
Old Colwyn		
246	South of Peulwys Lane, Old Colwyn	The site has been developed for residential use.
333	Land between Llanelian Road and Nant y Ffynnon, Old Colwyn	The large site is in the open countryside, physically detached from the existing settlement boundary. The site is in a green wedge which is proposed to be retained in the LDP (please refer to BP/12).
498	Field SH8776 Dolwen Road, Old Colwyn	CCW state that given its location within the open countryside away from any settlements, they consider the proposal to be contrary to the LDP strategy.
350	Adjoining Tyn y Llan Nursery, Llanelian Road, Old Colwyn	The site is in the open countryside, physically detached from the existing settlement boundary. The site is in a green wedge which is proposed to be retained in the LDP (please refer to BP/12). CCW do not consider that the site represents a well-integrated extension to the settlement and would result in extending ribbon development to the south of Old Colwyn.
Mochdre		
471 (SR75)	Mochdre Dairy site, Mochdre	The site has planning permission for employment use.
522c	Land adjacent to Mochdre Dairy	The site has planning permission for employment use.
Rhos on Sea		
145 (340, C10)	Lynx Depot, Penrhyn Avenue, Rhos on Sea	The site has been developed for residential use.
213	Adjacent Coleg Llandrillo, Rhos on Sea	The site has planning permission for leisure / recreation uses
339	Land at The Laundry, Church Road, Rhos on Sea	Applications for changes of use from employment / light industrial to leisure / recreation uses have been approved on site since it was submitted for consideration in the LDP.
341	Land at Everard Road, Rhos on Sea	The site is less than 0.3 ha
523	Old Church House	The site is less than 0.3 ha

Site Ref.	Location	Reason for Removal
524	Old Dance Hall, Penrhyn Avenue, and Car Park	The site is less than 0.3 ha
Llandudno, Llandudno Junction and Conwy		
Llandudno		
134 (411)	Former tennis courts, Lloyd Street, Llandudno	An application for residential development (0/26823) was refused at appeal in 2003/2004. Development of this site would result in the loss of public open space of which there is a shortage in this area.
311	Beaver Lodge, Llandudno	The site has planning permission for residential use.
Llandudno Junction		
310 (361)	Tan y Fron Road, Llandudno Junction	The site is less than 0.3 ha.
320	Marl Farm, Llandudno Junction	The site has planning permission and is being developed for residential use.
362	Adjoining 6, River View Terrace, Llandudno Junction	The site is less than 0.3 ha. An application for residential development (0/30000) was refused at appeal due to poor access and amenity concerns due to the site's neighbouring industrial land use.
410	Albini House, Llandudno Junction	The site has planning permission and is being developed for residential use.
438	High Street East, Llandudno Junction	The site has planning permission for retail use
440	Memorial Hall, Llandudno Junction	The site is less than 0.3 ha.
486	Scaffolding Site, Llandudno Junction	The site is less than 0.3 ha.
CR14	Hotpoint 'Llandudno on-line'	Committed employment supply – see BP/13, BP/42 and the LDP Employment chapter.
CR30	Former Brickworks, Llandudno Junction	The site has planning permission for commercial uses.
R21 (R41, CR43) (SR103)	Adjacent Ganol Sewage Treatment Works, Glan Conwy	The site is detached from the existing settlement boundary and performs poorly in the sequential test as well as being remote from existing services and facilities. Development in this location would result in greater coalescence of Llandudno Junction and Glan Conwy. For these reasons the site is in a green wedge which is proposed to be retained in the LDP (please refer to BP/12). CCW do not consider that the proposed allocation represents a well-integrated extension to Llandudno Junction.

Site Ref.	Location	Reason for Removal
Conwy		
211	West of Ty Mawr, Henryd Road, Gyffin	The site is less than 0.3 ha.
308	Adjoining Bryn Gynog Caravan Park, Conwy	The site is less than 0.3 ha.
318	North of Bryn Bychan, Conwy	The site is physically detached from the existing settlement boundary. This site is prominent in the landscape and would extend development into the open countryside towards the National Park.
365	West of Cae Cregin, Gyffin, Conwy	The site is in the open countryside, physically detached from the existing settlement boundary.
Penrhyn Bay / Penrhynside		
36 (420) (SR71)	Llanrhos Road, Penrhyn Bay	Planning permission for residential development has been refused on appeal at this site (reference 0/33294).
Llanfairfechan and Penmaenmawr		
Llanfairfechan		
35	Park Road, Llanfairfechan	An application for residential development (0/34200) was refused at appeal in 2008.
225 (390)	Tan-y-Ffordd, Llanfairfechan	The site is less than 0.3 ha
391	West of Hafod y Coed, Gwyllt Road, Llanfairfechan	The site is less than 0.3 ha and is located in the open countryside.
392	East of Y Gelli, Aber Road, Llanfairfechan	The site is less than 0.3 ha and is located in the open countryside.
394	East of Fern Bank, Penmaenmawr Road, Llanfairfechan	The site has planning permission for residential use.
395	Between Cae America and Ffordd Dinas, Llanfairfechan	The site has planning permission for residential use.
396	Cae America, Llanfairfechan	The site has planning permission for residential use.
397	Adjoining Awel y Graig, Nant y Felin Road	The site is less than 0.3 ha
398	Adjoining Crud y Gwynt, Tyddyn Drycin	The site has been developed for residential use.
Penmaenmawr		

Site Ref.	Location	Reason for Removal
383	East of Dyffryn, Conwy Road, Penmaenmawr	The site is less than 0.3 ha.
386	Rear of Marine Terrace, Station Road, Penmaenmawr	The site is less than 0.3 ha.
387	ERJ Products Ltd, Brynmor Terrace, Penmaenmawr	The site is less than 0.3 ha.
388	Victoria Garage, High Street, Penmaenmawr	The site is less than 0.3 ha.
428	Gwysfa, Conwy Old Road, Penmaenmawr	Planning permission for residential development has been refused twice on appeal at this site (references 0/33910 and 0/35357).
514	Tan y Berllan	The site is less than 0.3 ha.
516	Old Garage Site	The site is less than 0.3 ha.
507	Red Gables	Planning permission was granted for residential redevelopment of the former hotel in 2007.
508	Roncol Land, Gilfach Road	The site is less than 0.3 ha.
W3 (W4)	Rear of Roncol, Penmaenmawr	The site has planning permission for residential use.
W7	Adjacent to railway, off Conwy Road, Penmaenmawr	The site has been considered for residential development in the LDP. Please refer to site reference 135 for assessment purposes.
W11	Timefactor Chemicals, Penmaenmawr	The site has planning permission for residential use.
W15	School Lane, Penmaenmawr	The site has planning permission for residential use.
MS7	Penmaenmawr Promenade	The area is currently in amenity use. Small scale tourism development may be acceptable but should be considered through the planning application route; the site is not considered suitable for allocation.
Llanrwst		
503	RAF Centre, Llanddoged Road	The site is less than 0.3 ha.
505	Abattoir	The site is less than 0.3 ha.
506	Dolanog Building	The site is less than 0.3 ha.
R2	Ty Gwyn	Committed employment supply – see BP/13, BP/42 and the LDP Employment chapter.
R25	Tyddyn Hen, Llanrwst	In line with the settlement hierarchy approach, no allocations are proposed at this location during the Plan period.

Site Ref.	Location	Reason for Removal
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Table 7: Sites Assessed at Stage One but not Taken Forward – Rural Development Strategy Area

Tier 1 Main Villages		
Llanddulas		
126	Land off Station Road, Llanddulas	The site has planning permission for residential use.
402	Land at Pencoed Avenue, Llanddulas	The site is less than 0.3 ha.
404	House and outbuildings at the mill, Llanddulas	The site is less than 0.3 ha.
Dwygyfylchi		
329	East of Golygfa Sychnant, Dwygyfylchi	The site is less than 0.3 ha.
Llysfaen		
159 (336)	Adjacent Rhianfa, Bwlch y Gwynt Road, Llysfaen	The site is less than 0.3 ha.
199	Land at Bod Hyfryd, Llysfaen	The site has planning permission for residential development.
204	Land adjoining Erw Llewelyn, Llysfaen	The site is less than 0.3 ha.
215	Land at Geulan Road / Bwlch y Gwynt Road	The site is less than 0.3 ha
338 (SR130)	Land at Bryn Heulog Road, off Trawscoed Road, Llysfaen	The site is less than 0.3 ha.
343	Land at London House, Bron y Llan Road, Llysfaen	The site is less than 0.3 ha.
443	Land at Fron Goch, Bwlch y Gwynt Road, Llysfaen	The site is less than 0.3 ha.
464 (SR37)	Land adjoining Colwyn Bay settlement limit near Raynes Quarry, Llysfaen	The site is less than 0.3 ha.

Site Ref.	Location	Reason for Removal
465 (SR38)	Land (site 2a) to the West of Llysfaen, near Raynes Quarry, Llysfaen	The site is less than 0.3 ha.
466 (SR39)	Llysfaen, near Raynes Quarry	The site is less than 0.3 ha.
484	Rear of 4 Rhodfa Lwyd, Llysfaen	The site is less than 0.3 ha.
509 (SR203)	Land at Copa'r Bryn	The site is less than 0.3 ha.
512	Near Pen y Graig, Llysfaen	The site is less than 0.3 ha.
513	Next to Geulan, Llysfaen	The site is less than 0.3 ha.
Glan Conwy		
42	Tal y Fan, Glan Conwy	The site has planning permission for residential use.
271	Woodstock, Llanrwst Road	The site has planning permission for residential use.
306 (SR116)	South of Ty Du Road, Glan Conwy	The site is detached from the existing settlement boundary and would be a significant expansion into open countryside. It performs poorly in the sequential test as well as being remote from existing services and facilities. CCW has concerns regarding the scale and location of the proposed allocation, which we consider represents a significant encroachment of the built environment into the open countryside to the south east of Glan Conwy.
307 (R37)	The Old Rectory, Glan Conwy	The site is detached from the existing settlement boundary and performs poorly in the sequential test as well as being remote from existing services and facilities. It is a steep site with poor access and poor visibility on to the A470. CCW consider that residential development at this location will result in a fragmented form of development, a form of development to be resisted in paragraph 9.3.1 of Planning Policy Wales.
378	Fernwood Boatyard, Glan Conwy	The site has planning permission for residential use.
Tier 2 Main Villages		
Betws yn Rhos		
478 (SR70)	South of Dolwen Road Site B, Betws yn Rhos	The site is less than 0.3 ha.
Cerrigydrudion		

Site Ref.	Location	Reason for Removal
437	Adjoining Gwylanedd, Cerrigydrudion	The site has planning permission for residential use.
R42	Saracen's Head, Cerrigydrudion	An application for holiday chalets was submitted on site, minded to approve at Planning Committee subject to the signing of a S106 agreement to retain the chalets for holiday use only. Before the agreement was signed, the applicant withdrew the application. With the principle of tourism development established and uncertainty over future site progress, the site should not be allocated and any application dealt with through the usual planning application route.
Eglwysbach		
62 (278)	Land off Maes Llan, Eglwysbach	Planning permission for residential development has been refused at this site (reference 0/33383). Other sites are available in Eglwysbach and are considered more suitable for carrying forward to stage two. CCW state that any development would be required to protect the existing mature tree line at the northern and southern edges of the site.
Llanfairtalhaiarn		
373	Near Bryn Kenrick, Llanfairtalhaearn	The site is less than 0.3 ha.
Llangernyw		
369	Rhos y Mawn, Llangernyw	The site is less than 0.3 ha.
371	Former Smithy, Llangernyw	The site is less than 0.3 ha.
427	Annedd Wen, Llangernyw	The site is in the open countryside, away from the existing settlement boundary.
Llansannan		
288	Adjacent Cysgod y Craig, Llansannan	The site is less than 0.3 ha.
469	Land South of Llain Hiraethog	The site was a former housing allocation in the draft Unitary Development Plan. It has planning permission for two dwellings along the frontage (0/31110 and 0/36353). The Council's Highways service state that there would be insufficient access to the southern section of the site should 0/36353 be implemented. In light of the likelihood that the permission will be implemented, the site has not been taken forward.
R40	Adjacent Water Treatment Works, Llansannan	The site is too small to be allocated for employment use.
Trefriw		

Site Ref.	Location	Reason for Removal
441	Land off Gower Road, Trefriw	Background Paper 8 states that there are serious restrictions to the extent that Trefriw can develop on the area outside of the National Park. The main issues to consider are flood risk, topography and county boundary restrictions. It states that future housing will have to be found outside the Conwy Local Planning Authority area and inside the National Park. Site 441 is almost entirely in a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding can be managed effectively in line with TAN 15 requirements. For these reasons it has been decided to remove the site at stage one.
Tal y Bont / Castell		
105 (SR24)	Nursery at Castell	The site would represent an extension of a cluster of houses away from any defined settlement boundary and unsuitable for residential allocation in line with national guidance. Given the close proximity to Morfa Uchaf Dyffryn Conwy SSSI, CCW has concerns regarding the potential adverse impact on the protected site from inappropriate recreational activity likely to result from residential development. Development of the entire site would represent a disproportionate extension to Castell, detrimental to the character of the settlement and surrounding area.

4. Stage Two Site Assessments

4.1 Site Assessment Criteria Summary

4.1.1 The following chapter details the criteria used to assess sites at stage two. This comprised assessing sites against national planning policy, undertaking site visits and consulting with statutory bodies. Sites were also assessed against the LDP spatial objectives and sustainability points on access to facilities and public transport provision. Finally, the most suitable sites in each settlement were ranked according to their suitability and deliverability in line with the LDP spatial strategy and housing and employment requirements.

4.1.2 Sites submitted were recorded on an electronic database. This included appointing a site reference and recording details including site address, proposal, current use (where known), site area in hectares, theoretical yield and density (based on the information in section 3 of this background paper and taking into account comments received from consultees on site constraints and opportunities), ownership (public and/or private), any relevant planning history, status in the local adopted Plan (either the Llandudno Conwy District Plan or the Colwyn Borough Local Plan, although reference has been made to the unadopted Conwy Unitary Development Plan where it was felt necessary) and brief site description.

4.2 National Policy

4.2.1 Para 9.2.8 of Planning Policy Wales (PPW) states that in identifying sites to be allocated for housing, a search sequence should be followed, starting with the re-use of previously developed land and buildings within settlements, then settlement extensions and then new development around settlements with good transport links.

4.2.2 PPW lists criteria for deciding which sites to allocate for housing in the LDP (para 9.2.9):

- The availability of previously developed sites and empty or underused buildings and their suitability for housing use;

- The location of potential development sites and their accessibility to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;
- The capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals), to absorb further development, and the cost of adding further infrastructure;
- The scope to build sustainable communities to support new physical and social infrastructure, including consideration of the effect on the Welsh language (see Section 4.12), and to provide sufficient demand to sustain appropriate local services and facilities;
- The physical and environmental constraints on development of land, including, for example, the level of contamination, stability and flood risk, taking into account the possible increase of such risk as a result of climate change (and see Chapter 13), and the location of fragile habitats and species, archaeological and historic sites and landscapes (Chapters 5 and 6);
- The compatibility of housing with neighbouring established land uses which might be adversely affected by encroaching residential development; and
- The potential to reduce carbon emissions through co-location with other uses.

4.2.3 Para 9.2.10 of PPW states that in determining the order in which housing sites identified in accordance with the above should be allocated, the presumption will be that previously developed sites or buildings for re-use or conversion should be allocated before greenfield sites. The exception to this principle will be where previously developed sites perform so poorly in relation to the criteria listed in paragraph 9.2.9 as to preclude their use for housing (within the relevant Plan period or phase) before a particular greenfield site.

4.2.4 In designating employment sites, para 7.2.1 of PPW states that local planning authorities should address such issues as the phasing of

development and the availability of infrastructure against an agreed identified 'requirement'. Local planning authorities should review all non-housing allocations when preparing or reviewing development plans and consider whether some of this land might be better used for housing or mixed use developments or no longer be designated for development. Para 7.2.2 states that key employment locations should be selected in line with sustainable development principles, with preference for the use of previously developed land, proximity to existing urban developments, good accessibility to the public transport and primary road network and good quality telecommunications. Mixed use development should be promoted in, and adjoining, existing settlements, where appropriate (para 7.2.6). In rural communities, new development sites are likely to be small and should generally be located within or adjacent to defined settlement boundaries, preferably where public transport provision is established (para 7.3.2). Para 7.5.1 lists development plan requirements related to the economy.

4.3 Environment and Physical Constraints

4.3.1 PPW references assessing sites to determine physical and environmental constraints, including infrastructure capacity.

4.3.2 Sites have been assessed for their impact on landscape and countryside (topography, positioning, agricultural land classification where relevant), impact on local character (using LANDMAP methodology), impact on views to and from the site, impact on Biodiversity (on or near the site, including local and national habitat and wildlife designations and trees, hedgerows, shrubs or watercourses) and impact on the historic environment (including Conservation Areas, listed buildings on or near the site and other features of conservation interest).

4.3.3 Issues to assess include the site's flood risk designations in line with TAN 15 guidance and Environment Agency Wales flood risk zone, as well as known flooding history and watercourses, site ownership constraints which may impact on availability and phasing, land contamination or ground conditions that would seriously impact on a site being brought

forward, any identified archaeological remains, highways constraints including access and local network capacity and water, sewerage and gas mains capacity.

4.3.4 Sites were assessed through a site visit and desktop study and sent to consultees for comment. This stage also considered the scope for mitigation measures which may assist in bringing forward site(s). Where no comments were received, it was reasonable to assume that there was no issue on that particular aspect (the exception was CADW's responses – see table 8 below).

Table 8: List of Consultees, Remits and General Comments Received

Consultee	Remit	General Comments Received
Welsh Government Sustainability & Environment Evidence Division	Agricultural land classification	Responses provided in accordance with TAN 6 Annex B1, provision of agricultural land quality information. It does not relate to the merits or otherwise of the development.
Environment Agency Wales (EAW)	Flood risk and ground condition issues	Surface water disposal should be designed with consideration given to the suitability of Sustainable Urban Drainage System (SUDS) for the disposal and attenuation of surface waters. This is in accordance with TAN 15 and should be implemented for all site allocations regardless of the flood risk associated with the allocation. Under the Water Resources Act 1991, and the Land Drainage Act 1991, certain works require the prior consent of EAW. The Agency resists culverting on conservation and other grounds, and consents for such works will not normally be

		<p>granted except for access crossings.</p> <p>If a previous site use could have resulted in contamination of soils, subsoils and/or groundwater, then a site investigation will be required prior to development.</p>
Council's Environment and Technical Service	Flood risk and land contamination issues	Site responses cover TAN 15 and EA flood risk zones, watercourse and coastal issues and general comments.
Countryside Council for Wales (CCW)	Landscape and biodiversity issues	Comments made in the context of CCW's role as statutory advisor to the Government on matters pertaining to the natural heritage of Wales and its inshore waters, and as a statutory consultee under the Town and Country Planning (LDP) (Wales) regulations 2005.
CADW	Conservation and Historic Environment purposes	Due to the number of requests received, CADW's Records Unit has been forced to decide not to offer comments on prospective sites.
Council's Countryside Service	Biodiversity issues	A number of sites have hedged boundaries and development briefs and applications would be expected to retain such features except where access necessitates removal, and even in such cases translocation within the site should be considered. All mature trees have a biodiversity value and should similarly be retained.
Council's Conservation	Landscape and	Site specific comments provided.

Service	Historic Environment designations impacts	
Clwyd Powys Archaeological Trust	Archaeological issues for the former Colwyn Borough extent of Conwy	Site specific comments provided.
Gwynedd Archaeological Trust	Archaeological issues for the former Aberconwy Borough extent of Conwy	Site specific comments provided.
Council's Highways service	Access and highways issues	Site specific comments provided.
Welsh Government's Transport team	Access and capacity issues for sites adjoining either the A55 or A470 trunk roads	Comments made as highway authority for the trunk roads network.
Dŵr Cymru Welsh Water (DCWW)	Water capacity, sewerage capacity	Comments are primarily for water supply and foul drainage. DCWW have not provided any comments regarding the acceptance of surface water into the public sewerage system in accordance with Welsh Government sustainability objectives, developers are expected to establish sustainable solutions i.e. SUDS, for the disposal of surface water.
Wales and West Utilities	Gas line infrastructure issues	Site specific comments provided.
Council's Education Department	Impact on education services provision	Sites and impacts considered in the context of the Primary School Modernisation Project. No

		decisions had been made and no preferences identified at the time of consultation
Council's Housing Strategy Service	Comments relating to strategic housing issues	No objection to sites allocations in the LDP.

4.4 Sustainability Points

4.4.1 In accordance with PPW development in sustainable and accessible locations on previously developed land (PDL) is preferred to greenfield sites. In delivering the housing needs in Conwy, it will not be practicable to deliver the whole dwelling requirement on PDL, so some loss of greenfield sites and minor amendments to green wedges will be necessary to ensure deliverability of the plan. BP/37 provides further information on the Plan area land use constraints.

4.4.2 In terms of sustainability and accessibility, sites were assessed for proximity and accessibility to available shops, services, medical and education facilities, local employment opportunities and access to sustainable transport facilities. All of this information is on a settlement basis, including information from BP/8. Access to other settlements, particularly those higher in the hierarchy, is an important factor and is also listed.

4.4.3 Stage two sites have been assessed against sustainability criteria as included in Appendix 6 of the Car Park Standards SPG which accompanies the LDP. For ease of reference, the information has been copied into table 9 below

Table 9: Sustainable Transport Access and Provision

Sustainability Criteria	Maximum Walking Distance	Single Sustainability Points
Local Facilities		
Local facilities include a foodstore, post office, health facility, school etc. Access to two of these	200m	3 pts
	400m	2 pts

within the same walking distance will score single points, whereas access to more than two of these will double the points score.	800m	1 pt
Public Transport Access to bus stop or railway station	300m 400m 800m	3 pts 2 pts 1 pt
Cycle Route	200m	1 pt
	Frequency	
Frequency of Public Transport Bus or rail service within 800m walking distance which operates consistently between 7am and 7 pm. Deduct one point for service which does not extend to these times.	5 minutes 20 minutes 30 minutes	3 pts 2 pts 1 pt

4.4.4 Thus the sustainability points score for a dwelling within 400m of a school and a post office (1 X 2pts = 2pts), within 300m of a bus stop (3pts) and having a service frequency of every 15 minutes but only between 8am and 6 pm (2 pts – 1pt = 1 pt) would score a total of 6 pts.

4.5 Spatial Objectives Assessment

4.5.1 There are 16 spatial objectives in the LDP as follows:

SO1: To accommodate sustainable levels of population growth..

SO2 To promote the comprehensive regeneration of Colwyn Bay, Abergele, Towyn and Kinmel Bay to broaden economic activity, address social exclusion and reduce deprivation through the Strategic Regeneration Area Initiative

SO3. To provide land and develop a diverse supply of housing to contribute to needs, including affordable housing for local need, and to meet the need for Gypsies and Travellers, at a scale that is consistent with the ability of different areas and communities to grow.

- S04. *Identify and safeguard land to meet the community's needs for more jobs and greater economic prosperity and reduced out-commuting levels focussing, in particular, on higher value employment opportunities and skills development within and around the strategic hubs of Conwy, Llandudno, Llandudno Junction and Colwyn Bay and in the accessible and sustainable location of Abergele.*
- S05. *Encourage the strengthening and diversification of the rural economy where this is compatible with local economy, community and environmental interests.*
- S06. *Develop vibrant town centre destinations for shopping, business and commerce, culture, entertainment and leisure through the protection and enhancement of the vitality, viability and attractiveness of Llandudno as the strategic sub regional retail centre, and regeneration of Colwyn Bay town centre and other key shopping centres.*
- S07. *Concentrate development along existing and proposed infrastructure networks and, in particular, at locations that are convenient for pedestrians, cyclists and public transport.*
- S08. *Assist tourism through the protection and enhancement of coastal and rural based tourism attractions and accommodation and further exploit the potential to develop, strengthen and encourage an all year round tourism industry;*
- S09. *To encourage efficient patterns of movement and to recognise the strategic role that the A55 and rail corridors will play in meeting the development needs of the Plan Area, and to give particular attention to development locations that are convenient for pedestrians, walking and cycling in Conwy to aid the reduction of transport CO2 emissions.*
- S010 *Ensure that good, sustainable, inclusive design is delivered which includes the opportunity to design out crime, to develop strong, safe and locally distinctive communities and encourage the younger population to remain and return to the area.*
- S011. *Reduce energy consumption through the careful siting and design of buildings and the promotion of renewable energy developments where they have prospects of being economically attractive and environmentally and socially acceptable.*

SO12 Safeguard and enhance the character and appearance of the undeveloped coast and countryside, sites of landscape/conservation importance, features of historic or architectural interest and ensure the conservation of biodiversity and protected species.

SO13 To protect and improve accessibility to essential services and facilities, including open space, allotments, health, education and leisure.

SO14 To promote the prudent use of resources through the minimisation of waste and assist in providing an integrated network of waste management facilities consistent with the needs of the area and the waste hierarchy.

SO15. Contribute to regional and local mineral needs in a sustainable manner.

SO16. Ensure that development supports and sustains the long-term wellbeing of the Welsh language and the character and linguistic balance of communities within the County Borough.

4.5.2 Each suitable site has been scored against the 16 objectives, with results ranging from very positive to very negative impact (++ , + , 0 = neutral , - , --) It is acknowledged that such an assessment is subjective, but its purpose is to reinforce the linkages between the Plan objectives and achieving them through site allocations. The corresponding text outlines opportunities to manage or mitigate any potential negative impacts, which could in time improve the scores (this could form part of the Annual Monitoring Report as sites come forward).

4.6 **Issues in Conwy**

4.6.1 It is acknowledged that all sites will have a degree of constraints identified on them which may impact on whether they can be brought forward for development in the LDP Plan period. This varies from site to site and should take into account the local and national site assessment criteria, explained above. It is, however, possible to identify many land use issues impacting on site deliverability across the LPA area. Table 10 below lists

many land use designations that could impact on the location of suitable sites for development.

Table 10: Land Use Constraints in Conwy

Constraint / Issue	Description	Areas Affected
TAN 15 flood risk zones	Technical Advice Note 15: Development and Flood Risk states that	The coastal areas of Towyn, Kinmel Bay and Llandudno are almost entirely in a C2 flood risk zone. Other C2 zones tend to follow the main rivers, affecting areas of Conwy, Llandudno Junction, the west end of Llanfairfechan, south Mochdre, Tal y Bont, parts of Trefriw, most of Llanrwst and other rural villages with rivers. Please see TAN15 and BP/17 – ‘Strategic Flood Risk Assessment’ for further information.
Sites of Special Scientific Interest	Sites of national importance afforded protection to safeguard the range, quality and variety of habitats, species and geological features. There is a presumption against development likely to damage a SSSI.	Approximately 49 SSSIs in Conwy. Further information available on the Countryside Council for Wales website www.ccw.gov.uk
Special Areas of Conservation	Sites afforded the highest level of	Five SACs in the Conwy LPA: Great Orme’s Head,

	<p>protection by the EU Habitats Directive, designated to conserve habitats and species that are rare or threatened within the EU and form part of the network of internationally sites known as 'Natura 2000'. Policies and site allocations should not adversely affect the integrity of a SAC.</p>	<p>Creuddyn Peninsula Woods, Gwydyr Forest Mines, Migneint-Arening-Dduallt and Elwy Valley Woods.</p>
<p>Special Protection Area</p>	<p>Sites afforded the highest level of protection by the EU Birds Directive, designated to ensure the survival and reproduction of rare breeding and migratory species and form part of the network of internationally sites known as 'Natura 2000'. Policies and site allocations should not adversely affect the integrity of a SPA.</p>	<p>One SPA in the Conwy LPA at Migneint-Arening-Dduallt.</p>
<p>Agricultural land quality</p>	<p>Para 4.9.1 of PPW states that land in grades 1, 2 and 3a should only be developed if there is an overriding need for the</p>	<p>See individual maps. There is no grade 1 agricultural land within the LPA area, although there are areas of grade 2 and 3a land in coastal areas,</p>

	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.	including south east of Abergele and south of Towyn and Kinmel Bay.
Snowdonia National Park	Sites adjoining or near the boundary of the National Park may impact on the setting and views to and from the National Park	This issue has been raised by CCW for certain large sites which would represent settlement extensions and encroachment towards the Park boundary. As stated in table 4, some sites have been discounted at stage 1 for these reasons. Generally, this has been raised as an issue in the Conwy, Penmaenmawr and Llanfairfechan areas where the boundary runs closer to these settlements.
Heritage Assets (Historic Parks and Gardens, Conservation Areas and Conwy	Development proposals that affect a heritage asset or its setting shall preserve or, where	There are 25 historic parks and gardens throughout the Plan area, as shown on the proposals maps.

World Heritage Site)	appropriate, enhance that asset.	There are 24 Conservation Areas in the Plan area. Please see Constraints Map and Proposals Maps for the designated boundaries for Conservation Areas, Historic Parks and Gardens and the Conwy World Heritage Site.
Safeguarding Minerals	In the areas outlined on the map, planning permission will not be granted for any development which could directly or indirectly harm the long term viability of working those resources.	The coastal area contains the three remaining active hard rock quarries – Penmaenmawr, Raynes in Llanddulas and St George. There is also a large inactive quarry at Llanddulas, near Raynes Quarry.
Safeguarding Sand and Gravel	Planning permission will not be granted for any development within the Sand and Gravel Safeguarding Area which could directly or indirectly harm the long term viability of working those resources.	The sand and gravel resources south of Tal y Cafn are safeguarded from other forms of development.
Quarry Buffer Zones	The Proposals Map designates Buffer Zones to ensure that non-minerals development is not permitted where it could inhibit quarrying operations. A 200m	Penmaenmawr, Raynes and St George Quarries

	buffer zone around each quarry has been identified.	
Landfill Buffer Zones	250m buffer zones around landfill sites. Consultation with EAW and the Council's Environment and Technical Service should be undertaken for any proposed development in these zones.	Llanddulas
Contours 100m and above	Sites that may be located on higher and/or sloping ground which may impact on views and the setting of areas of landscape importance, including Conservation Area and Outstanding LANDMAP designated areas	Areas immediately outside the coastal urban areas, particularly south west of Abergele, south of Colwyn Bay and Old Colwyn, east of Mochdre, south and west of Conwy and south of both Penmaenmawr and Llanfairfechan. This issue does not result in an immediate rejection of sites, however, it should be considered along with other landscape issues and could be used as a deciding factor for an area where there are a number of candidate sites to choose from.

4.7 **Capacity Constraints**

4.7.1 Utilities and capacity constraints have also been identified in certain areas of Conwy through consultation with Dwr Cymru Welsh Water. This includes the capacity of the foul sewerage networks in Llandudno, Llandudno Junction, Mochdre, Colwyn Bay and Betws yn Rhos. Further information is provided in section 5 of the LDP 'Implementation and Monitoring Framework' and in BP/30 – 'Phasing Plan'.

4.8 **LANDMAP Methodology**

4.8.1 Certain areas of Conwy, in particular the rural hinterland, are acknowledged for their landscape character quality. New development should pay particular attention to the areas' local distinctiveness in terms of both design and materials. The approach taken in the LDP is to use LANDMAP, an all-Wales landscape resource where landscape characteristics, qualities and influences on the landscape are mapped, recorded and evaluated into a nationally consistent data set. There are five spatially related maps and data sets on geological landscape, landscape habitats, visual and sensory, historic landscape and cultural landscape. LANDMAP has been used to initially designate two Landscape Character Areas comprising of "outstanding" (of international or national importance) and "high" (of local or country importance) qualities. Policy NTE/5 states that a Landscape Character Statement will be required for all development outside of the settlement boundaries as defined on the proposals maps and all development over 15 dwellings or 0.5 hectares inside the settlement boundaries. This can be incorporated in the Design and Access Statement or as a separate document. Further work, however, is required to interpret the LANDMAP data and it is expected that supplementary planning guidance will be produced prior to LDP adoption to explain the requirements of policy NTE/5.

4.9 **Results of Stage 2 Site Assessments**

- 4.9.1 Taking into consideration the results of the desktop study, site survey and consultation comments received, the question is: does the site have potential for inclusion in the LDP? A summary of site suitability is included in this section. Any opportunities for site works or improvements based on comments received will be included here.
- 4.9.2 The results of the stage two site assessments are presented by settlement under each spatial strategy area. As explained in the previous sections, no allocations are proposed in minor villages, hamlets and the open countryside – national and local planning policies will deal with applications for housing or employment uses in or around these areas in the Rural Development Strategy Area.
- 4.9.3 For the settlements comprising the Urban Development Strategy Area and tiers 1 and 2 main villages, officers have ranked the preferred stage two sites based on the above site criteria. This means that, on a settlement basis, the most preferred and deliverable sites are ranked the highest and should be allocated for development. In ranking sites for their suitability, it has been necessary to consider the LDP spatial strategy for land use requirements and constraints (please refer to BP/37 Growth Distribution Options Report for details of the spatial strategy). This means that in some settlements, the highest ranked site has not necessarily been allocated because the number and location of site allocations has been determined by the spatial strategy and land required. Furthermore, in some settlements, more sites may be required than others so all ranked sites may not necessarily be required during the plan period.
- 4.9.4 Sites were not ranked if:

- Having considered the assessment of other sites in the settlement at Stage 2 and the LDP spatial strategy, as well as comments received from statutory bodies, the site is unlikely to be required during the Plan period and should not be allocated for the reasons specified.
- The site was the only one submitted in a settlement for a specific use; that is, there are no other sites to rank against. This does not mean that a site is automatically allocated; instead, the site is assessed as normal but is not ranked in preferable terms.

4.9.5 The ranking of sites helps not only in demonstrating the assessment process leading to the most suitable sites for allocating; it also shows the next preferred sites including the reserve (contingency) sites and also the next best performing sites, should they ever be required in future plan reviews. The ranking of sites have also incorporated mitigation measures suggested by consultees.

4.9.6 The following sections break down the stage two assessments by spatial strategy area, with settlement level beneath this. A summary of the site selection process for each settlement is provided in Appendix 1. Detailed deliverability tables for the allocated and contingency sites are listed in Appendix 2.

4.10 Stage 2 Site Assessments - Abergele, Towyn and Kinmel Bay

4.10.1 The amount of housing to be provided in the Abergele, Towyn and Kinmel Bay spatial area has been determined by the Growth Distribution Options Report (Background Paper 37 – BP/37), which is unchanged from the agreed Preferred Strategy of

August 2007. The recommendation was to adopt the “hybrid” growth option, which means that 20% of the overall housing growth should be located in the settlements of Abergele (including Pensarn), Towyn and Kinmel Bay.

- 4.10.2 This proportion of growth is not the greatest within the Urban Development Strategy Area, with 25% being accommodated in the Colwyn Bay, Old Colwyn, Mochdre and Rhos-on-Sea and 30% in Llandudno, Llandudno Junction, Conwy, Deganwy/Llanrhos and Penrhyn Bay. All three areas have been classed as urban areas within the Settlement Hierarchy as a result of their high level of accessibility and facilities and services (refer to BP/8 ‘Hierarchy of Settlements’). This works out at 1133 dwellings over the plan period for the Abergele, Towyn and Kinmel Bay area. Approximately 333 dwellings have, or will be delivered via completions, existing commitments and windfall for the area.
- 4.10.3 As demonstrated in BP/4 ‘Housing Land Supply Study’ and BP/5 ‘Housing Land Availability Study’, the supply from commitments and windfall is significantly lower than in the other urban areas due to constraints. Therefore, the need for new allocations is more significant. Approximately 800 dwellings are required in allocations and a contingency requirement should also be supplied.
- 4.10.4 The option of a new settlement was initially considered, however given the availability of land adjacent to existing settlements and on following advice from PPW, this option was discounted (refer to BP/37 Growth Distribution Options Report).
- 4.10.5 In assessing suitable land for development, a constraints map was produced for the entire plan area. On the Abergele section a number of constraints became apparent. The town is already developed to the north (Pensarn area) with the only large area of open land being Pentre Mawr Park (refer to Proposals Map). To the north east, the land is constrained by a C1 flood risk

designation (refer to BP/17 'SFCA'). To the west is the historic parkland and setting of the grade I listed Gwyrch Castle (refer to BP/28 Historic Environment) and SSSI (Goppa Woods) (refer to Proposals Map). This leaves the area to the south and south east of the town. If land was developed to the south then this would result in ribbon development along the A548 (Llanfair Road) and would not be sustainable in terms of proximity to the town centre and existing services and facilities (refer to BP/8 'Hierarchy of Settlements'). Given these constraints and the lack of brownfield land within the town, the only area large enough to accommodate the growth levels detailed above is land to the south east of Abergele, between Rhuddlan Road/A55 and Llanfair Road.

4.10.6 Best Most Versatile (BMV) agricultural land was a consideration when assessing sites in the Abergele area. To understand the difference in classifications within that area, the Planning Policy Team consulted with the relevant WAG department back in 2007 and detailed study was undertaken by WAG specialists. This was updated during the consultation on candidate sites in February 2010. Where received, these comments were considered and incorporated into the site assessment exercise summarised above. It is acknowledged that there are significant areas of grade 2 and grade 3a quality land within the allocations in this location. The council has avoided allocating the whole of sites 79/80 due to amenity, loss of open countryside, impact on landscape character, loss of BMV land, highways access viability and sustainability. The preferred option has been to extend the allocation to the east of sites 81/82 to incorporate sites E3 (with site E28 only being released as a contingency to meet employment need that cannot be met on allocated/ existing sites). This option still requires development on BMV land but is preferred as it has less impact on development in the open countryside (the sites are adjacent to the A55 and when developed will have better access to the town centre and its amenities.) Sites 78 and MS20 on Llanfair Road had been considered as housing allocations but having considered the 2010 housing land supply figures against the overall housing requirements, as well as the ability to deliver a strategic mixed use site on sites 81, 82, E3 and part of 79/80 as well

the suggested site at Abergele Business Park, this has resulted in sites 78 and MS20 being removed from the allocations list. Site 78 is still retained as a contingency site because it is the next best performing site, to be brought forward in line with the Implementation and Monitoring Framework and details in BP/41, should it be required during the Plan period.

4.10.7 To summarise, land to the east of the Plan area is severely constrained by flood risk. Abergele is the only settlement large enough to accommodate to growth level proposed. Abergele itself is physically and/or environmentally constrained in every direction except to the south and south east. Growth to the south of the town would result in unsustainable ribbon development along the A548, therefore the only option is to develop land to the south east of the town. This has resulted in the allocations being situated on BMV land, however it is considered that there is an overriding need for the development to fulfil the LDP strategy as there is no other suitable location in which housing /employment allocations can be situated.

Table 11: Stage 2 Housing Site Assessments – Abergele (including Pensarn)

Site Ref / Address	Comments	Assessment
Sites 81/82	<p>The site was previously considered in the adopted local plan but not allocated due to highways and access issues. Comments received and work undertaken for the LDP (see BP/38 Abergele Traffic Study) indicates that the site would now be suitable for allocation. Although the site is greenfield and part playing fields, it is well related to the existing built up area and forms part of a strategic site proposal for Abergele in the LDP. The open space provision can be provided elsewhere on the strategic site (see BP/30).</p> <p>Following comments received from the Countryside service, a buffer zone would be appropriate along the stream. The existing access to the Kinmel Manor will not sustain the increased traffic</p>	Ranked 1 (Allocate)

Site Ref / Address	Comments	Assessment
	<p>generation and a new access will be required. Access will need to be restricted to the western corner in order to get sufficient separation from the roundabout and avoid conflict with the A55 (T) slip roads (subject to agreement with Highways). The proximity to nearest bus stops is beyond the desirable standard distance and options for bringing bus services along the link road corridor should be explored. Dwr Cymru Welsh Water states that hydraulic modelling assessments will be required to understand any potential improvements required, however, dependent on the potential foul discharge flows, the point of communication will have to be determined. The proposed development sites are crossed by public sewerage for which protection measures, either in the form of an easement and/or diversion may be required. Off site mains may be required and these can be assessed during the planning application stage. The double-hedged public right of way running from north to south on the east side should be retained, as should the small copse at the centre of the proposal. There are no ownership constraints impacting the site.</p> <p>Overall there are no significant constraints impacting development of this site and it is considered that along with adjoining sites (part 79/80 and E3) and the Traffic Improvement Scheme, the site can deliver the housing requirements for the eastern Plan area in the Plan period.</p> <p>Site 510 (Playing Field, Rhuddlan Road) has also been considered in the assessment of Abergele sites. It adjoins sites 81 and 82 and is not allocated in the LDP; however, in line with LDP policy, should any part of the site be included as part of the mixed use strategic site</p>	

Site Ref / Address	Comments	Assessment
	allocation, replacement open space should be provided elsewhere in the scheme. This is covered in BP/30 and would be included in any development brief or masterplan.	
Sites 79/80	<p>Although the site is Greenfield land, it is located in an accessible centre and generally performs well in the sequential test. There is a need to address a shortfall in existing footway provision (St George Road) and perhaps consider further safety improvements along that route in order to more safely accommodate these increased users. A suitable pedestrian and cyclist crossing facility is required at the A547 and this should be considered in advance of the link road as it would be of benefit to existing users irrespective of development proposals. The proximity to nearest bus stops is beyond the desirable standard distance and options for bringing bus services along the link road corridor should be explored. Dwr Cymru Welsh Water states that hydraulic modelling assessments will be required to understand any potential improvements required, however, dependent on the potential foul discharge flows, the point of communication will have to be determined. The proposed development sites are crossed by public sewerage for which protection measures, either in the form of an easement and/or diversion may be required. Off site mains may be required and these can be assessed during the planning application stage. Approximately 9.5 ha is Agricultural Land Classification Grade 3a (Best and Most Versatile land). The remainder of the site is grade 3b.</p> <p>Development of the entire site (reference 525) would result in greater encroachment into the open countryside where it is considered sites 81, 82 and E3 are more appropriate given their accessibility to the A55. Development of the entire site 79/80 would also have likely required</p>	Ranked 2 (part allocated)

Site Ref / Address	Comments	Assessment
	<p>construction of a bypass connector road between the Abergele roundabout and Llanfair Road (south of sites 78 and MS20). Please see BP/38 for details of the Abergele Traffic Improvement Study which is considered more deliverable through the proposed sites (including part allocation of sites 79/80).</p>	
<p>Site E3</p>	<p>The Council's Business and Enterprise team state that the site is ideally placed for B1 office use and would complement the North Wales Business Park development. The Assembly Government's Department for the Economy and Transport also supports development of this site for B1 uses. Access could be constructed in connection with sites 81/82 which are proposed residential allocations. A Transport Assessment would be required for this development. Development of this site should involve appropriate archaeological evaluation works. Dŵr Cymru Welsh Water state that a hydraulic modelling assessment will be required to understand any potential improvements required, however, dependent on the potential foul discharge flows, the point of communication will have to be determined. DCWW also state that off site mains may be required and these can be assessed during the planning application stage.</p> <p>Taking into account the site's availability, proximity to the A55 (sequential test) and lack of constraints when assessed against other sites in Abergele, the site should be included as part of the strategic site allocation in Abergele south east. The provision of employment land to the east of Abergele, taking some of the supply from Abergele Business Park, is considered suitable due to the better accessibility to site E3.</p> <p>WAG Environment and Technical Services Division states the site is shown on the provisional</p>	<p>Ranked 3 as a mixed use site (Allocate)</p>

Site Ref / Address	Comments	Assessment
	<p>Agricultural Land Classification map as being ALC grade 2. The area east of Abergele was surveyed at reconnaissance level in 1977. This showed the site to be ALC sub-grade 3a at the north and grade 2 at the south. This was part of a much larger survey area and no auger borings were taken within the current site boundary. Additional and more detailed survey work would be required to confirm the above comments.</p> <p>The site is considered suitable for delivering part of the housing and employment requirements in the eastern part of the Plan area and should be considered as part of the strategic site allocation at Abergele south east.</p>	
<p>Site 481 Abergele Business Park</p>	<p>The site was put forward as an alternative to other proposed allocations at Abergele south east including the sites at Llanfair Road. No objections have been received from the Council's Highways service to the reallocation of part of the site for housing, following receipt of a Transport Assessment. Part of the employment land could be accommodated by site E3 which is considered more accessible from the A55 without having to cross the centre of Abergele. The reallocation of land could accommodate housing adjacent existing housing development and therefore reduce the take up of land at the Llanfair Road, Abergele sites.</p>	<p>Ranked 4 (Allocated)</p>
<p>Site 78 Llanfair Road</p>	<p>Although the site is Greenfield land, it is located in an accessible centre and generally performs well in the sequential test. Development of this site should allow for substantial buffer zone adjacent to the Afon Gele which along with adjacent woodland is known to support otter (European protected species).</p> <p>Appropriate landscaping will also be important. The transport site appraisal undertaken for the</p>	<p>Ranked 5 (Contingency)</p>

Site Ref / Address	Comments	Assessment
	<p>Council suggests the developer demonstrates how suitable and safe vehicular access can be provided off the A548. Suggestions include extending the 30 mph zone over a greater distance to the south of the site to include bends on the A548, along with some supporting measures. Further assessment is recommended. This is a site where Best or Most Versatile agricultural land is predicted to be present in significant amounts. The area, along with sites 79-82, would expand Abergele into open countryside without an obvious break to its eastward growth, although a link road between the A548 and A55 could act as a break.</p> <p>The site has previously been proposed for housing in the LDP; however, a larger housing allocation on the business park (site 481) plus a higher density on other allocations in the settlement means the size of the allocation at Abergele South East can be reduced. It is however retained as a contingency site for housing requirements (see BP/41 for details on contingency housing and release of sites) and replaces the adjoining site MS20 to the south because it adjoins the existing settlement whereas MS20 is physically detached and would depend on site 78 coming forward.</p>	
<p>MS20 Land South of Siamber Wen, Abergele</p>	<p>EAW comments state that the main river Gele runs down the eastern boundary of the site, and there is a small area of C2 associated with it. The section of the site within the C2 zone should be excluded or a Strategic Flood Consequences Assessment submitted which demonstrates that the flood risk on that part of the site can be acceptably managed.</p> <p>The site has previously been considered for including in the LDP; however, following PPW assessment criteria and the sequential test, the site should only be brought forward in</p>	<p>Ranked 6</p>

Site Ref / Address	Comments	Assessment
	<p>consideration with site 78. As site 78 is now proposed for contingency housing, site MS20 is no longer required and is ranked lower than other sites; however, its ranking would be subject to review if the constraints associated with sites 495, 472 and 473 cannot be overcome and the contingency site 78 was required during the Plan period.</p>	
<p>473 Former ATS Depot</p>	<p>The previously developed site scores well on the sequential test; however, there is a high possibility of land contamination due to past land uses and remediation costs would be significant. The current use as a warehouse and depot with hard standing and open air parking on the site does not currently present a high risk use, but any redevelopment would involve excavation through the existing capping. This would be likely to open up new pathways to the potential contamination. Once the capping is opened this will require the contamination to be removed or managed and experience with other gas works has shown that significant remedial action may be necessary. An intrusive site investigation would provide some answers; however, this is likely to incur substantial cost and under the relevant legislation could be attributed to the current site owners. It is unlikely to be viable for a small development of dwellings on account of the significant remediation costs without additional funding eg grant aid.</p> <p>Highways access would be suitable, providing re-alignment of Gele Avenue.</p> <p>The site is crossed by a public sewer, protection measures are necessary when developing. The site adjoins a conservation area where sensitive development could enhance this part of the town. Concerns have been raised about the loss of employment land.</p> <p>The site has been ranked immediately after the allocations and contingency sites based on the</p>	<p>Ranked 7</p>

Site Ref / Address	Comments	Assessment
	<p>PPW sequential test; however, delivery is dependant on resolving the issues identified. For these reasons it is considered that this site could come forward as windfall during the Plan period but the lack of certainty and likely smaller scale yield relative to the strategy area housing requirements means the site has not been allocated.</p>	
<p>495 Ex Slaters Garage</p>	<p>The previously developed site is on the edge of the town centre within the settlement boundary. The site is considered too small (approximately 20 dwellings) to replace one of the allocated sites above. There were concerns that a housing allocation may constrain other uses that would be suited to an edge of centre location such as commercial / community uses. No objection from Highways. No objection from Environment and Technical Service. There are contamination issues on site which need resolving prior to any development commencing; works include boreholes and soil sampling. The site has been ranked immediately after the allocations and contingency sites based on the PPW sequential test; however, delivery is dependant on resolving the issues identified. For these reasons it is considered that this site could come forward as windfall during the Plan period.</p>	<p>Unsuitable – not ranked</p>
<p>472 Land and Buildings at Peel Street</p>	<p>No objection from Highways. Environment and Technical Services state that the site is currently unsuitable for residential development: however, the EA have flood alleviation works planned for the Afon Gele which could improve flood risk in the future. The site is therefore currently unsuitable for including in the LDP.</p> <p>EAW state that The site lies within zone C2, within Agency flood zone 2 and partially within the EA flood zone 3. Due to past uses at the site, EAW advise that a site investigation will be</p>	<p>Unsuitable – not ranked</p>

Site Ref / Address	Comments	Assessment
	<p>required prior to any development taking place to identify the level of contamination at the site and suitable remediation measures which will need to be undertaken to make the site acceptable for development. It is possible that the site may come forward as windfall during the plan period, subject to EA and CCBC support if works to the flood defences reduce the flood risk in this location; however, for allocation purposes, the site is considered too small to replace one of the allocated sites above and would still need to meet TAN 15 flood risk guidance standards. For these reasons the site has not been ranked despite performing well in the sequential test.</p>	
<p>84 Lyndale Caravan Park, Pensarn</p>	<p>The site is located in a C1 flood risk zone where there is uncertainty whether the consequences of flooding can be effectively managed or not. Its location immediately behind defences means only less vulnerable development should be considered, not residential development.</p>	<p>Unsuitable – not ranked</p>
<p>245 (249) North of Towyn Road, Belgrano / Pensarn</p>	<p>The site is located in a C1 flood risk zone where there is uncertainty whether the consequences of flooding can be effectively managed or not. An FCA would be required. Its location immediately behind defences means only less vulnerable development should be considered, not residential development. A broad level Flood Consequences Assessment would be required prior to the submission of a planning application. Taking into account the above comments, although the site was a local plan allocation, it has never received planning permission for residential development and with the flood risk issues in mind, would be unsuitable for re-allocation.</p>	<p>Unsuitable – not ranked</p>

Table 12: Stage 2 Other Sites Assessments – Abergele (including Pensarn)

Site Ref / Address	Comments	Assessment
<p>Site E3 Abergele South East</p>	<p>The site has been considered for mixed use housing and employment as part of the Abergele south east strategic site allocation.</p> <p>Although the site is greenfield land, it is located in an accessible centre and generally performs well in the sequential test. Please see comments in the above table for site suitability.</p>	<p>Ranked 1 (Allocated)</p>
<p>Site E28 North of Kinmel Manor Hotel</p>	<p>Although the site is greenfield land, it is located in an accessible centre and generally performs well in the sequential test.</p> <p>The Council’s Business and Enterprise service state that an employment element to a mixed use scheme (as is proposed with the entire Abergele strategic site allocation) could only be supported if employment land currently allocated on North Wales Business Park was reallocated to another use. The site should be considered for long term development in LDP phasing.</p> <p>Highways comments state that the site could only go ahead if land to the west is included to create a new access onto the A547 further from the roundabout. Alternatively it may be acceptable if land to the west is allocated and a new combined access constructed onto the A547 further from the roundabout. CCW states that the site is not likely to affect any statutory sites of ecological or geological interest. Furthermore, any proposal is not likely to affect statutory protected species. No objections from the Council’s Environment and Technical Service or Environment Agency Wales.</p> <p>Taking the above comments and the employment land requirements and availability of sites in the Urban Development Strategy Area, it is proposed to include the site on the contingency list.</p>	<p>Ranked 2 (Contingency)</p>

Site Ref / Address	Comments	Assessment
	This means the site is not allocated but is placed on a reserve list to be brought forward in the event of deliverability issues with allocated sites in the LDP. Delivery of the site would be dependant on site E3 coming forward.	
E26 Land to the West of North Wales Business Park, Abergele	The site is in a green wedge which is proposed to be retained in the LDP (please refer to BP/12). Other employment sites are considered more suitable to deliver the land use requirements.	Unsuitable – not ranked
E1 Abergele East	The majority of the large scale site is designated as a green wedge in the adopted local plan and it is proposed to retain this designation in the LDP (please refer to BP/12). There are no plans for the new road development along the site during the Plan period. The large site is not required for employment development during the Plan period and other sites are considered more suitable to bring forward during the Plan period.	Unsuitable – not ranked

4.10.8 Flood risk has had substantial implications on land allocations for vulnerable uses such as housing. Most of the available land in Towyn and Kinmel Bay is classified as Greenfield land outside the settlement boundary and within a C1 flood risk area. Clearly such land would not pass the justification test within TAN 15 and has therefore not been allocated following advice from the Welsh Government and EAW (refer to BP/4 Housing Land Supply, BP/17 Strategic Flood Risk Assessment' BP/21 Site Deliverability Assessment and BP/37 Growth Distribution Options Report). The lack of suitable land in Towyn and Kinmel Bay has meant that the growth will primarily take place in Abergele, which is considered a sustainable urban location with good transport links to the A55 and railway network and hosting range of community facility e.g. schools, GP surgery, supermarket,

shops and various commercial premises. This is in line with the sequential test and hierarchy of settlements (refer to BP/8 'Hierarchy of Settlements' and Policy DP/2).

Table 13: Stage 2 Site Assessments – Towyn and Kinmel Bay

Site Ref / Address	Comments	Assessment
106 Towyn Way East, Towyn	The Council's Highways service object to the proposed site allocation because neither Kinmel Way nor Towyn Way East are adopted roads. Concerns have also been raised regarding flood risk in the Towyn and Kinmel Bay area. The site is in a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding can be managed effectively in line with TAN 15 requirements. There is a high risk of fluvial flooding in this area.	Unsuitable – not ranked
128 (401) (SR69) Off Towyn Way West, Towyn	Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay area. Capital works would be required to achieve compliance with TAN 15. There is a risk of fluvial flooding from the Afon Gele. A Flood Consequences Assessment would be required if the site is to be allocated. The site is a large Greenfield plot containing a number of watercourses that may support protected species; as a result, a site survey would be recommended prior to considering as an allocation. CCW's records indicate that the proposal forms part of a site of local nature conservation importance, Abergele Grazing Marsh. Given the LDP objective to protect and enhance the natural environment and the authority's duty to conserve biodiversity under Regulation 40 of the Natural Environment and Rural Communities Act 2006, any proposal should include a requirement that development would provide appropriate mitigation and/or compensation	Unsuitable – not ranked

Site Ref / Address	Comments	Assessment
	measures.	
182 (220) Land East of Parc Hanes, Kinmel Bay	Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay area. The site is in a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding can be managed effectively in line with TAN 15 requirements. There is a high risk of fluvial flooding. There is also insufficient capacity for water supply at this location and a hydraulic modelling assessment would be required.	Unsuitable – not ranked
188 (408) Land off Green Avenue, Kinmel Bay	The large greenfield site performs poorly in the site sequential test as it is remote from existing services and facilities. The site is in a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding can be managed effectively in line with TAN 15 requirements.	Unsuitable – not ranked
203 End of Gwellyn Avenue, Kinmel Bay	Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay area. The site is in a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding can be managed effectively in line with TAN 15 requirements. There is a high risk of fluvial flooding. There is insufficient capacity for water supply at this location and a hydraulic modelling assessment would be required. There is also no direct access to the adopted highway.	Unsuitable – not ranked
248 (399) South of Cae Nant, St Asaph Avenue, Kinmel Bay	The large greenfield site performs poorly in the site sequential test as it does not adjoin the existing settlement boundary and is remote from existing services and facilities. The site is in a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding can be managed effectively in line with TAN 15 requirements.	Unsuitable – not ranked
249 (E6, E21) (SR131) Former	The site is in a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding can be managed effectively in line with TAN 15 requirements. The site's location	Unsuitable – not ranked

Site Ref / Address	Comments	Assessment
Interleisure site and adjoining land, Towyn	immediately behind the coastal flood defences means that only less vulnerable development should be considered, which means that residential development is not suitable. The Assembly Government do not support development of the site for employment use as it is a long standing employment allocation (from the Colwyn Borough Local Plan) which has not come forward as a result of infrastructure costs. Further comments from the Countryside Council for Wales suggest that the land would be better retained as an open coastal zone.	
250 Kinmel Crescent, Kinmel Bay	Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay area. The site is in a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding can be managed effectively in line with TAN 15 requirements. The Council's Highways service object to the proposed site allocation because all highways in the estate are unadopted.	Unsuitable – not ranked
251 Gors Farm, Towyn	The site performs poorly in the sequential test and does not relate well physically to the existing settlement. The site is in a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding can be managed effectively in line with TAN 15 requirements.	Unsuitable – not ranked
405 Land adjacent to Tir Prince, Kinmel Bay	Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay area. The site is in a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding can be managed effectively in line with TAN 15 requirements. The site has been recommended to be retained as a wildlife sanctuary.	Unsuitable – not ranked
422 Land at Gors Road / Towyn Way East	The site forms part of a previous local plan allocation and has been part developed for residential use. Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay area. The site is in a C1 flood risk zone and there is uncertainty over whether or not the	Unsuitable – not ranked

Site Ref / Address	Comments	Assessment
	consequences of flooding can be managed effectively in line with TAN 15 requirements.	
423 Parc Hanes, Kinmel Bay	The site is a previous local plan allocation and has been part developed for residential use. Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay area. The site is in a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding can be managed effectively in line with TAN 15 requirements.	Unsuitable – not ranked
426 Land off Gwellyn Avenue, Kinmel Bay	Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay area. The site is in a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding can be managed effectively in line with TAN 15 requirements. ETS state that a Thorough Flood Consequences Assessment would be required and it may require commitment from the developer to fund defence improvements / maintenance to enable development. Significant resilience measures required. No objection from Highways.	Unsuitable – not ranked

Table 14: Stage 2 Other Sites Assessments – Towyn and Kinmel Bay

Site Ref / Address	Comments	Assessment
E8 (E8a) Tir Llwyd	Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay area. The site is in a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding can be managed effectively in line with TAN 15 requirements. Justification for not allocating land at Tir Llwyd is also provided in Appendix 1 of BP/13 Employment Land Monitoring Report.	Unsuitable – not ranked
E14 Land South of Tir Llwyd	Concerns have been raised regarding flood risk in the Towyn and Kinmel Bay area. The site is in a C1 flood risk zone and there is uncertainty over whether or not the consequences of flooding	Unsuitable – not ranked

Site Ref / Address	Comments	Assessment
	can be managed effectively in line with TAN 15 requirements. Justification for not allocating land at Tir Llwyd is also provided in Appendix 1 of BP/13 Employment Land Monitoring Report.	
E27 Land at Clwyd Bank, Kinmel Bay	The site is a designated flood storage area and there are biodiversity concerns regarding the potential loss of salt marsh and wet grassland habitat which is an integral part of the Clwyd Estuary.	Unsuitable – not ranked

4.11 Stage 2 Site Assessments - Colwyn Bay, Old Colwyn, Mochdre and Rhos on Sea

- 4.11.1 The amount of housing to be provided in the Colwyn Bay, Old Colwyn, Mochdre and Rhos on Sea spatial area has been determined by the Growth Distribution Options Report (Background Paper 37 – BP/37), which is unchanged from the agreed Preferred Strategy. The recommendation was to adopt the “hybrid” growth option, which means that 25% of the overall housing growth should be located in the above settlements.
- 4.11.2 All four settlements have been classed as urban areas within the Settlement Hierarchy as a result of their high level of accessibility and facilities and services (refer to BP/8 ‘Hierarchy of Settlements’). This works out at 1512 dwellings over the plan period. Approximately 977 dwellings have, or will be delivered via completions, existing commitments and windfall.
- 4.11.3 Much of the recent housing supply in these areas has come from redevelopment schemes through either the loss of former hotels and guest houses in Colwyn Bay and Rhos on Sea (see also BP/18 Primary Holiday Accommodation Areas Study) or subdivision / redevelopment of large houses into apartments. As demonstrated in BP/4 Housing Land Supply Study, BP/5 Housing Land Availability Study and the table detailing the deliverability of committed sites in BP/30 Phasing Plan, the supply

from commitments and windfall is relatively high compared to other urban areas. Therefore, the need for new allocations is slightly lower. This means that approximately 535 dwellings should be delivered through new housing allocations.

- 4.11.4 Work undertaken on the Colwyn Bay Masterplan (see separate document LDP 10: Colwyn Bay Masterplan SPG) has identified a number of potential sites for residential development and these have been appraised along with other candidate sites to determine the most suitable for allocating. Work is ongoing on the Masterplan and is likely to be completed prior to LDP adoption.
- 4.11.5 The area is accessible by a range of transport means, with the A55 passing by each of the four settlements and Colwyn Bay train station located at the heart of the town, with a 30 minute frequency service on weekdays. The North Wales Regional Transport Plan identifies an improvement scheme for Colwyn Bay railway station to provide interchange facilities to the front of the station. This scheme would address issues of poor access to train stations. Other principal routes include the A547 which extends to Abergele in the east and the Black Cat roundabout / A470 Glan Conwy in the west, the B5113 Llanrwst Road and the B5383 Dolwen Road. National Cycle Route 5 extends along the promenade in Colwyn Bay and Rhos on Sea, which continues to Penrhyn Bay along a traffic free route and connects to Llandudno Junction via an on road route. A number of bus routes connect the settlements, principally located along the A547, B5115 and B5383.
- 4.11.6 In assessing suitable land for development, a constraints map was produced for the entire plan area (see www.conwy.gov.uk/ldp). A number of designations were identified, including Conservation Areas in Colwyn Bay, Old Colwyn and Rhos on Sea; Local Nature Reserves in Rhos on Sea (Bryn Euryn), Colwyn Bay (Pwllcrochan Woods and opposite Ysgol Bod Alaw) and Old Colwyn (Fairy Glen); and a Site of Special Scientific Interest at Bryn Euryn.

- 4.11.7 Certain areas, notably land to the west of Rhos on Sea, between the settlement and Penrhyn Bay, are C2 flood risk, although this land is also covered by a green wedge designation. Comments received from Environment Agency Wales and the Council's Environment and Technical Service indicates that flood risk can be appropriately managed on most sites, although some further work would be required for sites in the Rhos on Sea area (see below).
- 4.11.8 Further green wedges remain at Bryn Euryn, between Mochdre and Colwyn Bay; between Bryn y Maen and Colwyn Bay; between Llanellian and Old Colwyn; between Coed Coch Road and Peulwys Lane and between Old Colwyn and Llysfaen (see BP/12 Green Barriers Assessment for further details). As future development would naturally extend southwards into these areas and along the highways, the role of the green wedges remain important in managing development. There are, however, topographical constraints further south into the open countryside and the added risk of creating ribbon developments along highways such as Abergele Road and Llanfair Road. In line with national planning policy, any sites available in Colwyn Bay, Old Colwyn, Rhos on Sea and Mochdre (PDL in particular) should be developed before looking to land outside these settlements.

Table 15: Stage 2 Site Assessments – Colwyn Bay

Site Ref / Address	Comments	Assessment
488 Lawson Road	Minimal landscape and countryside impact considered as the site is located on previously developed land in an urban area and is surrounded by existing development. No objection from the Council's Environment and Technical service and the Environment Agency Wales. No objection from the Council's Highways service.	Ranked 1 (Allocated)

Site Ref / Address	Comments	Assessment
	<p>It is proposed to include this site in the Colwyn Bay Masterplan. Further details on the proposed site use will be contained in the Masterplan documents. The availability of this site, which performs well against sustainability criteria and the sequential test, means that it should be allocated in the LDP and brought forward where possible before greenfield sites.</p>	
217 BT Exchange	<p>The site performs well against sustainability criteria and the sequential test, means that it should be allocated in the Plan and brought forward where possible before greenfield sites. No objection from the council's Environment and Technical service. No objection from the Council's Highways service.</p> <p>While development of the site would result in a loss of existing employment use, it is considered suitable for residential use as the surrounding area is predominantly residential. Development of the site also makes use of previously developed land and is located within the existing settlement boundary.</p> <p>The current occupiers have recently extended the lease, with the site becoming available after 2015. It is well located and accessible and has development potential for a high density (over 50 dwellings per hectare). The site is considered suitable for allocation based on the sequential test, adjoining uses and lack of on site constraints.</p>	Ranked 2 (Allocated)
67 / 347 / 353 Glyn Farm	<p>Although the site is greenfield land, it is located on the edge of an accessible centre and generally performs well in the sequential test. The site was suggested at the public inquiry into the Colwyn Borough Local Plan but not included at the time; however, the inspector</p>	Ranked 3 (Contingency)

Site Ref / Address	Comments	Assessment
	<p>acknowledged the site has development potential in the longer term. It is considered that highways issues could be resolved (see comments from Highways service and the transport site appraisal study commissioned). It was also acknowledged that the site would have some visual impact, but relatively limited, and would have an impact on existing housing. Glyn Farm has the benefit of being near to schools and services and facilities.</p> <p>The site was considered for allocation in the LDP but following comments received and a review of sites submitted, including the availability of previously developed land in the Bay of Colwyn area, it is proposed to include the site on the contingency list. The availability of the above previously developed sites means that they, subject to any identified delivery constraints, should be developed before this site. It has been decided that site 67 site would be best placed on the contingency list meaning that it would contribute to the LDP housing figures as a reserve list site, to be brought forward only if there are delivery issues with the allocated sites.</p>	
<p>487 The Dingle, Colwyn Bay</p>	<p>There have been no objections received from statutory bodies. The site has been considered as part of the Colwyn Bay Masterplan. Due to uncertainty over the site being proposed for the Masterplan this site is not being proposed for inclusion. It may however come forward as windfall during the Plan period but this is dependant on the Masterplan timeframe.</p>	<p>Ranked 4</p>
<p>490 Corner of Greenfield and Lawson Road,</p>	<p>There have been no objections received from statutory bodies. The site has been considered as part of the Colwyn Bay Masterplan. Due to uncertainty over the site being proposed for the Masterplan this site is not being proposed for inclusion. It may however come forward as windfall</p>	<p>Ranked 5</p>

Site Ref / Address	Comments	Assessment
Colwyn Bay	during the Plan period but this is dependant on the Masterplan timeframe.	
173 - 106-118 Abergele Road, Colwyn Bay	Development of this site for residential purposes would lead to a loss of tourist accommodation and employment/commercial use. Other uses on site are already residential so the net gain is likely to be minimal. The site should instead be considered through the planning application process.	Ranked 6
489 Lansdown Road Car Park	The site was proposed for housing in the LDP and Colwyn Bay Masterplan; however, objections have been received from the Council's Highways service regarding the loss of parking and lack of opportunities to relocate. It may however come forward as windfall during the Plan period, dependant on the Masterplan timeframe and resolving the parking issues. For these reasons, despite performing well in the sequential test, the site is not allocated and is not ranked.	Not suitable – not ranked
491 Douglas Road	The site was proposed for housing in the LDP and Colwyn Bay Masterplan; however, objections have been received from the Council's Highways service regarding the loss of parking and lack of opportunities to relocate. It may however come forward as windfall during the Plan period, dependant on the Masterplan timeframe and resolving the parking issues. For these reasons, despite performing well in the sequential test, the site is not allocated and is not ranked.	Not suitable – not ranked
202 (357) Opposite Pathacres, Honeysuckle Lane, Colwyn Bay	The Council's Highways service objects to the site as Honeysuckle Lane is unsuitable for additional development. The Council's Countryside service states that the whole site is high value grassland which has been identified as a wildlife site. For this reason, as well as its existing green wedge designation in the adopted local plan, development of this site would concern CCW. Having reviewed existing designations, the Council is proposing to retain the	Not suitable – not ranked

Site Ref / Address	Comments	Assessment
	green wedge designation at this location (please refer to BP/12).	
64 (351) Land off Ffordd Triban, Upper Colwyn Bay	The site has no land use designation in the adopted local plan. No objection from the Council's Environment and Technical services, Countryside Council for Wales (CCW) or Dŵr Cymru / Welsh Water (DCWW). Development of the site would represent a small incursion into open countryside. There is potential biodiversity interest in the hedgerows on three sides and the mature tree along the central boundary. Comments from the Council's Highways service state that Ffordd Triban would not comply with the Authority's highways standards if extended. The site is therefore unsuitable on highways grounds.	Not suitable – not ranked
143 Hafodty Lane, Upper Colwyn Bay	There is some biodiversity interest in the hedgerows on the east side. It is located to the south of site 64 and would represent a more significant incursion into open countryside. The Council's Highways service objects to the proposed site because the access route, Hafodty Lane, is unsuitable for additional development. Other sites considered in Colwyn Bay are better accessed and relate better physically to the existing settlement.	Not suitable – not ranked
342 Land at Nant y Glyn Holiday Park, Colwyn Bay	The site consists of previously developed land within the existing settlement boundary for Colwyn Bay. There is no known biodiversity interest to CCW, although being well wooded both on site and nearby, there is potential for bats and / or badgers. No objection from EAW. The Council's Business and Enterprise service oppose the loss of the current tourism use until its potential in its current use has been fully explored. An access and transport study was undertaken for this site which recommended that the site should not be included in the LDP due to the restricted site access which is confined to the Old Highway which operates as a one way	Not suitable – not ranked

Site Ref / Address	Comments	Assessment
	<p>system with vehicles approaching the site access from the A547 Abergele Road. This road is seriously substandard and there is little scope for improvements due to existing land constraints. In addition, the steep gradients leading to the site are unsuitable for persons with disabilities, elderly people, children and cyclists.</p>	
<p>101 (442) South of Bryn Cadno, Colwyn Bay</p>	<p>The Council's Highways service objects to the proposed site because access would be off a narrow unadopted road which could not handle the traffic generated from the proposed development size. This is in addition to the site's steep gradient. An access and transport study was undertaken for this site which recommended that the site should not be included in the LDP due to the restricted site access which is effectively confined to the unadopted Pen y Bryn Road. This road is seriously substandard and would have to be reconstructed over a length of not less than 900m prior to the commencement of development. Furthermore, even if this was achievable the substandard nature of the remaining part of Pen y Bryn Road would be a cause for concern.</p> <p>CCW states that development would be required to demonstrate that they will not result in any adverse impact on the adjacent area of semi natural woodland. For the above reasons, the site is not considered suitable to be included in the Plan period and is not ranked.</p>	<p>Not suitable – not ranked</p>
<p>352 South of Llanrwst Road, Upper Colwyn Bay</p>	<p>The site is currently designated as a green wedge in the existing local plan. Providing housing on this site would create ribbon development extending further towards Bryn y Maen. Having reviewed existing designations, the Council is proposing to retain the green wedge designation at this location (please refer to BP/12).</p>	<p>Not suitable – not ranked</p>

Site Ref / Address	Comments	Assessment
214 Land adjacent Conway Road / Llanrwst Road, Colwyn Bay	<p>The site is currently designated as a green wedge in the existing local plan, acting as an important buffer between Colwyn Bay and Mochdre. The Council's Highways service states that there would be little chance of producing acceptable access visibility; they therefore object to this site. Development of this large site would result in greater coalescence of Colwyn Bay and Mochdre. For this reason, development of this site would concern CCW. Having reviewed existing designations, the Council is proposing to retain the green wedge designation at this location (please refer to BP/12).</p>	Not suitable – not ranked
355 Hafod y Bryn, Honeysuckle Lane, Upper Colwyn Bay	<p>The site is currently designated as a green wedge in the existing local plan. The large, gradually sloping site would represent a significant expansion of Colwyn Bay into the open countryside. The scale of development at this location would not relate well to the existing settlement. Having reviewed existing designations, the Council is proposing to retain the green wedge designation at this location (please refer to BP/12).</p>	Not suitable – not ranked
483 South West of Glyn Farm, Colwyn Bay	<p>The Council's Highways service objects to the proposed site. The cumulative effect of development of this site along with site 67/347/353 could cause problems. The junction at Glyn Avenue/Groes Road could be a problem too. The site is therefore dependent on 67/347/353 which ranks higher but is still only proposed as a contingency site. As other sites are better related physically to the existing settlement and less constrained, this site is not proposed for development.</p>	Not suitable – not ranked

Table 16: Stage 2 Site Assessments – Old Colwyn

Site Ref / Address	Comments	Assessment
494 Ysgol y Graig	<p>A number of highways and access improvements have been suggested by the Council's Highways and service and these should be taken into account in site plans.</p> <p>The Countryside Council for Wales recommends a survey for bats in the vicinity prior to development of the site.</p> <p>The availability of this site, which performs well against sustainability criteria and the sequential test, means that it should be allocated in the Plan and brought forward where possible before greenfield sites.</p>	<p>Ranked 1 (Allocated)</p>
496 Ty Mawr	<p>Existing Colwyn Borough Local Plan allocation, therefore principle of development has long been established. An application was approved (reference 0/31283) at planning committee for 250 dwellings and approximately 4.9 ha of public open space, however, the Section 106 agreement has yet to be signed. No major constraints have been identified, however, as a large greenfield site, it should be released in the latter stages of the LDP and is therefore ranked lower than other sites. Furthermore, upon completion of the Section 106 agreement a notice would need to be served to the landowner to vacate the land which would mean that the site is not immediately available despite its planning status as a former allocation.</p>	<p>Ranked 2 (Allocated)</p>
502 Llysfaen Road	<p>The site was submitted as an alternative consideration during the LDP process. The Council's Highways service state that the site is potentially suitable; however, it will require part of the front of no. 142 to achieve visibility splay onto Llysfaen Road.</p> <p>The site performs well in the sequential test and subject to highways issues, could be brought</p>	<p>Ranked 3 (Contingency)</p>

Site Ref / Address	Comments	Assessment
	<p>forward during the Plan period. It is proposed to include the site on the contingency list.</p> <p>Nevertheless site 494 as previously developed land should come before this greenfield site and site 496 is an allocation in an adopted development plan. This means the site is not allocated but is placed on a reserve list to be brought forward in the event of deliverability issues with allocated sites in the LDP.</p>	
335 Dolwen Road	<p>This is a greenfield site, outside of any existing green wedge. The site encompasses woodland areas of biodiversity value which should be clearly zoned and future management secured through planning obligations or other mechanisms. There was a provisional no objection from the Council's Highways service subject to road improvement works to accommodate additional traffic. The rank position given acknowledges that while the site may be suitable for development, it is not a preferred site due to the availability of greenfield (496 and 502) and previously developed sites (494) in line with the sequential test and should only be considered as a contingency site to be brought forward should there be issues with the delivery of the allocations.</p>	Ranked 4 (Contingency)
344 Bryn Rodyn	<p>This is a greenfield site, outside of any existing green wedge. The site boundary includes an area of semi natural neutral grassland which should be protected either through its incorporation into public open space or by translocation and re-use of topsoil. The Council's Highways service have no provisional objection to development of this site subject to undertaking the works identified by a transport site appraisal study, including improving public transport services and infrastructure along Dolwen Road, the possible extension of the 30mph zone over a greater</p>	Ranked 5

Site Ref / Address	Comments	Assessment
	<p>distance to the south, extending pedestrian facilities northbound, and introducing parking regulation orders at Dolwen Road / Bro Elian junction. Delivery of this site would have to be managed in tandem with site 74 / 335 above should both ever be required, with an appropriate phasing plan provided.</p> <p>Having considered the reduced contingency housing level required as discussed in the LDP housing section and the availability of sites in line with the sequential test, it is considered that site 335 is only required at Dolwen Road and for contingency housing only. Site 335 is better related physically to the settlement and should be brought forward in advance of site 344.</p>	
<p>131 (359) Old Colwyn Golf Club</p>	<p>Concern has been raised over the loss of open space which contributes to the character of the area. There have also been concerns regarding the nearby biodiversity interest (badger's sett) which could impact on the developable area, as well as ownership constraints (golf club) potentially impacting on site deliverability, although these could be resolved during the Plan period. Most of the site is covered by a covenant which could impact on the site coming forward; however, part of the site along the western boundary is not covered by the covenant. There are no objections from Environment Agency Wales (EAW) or the Council's Highways service (an assessment of the Coed Coch Road / A547 junction would be required if access was provided through site 131). The site is classed as mostly ALC grade Urban, with a narrow strip of grade 3 to the south of the site. The entire site is a golf course and as such is of a non-agricultural use. Taking into account the above issues; it is proposed to include the site as a green wedge in the LDP (see BP/12) although a smaller part along the western site boundary could be considered</p>	<p>Not suitable – not ranked</p>

Site Ref / Address	Comments	Assessment
	either as windfall development and/or in Plan review stage should there be issues in bringing allocated and/or contingency sites forward.	
360 (SR54) Land at Peulwys Farm, Peulwys Lane, Old Colwyn	<p>An access and transport study was undertaken for this site which recommended that the site should not be included in the LDP due to the restricted site access which is effectively confined to the south of the site as vehicle access via the north is very poor due to its width and the character of the road which is poorly suited to the accommodation of additional traffic. Concerns were also raised by other consultees regarding the site's expansion into open countryside and there is likely to be biodiversity interest. The site has no land use designation in the adopted local plan. It adjoins residential land to the north along Peulwys Lane which has been developed since its allocation in the local plan. Concerns were also raised by CCW regarding the site's expansion into open countryside from Old Colwyn. This is evident as the land rises to the south of the site. Information from the Welsh Government's technical services states that the site is shown on the provisional Agriculture Land Classification map as being mostly grade 3, with the east of the site no better than 3b due to gradient. The remainder of the site would most likely be sub-grade 3a, probably limited by soil wetness and workability.</p> <p>For these access and highways reasons, the site has not been considered further and is ranked below many more deliverable sites.</p>	Not suitable – not ranked
70 (142, 349) Land off Meadowbank, Old Colwyn	<p>There are physical and biodiversity constraints affecting this site. Comments from the Council's Highways service state that emergency accesses appear unavailable leading to a long length of cul de sac that is contrary to highways standards. There are also potential traffic concerns due</p>	Not suitable – not ranked

Site Ref / Address	Comments	Assessment
	to use as a short cut. The site is therefore unsuitable on highways grounds. There is also an area of designated Tree Preservation Order along the western boundary (watercourse) which restricts development potential on the site. Development of both this site and site 74 / 335 would lead to a locally significant loss of trees and woodland and would be of concern to CCW; based on all comments received, site 74 is considered more suitable for development.	
170 Land at Highlands Road, Old Colwyn	The site is located in a Quarry Buffer Zone – no residential development should be permitted in this designation.	Not suitable – not ranked
171 Land opposite Raynes Quarry, Abergele Road, Old Colwyn.	The site is located in a Quarry Buffer Zone – no residential development should be permitted in this designation.	Not suitable – not ranked
C7 Ty Mawr Farm, Peulwys, Old Colwyn	The site area forms part of larger allocation in the Colwyn Borough Local Plan (housing and public open space). The site is being considered again for housing development and as site C7 was submitted for employment, taking into account adjoining uses and the housing proposal, the site is being progressed in the LDP as a housing site consideration only.	See site 496

Table 17: Stage 2 Site Assessments – Mochdre

Site Ref / Address	Comments	Assessment
522b Land Near to Sports Ground, Mochdre	Residential use would not be appropriate at this location taking into account neighbouring land uses, in line with PPW assessment	Not suitable – not ranked
358 (SR88) Land off Chapel Street, Mochdre	The Council's Highways service object to the proposed site allocation due to network and level problems and poor pedestrian access to the site. The western site boundary, which would likely include any site access point, is currently in a C2 flood risk zone although it has been noted that completion of flood alleviation works may reduce flood risk in this area in the future and change the zone designation. The site performs well in the sequential test but due to the above constraints, despite being one of the least constrained sites in Mochdre, it is not considered suitable for including in the LDP.	Not suitable – not ranked
209 (334) North and West of Pen-y-Binc Farm, The Old Highway, Mochdre	The site performs well in the sequential test as it adjoins the Old Highway and extends only as far as the existing building line to its west. The entire site rises over 30m from west to east. Concern has been raised by CCW over the potential visual impact of development on moderately steep slopes on the East side of and overlooking Mochdre. There is concern over the potential lost of woodland in the north corner of the site, with the eastern edge being scrub, both of which contain some biodiversity value. The Council's Highways service object to the proposed site allocation due to unsuitable access.	Not suitable – not ranked
C5 / 522a (SR105) Site between A55	The site is in a green wedge which is proposed to be retained in the LDP (please refer to BP/12). CCW consider that residential or employment development at this location would undermine the	Not suitable – not ranked

Site Ref / Address	Comments	Assessment
and A547, Mochdre	purpose of the green wedge and would be contrary this important element of the LDP. Development of this land would result in greater coalescence between Mochdre and Llandudno Junction which would be detrimental to the openness of the area. Other sites are considered more suitable for housing in the spatial strategy area to deliver the requirements over the Plan period.	
345 Land rear of Gower Road, Mochdre	This large site comprises numerous land parcels and forms part of the existing green wedge between Colwyn Bay and Mochdre. Development of this large site would result in greater coalescence of Mochdre and Colwyn Bay and be detrimental to the openness of the area. Having reviewed existing designations, the Council is proposing to retain the green wedge designation at this location (please refer to BP/12). Other sites are considered more suitable for housing in the spatial strategy area to deliver the requirements over the Plan period.	Not suitable – not ranked
346 (MS10) Land rear of Seren y Dyffryn Caravan Park, Mochdre (also MS10)	Although it currently has no land use designation, development of this large, prominent site would extend into open countryside. Furthermore, it is unlikely that the existing highway and network capacity could accommodate this development without significant improvements. The site adjoins 209 which raised Highways objections and concerns from CCW on landscape grounds. Although the two sites could be viewed as a joint proposal (with access gained from site 209 to 346), it is considered that more suitable sites are available having assessed all candidate submissions.	Not suitable – not ranked

Table 18: Stage 2 Other Site Assessments - Mochdre

Site Ref / Address	Comments	Assessment
<p>C16 (CR41) (SR106) Site South of Hen Ffordd Gonwy, Mochdre</p>	<p>Development of this large, greenfield site would extend into open countryside. There are potential traffic issues arising from the existing network capacity which would need further consideration.</p> <p>CCW has concerns about the visual impact of the development of this sloping site on the character and amenity of the area, and consider it contrary to the objectives and strategy of the LDP. Nevertheless, any development proposal would be required to protect the existing rights of way which cross through the site and a detailed landscaping scheme would be required as part of the proposal to ensure that detrimental impacts on the visual amenity of the area is minimised. Taking into account the settlement hierarchy and employment land requirements, it is considered the employment need can be met by more suitable sites in the Urban Development Strategy Area.</p>	<p>Not suitable – not ranked</p>
<p>CR36 Land South and West of Quinton Hazell, Mochdre</p>	<p>Development of this large, greenfield site would extend into open countryside. The site is in a green wedge which is proposed to be retained in the LDP (please refer to BP/12).</p>	<p>Not suitable – not ranked</p>

Table 19: Stage 2 Site Assessments – Rhos on Sea

Site Ref / Address	Comments	Assessment
247 Dinerth Road	Previously developed land site which should be brought forward for development before greenfield sites. The site performs well sequentially and in comments received, although concerns had been raised regarding the loss of employment use in the urban development strategy area. Nevertheless, the site is considered to be suitable for redevelopment from employment use being in a predominantly residential area. The site would also be developable at a higher density in line with PPW policies on development in urban areas and housing.	Ranked 1 (Allocated)
71 / 348 Fferm Dinerth Hall	This is a greenfield site on the edge of the existing built up area. Following the sequential test, this site performs better than others as it is infilling of land well related to the existing settlement. The larger site submitted would not be entirely developed as it extends beyond the existing built up area into a designated green wedge; the proposed allocated area would complete the building line for Rhos on Sea as the western extent of the site extends into C2 flood risk zone and green wedge, which is proposed to be amended for this infill plot but retained beyond the building line (Brookfield Drive up to Dinerth Hall Farm). The conclusions of the Conwy Strategic Flood Consequences Assessment state that the site is at low flood risk and suitable for development as it is within flood zone A and is not impacted on by climate change. At a detailed design stage it should be ensured that finished flood levels are above 6.50m OD.	Ranked 2 (Allocated)

4.12 Llandudno, Llandudno Junction and Conwy

- 4.12.1 The amount of housing to be provided in the Conwy, Llandudno and Llandudno Junction spatial area has been determined by the Growth Distribution Options Report (see BP/37), which is unchanged from the agreed Preferred Strategy of August 2007. The recommendation was to adopt the 'hybrid' growth option, which means that 30% of the overall housing growth should be located in the settlements of Conwy, Llandudno (and Craigside), Llandudno Junction, Deganwy / Llanrhos and Penrhyn Bay / Penrhynside.
- 4.12.2 Each of these settlements has been classed as urban areas within the Settlement Hierarchy as a result of their high level of accessibility and facilities and services (refer to BP/8 Hierarchy of Settlements'. This works out at 1697 dwellings over the plan period. Approximately 1362 dwellings have, or will be delivered via completions, existing commitments and windfall.
- 4.12.3 As demonstrated in BP/4 'Housing Land Supply Study', BP/5 'Housing Land Availability Study' and the table detailing the deliverability of committed sites in BP/30 Phasing Plan, the supply from commitments and windfall is the highest compared to other urban areas. The high level of commitments is largely down to the permissions granted (and ongoing completions) in Llandudno Junction at the Marineland, Victoria Drive / Marl Lane and Albin House sites. In Llandudno, most of the housing supply is provided by apartments through redevelopment, conversion and subdivision schemes. Therefore, due to the high level of commitments, the need for new allocations is proportionally lower. This means that ideally, 335 dwellings should be delivered through new housing allocations.
- 4.12.4 The area is accessible by a range of transport means. Principle roads comprise of the A55 passing by Conwy and Llandudno Junction, the A470 connecting from the A55 north to Llandudno, the B5115 extending from the A55 at Rhos on Sea through

Penrhyn Bay and Craigsides across to the Parade in Llandudno, the A546 from the A55 at Llandudno Junction up through Deganwy to Llandudno, and the A547 Conway Road which was the main coastal road in Conwy prior to the development of the A55 expressway and continues from Mochdre through Llandudno Junction and across the Afon Conwy into Conwy town. Llandudno Junction rail station intersects the main coastal line and Conwy Valley line, with further stations at Conwy, Deganwy and Llandudno. National Cycle Route 5 extends from Penrhyn Bay up to Craig y Don and continues again from Llandudno West Shore down along the coast into Llandudno Junction where it joins the other National Route 5 which goes from Penrhyn Bay along Cystennin Lane / Pabo Lane into Llandudno Junction, upon which one route crosses into Conwy and proceeds along the coast to Penmaenmawr.

- 4.12.5 In assessing suitable land for development, a constraints map was produced for the entire plan area (see www.conwy.gov.uk/ldp). Llandudno, with the exception of the northern area nearest the Orme, the southern extent (near the hospital) and the south eastern extent of Craig y Don, is in the C1 flood risk zone. Land south of the A55 at the Conwy Nature Reserve and around the Black Cat Roundabout is in the C1 flood risk zone and parts of Llandudno Junction (mostly south of the railway line) and Conwy (around the Marina and Penmaen Road / Whinacres / Morfa Drive, along the Afon Gyffin and along Berry Street / Castle Street) are in the C2 flood risk zone and may require additional assessment work subject to comments received from the statutory consultees.
- 4.12.6 The Great Orme is covered by numerous land use designations which protect its nature value; these include topographical constraints, an historical park and garden, a Special Area of Conservation, a Local Nature Reserve and a Site of Special Scientific Interest (SSSI).

- 4.12.7 Land between Penrhyn Bay and Rhos on Sea has long been designated a green wedge (see BP/12 Green Barriers Assessment for further details); this area is also covered by C1 flood risk zone. Further green wedges remain between Deganwy, Llandudno Junction, Llanrhos and Llandudno; and between Llandudno Junction, Mochdre and Glan Conwy. Both of these green wedges act as buffers preventing the coalescence of urban settlements and therefore contribute to the openness of these areas. As shown on the candidate sites map and in BP/12, a number of sites have been suggested in these areas which would, if developed together over time, significantly alter the character of these spaces and extend settlements into countryside.
- 4.12.8 Ultimately, most of the undeveloped land in this spatial area is either constrained by local (eg green wedge) or national (eg SSSI, Historic Landscape) designations. Much of the remaining land does not lend itself to development of a type or scale suitable for including in the LDP, for example land around Bryn Pydew and Glanwydden is constrained by highways and would score poorly in the PPW sequential test and site selection sustainability criteria. As with any preparation of a new plan or review of an existing adopted plan, the green wedges should be looked at and reviewed. Paras 4.7.12 and 4.7.13 of PPW contain information on selecting areas and ensuring that a sufficient range of development land is available which is suitably located in relation to the existing urban edge and proposed green wedge.
- 4.12.9 The sites proposed also indicate market demand for development in Llandudno and the adjacent settlements, but this should be viewed in the context of constraints to development. In line with national planning policy, any sites available (ie those submitted or identified as having development potential) in the settlements (PDL in particular) should be developed before looking to land outside these settlements. Land submitted on the edges of settlements in designated green wedges should be

reviewed and factors such as openness, topography and nature of urban edges should be taken into account (para 4.7.12, PPW).

Table 20: Stage 2 Site Assessments – Llandudno (including Craigside)

Site Ref / Address	Comments	Assessment
<p>434 Plas yn Dre</p>	<p>The Council owned site has been submitted for consideration as residential development to provide self contained apartments.</p> <p>No objection from CCW. No objection from DCWW. In line with EAW recommendations, a Strategic Flood Consequences Assessment has been undertaken for this site. The conclusions of this assessment for site 434 recommend that it is suitable for residential development but would require significant raising of finished floor levels. EAW also state it is essential that no structure/ground raising occurs within a minimum of 4m from the edge of the watercourse. This will allow for future maintenance and allow for an overland flood route during times of high flows. The site comprises previously developed land located within the settlement boundary, near the centre of Llandudno and accessible by a range of transport means. It performs well in the site sequential test. The site should be delivered as a priority with immediate availability.</p> <p>NOTE: The site has been subject to a planning application for residential extra care units, approval granted (ref 0/38394).</p>	<p>Ranked 1 (Allocated)</p>
<p>SR85 Nant y Gamar Road</p>	<p>No objection from the Council's Highways service – access is achievable. No objection from ETS. No biodiversity / wildlife constraints apparent on site. No objection from Gwynedd Archaeological Trust. No objection from CCW. DCWW advises that a hydraulic modelling</p>	<p>Ranked 2 (Contingency)</p>

Site Ref / Address	Comments	Assessment
	<p>assessment may be required to determine the connection point and / or any improvement works required, at the developer's expense. No objection from the Council's Highways service. The site is classed as grade 3a agricultural land quality.</p> <p>The site comprises gently sloping land, surrounded to the north and west by existing development. Access would need to be from Nant-y-Gamar Road. The site performs well in the sequential test as it gives the appearance of 'rounding off' development and is close to existing facilities.</p>	
<p>122 (414) Off Queen's Rd, Llandudno (adjacent roundabout)</p>	<p>The site is shown on the provisional map as ALC Grade 3. There is a moderate probability that the site will contain BMV land. Due to the soil type present, it is expected that the site will be a mosaic of sub-grades 3a & 3b. However, soil wetness limitations are critical in determining the ALC grade, and with this soil type the ALC grade can only be determined by a field survey.</p> <p>No objection from Highways. No objection from ETS; development could provide the opportunity to improve existing drainage.</p> <p>CCW has concerns regarding the potential adverse impact on the protected site likely to result from residential development and associated recreational use at this location. Development would be required to demonstrate how potential adverse impacts on the SSSI have been avoided or mitigated. There are also concerns over the southern and eastern site edges not following any physical features which would provide a firm defensible boundary to the settlement edge. A landscape buffer would be required for these edges to minimise any adverse landscape impacts and provide a firm defensible boundary.</p>	<p>Ranked 3</p>

Site Ref / Address	Comments	Assessment
	<p>The site is in a green wedge which is proposed to be retained in the LDP (please refer to BP/12). Development of this large, prominent site would extend into open countryside, towards the Gloddaeth (St. David's College) Historic Park / Garden. Sites 434 (previously developed land) and SR85 (greenfield land, better related physically to the existing settlement and less constrained on landscape grounds) are considered more suitable site allocations for Llandudno; however, a smaller site portion utilising the northern site area portion adjacent to existing development may be more appropriate subject to appropriate landscaping and buffering provision. Nevertheless, the revised housing requirement figures and contingency housing supply means the site is not allocated.</p>	
<p>241 Youth Centre, Trinity Avenue, Llandudno</p>	<p>There are ownership issues impacting on deliverability of this site. There is further uncertainty in delivery as the site is in a C1 flood risk zone where it should be demonstrated whether the consequences of flooding can be effectively managed or not. Although comments state the site passes TAN 15 criteria due to local topography, there is still an issue with access and escape routes being acceptable against the TAN 15 criteria. Due to these uncertainty issues impacting on deliverability, the site is not considered suitable for taking forward allocating; however, it may come forward as windfall development during the Plan period.</p>	<p>Not suitable – not ranked</p>
<p>119 (CR29) Queen's Road, Llandudno (adjacent Medical</p>	<p>There is a potential detrimental impact on the setting of the grade II listed building. Development would also likely affect the setting of mature pine trees along the northern and western site boundaries.</p> <p>Given its close proximity to Creuddyn SSSI, CCW has concerns regarding the potential adverse</p>	<p>Not suitable – not ranked</p>

Site Ref / Address	Comments	Assessment
Centre)	<p>impact on the protected site from recreational activity likely to result from residential development and associated recreational use at this site. Development will be required to demonstrate how potential adverse impacts on the SSSI have been avoided or mitigated. Having reviewed existing designations and the other candidate sites submitted in the spatial area which could meet the housing requirements, it is proposed to retain the green wedge in this area (see BP/12).</p>	
412 Adjacent to Kings Avenue, Llandudno	<p>The land South of 21-30 Ffordd Dulyn fails TAN 15 criteria in the Conwy Tidal Flood Risk Assessment. The remainder of the site is not considered suitable for allocation due to its layout.</p>	Not suitable – not ranked
415 Scrap yard, Maesdu Road, Llandudno	<p>An objection was made to the potential loss of employment land – it was recommended to be redeveloped as B1/B8 use as opposed to residential use. The site is located in a C1 flood risk zone where development is subject to TAN 15 justification tests and consequently there is uncertainty whether the consequences of flooding can be effectively managed or not. There is potential for land contamination rising from previous and existing uses which may delay site deliverability. Other sites are considered more suitable for delivery in Llandudno during the Plan period.</p>	Not suitable – not ranked
34 (146, 324) Land to the rear of Hillside, Craigside	<p>This is a large greenfield site which slopes from west to east and is visible from the Llandudno entrance along the B5115. While the site adjoins Craigside on one side, it acts as a buffer between existing development at Craigside and the Little Orme Site of Special Scientific Interest (SSSI) and the northern extent of the site is in the Coastal Zone (as defined in national policy).</p>	Not suitable – not ranked

Site Ref / Address	Comments	Assessment
	<p>The site has landscape value in this location and this was recognised when it was proposed as a green barrier in the draft Conwy UDP.</p> <p>Having reviewed the existing green barrier / wedge designations and the other candidate sites submitted in the spatial area which could meet the housing requirements, it is proposed to retain the green wedge in this area (see BP/12).</p>	
<p>364 Adjoining Craigside Manor & Lumpley Lodge, Craigside</p>	<p>Along with site 34, this site extends towards the Little Orme Site of Special Scientific Interest on its eastern boundary. Given its close proximity to Creigiau Rhiwledyn SSSI, CCW has concerns regarding the potential adverse impact on the protected site from inappropriate recreational activity likely to result from residential development at this proposed allocation. Development should demonstrate how potential adverse impacts on the SSSI have been avoided or mitigated. Having reviewed existing designations and the other candidate sites submitted in the spatial area which could meet the housing requirements, it is proposed to retain the green wedge in this area (see BP/12).</p>	<p>Not suitable – not ranked</p>
<p>133 (SR50) Tan yr Allt, Tan y Bryn Rd, Llandudno</p>	<p>A large section of the site is designated as a Site of Special Scientific Interest (SSSI). Development of this site would impact on the SSSI and result in the loss of a large area of woodland. CCW states that the site supports bats, a European protected species. Development at the site will be required to comply with the requirements of the Conservation of Habitats and Species Regulations 2010 and ensure that the favourable conservation status of the protected species is maintained. Development affecting Tan yr Allt Hall and adjacent woodland could therefore impact on bats.</p>	<p>Not suitable – not ranked</p>

Site Ref / Address	Comments	Assessment
	<p>The Council's Highways service object to the site as any access would need to be at the existing access point and amended; given existing gradients, it is difficult to determine whether or not acceptable access can be achieved. The Council's Conservation service state that the site is close to the listed St Dunstan's centre and the Tan yr Allt building is of local interest. No objection from ETS.</p> <p>Due to the above identified constraints, the site is not a preferred choice for housing and is neither allocated nor ranked in this table.</p>	
<p>363 Adjoining Bryn Berain, Bryn y Bia Road, Craigside</p>	<p>The site would represent an extension into open countryside towards Penrhyn Bay and is poorly related to the existing settlement. CCW state that any development should protect existing mature trees at the site. Having reviewed existing designations and the other candidate sites submitted in the spatial area which could meet the housing requirements, it is proposed to retain the green wedge in this area (see BP/12).</p>	<p>Not suitable – not ranked</p>
<p>117 (210) Off Cwm Howard Lane, Llandudno</p>	<p>No objections from ETS or EAW. The site is classed as grade 3 agricultural land. CCW states that the site appears to be an encroachment into open countryside that is more than just a 'rounding off' of Llandudno; development of this site would not be supported by CCW.</p> <p>The western extent of the site is currently used as allotments which should be retained.</p> <p>Development of the two fields to the south of Plas Newydd Close would extend the periphery of Llandudno into open countryside. Development here has no obvious means of access and would be conspicuous as the land rises to the south.</p> <p>Having reviewed existing designations and the other candidate sites submitted in the spatial</p>	<p>Not suitable – not ranked</p>

Site Ref / Address	Comments	Assessment
	area which could meet the housing requirements, it is proposed to retain the green wedge in this area (see BP/12).	
118 (312) Adjacent Wyncroft Farm, Llandudno	<p>The Council's Highways service does not consider the access via St Hilary's Road to be suitable. This is an elevated and conspicuous site, outside the existing settlement boundary.</p> <p>Development would extend into open countryside and would relate poorly to the existing settlement.</p> <p>Having reviewed existing designations and the other candidate sites submitted in the spatial area which could meet the housing requirements, it is proposed to retain the green wedge in this area (see BP/12).</p>	Not suitable – not ranked

Table 21: Other Site Assessments – Llandudno

Site Ref / Address	Comments	Assessment
CR34 Former Goods Yard	<p>The site performs well in the sequential test as previously developed land in the settlement boundary. It is reasonably accessible by different transport means. The Welsh Government support B1 and possible B2 uses on this site. The development is on previously developed land within the settlement. It is considered that the impact on landscape would be minimal.</p> <p>A Strategic Flood Consequences Assessment has been undertaken for this site and the results state that the site is suitable for employment use but would require significant raising of finished floor levels across much of the site.</p>	Allocated
MS13 Colwyn	Most of the site fails the justification criteria in TAN 15. Industrial, retail and commercial	Not suitable – not ranked

Site Ref / Address	Comments	Assessment
Road, Llandudno	development as proposed is not recommended at this location. With this in mind and taking into account the openness of the site and its existing designation, it is proposed to retain the site as a green wedge.	
CR38 Land off Trinity Crescent, Llandudno	The site has landscape and biodiversity value. In recognising this, the site is in a green wedge which is proposed to be retained in the LDP (please refer to BP/12). Other employment sites are considered more suitable to meet land requirements in the Urban Development Strategy Area during the Plan period.	Not suitable – not ranked

Table 22: Stage 2 Site Assessments – Llandudno Junction

Site Ref / Address	Comments	Assessment
439 Social Club / Youth Club	No objection from CCW. DCWW state that parts of the public sewerage network suffer from hydraulic overloading and no improvements are planned under DCWW's current five year Capital Investment Programme. No problems envisaged with sewage treatment or water supply. EAW state that no permanent buildings / structures should be erected above the line of the culvert. In line with EAW comments, a Strategic Flood Consequences Assessment has been undertaken for this site. The conclusions of this assessment for site 439 recommend that development only take place outside of the historical flood outline and the site area be adjusted accordingly. As a result, the developable capacity has been revised slightly downwards, although in line with PPW policies on urban development and housing, higher density	Ranked 1 (Allocated)

Site Ref / Address	Comments	Assessment
	<p>development is suitable at this site.</p> <p>The site comprises previously developed land located within the settlement boundary, near the centre of Llandudno Junction and accessible by a range of transport means. It performs well in the site sequential test. It is in a residential area and would therefore lend itself to this type of development.</p>	
<p>176 (CR15, CR31 and CR33) Esgyryn</p>	<p>No objection from the Council's Highways service; access to be either via the A470 roundabout or via a spine road from Narrow Lane. No direct access should be provided onto the A470. No objection from ETS, but issues with watercourses and surface run-off in the area need to be resolved. The site is classed as grade 3 agricultural land, the majority being limited to no better than grade 3b due to gradient. This is due to the potential limitations relating to soil wetness and workability. CCW states that development should be sympathetic to avoid the loss of lengths of hedgerows. This is reiterated by the Council's Countryside service and the EAW. There are no known protected species interests to CCW.</p> <p>Due to the size and scale of development proposed, EAW require a condition ensuring that surface water disposal will be attenuated on site. Being aware of flooding / drainage issues to the rear of Ronald Avenue, EAW do not wish to see any additional flows introduced to the watercourse at the northern end of the site. The drainage design should therefore not increase flood risk downstream (off site), the source of the problem in the culverted section of the watercourse. No objection from ETS, however, ordinary watercourse issues and general surface water drainage strategy need resolving.</p>	<p>Ranked 2 (Allocated)</p>

Site Ref / Address	Comments	Assessment
	<p>Gwynedd Archaeological Trust state there is some archaeological potential at this site. There would be no objection to development, although some archaeological intervention / mitigation may be required. DCWW state that should the site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements. Development should be phased accordingly.</p> <p>The Council's Business and Enterprise service support the potential of this site, primarily for B1 development. Taking into account the role of Llandudno Junction in the Wales Spatial Plan and the availability of sites in this area and the possibility to develop in an accessible location, it is proposed to allocate site 176 as a strategic site allocation for mixed use housing and employment development.</p>	
14 Woodlands	<p>No objection from the Council's Highways service; access is achievable. The Council's Conservation service state that Marl Hall is listed but is some distance away from the site and on higher ground. The Cofnod search states that there is no record of biodiversity interest on this site. No objection from Gwynedd Archaeological Trust; however, it states that the site is located opposite Bodysgallen Hall and its associated registered park and garden and that any development within this locality must not have a significant impact upon this important landscape.</p> <p>CCW have concerns over further development of the north side of Deganwy / Llandudno Junction into open countryside. Concern is also raised given the site's proximity to the woodlands surrounding Bodysgallen Hall although it is separated from these by the A470.</p>	Ranked 3 (Allocated)

Site Ref / Address	Comments	Assessment
	<p>The site is partly in the C1 flood risk zone. EAW state there must be no buildings, structures or raising of land within the flood risk area adjacent to the A470. An FCA would be required demonstrating that the proposal will not increase / compromise flood risk in the area. No objection from ETS to most of the site; residential development in the C1 zone would only be permitted subject to the justification tests. DCWW state that a hydraulic modelling assessment should be undertaken on the public sewerage system at the developer's expense; this will determine the connection point and/or any improvement works required.</p> <p>Despite concerns raised over the development of the site and its landscape impacts, it would represent a minor encroachment into open countryside due to the adjoining residential use and a hard barrier in the form of the A470 adjoins the eastern site boundary. Development would not extend into open countryside beyond the build line established by development to the west. In visual and landscape terms, it is considered the site would have less impact than the larger site 367 at Pentwyn Road further to the west. Taking into account these comments, the availability and deliverability of other sites and the housing requirements for the spatial strategy area, the site is proposed for housing in the LDP.</p>	
<p>165 (SR46) Corner of Pentwyn Rd / Marl Lane, Deganwy (also 367)</p>	<p>No objection from the Council's Highways service. Access is achievable and should be provided off Marl Lane, although a Transport Assessment would be required. The Highways Authority would look for improvement of the sightline to the north over the allocated land. The Cofnod search states that there is no record of biodiversity interest on this site. No objection from EAW although they state that the use of sustainable urban drainage systems should be incorporated</p>	<p>Ranked 4</p>

Site Ref / Address	Comments	Assessment
	<p>in the design where appropriate. No objection from ETS although it comments on the capacity of the public sewer on Marl Lane (see DCWW comments below).</p> <p>CCW notes the entire large site represents unwelcome northward encroachment into open countryside and is in the Creuddyn and Conwy LOHI. No objection from Gwynedd Archaeological Trust. There is no record of biodiversity interest at this location. The site is classed as grade 3 agricultural land.</p> <p>DCWW state that a hydraulic modelling assessment has been undertaken to determine the impact on the sewerage network. The results show the works currently being undertaken will also accommodate this development; however, this assessment will likely require updating to ensure reliability as demands on the sewerage network change continually. No issues with water supply or sewage treatment.</p> <p>It is considered that the entire large site would be inappropriate for developing and only the smaller area (southern extent up to the existing building line) should be considered. The site had previously been considered as a potential source of housing on the contingency (reserve) list; however, the reduction in the contingency housing supply means the site is no longer required.</p> <p>Site 14 is considered to have less of an impact visually and better represents rounding off of the existing settlement. For these reasons site 14 is preferred and has been allocated.</p>	

Table 23: Other Site Assessments – Llandudno Junction

Site Ref / Address	Comments	Assessment
CR16 North East of former goods yard, Llandudno Junction	The Council's Business and Enterprise service state that the site is subject to Council-led B1 development, which could potentially be integrated into redevelopment of site CR30 (Brickworks).	Allocated
CR18 (CR32) (SR102) Between A55 and railway, Llandudno Junction	<p>Development in this location would result in greater coalescence of Llandudno Junction and Mochdre. For this reason the site is in a green wedge which is proposed to be retained in the LDP (please refer to BP/12). Comments from the Welsh Government's Transport division states that there should be no direct access to the A55 and measures will need to be implemented to protect existing landscaping along the A55 which was agreed at the expressway public inquiry. The Council's Highways service object to the site; additional traffic raises safety concerns at the junction.</p> <p>The Council's Business and Enterprise service state that the site is low lying land with significant technical issues in respect of drainage and ground conditions. Furthermore, it is a very visible site from the A55.</p> <p>The site is in the C1 flood risk zone. EAW state that a broadlevel FCA would be required prior to allocation. ETS state that less vulnerable development in the C1 zone is subject to justification tests. Based on highways and landscape / environment comments, the site is not proposed to be included and has not been ranked.</p>	Not suitable – not ranked
CR40 (SR47) Land	There are no objections on highways grounds, however, the Welsh Government's Transport	Not suitable –

Site Ref / Address	Comments	Assessment
<p>at Glan Conwy corner, Llandudno Junction</p>	<p>division states that if access is provided off the A470 roundabout it would need to be combined with and incorporate an upgrade of the B5381. If a separate access is constructed it would need to be sufficiently far along the A547 to avoid conflict with traffic entering and leaving the roundabout (subject to agreement with local highway authority). No objection from the Council's Highways service; access is achievable. The site is partly in the C2 flood risk zone. No objection from ETS.</p> <p>There are landscape and conservation concerns regarding this site. The site lies within the essential setting of Bryn y Neuadd, close to the kitchen garden. The site has also been proposed for inclusion in the green wedge for this area due to risk of coalescence and acknowledging the character of the area. Earth moving and remodelling for employment units would markedly increase the visual impact of any development. The essential setting of the parkland would be impacted upon detrimentally and development would damage the character of the rising pasture to the north side and the setting and views from various locations around the nearby area. It is therefore proposed not to include the site in the LDP for employment development.</p>	<p>not ranked</p>
<p>CR44 (SR104) Land Adjacent Afon Conwy Motel</p>	<p>The majority of the site is in a green wedge which is proposed to be retained. The Welsh Government's Transport division states that there should be no direct access to the A55 and measures will need to be implemented to protect existing landscaping along the A55 which was agreed at the expressway public inquiry. No objection from the Council's Highways service; access is achievable. The site is partly in the C1 flood risk zone. EAW state that should the C1 zone be included in the site development boundary, then a broadlevel FCA would be required</p>	<p>Not suitable – not ranked</p>

Site Ref / Address	Comments	Assessment
	prior to allocation. ETS do not object to most of the site; however, less vulnerable development in the C1 / C2 zones is subject to justification tests.	

Table 24: Stage 2 Site Assessments – Conwy

Site Ref / Address	Comments	Assessment
452 Penmaen Road	<p>The site is previously developed land and is located in an accessible centre and performs well in the sequential test. No objections received from the Council's Highways service.</p> <p>Comments from the Council's Environment and Technical Service (ETS) state that the costs associated with remedial work to the land use contamination (in this case, methane gas from the former waste landfill) may make the site unviable but this is for the developer to cost out in a business plan. Much depends on the land value as well as this could make the site more viable in the future.</p> <p>Development of the site would therefore be subject to implementing any works required following the comments received from ETS.</p>	Ranked 1 (Allocated)
SR43 (4) Henryd Road, Gyffin	<p>The Council's Countryside service states that the Afon Gyffin and adjacent riparian woodland are known to support otter so a buffer zone should be included. No objection from Gwynedd Archaeological Trust, however, some archaeological intervention / mitigation may be required dependant on the scale of proposals as the area is the approximate location of Gyffin medieval township.</p> <p>The Council's Conservation service considers the site appropriate if there is a shortage of land</p>	Ranked 2 (Contingency)

Site Ref / Address	Comments	Assessment
	<p>in the area. CCW states that this development would require careful consideration as a 'rounding off' of Conwy. The Cofnod search states that there is no record of biodiversity interest on this site. No objection from DCWW. The Council's Highways service object on sustainability grounds as there are poor pedestrian linkages into Gyffin. No objection from ETS.</p>	
<p>20 (321) (SR36) Land adjacent Parc Sychnant, Conwy</p>	<p>A transport access study was undertaken by consultants for this site. It states that the existing road network presents a number of access concerns along with sub standard visibility splays and gaps in footway provision. A number of measures are proposed which would improve safety and travel choice.</p> <p>The Countryside Council for Wales previously objected to development of this site on visual impact and landscape setting grounds. While the latest response does not specifically object, it states that a requirement should be for any development to be commensurate with the purposes of the adjacent Snowdonia National Park, ensuring the protection of the existing right of way along the western and southern edges. The potential impact on the Creuddyn and Conwy Historic Landscape should be assessed. An Assessment of the Significance of Impacts of Development on Historic Landscape (ASIDOHL) would be required for this development and any proposals will be required to avoid adverse impacts on the historic landscape.</p> <p>Shown on the provisional map as ALC Grade 4 & Urban. The Cofnod search states that there is no record of biodiversity interest on this site. No objection from ETS. Gwynedd Archaeological Trust states there are no recorded archaeological sites within the site; however, little fieldwork has been carried out in this area and may need assessment due to the scale of</p>	<p>Ranked 4</p>

Site Ref / Address	Comments	Assessment
	<p>the proposal. No objection from DCWW. No objection from Highways – the site may need some adjacent land to produce standard access and would also require new TRO to extend speed limit to ensure visibility criteria achievable. Section 278 works would be required to improve pedestrian access.</p> <p>Taking into account the above comments and housing requirements, the site scores relatively highly on the ranking of Conwy sites; however, it is not proposed to allocate this site in the LDP; other sites are better related to the settlement and less constrained to meet housing needs.</p>	
<p>16 Land off Isgoed, Conwy</p>	<p>A larger area including site 16 was refused permission for residential development in 2005 (0/29606) on policy and highways grounds. The smaller site 16 has since been considered, hence why the site was not immediately taken out at stage 1. There are still access and landscape/biodiversity value issues; other sites are considered more suitable in this area for consideration.</p>	<p>Ranked 5</p>
<p>17 (SR62) Bodhyfryd, Llanrwst Road, Conwy</p>	<p>The Council's Highways service objects to the proposed site allocation because there is a steep drop into the site from the narrow highway with no footway provision, and with no suitable access from the B5106. No objection from ETS. There is a Tree Preservation Order adjoining the eastern boundary of the site.</p>	<p>Not suitable – not ranked</p>
<p>19 (SR133) North of Sychnant Pass Road, Conwy</p>	<p>CCW do not consider that the site represents a well integrated extension to Conwy and would result in a fragmented development pattern and represent a significant encroachment of the built environment into the open countryside to the west of Conwy. Notwithstanding, any</p>	<p>Not suitable – not ranked</p>

Site Ref / Address	Comments	Assessment
	<p>development should be commensurate with the purposes of the adjacent Snowdonia National Park and would need to assess the potential impact on the Creuddyn and Conwy historic landscape. An ASIDOHL would be expected for any development which is of such a scale it would have more than a local impact on the historic landscape.</p> <p>No objection from ETS. This large site is prominent in the landscape and would extend development into the countryside towards the National Park. It does not relate well to the existing settlement. No objection from the Council's Highways service although improvements to pedestrian linkages would be required.</p>	
<p>164 (SR44) North of Lark Hill, Sychnant Pass Road, Conwy</p>	<p>CCW state that development of this site should be commensurate with the purposes of the adjacent Snowdonia National Park and ensure the protection of the existing trees at the northern edge of the site to retain habitat connectivity and mitigate any adverse landscape impact. Development should provide for an appropriate defensible boundary at the northern edge of the site. Any proposal will need to assess the potential impact on the Creuddyn and Conwy historic landscape. An ASIDOHL would be expected for any development which is of such a scale it would have more than a local impact on the historic landscape.</p> <p>The site performs generally well in the sequential test and in consultation responses, however, it is within the Creuddyn and Conwy Landscape of Outstanding Historic Interest and its proximity to the National Park and potential impact on its landscape setting was raised as a concern. There are more suitable sites available in the area for development.</p>	<p>Not suitable – not ranked</p>
<p>185 (SR35) OS</p>	<p>This site is prominent in the landscape and would extend development into the countryside</p>	<p>Not suitable –</p>

Site Ref / Address	Comments	Assessment
3454, North of Sychnant Pass Road, Conwy	<p>towards the National Park. It does not relate well to the existing settlement. No objection from the Council's Highways service although a separate access from that required for site 164 could be problematic. No objection from ETS.</p> <p>CCW do not consider that the site represents a well integrated extension to Conwy and would result in a significant encroachment of the built environment into open countryside to the west of Conwy. Notwithstanding, any development should be commensurate with the purposes of the adjacent Snowdonia National Park and would need to assess the potential impact on the Creuddyn and Conwy historic landscape. An ASIDOHL would be expected for any development which is of such a scale it would have more than a local impact on the historic landscape.</p> <p>Other sites are better related to the settlement boundary of Conwy and should be brought forward before this site.</p>	not ranked
511 Ty Mawr, Gyffin	<p>The site is located within zone C2 and in flood zones 2 and 3. EAW advise that the settlement boundary should exclude the site unless it can be demonstrated by way of a Strategic assessment that the flood risk can be acceptably managed. It is likely the site would not be suitable for ten dwellings due to site shape and so would be dealt with as windfall development.</p>	Not suitable – not ranked
223 East of Henryd Road, Gyffin, Conwy	<p>The Council's Highways service objects to the proposed site allocation because there is no pedestrian link available to Gyffin and Henryd Road is of substandard width and poor alignment for access. Further objections on impact on (and potential loss of) local biodiversity</p>	Not suitable – not ranked

Site Ref / Address	Comments	Assessment
	and encroachment into open countryside.	
319 Land at Tyn yr Ardd, Conwy	Development of this site would likely impact on the setting of the World Heritage site; the character of the area remains open to the town walls. Part of the site is in a C2 flood risk zone; no residential development should be located in this area. In the absence of a broad level assessment demonstrating that the consequences of flooding can be effectively managed, the Environment Agency Wales objects to the allocation of this site. Although access is achievable, the site has limited suitability from a Highways perspective due to gradient levels. No objection from DCWW. No objection from CCW.	Not suitable – not ranked
323 (409) Bangor Road, Conwy	Previously developed site, considered for redevelopment from tourism use to residential apartments. No objection from DCWW. No objection from the Council's Highways service. No objection from EAW. The Council's Business and Enterprise service states that residential redevelopment of this site would need to prove the lack of demand for tourism accommodation; at the entrance to Conwy this site has great potential and should be protected. The site adjoins an area of Tree Preservation Order along its southern boundary and adjoins the National Park boundary on part of its western boundary. Concerns have been raised by CCW regarding the potential biodiversity interest as the existing building stands in mature wooded grounds, and the sensitivity of redevelopment to its location. Taking the above comments into consideration, it is considered that there are more suitable sites available in the area to take forward.	Not suitable – not ranked
368 Land off Bryn Castell, Conwy	The boundary for the essential setting of the Conwy World Heritage Site runs horizontally through the site. No development should take place within the boundary to respect the setting;	Not suitable – not ranked

Site Ref / Address	Comments	Assessment
	however, it is also considered that development of the remainder of this site, being in such close proximity to the boundary, should also be avoided. More suitable sites that are outside and not adjoining the designated boundary are considered more suitable for taking forward.	
419 62, Cadnant Park, Conwy	Site access considered unsuitable. A Tree Preservation Order runs along the inside of the southern site boundary. Highways objection to access on to Cadnant Park; suitable access would only be achievable if the site was combined with 164 (see comments above for 164).	Not suitable – not ranked

Table 25: Other Site Assessments – Conwy

Site Ref / Address	Comments	Assessment
CR7 Conwy United FC	The site performs well in the sequential test and could form a suitable extension to the existing employment development at Parc Caer Seion. The two principal issues impacting on the site's deliverability are employment demand and supply in the Urban Development Strategy Area (which is taken up by the strategic allocations in Llandudno Junction, North Wales Business Park in Abergele, Llandudno Railway Goods Yard and Penmaen Road in Conwy) and the requirement to find a suitable relocation site for the existing football club which may impact on bringing the site forward for development.	Preferred site should additional land be required in future reviews
CR37 Land at Conwy Morfa	The site is entirely within a C2 flood risk zone. The site is also of both biodiversity and landscape importance. The Council's Business and Enterprise service state that there is potential at this site for marine sector related development.	Not suitable – not ranked

Table 26: Stage 2 Site Assessments – Deganwy / Llanrhos

Site Ref / Address	Comments	Assessment
<p>8 (SR02) Land between Maes-y-Castell and Hawes Drive, Deganwy</p>	<p>The site is considered unsuitable on landscape grounds as it is sloping land in close proximity to the Fardre. No objection from the Council's Highways service. No objection from ETS, but dealing with surface water run-off would be a key issue for development. The site is proposed to be retained in the green wedge following a review of the existing designated boundaries; please see BP/12 for details.</p>	<p>Not suitable – not ranked</p>
<p>3 (468) (SR55) Land adjacent Conway Road, Llanrhos</p>	<p>CCW has concerns regarding the size and location of the proposed allocation, which it is considered represents a disproportionate, inappropriate extension to Llanrhos. Further, the proposed allocation is located within an area proposed as a Green Wedge in the LDP, which seeks to retain the open character of the area and prevent coalescence between Deganwy, Llandudno and Llanrhos. CCW consider that residential development at this location would undermine the purpose of this Green Wedge, and would be contrary to this important element of the revised LDP.</p> <p>No objection from the Council's Highways service. The Council's Conservation service state that the site is opposite the listed St Hilary's Church.</p> <p>The site is in a green wedge which is proposed to be retained in the LDP (please refer to BP/12). It would be an inappropriate settlement extension which would result in the coalescence of Llanrhos and Llandudno.</p>	<p>Not suitable – not ranked</p>
<p>75 Land at Bryn Lupus Road,</p>	<p>The site is in a green wedge which is proposed to be retained in the LDP (please refer to BP/12). CCW consider that residential development at this location would undermine the</p>	<p>Not suitable – not ranked</p>

Site Ref / Address	Comments	Assessment
Deganwy	purpose of the green wedge and be contrary to this important element of the LDP. It would be an inappropriate settlement extension which would result in the coalescence of Llanrhos and Deganwy.	
417 Gloddaeth Lane, Llanrhos	The site is in a green wedge which is proposed to be retained in the LDP (please refer to BP/12). The site does not relate well physically to the existing settlement. There are also a number of Tree Preservation Orders along the northern and western site boundaries.	Not suitable – not ranked
499 Land off Tany Fron, Deganwy	Given its close proximity to Deganwy Quarries and Grassland SSSI, CCW has concerns regarding the potential adverse impact on the nationally designated site from inappropriate recreational activity likely to result from residential development at this proposed allocation. Development would need to demonstrate how potential adverse impacts on the SSSI have been avoided or mitigated. The site is identified as a play area and there is an overall deficit of open space (including play areas) in Deganwy. The site is therefore not being taken forward for housing.	Not suitable – not ranked
MS19 (CR28) (SR63) Land off Pentwyn Road, Deganwy	No objection in principle from the Council's Highways service although no access should be allowed via Bwlch Farm Road due to the substandard junction. The site may require incorporation of the existing driveway to achieve acceptable visibility. The Council's Conservation service state that the main Fugro Robertson building is listed; the setting of the front may not be significantly affected but further investigation of the land form would be required. No objection from ETS, but further investigation of drainage in the area is required to ensure existing problems are not exacerbated. The site is classed as grade 3 agricultural land	Not suitable – not ranked

Site Ref / Address	Comments	Assessment
	<p>quality. The most likely ALC limitation is soil wetness and as such there is a low chance of BMV land being present.</p> <p>The Council's Business and Enterprise service state that proposals at this large site would adversely affect the setting and potential of Ty'n-y-Coed (Fugro Robertson's) and restrict potential for limited expansion of that site. Such investment should be concentrated upon sites adjacent to the A55 / Llandudno Junction / Colwyn Bay / Conwy.</p> <p>The large site is entirely within a green wedge which is proposed to be retained in the LDP (see BP/12). It would be an inappropriate settlement extension which would result in the coalescence of Llanrhos and Deganwy. Development of this land would risk the coalescence of adjoining settlements. CCW consider that residential development at this location would undermine the purpose of this green wedge and be contrary to the important element of the LDP. For these reasons the site has been removed at stage one.</p>	

Table 27: Stage 2 Site Assessments – Penrhyn Bay / Penrhynside

Site Ref / Address	Comments	Assessment
449 Plas Penrhyn	<p>The Council's Conservation service state that Penrhyn Hall is listed (grade II*). Care needs to be taken to ensure that the setting of the hall and group of other listed buildings is not adversely affected. No objection to the allocation.</p> <p>The Council's Countryside service state there is some biodiversity value in the trees along the southern boundary. Gwynedd Archaeological Trust state there is some archaeological potential</p>	Ranked 1 (Allocated)

Site Ref / Address	Comments	Assessment
	<p>at the site; no objection to development of the site, but some intervention / mitigation may be required. No objection from CCW; the site is in the Creuddyn and Conwy LOHI but impact is likely to be more than local in scale. No objection from DCWW.</p>	
<p>37/38 Off Derwen Lane</p>	<p>No objection from the Council's Highways service; improvements required to Derwen Lane; possible access from site 38. A transport access study was undertaken by consultants for this site. It states that the area currently provides a good standard of accessibility by a variety of travel modes but parking outside of the nearby schools is a problem and affects safe access to and from the area at the start / end of the school day. Suggested improvement measures include providing a car park for use by visitors to the schools, some road widening and modifications to the junction of Derwen Lane and Llanrhos Road.</p> <p>CCW state that development of this site could lead to increased recreational pressure on the adjacent SSSI / SAC which already suffers from undesirable recreational activities. An assessment of likely significant effects on the SAC is advised by CCW; in the absence of such an assessment, CCW would object to this site.</p> <p>No objection from Gwynedd Archaeological Trust; no recorded archaeological sites within the plot. No biodiversity / wildlife constraints identified; no objection from the Council's Countryside service. The site is classed as ALC grade 3. there is a medium probability that the site has the potential to contain BMV land, if surveyed in detail.</p> <p>No objection from ETS. Due to the size and scale of development proposed, EAW require a condition ensuring that surface water arrangements are acceptable and do not increase flood</p>	<p>Ranked 2 (Contingency)</p>

Site Ref / Address	Comments	Assessment
	<p>risk elsewhere in the catchment. Within the on site watercourses it is essential that no structure / ground raising occurs within a minimum 4m from the edge of the watercourse.</p> <p>DCWW state that parts of the public sewerage network suffer from hydraulic overloading. Should the site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements. Development should be phased accordingly.</p>	
<p>317 Adjoining Llanrhos Road, Penrhyn Bay</p>	<p>The greenfield site would extend development towards the settlements of Rhos on Sea to the east and Glanwydden to the south and is poorly related physically to Penrhyn Bay in this respect, adjoining the settlement boundary (at Llanrhos Road) on only one side. Development of this site would erode the gap between several settlements which would be detrimental to the open, rural character which exists beyond the boundary of Llanrhos Road. Having reviewed existing designations and the other candidate sites submitted in the spatial area which could meet the housing requirements, it is proposed to retain the green wedge in this area (see BP/12). Please also see comments for site 36 above which adjoins site 317. Taking into consideration the housing requirements for the spatial strategy area and the availability of other sites, as well as national policy on green wedges and the review in BP/12 the site has been removed at stage one.</p>	<p>Not suitable – not ranked</p>

4.13 Llanfairfechan and Penmaenmawr

- 4.13.1 The amount of housing to be provided in the Llanfairfechan and Penmaenmawr spatial area has been determined by the Growth Distribution Options Report (see BP/37), which is unchanged from the agreed Preferred Strategy of August 2007. The

recommendation was to adopt the 'hybrid' growth option, which means that 5% of the overall housing growth should be located in the settlements of Llanfairfechan and Penmaenmawr.

- 4.13.2 Both of these settlements has been classed as urban areas within the Settlement Hierarchy as a result of their high level of accessibility and facilities and services (refer to BP/8 'Hierarchy of Settlements'). This works out at 335 dwellings over the plan period. Approximately 283 dwellings have, or will be delivered via completions, existing commitments and windfall.
- 4.13.3 The A55 expressway passes by both settlements, with access points from the top and bottom ends of Penmaenmawr and an access from the north of Llanfairfechan. The Ffordd Conwy / Ffordd Bangor still passes through the settlements but parts of it have been replaced by the A55 on the coastal route. The north Wales coastal rail line has stops at both settlements with frequent weekday services to Holyhead and Cardiff. National Cycle Route 5 runs along the coast from Penmaenmawr (it is temporarily suspended between Conwy and Penmaenmawr with an alternative local route available) to Llanfairfechan along Ffordd Bangor / Penmaenmawr Road / Aber Road to Abergwyngregyn and Bangor.
- 4.13.4 In assessing suitable land for development, a constraints map was produced for the entire plan area (see www.conwy.gov.uk/ldp). Penmaenmawr is outside the C1 and C2 flood risk zones. Much of Llanfairfechan, however, including land west of Penmaenmawr Road and along Afon Llanfairfechan, is in the C2 flood risk zone.
- 4.13.5 There is a green wedge between Dwygyfylchi and Penmaenmawr which was proposed in the draft versions of the Aberconwy Local Plan and the Conwy Unitary Development Plan. BP/12 details the green wedge assessment as part of the plan preparation process. Both Llanfairfechan and Penmaenmawr are noted for their histories and associated development; this is

reflected in the number of Conservation Areas in this spatial area. There are four separate Conservation Areas in Penmaenmawr (Penmaenan, Pen-y-Cae, St. David's Road & Bell Cottages and the town centre) and two in Llanfairfechan (town centre and The Close). Three sites have been submitted within the Pen-y-Cae Conservation Area, two in the town centre designation, two in The Close Conservation area and two (one partly) within the Llanfairfechan town centre designation.

4.13.6 Much of the land between Llanfairfechan and Penmaenmawr is safeguarded as a Hard Rock Reserve with a quarry buffer zone surrounding it and extending up to the Penmaenan area of Penmaenmawr; one site was submitted in this zone (W9).

4.13.7 The environmental designations in this spatial area are away from the existing settlements and are therefore unlikely to impact on the candidate sites submitted.

Table 28: Stage 2 Site Assessments – Llanfairfechan

Site Ref / Address	Comments	Assessment
429 Dexters Products	There were no objections from ETS or the Council's Highways service. It is previously developed land within the existing settlement boundary and scores well sequentially. There are no objections from the statutory consultees. The availability of this site, submitted as an alternative site consideration, has enabled previously developed sites (along with sites 521 and 31/393) to be brought forward over greenfield sites. This is in line with the PPW sequential test.	Ranked 1 (Allocated)
521 West Coast Building	The site was submitted at consultation stage. It is previously developed land within the existing settlement boundary and scores well sequentially. There are no objections from the statutory consultees; however, the Council's Highways service state that the access point may have to be	Ranked 2 (Allocated)

Site Ref / Address	Comments	Assessment
	<p>relocated to produce a standard access but otherwise the site is suitable. The availability of this site, submitted as an alternative site consideration, has enabled previously developed sites (along with sites 429 and 31/393) to be brought forward over greenfield sites. This is in line with the PPW sequential test.</p>	
<p>31/393 Adjacent to Glanafon</p>	<p>Previously developed land within the existing settlement boundary, adjoining Penmaenmawr Road and a bus stop covering most of the southern boundary.</p> <p>The Council's Highways service considers that there may be acceptable access from Penmaenmawr Road; the Highway authority would be advising a maximum gradient for the roadway of 1 in 20 for, approximately, the first 10m and 1 in 10 thereafter, for an adoptable highway. No objection from CCW. No objection from DCWW. The site is partly (along its northern boundary) within the C2 flood risk zone; EAW object to residential development in the C2 area in the absence of an acceptable assessment or revision of the site outline to omit this area. ETS also raise this issue but have no objection to development of the remainder of the site.</p> <p>There are currently ownership issues regarding a claim for agricultural tenancy which may delay immediate availability. The owners have therefore indicated that the site may not be available until the latter stages of the plan and should be phased accordingly.</p> <p>Overall, the site performs well in the sequential test (PDL, well located, accessible); however, there are potential delivery issues. Nevertheless, the site area outside of the C2 flood risk zone is considered suitable for inclusion in the LDP and the site can be monitored annually to</p>	<p>Ranked 3 (Allocated)</p>

Site Ref / Address	Comments	Assessment
	<p>determine whether it is possible to be brought forward earlier in the Plan period. The availability of this site has enabled previously developed sites (along with sites 429 and 521) to be brought forward over greenfield sites. This is in line with the PPW sequential test.</p>	
<p>384 West of Penmaen Park</p>	<p>This Greenfield site is located just off the A55 Llanfairfechan roundabout, at the entrance of the settlement. It is bounded by two roads, with land rising from Penmaenmawr road on the western boundary to Penmaen Park along the eastern boundary. The south western site boundary adjoins the Llanfairfechan Conservation Area.</p> <p>The Welsh Government's Transport division states that the draft National Transport Plan published for consultation in 2009 identified a proposal to improve the A55 at junction 15 (Llanfairfechan). It's possible that this site could be affected by the proposal but the precise effects are still to be determined pending publication of the National Transport Plan. The Council's Highways service has no objection and suggests access be off Penmaenmawr Road. The Cofnod search states that the site boundary encompasses a small area of woodland and individual mature trees of biodiversity value which would need protecting. The field is also used as a high tide feeding area by curlew during winter months and mitigation for this loss should include securing and improving alternative land as a feeding area. The site is outside of the flood risk zone; there are no objections from ETS. No objection from DCWW.</p> <p>There are no ownership issues affecting delivery of the site. Although Greenfield land, the site performs well in the sequential test as it would form a logical infilling of the settlement, being surrounded on three sides by existing housing and the western site boundary adjoins National</p>	<p>Ranked 4 (Contingency)</p>

Site Ref / Address	Comments	Assessment
	<p>Cycle Route 5 and has bus stops running along it. Development of the site would only extend up to the existing development line (Y Ddol at the south east site corner) and would not affect Penmaen Park as it does not form an integral part of the parkland at Wern Isaf. By contrast, the nearby site 385 would have a detrimental impact on the setting of the aforementioned listed building and parkland and is also not recommended on highways grounds.</p>	
<p>30, 518 / 519 (W1 and MS8) Land at Bryn-y-Neuadd Hospital, Llanfairfechan</p>	<p>The eastern half of the site is in a C2 flood risk zone; TAN 15 states that in C2 flood zones, only less vulnerable development should be considered, subject to the application of the justification test, including acceptability of consequences. In the absence of a flood consequences assessment, EAW object to any site allocation at this location. ETS support this approach in their comments. Further comments were provided at alternative sites stage for sites 518 and 519, both forming parts of Bryn y Neuadd. Site 518 lies entirely within zone C2 and partly within EA zone 2; site 519 lies partially within zone C2 but outside the EA zones. EAW do not object to site 519 being considered.</p> <p>There is no objection from the Welsh Government's Transport Division; however, no direct access should be provided onto the A55. Should the care facilities buildings become available during the Plan period, the Council's Business and Enterprise service recommend redevelopment for employment uses; the units could be converted and would make excellent industrial workshops. An element of housing could be possible as well.</p> <p>The site is also located in a historic park / garden where development would be strictly controlled so as not to impact detrimentally on the setting of this designation. The Council's Conservation</p>	<p>Ranked 5</p>

Site Ref / Address	Comments	Assessment
	<p>service recommends a comprehensive Conservation Brief be prepared to cover archaeological and conservation issues. This should include an archaeological study of the park and garden, a landscape survey and evaluation, an historic landscape and structures enhancement study, a development capacity / options study, an overall landscape and development strategy, ecological surveys, a feasibility (costs) report, a traffic impact assessment and transport plan and flood risk assessment depending on the siting, access and unit numbers (subject to EAW comments).</p> <p>CCW states that the site has considerable biodiversity interest and high landscape value as former parkland. It definitely supports protected species (records of brown long-eared bats using the hospital buildings and badgers in the woodland). CCW suggests only very low-key development for which there must be assurance that the characteristic landscape and biodiversity can be retained.</p> <p>Taking these issues into account, it is considered that other less constrained sites could be brought forward, including the availability of smaller previously developed sites with fewer development issues. Nevertheless, the site may come forward as windfall mixed use and is ranked higher in Llanfairfechan. Any development would be subject to the LDP policies and the above comments; the lack of certainty in deliverability during a phasing plan period has meant the site is not allocated.</p>	
<p>148 / 205 / 328 South of</p>	<p>The Council's Highways service has no objection; standard access is achievable. No objection from ETS. No objection from EAW; surface water disposal arrangements will need to be agreed</p>	<p>Ranked 6</p>

Site Ref / Address	Comments	Assessment
<p>Caerffynnon, Llanfairfechan</p>	<p>to ensure that any future development at this location will not create flooding problems elsewhere. No biodiversity / wildlife constraints identified. No objection from Gwynedd Archaeological Trust. Comments from DCWW indicate that a hydraulic modelling assessment may be required for this site (funded by the developer) as the area has in the past had water supply problems. The Council's Conservation service state that the site is opposite the registered park / garden of Bryn y Neuadd.</p> <p>The greenfield site would involve extending the periphery of Llanfairfechan in a south westerly direction into open countryside; however, the site performs relatively well in the sequential test as it is near the centre of Llanfairfechan, adjoins the settlement boundary on two sides, adjoins National Cycle Route 5 along the western site boundary and a bus stop along Caerffynnon Road. The proposed allocation would extend to the building line to the south at the industrial estate. The site had previously been considered for housing development; however, the availability of previously developed sites in line with the PPW sequential test and the review of housing distribution (see BP/37) mean the site is no longer required for allocation. Site 384 is considered to be better related physically to the settlement as rounding off and is more accessible to the A55 and should be considered ahead of site 328. This site therefore still ranks highly but is no longer included as an allocation in the LDP.</p>	
<p>497 Adjacent to site 205/328 Opposite Bryn y</p>	<p>The greenfield site had previously been considered as contingency housing supply as it adjoined sites 205/328 and performed well generally in consultee responses; however, the availability of previously developed sites and the reduced contingency housing requirement means the site is</p>	<p>Ranked 7</p>

Site Ref / Address	Comments	Assessment
Neuadd	no longer required. Sites 205/328 would be brought forward in any event first as they adjoins the existing settlement boundary and those sites are not being taken forward for the reasons outlined elsewhere in this table.	
149 (SR59) Land adjacent to Pinehurst, Llanfairfechan	<p>This is a greenfield site, comprising grazing land rising to the south east. No objection from ETS. No comment from EAW. The Council's Highways service object to the site as the highway network has capacity and safety problems.</p> <p>The site is unsuitable on highways capacity and access grounds.</p>	Not suitable – not ranked
385 North of Gorwel, Llanfairfechan	<p>This is a large greenfield site adjoining the settlement boundary of Llanfairfechan. It comprises three fields bounded by trees and hedgerows.</p> <p>An access and transport study was undertaken for this site which recommended that the site should not be included in the LDP due to poor access and doubts over being able to significantly improve access as part of the development process. It also states, however, that this is marginal decision that could be reviewed if there was a shortage of available land allocated for residential development. The Council's Conservation service state that this is an important site adjacent to The Close Arts and Crafts estate and it lies within the Conservation Area.</p> <p>The Council's Highways service objects to the site based on the highway network and capacity problems in the centre of Llanfairfechan. No objection from DCWW. CCW state that development here would extend the periphery of the town into open countryside. Because of its elevation any development here would be highly visible from the west. CCW has no biodiversity information on this site. No objection in principle from EAW. No awareness of any history of</p>	Not suitable – not ranked

Site Ref / Address	Comments	Assessment
	<p>flooding on this site. No objection from ETS.</p> <p>Any development would be highly visible from the west due to the site elevation. For highways and landscape / conservation area / visual impact reasons, the site is not proposed to be taken forward. Despite the transport study's marginal decision not to include, other sites are available that are less constrained by highways and visual impact; site 384, for example.</p>	
<p>435 East of Gorwel, Llanfairfechan</p>	<p>The Council's Highways service object to the proposed site allocation due to network and capacity problems in this area of the settlement. Additional traffic on a below standard highway, Mount Road, would also raise concerns.</p> <p>This is a large greenfield site adjoining the settlement boundary of Llanfairfechan on its western side only. The site does not relate well physically to the existing settlement and would represent a large encroachment into open countryside.</p>	<p>Not suitable – not ranked</p>
<p>493 Llanfairfechan Industrial Estate</p>	<p>No objection from CCW; however, they recommend surveys undertaken as existing buildings could support bat species and the site may support great crested newts. Licenses may need to be obtained and mitigation measures as appropriate agreed. No objection from Gwynedd Archaeological Trust.</p> <p>The site performs well in the sequential test as it is PDL within the settlement boundary; however, the existing employment use has been identified as a source to be safeguarded in the LDP (see Employment section of the LDP and BP/13 Employment Monitoring Land Report).</p>	<p>Not suitable – not ranked</p>
<p>389 East of Llannerch,</p>	<p>The site would extend into open countryside and does not relate well physically to the existing settlement. Although there are sites to the north (205 / 328 / 148 – Caeffynnon Road / Aber</p>	<p>Not suitable – not ranked</p>

Site Ref / Address	Comments	Assessment
Llannerch Road, Llanfairfechan	Road) that also extend the periphery of Llanfairfechan south westwards, highways and access is considered more feasible and appropriate from Aber Road than Llannerch Road. Sequentially, those sites should be looked at ahead of this site.	

Table 29: Stage 2 Site Assessments – Penmaenmawr

Site Ref / Address	Comments	Assessment
515 Old Weighbridge Site	There were no objections from ETS or the Council's Highways service. It is previously developed land within the existing settlement boundary and scores well sequentially. There are no objections from the statutory consultees. The availability of this site, submitted as an alternative site consideration, has enabled a previously developed site to be brought forward over greenfield sites. This is in line with the PPW sequential test.	Ranked 1 (Allocated)
135 Conway Road	<p>The entire site comprises two parcels of land – a small strip between Ffordd Conwy and the A55 and a larger parcel to the south of Ffordd Conwy. Most of the site was proposed as a green wedge in the draft Conwy Unitary Development Plan.</p> <p>There are no objections from the Council's Highways service. No biodiversity / wildlife constraints are apparent. No objection received from Gwynedd Archaeological Trust. No objection received from DCWW; however, no development will be permitted within the safety zone of the sewers that cross the site along the northern and southern boundaries and through the centre.</p> <p>Having assessed the alternative sites suggested in Penmaenmawr, the entire site 135 is not</p>	Ranked 2 (Contingency)

Site Ref / Address	Comments	Assessment
	<p>considered suitable for taking forward; however, the northern strip may be suitable as a reserve (contingency) site. This parcel would have less of an impact on the landscape value of the area and its proposed green wedge designation than the larger southern parcel which rises to its south. The site adjoins the existing settlement boundary, is within walking distance of the centre of Penmaenmawr and is near bus stops. The southern parcel should be designated as a green wedge (see BP/12) and the northern parcel monitored through the AMR process to determine whether it is required during the Plan period.</p>	
<p>26 (also 480, 331) Land off Cwm Road, Penmaenmawr</p>	<p>No objection from the Council's Highways service; access should be provided via Cwm Road. No objection from ETS. No comments received from CCW. No objection from DCWW. The Cofnod search states that hedgerows form the site boundary on all sides and general comments therefore apply. There is also a body of open water to the south of the site with recorded species of interest. The development boundary should, if possible, be redrawn to include the reservoir in order to secure provision for its sustainable management.</p> <p>The site was previously proposed for housing development in the LDP as a greenfield site on the settlement boundary edge. The site performed relatively well sequentially; however, concerns were raised over the possible traffic impacts on the surrounding roads. Nevertheless, having assessed the suitability of other sites in Penmaenmawr, including the alternative submission at site 515 and the better located site 135, as well as the revised housing requirements and spatial distribution (see BP/37) this site is no longer required for housing. It is still ranked highly for sites in Penmaenmawr.</p>	<p>Ranked 3</p>

Site Ref / Address	Comments	Assessment
<p>153 Adjacent Trewen, Conway Old Road, Penmaenmawr</p>	<p>The site adjoins the settlement boundary to the east of Penmaenmawr. It is almost entirely bounded by trees and / or hedgerows. The site is in a green wedge as proposed in the draft Conwy UDP (2001).</p> <p>There are no biodiversity / wildlife constraints apparent on site. No comment from Gwynedd Archaeological Trust. No objection from DCWW. No objection from EAW; however, they have stated that a drain or watercourse runs along the site periphery and any works in, under, over or adjacent to this may require formal consent of the EAW. The site has been considered in the review of the green wedges and housing need and spatial distribution in the west of the county, along with site 135 to the North and 428 to the South. The Council's Highways service comments state that the site would have to be accessed via site 135; therefore site 135 should be considered ahead of 153. As stated above, site 135 has been ranked as a candidate contingency site, that is, it could come forward should there be issues regarding the delivery of allocated sites or the strategy (windfall, commitments). Should site 135 be brought forward in the Plan period (subject to review through the AMR process), the green wedge designation may need to be reviewed at site 153.</p>	<p>Ranked 4</p>
<p>22 and 23 Land between Alexandra Park & Graiglwyd Rd, Penmaenmawr /</p>	<p>The site is located near the centre of Penmaenmawr and comprises two parcels of land split by Alexandra Park. There are no biodiversity / wildlife constraints apparent on site. No comment from Gwynedd Archaeological Trust. No objection from DCWW. No objection from EAW. The Council's Highways service raised concerns as to the site's suitability, stating that improvements will be required to the site access junction and to Graiglwyd Road to the junction of Conway Old</p>	<p>Not suitable – not ranked</p>

Site Ref / Address	Comments	Assessment
Monastery, Alexandra Rd, Penmaenmawr	<p>Road. Further improvements would be required to pedestrian movements that would require alterations to the Church; without such improvements this site would be unsuitable.</p> <p>Having assessed the two parcels of land, the development form in the area and taking into account Highways comments, it is unlikely that both sites 22 and 23 combined will be able to accommodate a minimum 10 dwellings for allocation in the LDP. It is therefore considered that the site would be more suitable for windfall development.</p>	
382 Tyddyn Bach, Penmaenmawr	<p>Greenfield site adjoining the southern settlement boundary extent of Penmaenmawr.</p> <p>The Council's Highways service object to the proposed site allocation due to insufficient frontage to Graiglwyd Road for acceptable access. There is a narrow highway along the western boundary. No objection from DCWW; however, the area suffers from low water pressure and additional new development would exacerbate service levels. Development of this site would require off site mains laying from a point of adequacy on larger diameter / pressure watermains. CCW note that development would extend the periphery of the town into open countryside. CCW has no biodiversity information on this site but breeding birds are likely. Concerns have also been raised by EAW over known flooding history although it should be noted that the site is in TAN 15 flood zone A (justification test is not applicable and no need to consider flood risk further) – a Flood Consequences Assessment has been suggested by EAW. ETS suggest that if development were proposed at this site, it should be allowed conditional on the improvement to watercourses to reduce flood risk to adjacent properties.</p> <p>In conclusion, although the site performs relatively well in the sequential test, there are highways</p>	Not suitable – not ranked

Site Ref / Address	Comments	Assessment
	objections to the site. Having considered the other sites suggested, site 26 is slightly better related sequentially and access can be achieved with improvements as detailed above. Site 135 may be in a green wedge in the draft UDP but only containing part of the site, the least visually impacting strip along the north, is considered appropriate as a reserve site over site 382.	
436 South of Graiglwyd Road, Penmaenmawr	The large site is poorly related to the existing settlement and would extend the settlement into open countryside. Developing along the frontage only would create ribbon development along Graiglwyd Road; having assessed other sites submitted this site performs poorly in the sequential test and should not be included in the LDP as there are more suitable sites available.	Not suitable – not ranked
526 Parc Plas Mawr	The park forms the major amenity open space provision in Penmaenmawr. The site is proposed to be safeguarded in line with LDP policies and there is no justification for the loss of this site taking into account the housing requirements and availability of other sites.	Not suitable – not ranked

Table 30: Other Site Assessments – Penmaenmawr

Site Ref / Address	Comments	Assessment
W9 Ty Mawr	The site is in a Quarry Buffer Zone and is therefore not suitable for allocation.	Not suitable – not ranked
W14 Land adjacent to A55, Penmaenmawr	Part of the site is Welsh Government owned land which is proposed to be landscaped; therefore no development should be permitted on this area of the site. The remainder of the site can only be accessed through Assembly owned land and therefore has limited potential.	Not suitable – not ranked
MS6 Land off	The site has been submitted for amenity use. There is currently an oversupply of amenity space	Not suitable –

Site Ref / Address	Comments	Assessment
Cemlyn Park, Penmaenmawr	in Penmaenmawr therefore the site is not taken forward.	not ranked

4.14 Llanrwst

- 4.14.1 The amount of housing to be provided in the Llanrwst spatial area has been determined by the Growth Distribution Options Report (see BP/37). The recommendation is to adopt the ‘hybrid’ growth option, which means that 5% of the overall housing growth should be located in the settlements of Llanrwst.
- 4.14.2 Each of these settlements has been classed as urban areas within the Settlement Hierarchy as a result of their high level of accessibility and facilities and services (refer to BP/8 ‘Hierarchy of Settlements’). This works out at 295 dwellings over the plan period. Approximately 95 dwellings have, or will be delivered via completions, existing commitments and windfall.
- 4.14.3 In assessing suitable land for development, a constraints map was produced for the entire plan area (see www.conwy.gov.uk/ldp).
- 4.14.4 Although recent flood protection works have improved the flood risk situation in the town, much of Llanrwst is still covered by the C2 flood risk zone and a smaller area adjoining the Afon Conwy at the centre of Llanrwst is C1 flood risk. As is shown below in the sites submitted based on EAW and ETS comments, the flood zones have significantly impacted on the range of sites available in Llanrwst.

- 4.14.5 Other than the flood risk zones, there are few natural or built environment designations affecting Llanrwst. There are two Historic Parks and Gardens near the town; one to the north at Plas Madoc off of the A470 and another to the west on the B5106 over Pont Fawr at Gwydir. There are two ancient woodland designations to the east of Llanrwst although no sites have been submitted adjoining these – the nearest site would be Trem Afon (reference 47) although there is still a buffer between the site area and the woodland.
- 4.14.6 Development in Llanrwst has extended from the centre along the main through routes of the A470, A547 and B5427, with the most recent housing estates built to the south of the town centre. The A470 is the principal route through Llanrwst from the urban coastal settlements in the north to Snowdonia National Park and the A5 in the south. There are two route stops in Llanrwst on the Conwy Valley line – one near the junction of the A548 and Maes yr Henar and another off Station Road / Station Yard to the north of Llanrwst. The Conwy Valley Cycle Route passes through Llanrwst along Ffordd Llanddoged, the A548 Denbigh Street and then splits at Pont Fawr along both the B5106 and the B5427. The centre of Llanrwst is well served by bus stops, particularly along Station Road, Ffordd Tan yr Ysgol and Denbigh Street.

Table 31: Stage 2 Site Assessments – Llanrwst

Site Ref / Address	Comments	Assessment
287 Bryn Hyfryd / Ffordd Tan yr Ysgol	The site is classed as grade 3 in the Agricultural Land Classification. DCWW state that should the site be developed in advance of any regulatory improvements, developers may be required to fund the essential improvements. The site should be released in the latter stages of the Plan period to enable time to undertake essential improvements. CCW states that given the proximity of buildings and tree-lined hedgerows it is possible that	Ranked 1 (Allocated)

Site Ref / Address	Comments	Assessment
	<p>feeding bats may use this site. There is a bat record within 200 metres. This site would be a small incursion of Llanrwst into open countryside.</p> <p>The site frontage onto Ffordd Tan yr Ysgol is in the C2 flood risk zone. EAW states there are two mechanisms of flooding affecting this allocation; overland flooding associated with the watercourse near Nebo Road, and 'ponding' associated with the stream that flows between the site and the school to the north. In the absence of a broad level assessment that demonstrates the consequences of flooding can be effectively managed EAW would object to the allocation of the site. In line with EAW comments, a Strategic Flood Consequences Assessment has been undertaken for this site. The conclusions of this assessment for site 287 recommend that the area of Bryn Hyfryd outside flood risk zone C2 (outside the lower end of the site) is suitable for development. The developable area and potential yield has been revised accordingly.</p> <p>No objection from the Council's Highways service; an assessment of Ffordd Tan yr Ysgol / A470 junction would be required. The Welsh Government's Transport Division state that whilst remote from the A470, a high proportion of generated traffic will access this location via the Birmingham Garage junction; any development will need to address the impact of this. No objection from Clwyd Powys Archaeological Trust.</p> <p>Although the site is greenfield land, it is located in an accessible centre and generally performs well in the sequential test. The site is most suitable for delivery by lack of constraints and site location and is therefore proposed to be brought forward as an allocation to be developed jointly with sites 458 and 459.</p>	

Site Ref / Address	Comments	Assessment
<p>458 Site D East of Llanrwst</p>	<p>No objection from the Council's Highways service; the site will need to be accessed via site 287 and will then require a Transport Assessment.</p> <p>EAW states that the site is partially in the C2 flood risk zone and will therefore require a broadlevel Flood Consequences Assessment. No objection from ETS but they state that sustainable drainage would be especially important as surface run-off from this area contributed to the flooding problems downstream. The Afon Bach scheme may not have fully solved the problems here as this was not the major aim of the scheme.</p> <p>There are trees along parts of the northern and western site boundaries. Cofnod's general comments apply.</p> <p>The site was previousloy proposed as contingency housing; however, due to the loss of proposed allocations on flood risk grounds, the site is proposed to be brought forward as an allocation to be developed jointly with sites 287 and 459.</p>	<p>Ranked 2 (Allocated)</p>
<p>459 Site E Adjacent to Bryn Hyfryd</p>	<p>No objection from ETS but they state that sustainable drainage would be especially important as surface run-off from this area contributed to the flooding problems downstream. The Afon Bach scheme may not have fully solved the problems here as this was not the major aim of the scheme.</p> <p>There are trees and hedgerows along the boundaries in the north east and south east site corners. Cofnod's general comments apply.</p> <p>The site was previousloy proposed as contingency housing; however, due to the loss of proposed allocations on flood risk grounds, the site is proposed to be brought forward as an</p>	<p>Ranked 3 (Allocated)</p>

Site Ref / Address	Comments	Assessment
	allocation to be developed jointly with sites 287 and 458.	
455 Site A North of Llanrwst	<p>The Cofnod search states that the eastern boundary of the southern half of this site is marked by a row of trees of undoubted biodiversity value, which should be protected from any impacts from the development. Conservation comments state that the site lies to the west of listed buildings at Bron Derw, development of which could impact on its setting. No objection from the Council's Highways service – improved pedestrian links and road widening required if accessed off Llanddoged Road. No objection from ETS but they state that sustainable drainage would be especially important to ensure that flows are not increased in the watercourse causing an increase in flood risk downstream. The Council's Highways service state that improved pedestrian links and road widening would be required if accessed off Llanddoged Road. The site was previously proposed as contingency housing; however, due to the loss of proposed allocations on flood risk grounds, the site is proposed to be brought forward as an allocation. The site should be allocated in the latter phases of the Plan period to accommodate proposed infrastructure improvements.</p>	Ranked 4 (Allocated)
457 Site C North East of Llanrwst	<p>The Cofnod search states that the southern boundary of this site houses a tall hedgerow with mature trees of undoubted biodiversity value which should be protected from any impacts from development. Conservation comments state that the site lies to the south east of listed buildings at Bron Derw, development of which could impact on its setting. No objection from the Council's Highways service; no direct access to adopted highway; a junction assessment is required for Parry Road / A470. There is substandard visibility to the north from private drive. No objection</p>	Ranked 5 (Contingency)

Site Ref / Address	Comments	Assessment
	<p>from ETS but they state that sustainable drainage would be especially important to ensure that flows are not increased in the watercourse causing an increase in flood risk downstream.</p> <p>Having considered the housing requirements, availability of sites and loss of previous housing allocations in Llanrwst, it is proposed to retain site 457 as contingency (reserve) housing to be brought forward only if required, subject to monitoring of the LDP housing and phasing (see also BP/41 Release of Contingency Sites). Sites 455, 458 and 459 are considered better related to the settlement and should be brought forward before site 457.</p>	
<p>47 Land to the rear of Trem Afon, Llanrwst</p>	<p>The Council's Highways service object to the proposed site allocation due to unsuitable access and existing network. An access and transport study was undertaken for this site which recommended that the site should not be included in the LDP due to difficulties in accessing the site from the A548 Abergele Road. Extensive earthworks would be required to gain access from this road and these are judged to be prohibitive in cost. Access from the north is not suitable and would impact upon a series of residential streets poorly suited to accommodate additional development traffic from this site. CCW state that the area includes a site of local nature conservation importance, Coed y Felin, which has been designated for its broadleaved woodland. Any development proposal should include a statement requiring development to protect the integrity of the site. EAW state that the entire site is in DAM flood zone A and outside the EAW flood zones. The site is, however, adjacent to the Afon Bach. Hydraulic modelling has been carried out on this watercourse and provided that no development/land reprofiling works occur within 4m, EAW not object to this site allocation.</p>	<p>Ranked 6</p>

Site Ref / Address	Comments	Assessment
	<p>Part of the larger site, in the north western corner (named Tros yr Afon at alternative Sites stage consultation) has been considered as a smaller potentially deliverable site. The Council's Highways service state that the smaller area is suitable on access and highways grounds. The smaller site area appears less constrained and may be suitable for windfall development during the plan period.</p>	
<p>260 (R33) (SR16) Fron Ganol, School Bank Road, Llanrwst</p>	<p>Comments from the Council's Highways service and the Environment Agency Wales (EAW) state there are access (further assessment of Ffordd Tan yr Ysgol / A470 junction required; insufficient frontage to adopted highway) and flood risk issues (the southern half of the site, including potential access point, is in a C2 flood risk zone; EAW states that a broadlevel Flood Consequences Assessment would be required) add to uncertainty over site deliverability. ETS has no objection to development of the north eastern site area.</p> <p>A small part of the site may therefore be suitable to come forward as windfall development during the Plan period; however, a number of sites were submitted at Deposit stage in Llanrwst that are considered more suitable for taking forward.</p>	<p>Ranked 7</p>
<p>461 (SR17) Site H adjacent railway, Llanrwst</p>	<p>The site performs well overall in the sequential test and with comments received; however, there is an ordinary watercourse running along the southern boundary of the site and a small section of the site adjacent to the watercourse is located with zone C2 and EA zones 2 and 3. The boundary of the site should be redrawn to exclude this zone unless a Strategic FCA is submitted which demonstrates that the flood risk can be acceptably managed.</p> <p>There are issues with ownership and availability impacting on when the site is likely to come</p>	<p>Not suitable – not ranked</p>

Site Ref / Address	Comments	Assessment
	forward. With this in mind and taking into account other sites submitted in Llanrwst that do not have delivery constraints, it is not proposed to take this site forward.	
151 (425) North of Plas yn Dre, Station Rd, Llanrwst	The site is situated in a C2 flood zone and TAN 15 states highly vulnerable development such as housing should not be considered.	Not suitable – not ranked
294 (492) East of Maes Tawel, Llanrwst	<p>The site is situated in a C2 flood zone and TAN 15 states highly vulnerable development such as housing should not be considered. EAW state there is a history of flooding associated with the watercourse flowing along the northern boundary. The hydraulic modelling of the watercourse undertaken in the late 1990s should be updated to incorporate more accurate estimates and techniques. An FCA would be required and in the absence of any assessment, EAW object to the site being proposed. ETS state that although current EA flood maps show a smaller area at risk there are significant flood risks in this area and residential development is not recommended unless flood alleviation works are carried out.</p> <p>CCW state that the site should be surveyed due to its proximity to the Afon Conwy or a buffer of approximately 15m be imposed to separate the watercourse from any development. No objection from Gwynedd Archaeological Trust.</p> <p>The Council's Highways service states it is unlikely that separate access would be achievable via the land to the east of Maes Tawel; however, access via Maes Tawel would be acceptable. Access via Maes Tawel would appear to be via the C2 flood risk zone.</p>	Not suitable – not ranked

Site Ref / Address	Comments	Assessment
463 (SR19) Site J North of Llanrwst	<p>The site is situated in a C2 flood zone and TAN 15 states highly vulnerable development such as housing should not be considered. No objection from ETS but they state that sustainable drainage would be especially important to ensure that flows are not increased in the watercourse causing an increase in flood risk downstream.</p> <p>There are trees present on site, particularly along the northern boundary. Cofnod's general comments apply.</p>	Not suitable – not ranked
456 (also 197) (SR11) Site B East of Llanrwst	<p>The small site performs well sequentially as infill development. EAW states that there is flood risk on land immediately adjacent to the river. There are no objections from ETS. DCWW request that should the site be allocated, that it is released in the latter stage of the Plan to allow time to to undertake improvements or, alternatively, developers may need to fund the works in advance of the regulatory requirement. The Llanrwst Waste Water Treatment has limited capacity to accommodate all of the planned growth without further improvement. The Capital Investment Programme (2010 – 2015) does not include this works and the site should be released in the latter Plan period.</p> <p>Following clarification that the site is unsuitable on highways access grounds, it is proposed to remove the site from the preferred housing list; the site is no longer included in the LDP.</p>	Not suitable – not ranked
460 / R34 (SR15) Site F North West of Llanrwst	<p>The site was considered on the preferred housing list for Llanrwst. The site was also submitted for potential employment use early on in the LDP process (ref R34) but this was discounted. Comments from the Welsh Government's Transport division state that access should not be gained via plot 462 due to the substandard nature of the A470 junction and therefore this will</p>	Not suitable – not ranked

Site Ref / Address	Comments	Assessment
	<p>limit access to the county road (subject to agreement with the local highway authority). There is no objection from ETS but they state that sustainable drainage would be especially important to ensure that flows are not increased in the watercourse causing an increase in flood risk downstream. There are trees and hedgerows along the western site boundary. Cofnod's general comments apply.</p> <p>In line with EAW comments, a Strategic Flood Consequences Assessment has been undertaken for this site. The conclusions of this assessment for site 460 recommend that development should not take place as the site is assessed as being at high flood risk with limited means of mitigating the risk. The site has therefore been removed from the preferred housing list and will not be allocated in the LDP.</p>	
<p>462 (SR18/81) Site I North West of Llanrwst (also 198, 276)</p>	<p>The site was considered on the preferred housing list for Llanrwst. Comments from the Welsh Government's Transport division state that the current A470 junction is substandard in terms of visibility and alignment and they will not support any increase in usage. No objections from ETS. There are trees and hedgerows along the eastern site boundary. Cofnod's general comments apply.</p> <p>In line with EAW comments, a Strategic Flood Consequences Assessment has been undertaken for this site. The conclusions of this assessment for site 462 recommend that development should not take place as the site is assessed as being at high flood risk with limited means of mitigating the risk. The site has therefore been removed from the preferred housing list and will not be allocated in the LDP.</p>	<p>Not suitable – not ranked</p>

Site Ref / Address	Comments	Assessment
504 Cattle Market	The site was suggested at the alternative sites stage by members of the public; it is not available for revelopment and is not being taken forward for further consideration as a potential source of supply.	Not suitable – not ranked

Table 32: Other Stage 2 Site Assessments – Llanrwst

Site Ref / Address	Comments	Assessment
R1 Adjacent Ty Gwyn, Llanrwst	The site is situated in a C2 flood zone and TAN 15 states that only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences. More suitable sites are available to meet employment need in the Urban Development Strategy Area.	Not suitable – not ranked
R3 Ysgol Dyffryn, Llanrwst	Most of the site, including potential access points, is situated in a C2 flood zone and TAN 15 states that only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences. More suitable sites are available to meet employment need in the Urban Development Strategy Area.	Not suitable – not ranked
R26 West of Meadow Vale, Llanrwst	Objections were received to this site due to the southward sprawl of development in the direction of the National Park. It has been recommended to keep the area to the west of the A470 as open countryside with uninterrupted views across the Afon Conwy into Eryri. A further objection was received as the site has a history of flooding and any mitigation measures proposed may increase the risk of flooding to downstream property owners.	Not suitable – not ranked
R36 North of Pont	Most of the site is situated in a C2 flood zone and TAN 15 states that only less vulnerable	Not suitable –

Site Ref / Address	Comments	Assessment
Cae Melwr, Llanrwst	development should be considered subject to application of justification test, including acceptability of consequences. The site does not relate well physically to the existing settlement and more suitable sites are available to meet employment need in the Urban Development Strategy Area.	not ranked
MS21 Llanrwst Cemetery Extension	Assessment of burial ground provision and site suitability is included in BP/32	Suitable for burial ground provision – see BP/32

Tier 1 Main Villages

4.15 Rural Development Strategy Area

- 4.15.1 The amount of housing to be provided in the Rural Development Strategy Area (tier 1 and tier 2 main villages) has been determined by the Growth Distribution Options Report (see BP/37). The recommendation is to adopt the 'hybrid' growth option, which means that 15% of the overall housing growth should be located in the tiers 1 and 2 settlements.
- 4.15.2 Each of these settlements has been classed as main villages within the Settlement Hierarchy as a result of their size, level of accessibility and facilities and services (refer to BP/8 Hierarchy of Settlements). In the tier 1 main villages, 366 dwellings are required during the plan period, 131 of which have or will be delivered through completions, commitments and windfall. In the tier 2 main villages, 335 dwellings are required but the levels per settlement are lower; there are more settlements at tier two

level (see BP8 and BP/37 for more information). 165 have, or will be, delivered via completions and windfall. This leaves a requirement for 235 dwellings in tier 1 and 170 in tier 2 main villages.

4.15.3 BP/37 provides further justification in terms of land use constraints across the rural development strategy area. It should be noted that landscape, environmental and social (including Welsh language) considerations have been important factors on the site assessment and deliverability process.

Table 33: Stage 2 Site Assessments – Llanddulas

Site Ref / Address	Comments	Assessment
212 / 406 Pencoed Road	<p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test.</p> <p>Following comments received from the Council’s Highways service, further discussions will be required with regard to improving access to and from the site, as well as pedestrian facilities improvement works.</p> <p>Development of this site should take into account the comments received from CCW relating to local biodiversity interests and the proximity of the SSI to the east.</p> <p>Sites 212/406 and 403 could be delivered jointly and perform equally in terms of comments received; however, site 403 would be brought forward through the development of site 406 and for this reason site 406 is ranked highest.</p>	Ranked 1 (Allocated)
403 South of the Mill	<p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test.</p>	Ranked 2 (Allocated)

Site Ref / Address	Comments	Assessment
	<p>Following comments received from the Council's Highways service on site 406, further discussions will be required with regard to improving access to and from the site, as well as pedestrian facilities improvement works. These issues will have a direct impact on the deliverability of this site as access would be provided from site 406.</p> <p>Development of this site should take into account the comments received from CCW relating to local biodiversity interests and the proximity of the SSI to the east.</p> <p>Sites 212/406 and 403 could be delivered jointly and perform equally in terms of comments received; however, site 403 would be brought forward through the development of site 406 and for this reason site 406 is ranked highest.</p>	
<p>482 Land adjacent Llindir</p>	<p>The Council's Highways service raised concerns with this site, stating potential problems at the A547 / Pencoed Road junction, with development of this site dependant on sites 403 and 406 to the North coming forward (both proposed to be allocated). While the Countryside Council for Wales do not object in principle to the inclusion of this site, it is imperative that the woodland habitat along the boundary of the site is left undisturbed. Development of this site would also extend development south of Llanddulas and adjoin the Site of Special Scientific Interest; it is preferred to leave a buffer between sites 403/406 and the SSSI. More suitable sites are considered for development in the Rural Development Strategy Area.</p>	<p>Ranked 3</p>
<p>400 Land adjacent to St Cynbryd's Church</p>	<p>The site is in a C2 flood zone and TAN 15 states highly vulnerable development such as housing should not be considered.</p>	<p>Not ranked</p>

Site E16 / E25 has been considered for waste management – see section 5 of this paper.

Table 34: Stage 2 Site Assessments – Dwygyfylchi

Site Ref / Address	Comments	Assessment
<p>56 Off Ysguborwen Road</p>	<p>Although the site is greenfield land and is currently located in a green barrier, it is located in a relatively accessible centre and generally performs well in the sequential test. When considering the green wedge criteria (paras 4.7.3 and 4.7.12 of PPW) against the site’s location relative to the existing village edge and adjoining residential properties, it is considered appropriate to amend the green wedge boundary to include this site as a residential allocation.</p> <p>The Council’s Highways service suggests an access point be located a minimum 40m from Maes y Llan. The bus stop and shelter can be moved.</p> <p>The Assembly Government’s Transport team advises that any properties adjacent to the A55 boundary shall have no direct access on to the road. It is recommended that adequate noise insulation is incorporated within designs to mitigate against traffic noise.</p> <p>Dŵr Cymru Welsh Water state that off-site mains may be required and these can be assessed during the planning application stage.</p>	<p>Ranked 1 (Allocated)</p>
<p>53 North of Groesffordd</p>	<p>The site relates visually to the existing built settlement as it is surrounded by residential development on three sides. With a realignment of Ysgyborwen Road the visibility and access requirements will be achievable. The realignment can be carried out within the existing adopted highway.</p> <p>The greenfield site performs well sequentially. It was previously proposed as a contingency</p>	<p>Ranked 2 (Allocated)</p>

Site Ref / Address	Comments	Assessment
	housing site; however, following the loss of an allocated housing site in the settlement this site is considered suitable as the next best performing site. In addition, it is no longer proposed to include contingency housing sites in the rural development strategy area.	
500 Land at Maesy Llan	It is no longer proposed to include contingency housing sites in the rural development strategy area and this site would not be required.	Ranked 3
58 Land adjacent Ysgol Capelulo	The site has been considered along with sites 56 and 57 in the review of the green wedge designation in this area. There are no major constraints impacting on the site, however, comments from the Highways service state that local road widening and footway provision will be required along with the realignment of the Trefforis Road and Conway Old Road junction to improve safety. While this does make the site undeliverable, it is considered that less improvement works are required with sites 56 and 57; furthermore, both sites 56 and 57 relate better physically to the existing settlement as rounding off and infill developments respectively. Site 53 also relates relatively well to the existing settlement and is considered suitable as a contingency site. For the above reasons, site 58 is not proposed for allocation.	Ranked 4

Site MS9

The revised employment land requirement (see BP/42 and the LDP Employment section) based on the revised growth strategy has meant that the land required at this site for employment use is less than previously estimated. There should be less flood risk impact as a result. CCW state that given its location, any application will be need to be the subject of a project level Habitats Regulation Assessment

to ensure that the development of the site will not adversely affect the integrity of Liverpool Bay SPA, and Y Fenai & Bae Conwy/ Menai Strait SAC. Part of the site is located in a TAN 15 Flood Zone C2 (directly adjacent to the watercourse on the boundary).

Table 35: Stage 2 Site Assessments – Llysfaen

Site Ref / Address	Comments	Assessment
<p>160 Adjoining Ysgol Cynfran</p>	<p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test. It is considered a logical infill site.</p> <p>Comments from the Council’s Highways service are generally supportive, however, they state that any proposals that increase the use of the access road by vehicles are likely to conflict with the aspirations of the school and the Authority in terms of ‘safer routes to school’ and it is strongly advised that a development brief is prepared for this site, following discussions with (at the minimum) the school, parents and the Highways Authority. The issue of provision for a drop-off area would need to be included within the discussions. Any design should incorporate a new pedestrian/cycle link from Cynfran Road, the provision of which could well affect the discussions on the drop-off point. The development design should also consider the effect of inadvertent provision of drop-off facilities.</p> <p>Based on the comments received and relationship to the existing settlement, the site is considered suitable for allocation and is ranked first in Llysfaen subject to Highways issues being resolved.</p>	<p>Ranked 1 (Allocated)</p>
<p>87 Adjacent to Former Rectory</p>	<p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test.</p>	<p>Ranked 2 (Allocated)</p>

Site Ref / Address	Comments	Assessment
	<p>The Council's Highways service suggests access is provided off Pentregwyddel Road only. Development of this site should ensure that the setting of the listed building nearby is not affected.</p> <p>The Conservation service recommend that a reasonable strip of open land/tree planting is reserved on this western boundary adjacent to the rear of the listed building. This would be sufficient for the backdrop and setting of the Church House to be protected. This stipulation will reduce the number of dwellings that are capable of being developed on the site to some degree; however it is considered that this stipulation is essential.</p> <p>Based on the highways and conservation comments and taking into account the site relationship to the existing settlement, it is ranked second and proposed for allocation in the LDP.</p>	
86 Off Trem y Don	<p>The Greenfield site performs well sequentially as it is located within the existing built up area. It performs well with comments received from statutory bodies too. The site was previously considered as contingency housing in the LDP; however, the reduction in overall housing growth and resulting reduction in the contingency housing requirement means that the site is no longer required. Contingency housing sites are no longer provided in the rural development strategy area. The main constraint with this site is ownership; the owner may be unwilling to sell. The site is still ranked highly but much depends on ownership.</p>	Ranked 3
144 Land adjoining Plas Farm, Llysfaen	<p>The Countryside Council of Wales objects to the allocation of this site as it has biodiversity and wildlife interest and would represent an incursion into open countryside. The Council's Highways service also raised concerns as the site does not abut an adopted highway. There are a number</p>	Not suitable – not ranked

Site Ref / Address	Comments	Assessment
	of Tree Preservation Orders around the site. Other sites with less physical constraints in Llysfaen are considered more suitable for delivering over the Plan period.	
200 Land opposite Bod Hyfryd, Llysfaen	The Council's Highways service raised concerns with this site as improvements are required to Tan y Graig Road. The Countryside Council of Wales raised concerns with the site's location, landscape value and the potential for a significant increase in the settlement size.	Not suitable – not ranked

Table 36: Stage 2 Site Assessments – Glan Conwy

Site Ref / Address	Comments	Assessment
270 Top Llan Road	<p>Although the site is Greenfield land, it is located on the edge of an accessible centre and generally performs well in the sequential test.</p> <p>The Council's Highways service suggests that access should be made onto the A470 that will need to be improved. The Assembly Government's Transport team suggest development should include stopping up the existing Top Llan Road. A new Top Llan Road / A470 junction will need to be constructed to a high standard at the developer's expense. Due to concerns raised by Dwr Cymru Welsh Water on the local public sewerage network, a hydraulic modelling assessment will be required to understand any potential improvements required, however, dependent on the potential foul discharge flows, the point of communication will have to be determined. Dwr Cymru Welsh Water also state that off site mains may be required and these can be assessed during the planning application stage. The Environment Agency Wales recommend no ground raising or structures within 4 metres of the watercourse. The Countryside Council for Wales raised</p>	Ranked 1 (Allocated)

Site Ref / Address	Comments	Assessment
	<p>concerns over the extent of expansion into the countryside around Glan Conwy; however, it is considered that other sites have greater landscape and visual impact (see sites below).</p> <p>It is noted in the site agent's submission that the north east extent of the site is proposed to be retained as open space, which will mitigate potential impacts on views. Overall the site performs well and having considered both highways and landscape / environment constraints impacting the other sites submitted, site 270 is considered suitable for allocation.</p>	
<p>41 (374) Top Llan Road, Glan Conwy</p>	<p>The site performs generally well in the sequential test and with comments received from the statutory bodies. The site was allocated in the draft Conwy UDP and an application has been submitted for residential development but subsequently withdrawn. The principle concern is highways access; improvements are required to Top Llan Road along the western boundary and comments from the Council's Highways service states that the site would only be suitable following the development of site 270 with a new link road. Site 270 also performs generally well in the sequential test and with comments received and is considered more suitable to be brought forward because of the Highways comments for both sites.</p>	<p>Ranked 2</p>
<p>44 Tyn Twll Uchaf</p>	<p>To accommodate an appropriate amount of housing for and LDP allocation, it is considered that access to the site is unsuitable.</p>	<p>Not suitable – not ranked</p>
<p>262 (304) (SR114) West and South of Bryn Rhys, Glan Conwy</p>	<p>The Council's Highways service objects to the proposed site allocation because there is an unsuitable and inadequate highways network around the site and issues of sustainability.</p>	<p>Not suitable – not ranked</p>

Site Ref / Address	Comments	Assessment
301 (SR111) West of The Pines, Glan Conwy	The Council's Highways service objects to the proposed site allocation because there is insufficient road frontage to produce acceptable access. There are narrow roads surrounding the site and a lack of footways raises sustainability issues.	Not suitable – not ranked
302 (SR112) East of Cefn Gwyn, Glan Conwy	The Council's Highways service objects to the proposed site allocation because there are narrow roads surrounding the site and a lack of footways raises sustainability issues.	Not suitable – not ranked
303 (SR113) East of Bryn Rhys, Glan Conwy	The Council's Highways service objects to the proposed site allocation because there are narrow roads surrounding the site and a lack of footways raises sustainability issues.	Not suitable – not ranked
305 (SR115) East of Maes Hyfryd, Glan Conwy	<p>The Council's Conservation service states that the site completely surrounds the listed farm house and agricultural buildings at Ty Du Farmstead. The fields and adjoining land provide an important setting for the farmstead which has been listed as a good example of an intact 19th Century model farmstead. Both the farmhouse and agricultural ranges are listed. The Council's Highways service do not object to the site but state that the it is dependant on sites 270 and 306 coming forward with a new connecting spine road.</p> <p>The site extends into the open countryside and does not relate well to the existing settlement physically, when compared with other sites in Glan Conwy.</p>	Not suitable – not ranked

Tier 2 Main Villages

Table 37: Stage 2 Site Assessments – Betws yn Rhos

Site Ref / Address	Comments	Assessment
<p>91 / 284 Ffordd Llanelwy</p>	<p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test. As a former allocation in the draft UDP and with the planning refusal suggesting the site may be suitable as an LDP allocation, it is proposed to include this site in the LDP.</p> <p>Dwr Cymru Welsh Water advises that allocations in Betws yn Rhos be released in the latter phase of the LDP. Should any development occur in advance of DCWW’s Capital Investment, developers may be required to fund the essential improvements. No objection from the Council’s Highways service.</p> <p>While the site was previously refused planning permission at committee, the report states that development of the site was premature in 2006 and if it was to be allowed, it should only be as a site allocation in the LDP. For these reasons and taking into account the location of other sites in Betws yn Rhos, the site is proposed to be allocated as the preferred housing site.</p>	<p>Ranked 1 (Allocated)</p>
<p>92 / 274 Minafon</p>	<p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test.</p> <p>Dwr Cymru Welsh Water advises that allocations in Betws yn Rhos be released in the latter phase of the LDP. Should any development occur in advance of DCWW’s Capital Investment, developers may be required to fund the essential improvements. Dwr Cymru Welsh Water also</p>	<p>Ranked 2 (Allocated)</p>

Site Ref / Address	Comments	Assessment
	<p>state that off site mains may be required and these can be assessed during the planning application stage. No objection from the Council's Highways service; access to be via improved Cae Capel.</p> <p>The site is well related to the existing settlement although development should be sympathetic to existing properties along Cae Capel and Ffordd Llanelwy. The site is considered the next preferred housing proposal for Betws yn Rhos and together with site 91/284 can deliver the housing requirements for Betws yn Rhos during the Plan period.</p>	
<p>93 / 269 / 476 Off Dolwen Road</p>	<p>Comments received from statutory consultees raise no significant issues for this site in terms of access, capacity and infrastructure requirements. The principle issue of concern is its location in the settlement and the expansion northwards into open countryside, beyond the linear boundary along the western extent of Betws yn Rhos. It is considered that sites 91 and 92 are better related physically to the existing settlement as infill / rounding off of the existing settlement without extending the building line beyond its current extent in any direction.</p> <p>CCW consider that development of the whole site would not represent a well integrated extension to Betws yn Rhos, instead being an inappropriate intrusion into the open countryside north of the settlement. CCW advise protecting the existing right of way and providing a firm defensible boundary to minimise further encroachment in the form of a landscape buffer along the western edge of the site.</p> <p>The site has been ranked ahead of site 477 on the basis that the lower field could come forward as a more suitable site with less visual impact than the entire site.</p>	<p>Ranked 3 (based on smaller site field adjoining existing built up area, not the entire site)</p>

Site Ref / Address	Comments	Assessment
224 (477) (SR67) West of Ffarm Hotel, Betws yn Rhos	The site performs generally well in the sequential test and with comments received from the statutory bodies; however, improvements would be required to the access road. It is considered that sites 91 and 92 are more suitable to be brought forward as sites as they are better related physically to the existing settlement and no highways improvements would be required for the proposed number of dwellings on each site.	Ranked 4

Table 38: Stage 2 Site Assessments – Cerrigydrudion

Site Ref / Address	Comments	Assessment
453 Land Fronting B5105	<p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test. The site would contribute to housing needs for the southernmost area of Conwy County Borough. The spatial strategy recognises the need to ensure development is appropriately located across the rural development strategy area.</p> <p>The site is quite exposed and viewable from a distance. As a site on the edge of the village of Cerrigydrudion, an appropriate landscaping scheme is essential to reduce visual impact.</p> <p>Dwr Cymru Welsh Water state that off site mains may be required and these can be assessed during the planning application stage. CCW state there is the potential that the watercourse is used by water vole, so a survey is recommended. No objection from the Council's Highways service; access should be towards the east end of the site.</p> <p>The site is considered suitable to be brought forward having considered other sites submitted and the ability to develop the site jointly with R5 as a mixed use allocation, which is supported by</p>	Ranked 1 (Allocated)

Site Ref / Address	Comments	Assessment
	PPW. The site is therefore the preferred choice to be brought forward for both housing and employment in Cerrigydrudion.	
97 (285) (SR41) Adjacent Cwm Eithin, Cerrigydrudion	The site, previously allocated in the draft Conwy UDP, performs generally well in the sequential test and with comments received from the statutory bodies; however, the principle reason for not taking the site forward is due to the Council's Highways service's concerns over access being compromised by development immediately to the North (that is, the land allocated in the Colwyn Borough Local Plan and since developed). In this respect, site 332/453 is considered more suitable to be brought forward during the Plan period.	Ranked 2
431 North of Maes-y-Ffynnon	The site performs generally well in the sequential test and with comments received from the statutory bodies. The principal issues raised are the potential biodiversity interest on site, expansion into open countryside which could affect visual impact (The Countryside Council for Wales – CCW - recommend only the southern half of the site be considered) and avoid the continuation of ribbon development along roads leading out of the village centre. Although site 332/453 may also represent an expansion into open countryside (CCW also recommended only developing the southern section of this site, which is noted) it should be considered in the context of bringing forward the previously allocated site R5 for employment use, being directly to the east of site 332/453 and therefore creating a mixed use allocation.	Ranked 3
175 (SR128) Trem Eryri	The site performs generally well in the sequential test. There were concerns raised from comments with the statutory bodies. The rising ground on the site provides an important setting for the listed church which adjoins the site. Archaeological comments received anticipate sub-	Not suitable – not ranked

Site Ref / Address	Comments	Assessment
	surface medieval archaeology and a pre-determination evaluation would be anticipated. There were no highways objections, although it is noted that no access should be provided off or on to the A5. With the above comments in mind, it is considered that site 332 / 453 to the north is less constrained in terms of landscape and conservation issues	

Table 39: Stage 2 Site Assessments – Dolgarrog

Site Ref / Address	Comments	Assessment
MS25 Aluminium Works (R6 / R7)	<p>With the availability of a large scale previously developed site, it is considered suitable for inclusion in the LDP as a mixed use site allocation predominantly covering leisure / tourism uses with some residential development.</p> <p>The Council's Highways service state that access is achievable, but due to the proposals there is a need to consider the wider highway network in terms of traffic generation. The Highways Authority has previously indicated that the highway from Ty'n y Groes to Tal Y Cafn will need to be closely considered – otherwise the site is suitable for inclusion.</p> <p>Owing to the loss of another previously considered housing site in Dolgarrog (site 222) it is considered that a small element of housing is suitable along the frontage, outside of any flood risk zone. The Council's Environment & Technical Services Agree with the proposal to situate housing to the frontage (south west edge) outside the flood zone.</p>	Ranked 1 (Allocated)
470 Tan y Ffordd	Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test. It is not considered to have a detrimental impact on the	Ranked 2 (Allocated)

Site Ref / Address	Comments	Assessment
	<p>landscape and immediate area; however, adequate measures would have to be put in place to protect the woodland area on the southern section of the site. The remaining site area in the northern section would be suitable for up to 30 dwellings.</p> <p>A Strategic Flood Consequences Assessment has been undertaken for this site. The results state that the site is suitable, although development should not take place within the fluvial floodplain. Dwr Cymru Welsh Water requests the Council release this site in the latter period of the Plan.</p> <p>The site is still considered suitable for part development and is ranked second in Dolgarrog based on comments received.</p>	
<p>222 (SR58) South of Bryn Morfa / Gwydr Road</p>	<p>The site was previously considered for housing in the LDP; however, a Strategic Flood Consequences Assessment has been undertaken for this site. The results state that a reduced area of the site remains suitable for development, although its allocation for housing in the LDP would need to be reconsidered. For this reason the site is considered unsuitable for inclusion and the availability of Dolgarrog Aluminium works for a mixed use scheme including a small element of housing to the frontage can accommodate the loss of site 222.</p>	<p>Not suitable – not ranked</p>

R47 Memorial Hall

The site performs well in the sequential test as previously developed land in the settlement boundary. It is reasonably accessible by different transport means. The Environment Agency Wales suggest that prior to including the allocation; a FCA should be carried out.

The Memorial Hall is a planned development between the Council and the Assembly Government with discussions being finalised to make it available to the Council. Planned usage includes workshop units (B2). Development of the site is subject to grant funding, with approval and implementation likely to be between late 2012 early 2013. The development will be phased accordingly after this period.

Table 40: Stage 2 Site Assessments – Eglwysbach

Site Ref / Address	Comments	Assessment
60 Off Heol Martin	<p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test. It relates well to Eglwysbach and would constitute an appropriate rounding off the existing settlement</p> <p>The Council's Highways service state that development of this site will require an emergency access.</p> <p>No residential development should take place in the C2 flood risk zone. It is noted that the completion of the flood alleviation scheme will reduce flood risk and may change the flood zone designation during the Plan period. In addition, acceptable flood mitigation measures will need to be explored. A Strategic Flood Consequences Assessment has been undertaken for this site and the results recommend the site is suitable for development provided a suitable buffer is set to site development away from directly adjacent to Afon Hiraethlyn and a minimum freeboard of 300mm is applied to finished floor levels.</p>	Ranked 1 (Allocated).
163 (SR98) Opposite Ysgol Gynradd	<p>The site access point is in a C2 flood risk zone. The Council's Conservation service state that the site is close to the grade II* Plas yn Llan which is also in a registered park/garden, the essential setting of which runs up to the road by site 163. The site also has high biodiversity</p>	Not suitable – not ranked

Site Ref / Address	Comments	Assessment
Eglwysbach	<p>value; although this could be mitigated, it is considered that site 60 is less constrained to be brought forward in the Plan period.</p> <p>The Cofnod search states that the site is fully enclosed by hedges of biodiversity value which should be retained as far as possible.</p>	

Table 41: Stage 2 Site Assessments – Llanfairtalhaiarn

Site Ref / Address	Comments	Assessment
454 The Smithy	<p>Following comments received from Dwr Cymru Welsh Water, the site has potential to be delivered in the latter Plan period. This should enable DCWW the time to undertake improvements. Should the site come forward sooner, developers may need to fund the works in advance of the Regulatory requirement.</p> <p>The small section of C2 flood risk zone should be avoided on the eastern extent of the site. Improvements to the highways network should be explored prior to development of this site. Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test.</p>	Ranked 1 (Allocated)
85 Glasfryn	<p>The site performs generally well in the sequential test and with comments received from the statutory bodies. Ownership constraints impact on the site deliverability and other sites in the village should be considered instead.</p>	Ranked 2
6 Opposite primary school,	<p>The Council's Highways service raised concerns with this site as traffic would need to be encouraged to exit the site to the West and avoid Church Street. Off-site works would be</p>	Ranked 3

Site Ref / Address	Comments	Assessment
Llanfairtalhaiarn	required. There are also potential highways issues at peak times due to the proximity of the primary school. The availability of a suitable site on previously developed land in the village (reference 454) means that it should be allocated before a greenfield site such as site 6, in line with PPW and the sequential test.	
90 (451) Glan Elwy, Llanfairtalhaearn	There is a highways issue with this site – there is unsuitable access at present and would require involvement of several third parties.	Not suitable – not ranked
109 (SR127) Adjacent school, Llanfairtalhaearn	The Council's Highways service object to allocating the site as it is steep with poor surrounding highways network. CCW state that the proposal will result in an inappropriate ribbon form of development into the open countryside to the west of Llanfair Talhaiarn. Given the Plan's objective to protect and enhance the character and appearance of the countryside CCW do not consider the proposed allocation meets Test of Soundness CE1.	Not suitable – not ranked

Table 42: Stage 2 Site Assessments – Llangernyw

Site Ref / Address	Comments	Assessment
277 Coed Digain	A Strategic Flood Consequences Assessment was undertaken for the site and states that the site is suitable for residential development and no mitigation against flood risk is required.	Ranked 1 (Allocated)
98 / 286 West of A548, Llangernyw	Development of the entire site would be unacceptable as it would represent a significant southward expansion of Llangernyw into open countryside along the A548. The site was	Ranked 2

Site Ref / Address	Comments	Assessment
	consulted on for limited development and comments received were more favourable for smaller scale allocation. Nevertheless, site 277 is considered more suitable for bringing forward in the Plan period, particularly in light of the above comments and the Countryside Council for Wales' subsequent objection to site allocation as there appears no overriding geographical reason to demand ribbon development in this area (for example, narrow steep sided valleys).	
370 Cricket Field, Llangernyw	Part of the site is in a C2 flood zone and TAN 15 states that only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences. Only the northernmost and easternmost areas of the site would be suitable, however, the Council's Highways service objects to the allocation of this site as there is poor visibility on to the A548 from the access road.	Not suitable – not ranked
430 (218) (SR136) Eglwysbach Road, Llangernyw	The majority of the site is in a C2 flood zone and TAN 15 states that only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences. Only the eastern corner is outside TAN 15 which would be below the 0.3 ha threshold and physically detached from the settlement boundary.	Not suitable – not ranked

195 / 372 / R44 – Stag Yard

The site has been considered for employment development. The Council's Business and Development manager states that the site appears suitable for employment/craft use; however, the demand for a development of this size would have to be created, given its location. The feasibility of this site needs exploration with a number of alternatives considered, including mixed use. Nevertheless, the

site was allocated for employment use in the Colwyn Borough Local Plan and no issues were raised in the Inspector's report. As the principle of including the site has already been established, it is proposed to allocate this site again, in line with para 7.3.2 of PPW. Dwr Cymru Welsh Water state that off site mains may be required and these can be assessed during the planning application stage. Development of this site would need to ensure it respects the setting of the Llangernyw Conservation Area and the adjoining St. Digain's church.

Table 43: Stage 2 Site Assessments – Llansannan

Site Ref / Address	Comments	Assessment
289 North of Llansannan	Countryside Council for Wales raise concerns over the likely impact from development on the character of Llansannan and its setting. The results of the stages 1 and 2 site assessment of the few remaining sites available to consider for Llansannan led to the proposal for this site, after the removal of previously allocated sites from the LDP process at the landowners' requests. The Council consider that a sensitive design and landscaping scheme could accommodate residential development on this site and it should therefore be allocated for residential development. Although the site is greenfield land and extends into open countryside to the north (although the A544 acts as a boundary), it is located in a relatively accessible location and generally performs well in the sequential test.	Suitable (Allocated)
263 South of Fron Bugad, Llansannan	The site has not been taken forward because of access issues along the frontage. Other sites with better access are considered more suitable for taking forward in the Plan period. CCW consider that development at this location will be an inappropriate intrusion into the countryside to the south of Llansannan and would not accord with the LDP objective to protect	Not suitable – not ranked

Site Ref / Address	Comments	Assessment
	and enhance the character and appearance of the countryside.	

Table 44: Stage 2 Other Site Assessments – Llansannan

Site Ref / Address	Comments	Assessment
R30 0078 (293)	<p>The site was submitted for both housing and employment development but owing to the site history and the sequential test, has been considered for employment development only. The Council's Business and Development manager states that the site appears separate from the village and other sites should be considered closer to the village, subject to availability.</p> <p>Nevertheless, part of the site was allocated for employment use in the Colwyn Borough Local Plan and no issues were raised in the Inspector's report. As the principle of including the site has already been established, it is proposed to allocate this site again, in line with para 7.3.2 of PPW. Dwr Cymru Welsh Water state that off site mains may be required and these can be assessed during the planning application stage.</p> <p>DCWW also state that the proposed development site is crossed by a public water main for which protection measures, either in the form of an easement and/or diversion may be required.</p>	Ranked 1 (Allocated)
R39 Former Scout Hut	The site performed generally well in consultrwas previously considered for employment in the LDP; however, ownership constraints have meant that the site is no longer included but is still ranked subject to the issue being resolved. The site could come forward as windfall development during the Plan period.	Ranked 2
R27 (261) West of	The site is considered unsuitable for residential development as it would extend the settlement	Ranked 3

<p>Maes Aled, Llansannan</p>	<p>into open countryside, being poorly related physically to the existing settlement. The site has been considered at stage 2 for employment development. Issues raised include a watercourse running through the centre of the site. Other comments were generally favourable; however, it is considered that there are other employment sites to the east of Llansannan, including a previous Local Plan allocation, which are more suitable for allocation. The A544 acts as an appropriate boundary at this end of the village and should be retained as such.</p> <p>CCW suggests development proposals at this site should:</p> <ul style="list-style-type: none"> ▪ Avoid the area of ancient and semi-natural woodland in the west of the site, ▪ Protect the existing right of way which runs through the site; and ▪ Make provision for a landscape buffer at the northern edge of the site to provide a firm defensible boundary to the settlement, and minimise any adverse landscape impacts. 	
<p>R28 and R29 (292) Fields 0068 and 0057, Llansannan</p>	<p>The site is considered unsuitable for residential development as it would extend such development into open countryside, being poorly related physically to the existing settlement and separated from the boundary by existing employment use. The site has been considered at stage 2 for employment development. There are no significant constraints that may impact deliverability, although the Countryside Council for Wales is concerned with the site being an expansion of ribbon development into open countryside. Other sites nearby that are closer to the existing settlement boundary of Llansannan are considered more suitable for bringing forward during the Plan period.</p> <p>CCW does not consider that site R28 represents a well-integrated extension to the settlement. Residential development at this location will extend existing ribbon development further into the</p>	<p>Ranked 4 and 5</p>

	<p>countryside to the south east of Llansannan, such a development pattern being inconsistent with the LDP objective to protect the countryside.</p> <p>CCW has concerns regarding the size and location of site R29 and considers that the scale of the site is disproportionate to Llansannan. This would result in a fragmented settlement pattern that encroaches into the countryside to the south of the settlement, and that is relatively isolated from the main settlement core. We consider that such a development pattern is inconsistent with the Plan’s objective to protect the countryside (Spatial Objective 12), and does not meet Test of Soundness CE1.</p>	
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Only one site was submitted for Trefriw and has been discounted at stage one of the site assessment process.

Table 45: Stage 2 Site Assessments – Tal y Bont / Castell

Site Ref / Address	Comments	Assessment
59 Land off Hendy, Tal y Bont	<p>The site is in a C2 flood zone and TAN 15 states that only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences.</p> <p>Neither of the two sites remaining at stage two in Tal y Bont is proposed for allocation due to flood risk constraints and having considered the housing requirements and site availability in other tier two main villages.</p>	Not suitable – not ranked
501 Land to the rear of Hendy	<p>EAW state that the site lies entirely within zone C2 and within flood zone 2. It is also partially within zone 3. The site should therefore not be allocated unless a strategic assessment is undertaken which demonstrates that the flood risk at the site can be acceptably managed.</p>	Not suitable – not ranked

Site Ref / Address	Comments	Assessment
	Neither of the two sites remaining at stage two in Tal y Bont is proposed for allocation due to flood risk constraints and having considered the housing requirements and site availability in other tier two main villages.	

5. Other Site Assessments

5.1 Introduction

5.1.1 This background paper has primarily covered housing and employment sites. The LDP includes other land use allocations based on evidence for need. As stated in the introduction, background papers 25, 32 and 20 cover site assessments for allotments, burial grounds and waste and recycling facilities respectively. The following sites submitted for consideration, which have not been covered in either stage 1 or 2 of the site assessment process, are included in BP/20 'Waste Management' for assessment as potential waste management sites:

- **E13** Land at Gofer, Towyn
- **E24** Land North of Gofer, Towyn (A+B)
- **E16** Llanddulas Quarry (also E25 A, B and C)

5.1.2 It should be noted that other sites in this BP have also been assessed as potential waste management sites and therefore BP/20 should be read alongside this BP.

5.1.3 Site **MS21** has been considered for cemetery extensions in Llanrwst (please see BP/32 for assessment information). Sites 53 (North of Groesffordd, Dwygyfylchi), 79/80/81/82/E3 (Rhuddlan Road, Abergele), 176 (Esgyryn, Llandudno Junction) and 455 (North of Llanrwst) includes provision for allotments alongside housing and, in some cases, employment land as well (please see BP/25 for allotment demand and supply information). Site **270** (Top Llan Road, Glan Conwy) includes provision for housing and open space.

5.2 R6 / R7 / MS25 - Dolgarrog Aluminium Works

5.2.1 The large site has been identified for potential tourism / leisure and B1, B2 and B8 employment uses. Specific proposals and uses are still to be confirmed as the redevelopment is subject to continuing consultation. It is currently proposed to include visitor accommodation and related employment and ancillary facilities; community uses; public open space; amenity land; small scale retail and small scale B1 and B2 uses. Due to

the loss of another site in Dolgarrog on flood risk grounds, the site will include an element of housing development along the frontage. The site comprises approximately 14.16 ha of land, with around 2 ha of this proposed to supplement flood mitigation measures including the amenity land. As part of the development, ground levels will be raised on part of the site along with a wider flood protection scheme as agreed with the Environment Agency Wales

5.2.2 The site is likely to come forward for development in the latter stages of the Plan due to the gradual closing of the current works and demolition works.

5.3 **MS12 - Llandudno Rail Station**

5.3.1 The rail station has been identified for renovation and upgrading works to create a transport interchange facility. The site is in a TAN 15 C1 flood risk zone and the Council's Environment and Technical Service states that an FCA has been completed and reviewed, therefore no objection is raised.

5.3.2 This is a project involving the Council and Network Rail. This project has been identified in the Local Transport Plan and is supported by the Assembly Government. It has been identified in the North Wales Regional Transport Plan for delivery.

5.4 **E7 – Foryd Harbour**

5.4.1 The site is being considered for employment and leisure development. The long term plan is to develop a marina at this location. A cycle/foot bridge has been designed to connect Rhyl promenade with Horton's Nose; it will have the ability to be raised to allow sailing craft through to the harbour/marina. A planning application for the bridge is due to be submitted to the Council shortly with construction due to commence in 2012. This is a partnership project between Conwy County Borough Council and Denbighshire County Council. The site is referenced in policy TOU/1 – 'Toursim' of the LDP.

5.5 **CR4 / MS11 - Pier Pavilion, Llandudno**

- 5.5.1 The pier pavilion site on Llandudno promenade has been proposed for tourism and/or leisure uses. Being on the promenade in a central location and within the boundaries of the Llandudno Conservation Area, a sensitive design approach would be required for any proposal. The Council supports the use of this site for tourism/leisure uses and discussions are ongoing with the owners with a view to developing in the medium Plan phases.

6. Conclusions

- 6.1 The methodology outlined in this report provides an evolving process for site assessment. It aims to support the efficient use of resources by allowing sites to be excluded and prioritised at an early stage, based on key sustainability criteria.
- 6.2 Overall the approach has aided the decision-making process for site selection in order to achieve sustainable developments. It sought to make an appropriate balance between scoring systems and judgement. The approach necessarily links with the wider strategy and policies of the LDP. Decisions made through the LDP process have also informed the methodology.
- 6.3 Whilst the methodology has evolved its detail, the principles of sustainability and consistent wide ranging assessment have been rigorously maintained.
- 6.4 A summary of the site assessment process for each settlement is included in appendix one of this document.

Appendix 1

Summary of Candidate Site Assessment Process by Strategy Area

URBAN DEVELOPMENT STRATEGY AREA

Table 46 - Abergele, Towyn and Kinmel Bay

Assessment Stage	Site Ref	Site	Page Reference in this document
Removed at Stage 1	258	Off Tan y Goppa Road, Abergele	24
	E17	Former Coal Yard Site, Pensarn	24
	113	Off Morfa Avenue, Kinmel Bay	24
	248	South of Cae Nant, St ASaph Avenue, Kinmel Bay	24
	255	Land adjacent to Langford, Kinmel Bay	24
	256	Rear of Rosedene and Holmlea, Kinmel Bay	24
Removed at Stage 2	495	Ex-Slaters garage, Abergele	62
	473 (SR92)	Former ATS Depot, Abergele	61
	MS20 (SR74)	Land to the South of Siambur Wen, Abergele	60
	472 (SR91)	Land and buildings at Peel Street, Abergele	62
	84	Lyndale Caravan Park, Pensarn	63
	245	North of Towyn Road, Belgrano / Pensarn (also 249)	63
	E1	Abergele East	65
	E26	Land to the West of North Wales Business Park, Abergele	65
	106	Towyn Way East, Towyn	66
	128 (401) (SR69)	Off Towyn Way West, Towyn	66
182 (220)	Land East of Parc Hanes, Kinmel Bay	67	

	188 (408)	Land off Green Avenue, Kinmel Bay	67
	203	End of Gwellyn Avenue, Kinmel Bay	67
	248 (399)	South of Cae Nant, St Asaph Avenue, Kinmel Bay	67
	249 (E6, E21) (SR131)	Former Interleisure site and adjoining land, Towyn	67
	250	Kinmel Crescent, Kinmel Bay	68
	251	Gors Farm, Towyn	68
	405	Land adjacent to Tir Prince, Kinmel Bay	68
	422	Land at Gors Road / Towyn Way East	68
	423	Parc Hanes, Kinmel Bay	69
	426	Land off Gwellyn Avenue, Kinmel Bay	69
	E8 (E8a)	Tir Llwyd	69
	E14	Land South of Tir Llwyd	69
	E27	Land at Clwyd Bank, Kinmel Bay	70
	525	Abergele South East (covers sites 510, 81/82, E3, 79/80, 78 & MS20)	57
	510	Adjacent 81/82, Playing field off Rhuddlan Road	56
Allocated	79 (SR73)	Tandderwen Farm, Abergele	57
	80 (SR73)	South of St George's Road, Abergele	57
	81 (SR89)	Land off St George's Road, Abergele (also 252)	55
	82 (SR89)	Land off Rhuddlan Road, Abergele (also 252)	55
	481 (SR90) (E2)	Abergele Business Park	59
	E3 (SR72)	Abergele South East	58
Contingency	78	Llanfair Road, Abergele	59
	E28	Land to the North of Kinmel Manor Hotel, Abergele	64

Table 47 - Colwyn Bay, Mochdre, Rhos on Sea and Old Colwyn

Assessment Stage	Site Ref	Site	Page Reference in this document
Removed at Stage 1	69	Parciau Farm, Colwyn Bay	24
	354	Adjoining 27, Seafield Road, Colwyn Bay	24
	356	Rear of 140-150, Llanrwst Road, Upper Colwyn Bay	25
	246	South of Peulwys Lane, Old Colwyn	25
	333	Land between Llanelian Road and Nant y Ffynnon, Old Colwyn	25
	498	Field SH8776 Dolwen Road, Old Colwyn	25
	350	Adjoining Tyn y Llan Nursery, Llanelian Road, Old Colwyn	25
	471 (SR75)	Mochdre Dairy site, Mochdre	25
	522c	Land adjacent to Mochdre Dairy	25
	145 (340, C10)	Lynx Depot, Penrhyn Avenue, Rhos on Sea	25
	213	Adjacent Coleg Llandrillo, Rhos on Sea	25
	339	Land at The Laundry, Church Road, Rhos on Sea	25
	341	Land at Everard Road, Rhos on Sea	25
	523	Old Church House	25
	524	Old Dance Hall, Penrhyn Avenue, and Car Park	26
Removed at Stage 2	487	The Dingle, Colwyn Bay	74
	490	Corner of Greenfield and Lawson Road, Colwyn Bay	74
	173	106-118 Abergele Road, Colwyn Bay	75
	489	Lansdown Road Car Park	75
	491	Douglas Road	75

202 (357)	Opposite Pathacres, Honeysuckle Lane, Colwyn Bay	75
64 (351)	Land off Ffordd Triban, Upper Colwyn Bay	76
143	Hafodty Lane, Upper Colwyn Bay	76
342	Land at Nant y Glyn Holiday Park, Colwyn Bay	76
101 (442)	South of Bryn Cadno, Colwyn Bay	77
352	South of Llanrwst Road, Upper Colwyn Bay	77
214	Land adjacent Conway Road / Llanrwst Road, Colwyn Bay	78
355	Hafod y Bryn, Honeysuckle Lane, Upper Colwyn Bay	78
483	South West of Glyn Farm, Colwyn Bay	78
344	Bryn Rodyn	80
131 (359)	Old Colwyn Golf Club	81
360 (SR54)	Land at Peulwys Farm, Peulwys Lane, Old Colwyn	82
70 (142, 349)	Land off Meadowbank, Old Colwyn	82
170	Land at Highlands Road, Old Colwyn	83
171	Land opposite Raynes Quarry, Abergele Road, Old Colwyn.	83
C7	Ty Mawr Farm, Peulwys, Old Colwyn	83
522b	Land Near to Sports Ground, Mochdre	84
358 (SR88)	Land off Chapel Street, Mochdre	84
209 (334)	North and West of Pen-y-Binc Farm, The Old Highway, Mochdre	84
C5 / 522a (SR105)	Site between A55 and A547, Mochdre	84
345	Land rear of Gower Road, Mochdre	85
346 (MS10)	Land rear of Seren y Dyffryn Caravan Park, Mochdre (also MS10)	85
C16	Site South of Hen Ffordd Gonwy, Mochdre	86

	(CR41) (SR106)		
	CR36	Land South and West of Quinton Hazell, Mochdre	86
Allocated	488	Lawson Road	72
	217	BT Exchange	73
	494	Ysgol y Graig	79
	496	Ty Mawr	79
	247	Dinerth Road	86
	71 / 348	Dinerth Hall Farm	87
Contingency	67 / 347 /353	Glyn Farm	73
	502	Llysfaen Road	79
	335	Dolwen Road	80

Table 48 - Llandudno, Llandudno Junction and Conwy

Assessment Stage	Site Ref	Site	Page Reference in this document
Removed at Stage 1	134 (411)	Former tennis courts, Lloyd Street, Llandudno	26
	311	Beaver Lodge, Llandudno	26
	310 (361)	Tan y Fron Road, Llandudno Junction	26
	320	Marl Farm, Llandudno Junction	26
	362	Adjoining 6, River View Terrace, Llandudno Junction	26
	410	Albini House, Llandudno Junction	26
	438	High Street East, Llandudno Junction	26
	440	Memorial Hall, Llandudno Junction	26
	486	Scaffolding Site, Llandudno Junction	26
	CR14	Hotpoint 'Llandudno on-line', Llandudno Junction	26
	CR30	Former Brickworks, Llandudno Junction	26

	R21 (R41, CR43) (SR103)	Adjacent Ganol Sewage Treatment Works, Glan Conwy	26
	211	West of Ty Mawr, Henryd Road, Gyffin	27
	308	Adjoining Bryn Gynog Caravan Park, Conwy	27
	318	North of Bryn Bychan, Conwy	27
	365	West of Cae Cregin, Gyffin, Conwy	27
	36 (420) (SR71)	Llanrhos Road, Penrhyn Bay	27
Removed at Stage 2	122 (414)	Off Queen's Rd, Llandudno (adjacent roundabout)	92
	241	Youth Centre, Trinity Avenue, Llandudno	93
	119 (CR29)	Queen's Road, Llandudno (adjacent Medical Centre)	93
	412	Adjacent to Kings Avenue, Llandudno	94
	415	Scrap yard, Maesdu Road, Llandudno	94
	34 (146, 324)	Land to the rear of Hillside, Craigside	94
	364	Adjoining Craigside Manor & Lumpley Lodge, Craigside	95
	133 (SR50)	Tan yr Allt, Tan y Bryn Rd, Llandudno	95
	363	Adjoining Bryn Berain, Bryn y Bia Road, Craigside	96
	117 (210)	Off Cwm Howard Lane, Llandudno	96
	118 (312)	Adjacent Wyncroft Farm, Llandudno	96
	MS13	Colwyn Road, Llandudno	97
	CR38	Land off Trinity Crescent, Llandudno	97
	CR18 (CR32) (SR102)	Between A55 and railway, Llandudno Junction	103
	CR40 (SR47)	Land at Glan Conwy corner, Llandudno Junction	103
CR44	Land Adjacent Afon Conwy Motel	104	

	(SR104)		
	20 (321) (SR36)	Land adjacent Parc Sychnant, Conwy	107
	16	Land off Isgoed, Conwy	108
	17 (SR62)	Bodhyfryd, Llanrwst Road, Conwy	108
	19 (SR133)	North of Sychnant Pass Road, Conwy	109
	164 (SR44)	North of Lark Hill, Sychnant Pass Road, Conwy	109
	185 (SR35)	OS 3454, North of Sychnant Pass Road, Conwy	110
	511	Ty Mawr, Gyffin	110
	223	East of Henryd Road, Gyffin, Conwy	111
	319	Land at Tyn yr Ardd, Conwy	111
	323 (409)	Bangor Road, Conwy	111
	368	Land off Bryn Castell, Conwy	112
	419	62, Cadnant Park, Conwy	112
	CR7	Conwy United FC	112
	CR37	Land at Conwy Morfa	113
	165 (SR46)	Corner of Pentywyn Rd / Marl Lane, Deganwy (also 367)	101
	8 (SR02)	Land between Maes-y-Castell and Hawes Drive, Deganwy	113
	3 (468) (SR55)	Land adjacent Conway Road, Llanrhos	113
	75	Land at Bryn Lupus Road, Deganwy	114
	417	Gloddaeth Lane, Llanrhos	114
	499	Land off Tan y Fron, Deganwy	114
	MS19 (CR28) (SR63)	Land off Pentywyn Road, Deganwy	114
	317	Adjoining Llanrhos Road, Penrhyn Bay	117
Allocated	434	Plas yn Dre	91
	439	Social Club / Youth Club	98

	176 (CR15, CR31 and CR33)	Esgyryn	99
	14	Woodlands	100
	452	Penmaen Road	105
	449	Plas Penrhyn	116
	CR34	Former Goods Yard	97
	CR16	North East of former goods yard, Llandudno Junction	102
Contingency	SR85	Nant y Gamar Road	91
	SR43 (4)	Henryd Road, Gyffin	105
	37/38	Off Derwen Lane	116

Table 49 - Llanfairfechan and Penmaenmawr

Assessment Stage	Site Ref	Site	Page Reference in this document
Removed at Stage 1	35	Park Road, Llanfairfechan	27
	225 (390)	Tan-y-Ffordd, Llanfairfechan	27
	391	West of Hafod y Coed, Gwyllt Road, Llanfairfechan	27
	392	East of Y Gelli, Aber Road, Llanfairfechan	27
	394	East of Fern Bank, Penmaenmawr Road, Llanfairfechan	27
	395	Between Cae America and Ffordd Dinas, Llanfairfechan	27
	396	Cae America, Llanfairfechan	27
	397	Adjoining Awel y Graig, Nant y Felin Road	27
	398	Adjoining Crud y Gwynt, Tyddyn Drycin	27
	383	East of Dyffryn, Conwy Road, Penmaenmawr	28
	386	Rear of Marine Terrace, Station Road,	28

		Penmaenmawr	
	387	ERJ Products Ltd, Brynmor Terrace, Penmaenmawr	28
	388	Victoria Garage, High Street, Penmaenmawr	28
	428	Gwysfa, Conwy Old Road, Penmaenmawr	28
	514	Tan y Berllan	28
	516	Old Garage Site	28
	507	Red Gables	28
	508	Roncol Land, Gilfach Road	28
	W3 (W4)	Rear of Roncol, Penmaenmawr	28
	W7	Adjacent to railway, off Conwy Road, Penmaenmawr	28
	W11	Timefactor Chemicals, Penmaenmawr	28
	W15	School Lane, Penmaenmawr	28
	MS7	Penmaenmawr Promenade	28
Removed at Stage 2	30, 518 / 519 (W1 and MS8)	Land at Bryn-y-Neuadd Hospital, Llanfairfechan	122
	148 / 205 / 328	South of Caerffynnon, Llanfairfechan	124
	149 (SR59)	Land adjacent to Pinehurst, Llanfairfechan	125
	385	North of Gorwel, Llanfairfechan	125
	435	East of Gorwel, Llanfairfechan	126
	493	Llanfairfechan Industrial Estate	126
	389	East of Llannerch, Llannerch Road, Llanfairfechan	127
	497	Adjacent to site 205/328 Opposite Bryn y Neuadd	125
	26 (also 480, 331)	Land off Cwm Road, Penmaenmawr	128
	153	Adjacent Trewen, Conway Old Road, Penmaenmawr	128
	22 and 23	Land between Alexandra Park & Graiglwyd	128

		Rd, Penmaenmawr / Monastery, Alexandra Rd, Penmaenmawr	
	382	Tyddyn Bach, Penmaenmawr	130
	436	South of Graiglwyd Road, Penmaenmawr	131
	526	Parc Plas Mawr	131
	W9	Ty Mawr	132
	W14	Land adjacent to A55, Penmaenmawr	132
	MS6	Land off Cemlyn Park, Penmaenmawr	132
Allocated	429	Dexters Products	119
	521	West Coast Building	120
	31/393	Adjacent to Glanafon	120
	515	Old Weighbridge Site	127
Contingency	384	West of Penmaen Park	121
	135	Conway Road	127

Table 50 - Llanrwst

Assessment Stage	Site Ref	Site	Page Reference in this document
Removed at Stage 1	503	RAF Centre, Llanddoged Road	28
	505	Abattoir	28
	506	Dolanog Building	28
	R2	Ty Gwyn	28
	R25	Tyddyn Hen, Llanrwst	28
Removed at Stage 2	47	Land to the rear of Trem Afon, Llanrwst	137
	461 (SR17)	Site H adjacent railway, Llanrwst	138
	260 (R33) (SR16)	Fron Ganol, School Bank Road, Llanrwst	138
	151 (425)	North of Plas yn Dre, Station Rd, Llanrwst	139
	294 (492)	East of Maes Tawel, Llanrwst	139
	463 (SR19)	Site J North of Llanrwst	140
	456 (also 197) (SR11)	Site B East of Llanrwst	140

	460 / R34 (SR15)	Site F North West of Llanrwst	141
	462 (SR18/81)	Site I North West of Llanrwst (also 198, 276)	141
	504	Cattle Market	142
	R1	Adjacent Ty Gwyn, Llanrwst	142
	R3	Ysgol Dyffryn, Llanrwst	142
	R26	West of Meadow Vale, Llanrwst	142
	R36	North of Pont Cae Melwr, Llanrwst	143
	MS21	Llanrwst Cemetery Extension	143
Allocated	287	Bryn Hyfryd / Ffordd Tan yr Ysgol	134
	458	Site D East of Llanrwst	135
	459	Site E Adjacent to Bryn Hyfryd	135
	455	Site A North of Llanrwst	136
Contingency	457	Site C North East of Llanrwst	136

Table 51 - Tier 1 Main Villages

Assessment Stage	Site Ref	Site	Page Reference in this document
Removed at Stage 1	126	Land off Station Road, Llanddulas	29
	402	Land at Pencoed Avenue, Llanddulas	29
	404	House and outbuildings at the mill, Llanddulas	29
	329	East of Golygfa Sychnant, Dwygyfylchi	29
	159 (336)	Adjacent Rhianfa, Bwlch y Gwynt Road, Llysfaen	29
	199	Land at Bod Hyfryd, Llysfaen	29
	204	Land adjoining Erw Llewelyn, Llysfaen	29
	215	Land at Geulan Road / Bwlch y Gwynt Road	29
	338 (SR130)	Land at Bryn Heulog Road, off Trawscoed Road, Llysfaen	29
	343	Land at London House, Bron y Llan Road,	29

		Llysfaen	
	443	Land at Fron Goch, Bwlch y Gwynt Road, Llysfaen	29
	464 (SR37)	Land adjoining Colwyn Bay settlement limit near Raynes Quarry, Llysfaen	30
	465 (SR38)	Land (site 2a) to the West of Llysfaen, near Raynes Quarry, Llysfaen	30
	466 (SR39)	Llysfaen, near Raynes Quarry	30
	484	Rear of 4 Rhodfa Lwyd, Llysfaen	30
	509 (SR203)	Land at Copa'r Bryn	30
	512	Near Pen y Graig, Llysfaen	30
	513	Next to Geulan, Llysfaen	30
	42	Tal y Fan, Glan Conwy	30
	271	Woodstock, Llanrwst Road	30
	306 (SR116)	South of Ty Du Road, Glan Conwy	30
	307 (R37)	The Old Rectory, Glan Conwy	30
	378	Fernwood Boatyard, Glan Conwy	30
Removed at Stage 2	482	Land adjacent Llindir	145
	400	Land adjacent to St Cynbryd's Church	146
	500	Land at Maes y Llan	147
	58	Land adjacent Ysgol Capelulo	147
	86	Off Trem y Don	149
	144	Land adjoining Plas Farm, Llysfaen	150
	200	Land opposite Bod Hyfryd, Llysfaen	150
	41 (374)	Top Llan Rd, Glan Conwy	151
	44	Tyn Twll Uchaf	151
	262 (304) (SR114)	West and South of Bryn Rhys, Glan Conwy	152
	301 (SR111)	West of The Pines, Glan Conwy	152
	302 (SR112)	East of Cefn Gwyn, Glan Conwy	152
	303 (SR113)	East of Bryn Rhys, Glan Conwy	152
	305 (SR115)	East of Maes Hyfryd, Glan Conwy	152
Allocated	212 / 406	Pencoed Road	144
	403	South of the Mill	145

	56	Off Ysguborwen Road	146
	53	North of Groesffordd	147
	MS9	Orme View Filling Station	148
	160	Adjoining Ysgol Cynfran	148
	87	Adjacent to Former Rectory	149
	270	Top Llan Road	150

Table 52 - Tier 2 Main Villages

Assessment Stage	Site Ref	Site	Page Reference in this document
Removed at Stage 1	478 (SR70)	South of Dolwen Road Site B, Betws yn Rhos	31
	437	Adjoining Gwylanedd, Cerrigydrudion	31
	R42	Saracen's Head, Cerrigydrudion	31
	62 (278)	Land off Maes Llan, Eglwysbach	31
	373	Near Bryn Kenrick, Llanfairtalhaearn	31
	369	Rhos y Mawn, Llangernyw	31
	371	Former Smithy, Llangernyw	31
	427	Annedd Wen, Llangernyw	31
	288	Adjacent Cysgod y Craig, Llansannan	31
	469	Land South of Llain Hiraethog	32
	R40	Adjacent Water Treatment Works, Llansannan	32
	441	Land off Gower Road, Trefriw	32
	105 (SR24)	Nursery at Castell	32
Removed at Stage 2	93 / 269 / 476	Off Dolwen Road	154
	224 (477) (SR67)	West of Ffarm Hotel, Betws yn Rhos	155
	97 (285) (SR41)	Adjacent Cwm Eithin, Cerrigydrudion	156

	431	North of Maes-y-Ffynnon	156
	175 (SR128)	Trem Eryri	157
	222 (SR58)	South of Bryn Morfa / Gwydr Road	158
	163 (SR98)	Opposite Ysgol Gynradd Eglwysbach	160
	85	Glasfryn	160
	6	Opposite primary school, Llanfairtalhaearn	161
	90 (451)	Glan Elwy, Llanfairtalhaearn	161
	109 (SR127)	Adjacent school, Llanfairtalhaearn	161
	98 / 286	West of A548, Llangernyw	162
	370	Cricket Field, Llangernyw	162
	430 (218) (SR136)	Eglwysbach Road, Llangernyw	162
	263	South of Fron Bugad, Llansannan	164
	R39	Former Scout Hut	164
	R27 (261)	West of Maes Aled, Llansannan	165
	R28 and R29 (292)	Fields 0068 and 0057, Llansannan	165
	59	Land off Hendy, Tal y Bont	166
	501	Land to the rear of Hendy	167
Allocated	91 / 284	Ffordd Llanelwy	153
	92 / 274	Minafon	153
	453	Land Fronting B5105	155
	MS25	Aluminium Works (R6 / R7)	157
	470	Tan y Ffordd	158
	R47	Memorial Hall	159
	60	Off Heol Martin	159
	454	The Smithy	160
	277	Coed Digain	161
	195 / 372 / R44	Stag Yard	163
	289	North of Llansannan	163
	R30	0078 (293)	164

Minor Villages, Hamlets and Open Countryside – all sites have been removed at stage one of the site assessment process in line with national planning policy and guidance. Sites would be assessed at planning application stage and none have been allocated in the LDP.

Appendix 2

Detailed Site Assessment Tables for Allocated and Contingency Sites

LDP HOUSING / EMPLOYMENT ALLOCATIONS – ABERGELE, TOWYN, KINMEL BAY

Site Details		Access to Key Services								Council's Proposed Approach							
<p>Site Ref: E2 / 481 (SR90) Site: North Wales Business Park, Abergele</p> <p>Proposal: Mixed use employment and residential development. Current Use: Part developed; mostly undeveloped greenfield land. Area (ha): 2 ha out of a total area of approximately 10 ha available for development in the LDP (2 ha of which has been completed since 2007 for B1 employment use Theoretical Yield and Density: 200 dwellings on 3 ha based on the density of 40 dwellings per hectare. 2 ha of B1 employment land to be allocated.</p> <p>Ownership: Private Relevant Planning History: 0/23158 Development of land for B1 uses with restaurant, parking and landscaping (approved 17/01/01). Subsequent applications permitted for office buildings in the south east corner of the site and more recent permissions for a health centre including pharmacy (0/31570, 0/36196)</p> <p>Status in Adopted Plan: The site is in a Green Barrier (CN5) in the Colwyn Borough Local Plan.</p> <p>Site Description: The flat site has been included in the settlement boundary of Abergele as an extension to the west of the existing settlement. It is bounded by existing residential development to the east; a triangular field currently designated a green barrier to its west, the A55 along the north and A547 along the south. The south east corner has been developed for B1 uses; immediately to its west is the area for medical/pharmacy development with further potential development at the western extent of the site.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 1km Public Transport: within 600m bus stop (nearest train station is Abergele Pensarn, approximately 1.5km away) Cycle Route: Local route approximately 600m away, connecting to National Route 5 Frequency of Public Transport: 1 or 2 points</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>The principle of employment (B1 use) development has already been established on this site; therefore it has not been subject to consultation for employment purposes. Only part of the site has been developed for B1 uses and since the original permission was granted in 2001 for B1 use, applications have been approved for medical (D1) facilities in the south west corner of the site. The western side of the site has been earmarked for further medical-related uses (application to be submitted), which leaves approximately 8ha to be considered.</p> <p>During the Deposit LDP consultation a number of representations were received regarding proposed allocations in Abergele. An alternative residential site was suggested at the Business Park.</p> <p>Having consulted with the statutory bodies on the potential for residential development on an element of this site (likely to adjoin the existing development along the eastern boundary), the following comments were received:</p> <ul style="list-style-type: none"> • Qualified no objection from the Council's Highways service – access should only be provided off Heol Awel. Following receipt of the Transport Assessment, there is no objection to the proposed land area being reallocated for housing in the LDP. • No flood risk issues identified. • Dwr Cymru welsh Water state that hydraulic modelling assessments will be required to understand any potential improvements required; however, dependant on the potential foul discharge flows, the point of communication will have to be determined. <p>With reference to the Employment Land Demand and Supply (BP/42) the land required via new allocations in the Urban Development Strategy Area is 15.47 ha. This is largely due to the high level of commitments (including North Wales Business Park). Taking into consideration the strategic significance of the proposed allocations at Esgryn (part of a strategic hub in the Wales Spatial Plan and part of the Llandudno Junction Masterplan) and Bodlondeb (key Council-owned site, already identified for delivery over the Plan period) it is considered that approximately 3 ha of the Business Park could be released for residential development during the Plan period. The availability of this land would make it suitable for development in the early Plan phase. Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study.</p> <p>Phasing: Please see BP/30 and BP/42</p>							
Hierarchy of Settlements (Sequential Test)																	
<p>Located within Settlement Boundary: Yes Previously Developed Land: No Urban/Rural: Urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Settlement Extension</p>																	
Spatial Objectives Assessment	SO1: +/-	SO2: 0	SO3: +	SO4: +	SO5: 0	SO6: 0	SO7: +	SO8: 0	SO9: +/++	SO10: ++	SO11: ++	SO12: 0	SO13: 0/+	SO14: 0	SO15: 0	SO16: -/+	
Opportunities to Manage / Mitigation?	<p>SO1: While the site is located on greenfield land, it adjoins an existing urban area and is accessible by different transport means. The principle of development has already been established at this site under different application references and appropriate mitigation measures identified. SO3: The site will provide an element of residential use including affordable housing provision to meet demand. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape. SO16: see SPG on Planning and the Welsh Language for further guidance on ensuring development sustains or enhances the Welsh Language. SO16: see SPG on Planning and the Welsh Language for further guidance on ensuring development sustains or enhances the Welsh Language. A Mitigation Statement should be submitted at planning application stage for the housing element of the site, in line with the SPG and BP/33.</p>																

Site Details		Access to Key Services		Constraints and Deliverability								Council's Proposed Approach					
<p>Site Ref: 79/80 (SR73) Site: Land at Tandderwen Farm, Abergele</p> <p>Proposal: Residential development Current Use: Agricultural</p> <p>Area (ha): Part of the 25.5ha strategic site allocation in Abergele</p> <p>Theoretical Yield and Density: The total strategic site allocation in Abergele would include 600 dwellings and 2 ha of B1 use employment land.</p> <p>Ownership: Public and Private</p> <p>Relevant Planning History: 21445/O – residential development; refused 11/2/98</p> <p>Status in Adopted Plan: The western boundary area was allocated as public open space in the Colwyn Borough Local Plan (1999) – policy CR4.</p> <p>Site Description: The site is to the east of Abergele. It comprises open pasture land with the Afon Gele running from north to south along its western boundary. Existing housing lies immediately to the north west and western boundary and open farm land to the south. Tandderwen Farm forms part of the site immediately to the south of St George's Road.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities: Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site appraisal transport study of sites 79-82/E3 undertaken for the Council states that these developments will no doubt serve to increase pedestrian and cyclist use of St. George Road as it represents the most direct route to and from the town centre.</p> <p>Sustainability Points Local Facilities: within 400m Public Transport: within 400m bus stop (train is 1mile approx from northern end of site) Cycle Route: local routes within 800m of the site Frequency of Public Transport: 1 or 2 points</p>		<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and Countryside: No TPO or known tree or hedgerow related constraints. The site has been surveyed in full. Approximately 9.5 ha is Agricultural Land Classification Grade 3a (Best and Most Versatile land). The remainder of the site is grade 3b. CCW raise concerns over development of the entire site. • Impact on local Character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement. • Impact on Biodiversity: There is some biodiversity value in the mature trees and network of hedges across the site. • Impact on Historic Environment: The site is well selected in terms of its relationship to existing residential development. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Zone A; EA flood zone 1 – low risk. No objection from Environment Agency or the Council's Environment and Technical Service, but both recommend no residential development immediately adjacent Afon Gele (known previous flooding). • Ownership: No issues • Ground Conditions: No issues • Archaeology: A large development area of small enclosed fields of post medieval date with two locations of prehistoric and Roman finds within, or on the periphery of, the development zone. This area has never been surveyed and there is a high probability that previously unrecorded archaeology is present here. • Highways: Only with link from Rhuddlan Road roundabout to Llanfair road. TA required. Qualified no objection from Highways service. The site appraisal transport study emphasises that provision of a new road to serve the development areas is fundamental, as without such the existing infrastructure is not suitable to support major development proposals. • Infrastructure: Dwr Cymru Welsh Water's local public sewerage network will be unable to accommodate the demands from the proposed development of this area. There are no problems envisaged with foul drainage to the Kinnel Bay Waste Water Treatment Works. No problems are envisaged with the provision of a water supply for these developments. <p>Availability: Available now; development of this strategic site requires a coordinated approach involving the different landowners Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible particularly to the main centres of Colwyn Bay and Rhyl in Denbighshire. Viability: + (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 for further details</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP? Although the site is Greenfield land, it is located in an accessible centre and generally performs well in the sequential test. It is not proposed to allocated the entire site area of 79/80 because of landscape impacts.</p> <p>There is a need to address a shortfall in existing footway provision (St George Road) and perhaps consider further safety improvements along that route in order to more safely accommodate these increased users.</p> <p>A suitable pedestrian and cyclist crossing facility is required at the A547 and this should be considered in advance of the link road as it would be of benefit to existing users irrespective of development proposals. The proximity to nearest bus stops is beyond the desirable standard distance and options for bringing bus services along the link road corridor should be explored.</p> <p>Dwr Cymru Welsh Water states that hydraulic modelling assessments will be required to understand any potential improvements required, however, dependent on the potential foul discharge flows, the point of communication will have to be determined. The proposed development sites are crossed by public sewerage for which protection measures, either in the form of an easement and/or diversion may be required. Off site mains may be required and these can be assessed during the planning application stage.</p> <p>Open space provision should link with the existing Public Rights of Way infrastructure and provide effective corridors for people and wildlife. It is important to maintain links to and from Coed Abergele.</p> <p>Based on comments received from Highways service, the sites would only be suitable as part of a larger scheme including sites 81/82 and a link road from the roundabout to the A548.</p> <p>Sites 79/80 are part of a strategic site allocation for Abergele in the revised Deposit LDP. A development brief will be prepared to inform developers and other interested parties of the constraints and opportunities presented by the site and the type of development(s) expected by policies in the LDP.</p>					
Hierarchy of Settlements (Sequential Test)																	
<p>Located within Settlement Boundary: No</p> <p>Previously Developed Land: No</p> <p>Urban/Rural: Semi urban</p> <p>Position in the Settlement Hierarchy: Urban Area</p> <p>Relationship to Settlement: Settlement extension</p>																	
Spatial Objectives Assessment		SO1: +/-	SO2: +	SO3: +	SO4: 0	SO5: 0	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +	SO13: +	SO14: 0	SO15: 0	SO16: -/0
Opportunities to Manage / Mitigation?		<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site adjoins an existing urban area and is accessible by different transport means, it is located on greenfield land and forms part of a strategic site allocation in the Plan period. It is considered that any impacts on landscape and nearby biodiversity interests can be appropriately mitigated (e.g. through the Biodiversity, Landscape Character SPGs). SO3: The site will provide an element of affordable housing to meet local needs. SO7: Development of the strategic site at Abergele will incorporate a link road and footpaths and cycle routes connecting to the existing centre of Abergele. There is scope to incorporate existing bus services into the proposed development (further information to be provided in the Development Brief). SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the area's biodiversity interest. SO16: see SPG on Planning and the Welsh Language for further guidance on ensuring development sustains or enhances the Welsh Language. A Mitigation Statement should be submitted at planning application stage for the housing element of the site, in line with the SPG and BP/33.</p>															

Site Details			Access to Key Services				Constraints and Deliverability							Council's Proposed Approach					
<p>Site Ref: 81/82 (SR89) Site: Land at Abergele</p> <p>Proposal: Residential development</p> <p>Current Use: Agricultural Area (ha): Part of the 25.5ha strategic site allocation in Abergele</p> <p>Theoretical Yield and Density: The total strategic site allocation in Abergele would include 600 dwellings and 2 ha of B1 use employment land.</p> <p>Ownership: Part Council owned land, part Assembly Government owned, part private.</p> <p>Relevant Planning History: None Status in Adopted Plan: Allocated for residential development (policy CH3) in the draft Colwyn Borough Local Plan.</p> <p>Site Description: The site lies between the Abergele roundabout (adjoining northern boundary) and St George's Road (adjoining southern boundary) to the east of Abergele. The site also adjoins existing recreation space and an existing row of houses along St George's Road. It comprises agricultural land and is bounded by a track on the eastern side.</p>			<p>Access to Key Services</p> <ul style="list-style-type: none"> Range of Shops and Services – Yes Doctors Surgery – Yes Access to Education – Yes Local Employment Opportunities - Yes Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site appraisal transport study of sites 79-82/E3 undertaken for the Council states that these developments will no doubt serve to increase pedestrian and cyclist use of St. George Road as it represents the most direct route to and from the town centre.</p>				<p>Environmental Constraints</p> <ul style="list-style-type: none"> Impact on landscape and Countryside: Any open space lost would need to be replaced elsewhere on the strategic site. Impact on local Character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. Impact on views: Adjoins existing settlement Impact on Biodiversity: There is some biodiversity value in the trees on site, as well as the stream which flows along its eastern boundary. Impact on Historic Environment: no comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> Flood Risk: TAN 15 Zone A. EA Flood Zone 2 – low to medium risk in the north east corner. Parts of the site are at low risk of flooding. Flood mitigation proposals will be required prior to development commencing. Flooding from the ordinary watercourse north west of the site due to blockage of inlet to the Rhuddlan Road culvert. No objection. Ownership: No issues Ground Conditions: No issues Archaeology: There have been prehistoric finds in this area, including the recorded locations of a Roman coin hoard and prehistoric finds. There is also a possible medieval well on site. The whole area has a high potential for previously unrecorded archaeology. Highways: If considered as a stand alone site, access may well require justification off and modification to the roundabout off slip. Preferable if site access planned off the new bypass. Qualified no objection. No objection received from the Assembly Government's Transport service. Infrastructure: Wales and West Utilities have no apparatus in the area of enquiry. Safe digging practices, in accordance with HS (G) 47, must be used before any mechanical plant is operated. Dwr Cymru Welsh Water's local public sewerage network will be unable to accommodate the demands from the proposed development of this area. There are no problems envisaged with foul drainage to the Kinmel Bay Waste Water Treatment Works. No problems are envisaged with the provision of a water supply for these developments. <p>Availability: Majority of site owned by Welsh Assembly Government. Allocated in Deposit CBLP but deleted at Inquiry because independent of link road and access concerns. The Assembly Government fully support allocation of this site.</p> <p>Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible particularly to the main centres of Colwyn Bay and Rhyl in Denbighshire.</p> <p>Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study.</p> <p>Phasing: This would be the first section of the strategic site to be brought forward for development. Please see BP/30 for further details</p>							<p>Does the site have potential for inclusion in the Revised Deposit LDP? Following comments received from the Countryside service, a buffer zone would be appropriate along the stream.</p> <p>The existing access to the Kinmel Manor will not sustain the increased traffic generation and a new access will be required. Access will need to be restricted to the western corner in order to get sufficient separation from the roundabout and avoid conflict with the A55 (T) slip roads (subject to agreement with Highways).</p> <p>The proximity to nearest bus stops is beyond the desirable standard distance and options for bringing bus services along the link road corridor should be explored.</p> <p>Dwr Cymru Welsh Water states that hydraulic modelling assessments will be required to understand any potential improvements required, however, dependent on the potential foul discharge flows, the point of communication will have to be determined. The proposed development sites are crossed by public sewerage for which protection measures, either in the form of an easement and/or diversion may be required. Off site mains may be required and these can be assessed during the planning application stage.</p> <p>The double-hedged public right of way running from north to south on the east side should be retained, as should the small copse at the centre of the proposal.</p> <p>Sites 81/82 are part of a strategic site allocation for Abergele in the revised Deposit LDP. A development brief will be prepared to inform developers and other interested parties of the constraints and opportunities presented by the site and the type of development(s) expected by policies in the LDP.</p>					
<p>Hierarchy of Settlements (Sequential Test)</p> <p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Semi urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Settlement Extension</p>			<p>Sustainability Points Local Facilities: within 400m Public Transport: within 400m bus stop (train is 0.9miles approx from site) Cycle Route: local routes within 800m of the site Frequency of Public Transport: 1 or 2 points</p>																
<p>Spatial Objectives Assessment</p>			SO1: +/-	SO2: +	SO3: +	SO4: 0	SO5: 0	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +	SO13: +	SO14: 0	SO15: 0	SO16: -/0	
<p>Opportunities to Manage / Mitigation?</p>			<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site adjoins an existing urban area and is accessible by different transport means, it is located on greenfield land and forms part of a strategic site allocation in the Plan period. It is considered that any impacts on landscape and nearby biodiversity interests can be appropriately mitigated (e.g. through the Biodiversity, Landscape Character SPGs). SO3: The site will provide an element of affordable housing to meet local needs. SO7: Development of the strategic site at Abergele will incorporate a link road and footpaths and cycle routes connecting to the existing centre of Abergele. There is scope to incorporate existing bus services into the proposed development (further information to be provided in the Development Brief). SO10/11: As the gateway entrance to the strategic site in Abergele, it offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the area's biodiversity interest. SO16: see SPG on Planning and the Welsh Language for further guidance on ensuring development sustains or enhances the Welsh Language. A Mitigation Statement should be submitted at planning application stage for the housing element of the site, in line with the SPG and BP/33.</p>																

Site Details		Access to Key Services		Constraints and Deliverability								Council's Proposed Approach					
<p>Site Ref: E3 (SR72) Site: Abergele East</p> <p>Proposal: Mixed use housing and employment (B1 use)</p> <p>Current Use: Agricultural</p> <p>Area (ha): Part of the 25.5ha strategic site allocation in Abergele</p> <p>Theoretical Yield and Density: The total strategic site allocation in Abergele would include 600 dwellings and 2 ha of B1 use employment land.</p> <p>Ownership: Private Relevant Planning History: None Status in Adopted Plan: None</p> <p>Site Description: The site is located to the east of Abergele, detached from the existing settlement boundary. It comprises two fields of agricultural land and is bounded on its northern and southern boundaries by the A55 and St. George Road. The site rises gradually to the south. I</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> Range of Shops and Services – Yes Doctors Surgery – Yes Access to Education – Yes Local Employment Opportunities - Yes Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 800m Public Transport: within 800m bus stop (nearest train station is Abergele Pensarn, approximately 1.5km to the north) Cycle Route: local route connecting to National Cycle Route 5 within 800m approximately. Frequency of Public Transport: 0 or 1 point</p>		<p>Environmental Constraints</p> <ul style="list-style-type: none"> Impact on landscape and countryside: WG Environment and Technical Services Division states the site is shown on the provisional Agricultural Land Classification map as being ALC grade 2. The area east of Abergele was surveyed at reconnaissance level in 1977. This showed the site to be ALC sub-grade 3a at the north and grade 2 at the south. This was part of a much larger survey area and no auger borings were taken within the current site boundary. Additional and more detailed survey work would be required to confirm the above comments. The Countryside Council for Wales states that taken together with the adjacent suggested residential allocation, this would represent a further loss of open countryside. Impact on local character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. Impact on views: Potential impact as the site gradually rises to the south. Impact on Biodiversity: No comments received. Impact on Historic Environment: No issues <p>Physical Constraints:</p> <ul style="list-style-type: none"> Flood Risk: TAN 15 Flood Risk Zone A. Environment Agency flood zone 2 – low to medium risk (northerly corner only). Fluvial >1/100. No known previous flooding. No objection from Environment Agency Wales or the Council's Environment & Technical service. Ownership: No issues Ground Conditions: No issues Archaeology: The site is immediately east of known Roman and prehistoric finds locations. There is a high probability for previously unrecorded archaeology. Highways: The Council's Highways service states that development is not acceptable off the existing access. Land will be required outside the site boundary to create access off the proposed link road. Qualified objection at this stage. WAG Transport: The existing access to the Kinmel Manor won't sustain the traffic increase and a new access will be required. Development can't take place without major alterations to roundabout/slip roads using land outside the site. Even then a suitable alignment isn't clearly achievable. Infrastructure: Dwr Cymru Welsh Water states the local public sewerage network will be unable to accommodate the demands from this proposed development. Foul drainage from the proposed development will drain to the Kinmel Bay Waste Water Treatment Works for which there are no problems in accepting these domestic demands. No problems are envisaged with the provision of a water supply for this development. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible particularly to the main centres of Colwyn Bay and Rhyl in Denbighshire. The site will contribute to employment needs for the area during the Plan period (see Background Paper 14 – Employment Land Study). Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Contingency. Please see BP/30 for further details.</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is greenfield land, it is located in an accessible centre and generally performs well in the sequential test.</p> <p>The Council's Business and Enterprise team state that the site is ideally placed for B1 office use and would complement the North Wales Business Park development once complete. The Assembly Government's Department for the Economy and Transport also supports development of this site for B1 uses. It could be connected by the new link road and access constructed in connection with sites 81/82 which are proposed residential allocations.</p> <p>Dwr Cymru Welsh Water state that a hydraulic modelling assessment will be required to understand any potential improvements required, however, dependent on the potential foul discharge flows, the point of communication will have to be determined. DCWW also state that off site mains may be required and these can be assessed during the planning application stage.</p> <p>A Transport Assessment would be required for this development. The Countryside Council for Wales states that protection of the double-hedged public right of way would be required. Development of this site should involve appropriate archaeological evaluation works. Site E3 is part of a strategic site allocation for Abergele in the revised Deposit LDP. A development brief will be prepared to inform developers and other interested parties of the constraints and opportunities presented by the site and the type of development(s) expected by policies in the LDP.</p>					
<p>Hierarchy of Settlements (Sequential Test)</p> <p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Settlement extension</p>																	
<p>Spatial Objectives Assessment</p>		SO1: 0/-	SO2: +	SO3: 0	SO4: 0/+	SO5: 0	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +	SO13: +	SO14: 0	SO15: 0	SO16: -/0
<p>Opportunities to Manage / Mitigation?</p>		<p>SO1: While the site is located on greenfield land, it adjoins an existing urban area, is accessible by different transport means and should it be brought forward in the Plan period, it would form part of a strategic site allocation. It is considered that any impacts on landscape could be appropriately mitigated (e.g. through the Landscape Character SPG). SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape. SO16: see SPG on Planning and the Welsh Language for further guidance on ensuring development sustains or enhances the Welsh Language. A Mitigation Statement should be submitted at planning application stage for the housing element of the site, in line with the SPG and BP/33.</p>															

LDP HOUSING / EMPLOYMENT ALLOCATIONS – COLWYN BAY, OLD COLWYN, RHOS ON SEA & MOCHDRE

Site Details		Access to Key Services				Constraints and Deliverability								Council's Proposed Approach			
<p>Site Ref: 217 Site: BT Exchange, Colwyn Bay</p> <p>Proposal: Residential development.</p> <p>Current Use: Commercial building</p> <p>Area (ha): 1.21</p> <p>Theoretical Yield and Density: The site would be considered for approximately 70 dwellings based on the density of up to 50 dwellings per hectare.</p> <p>Ownership: Private</p> <p>Relevant Planning History: None</p> <p>Status in Adopted Plan: No land use designation in the Colwyn Borough Local Plan.</p> <p>Site Description: The site is located on the western edge of Colwyn Bay, within the existing settlement boundary. It is located in a primarily residential area. The site has been used as a telephone exchange by BT and is due to be vacated in the middle phase of the Plan period.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 400m Public Transport: within 200m bus stop (Colwyn Bay train station within 1.5km of the site) Cycle Route: National Cycle Route 5 within 1km of the site Frequency of Public Transport: 1 or 2 points</p>				<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and Countryside: The site is located within the existing settlement boundary. • Impact on local Character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Within existing settlement boundary, in an urban area. Much of the site is restricted in views due to existing trees and planting. • Impact on Biodiversity: The site is of no known biodiversity value. • Impact on Historic Environment: No comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Risk Zone A; Environment Agency flood zone 1 – low risk. No known previous flooding. No objection from the council's Environment and Technical service. • Ownership: No issues • Ground Conditions: Previously developed land – there should be no land contamination issues. • Archaeology: No comments received • Highways: Work required to existing access. No objection. • Infrastructure: Dwr Cymru Welsh Water states that foul flows from the proposed development can be accommodated within the public sewerage system. Foul drainage from the proposed development will drain to the Ganol Waste Water Treatment Works for which there are no problems in accepting these domestic demands. No problems are envisaged with the provision of a water supply for this development. <p>Availability: The current occupiers have recently extended the lease, with the site becoming available after 2015.</p> <p>Suitability: While development of the site would result in a loss of existing employment use, it is considered suitable for residential use as the surrounding area is predominantly residential. Development of the site also makes use of previously developed land and is located within the existing settlement boundary. The site is accessible particularly to the A55 and main centres of Llandudno and Colwyn Bay. The site had no land use designation in the local adopted plan.</p> <p>Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study.</p> <p>Phasing: Phase after 2012. Please see BP/30 for further details.</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>The availability of this site, which performs well against sustainability criteria and the sequential test, means that it should be allocated in the Plan and brought forward where possible before greenfield sites.</p> <p>Dwr Cymru Welsh Water state that off-site mains may be required and these can be assessed during the planning application stage. The proposed site is crossed by a public water main for which protection measures, either in the form of an easement and/or diversion may be required.</p>			
Hierarchy of Settlements (Sequential Test)																	
<p>Located within Settlement Boundary: No</p> <p>Previously Developed Land: No</p> <p>Urban/Rural: Semi urban</p> <p>Position in the Settlement Hierarchy: Urban Area</p> <p>Relationship to Settlement: Settlement Extension</p>																	
Spatial Objectives Assessment	SO1: ++	SO2: 0	SO3: +	SO4: 0/-	SO5: 0	SO6: +/0	SO7: ++	SO8: 0	SO9: ++	SO10: ++	SO11: ++	SO12: +/0	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+	
Opportunities to Manage / Mitigation?	SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. The site is previously developed land and is located within an existing urban area. It is also accessible by different transport means. SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems.																

Site Details		Access to Key Services					Constraints and Deliverability						Council's Proposed Approach			
<p>Site Ref: 488 Site: Former Edelweiss Hotel, Lawson Road, Colwyn Bay</p> <p>Proposal: Residential development</p> <p>Current Use: Former hotel and grounds.</p> <p>Area (ha): 0.53</p> <p>Theoretical Yield and Density: The site would be considered for approximately 35 dwellings based on the density of up to 65 dwellings per hectare.</p> <p>Ownership: Private</p> <p>Relevant Planning History: 0/32958 – Demolition of existing hotel and erection of Nursing Home (outline) – granted 25/06/2007</p> <p>Status in Adopted Plan: No land use designation in the Colwyn Borough Local Plan.</p> <p>Site Description: The site is in the urban area of Colwyn Bay and is located close to the town centre. It is bounded by existing residential development along its northern, southern and western boundaries and is screened by trees along its eastern boundary. Access is currently off Lawson Road.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is very well located to the existing bus service route and stop. It is also very well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 200m Public Transport: within 200m bus stop (Colwyn Bay train station within 600m approximately) Cycle Route: Access to National Cycle Route 5 within 600m approximately Frequency of Public Transport: 2 or 3 points</p>					<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and Countryside: Minimal impact considered as the site is located on previously developed land in an urban area and is surrounded by existing development. • Impact on local Character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: The site is within the existing settlement boundary, is surrounded by residential development and is screened by trees along its eastern boundary. • Impact on Biodiversity: No comments received • Impact on Historic Environment: No comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: No objection from the Council's Environment and Technical service and the Environment Agency Wales. • Ownership: No issues • Ground Conditions: Previously developed land – there should be no land contamination issues • Archaeology: No objection • Highways: Previous applications utilised existing access from Lawson Road which proved problematic. Given the site area shown on plan this would be overcome. No objection. • Infrastructure: No problems envisaged with water supply provision to this proposed development. No objection from Wales and West Utilities. <p>Availability: Linked to the Colwyn Bay Masterplan delivery. Suitability: It is considered suitable for residential use as the surrounding area is predominantly residential. Development of the site also makes use of previously developed land and is located within the existing settlement boundary. The site is accessible particularly to the A55 and main centres of Llandudno and Colwyn Bay. The site had no land use designation in the local adopted plan. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Linked to the Colwyn Bay Masterplan delivery. Please see BP/30 and the Colwyn Bay Masterplan SPG for further details</p>						<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>It is proposed to include this site in the Colwyn Bay Masterplan. Further details on the proposed site will be contained in the Masterplan documents.</p> <p>The availability of this site, which performs well against sustainability criteria and the sequential test, means that it should be allocated in the Plan and brought forward where possible before greenfield sites.</p> <p>Surface water disposal should be designed with consideration given to the suitability of Sustainable Urban Drainage System (SUDS) for the disposal and attenuation of surface waters. If SUDS are shown to work for the site, and subject to the appropriate agreements being in place with regard to adoption, this system should be implemented for the site allocations. This is in accordance with TAN15 and should be considered for all site allocations regardless of the flood risk associated with the allocation.</p>			
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: Yes Previously Developed Land: Yes Urban/Rural: Urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Development within existing settlement boundary</p>																
Spatial Objectives Assessment	SO1: ++	SO2: ++	SO3: +	SO4: 0/-	SO5: 0	SO6: +/0	SO7: ++	SO8: 0	SO9: ++	SO10: ++	SO11: ++	SO12: +/0	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. The site is previously developed land and is located within an existing urban area. It is also accessible by different transport means. SO2: The site is proposed as part of the Colwyn Bay Masterplan which will be made available for public consultation. SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems.															

Site Details		Access to Key Services		Constraints and Deliverability										Council's Proposed Approach			
<p>Site Ref: 494 Site: Ysgol y Graig, Old Colwyn</p> <p>Proposal: Residential development</p> <p>Current Use: School buildings and playground.</p> <p>Area (ha): 1.1 Theoretical Yield and Density: The site would be considered for approximately 30 dwellings based on the density of approximately 30 dwellings per hectare and taking into account landscaping and buffering.</p> <p>Ownership: Council owned site</p> <p>Relevant Planning History: None</p> <p>Status in Adopted Plan: No land use designation in the Colwyn Borough Local Plan.</p> <p>Site Description: The site is located in the existing settlement boundary. It adjoins Llysfaen Road along its southern boundary and is surrounded on all four sides by residential development.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is well located to the existing bus service route and stop. It is also well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 800m approximately Public Transport: within 200m bus stop (nearest train station is Colwyn Bay) Cycle Route: Local route, leading to National Route 5, within 400m Frequency of Public Transport: 1 or 2 points</p>		<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and Countryside: The site is within the existing settlement boundary in an urban area and is surrounded by development on each side. • Impact on local Character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Within existing settlement boundary, surrounded by residential development. • Impact on Biodiversity: CCW have no records for protected species at this location but it is possible that existing buildings or mature trees within the proposed allocation support bat species. Bats are protected by the Wildlife and Countryside Act 1981 (as amended) and the EC Habitats and Species Directive 1992 (as implemented in Great Britain by the Conservation of Habitats and Species Regulations (2010). CCW would therefore recommend that surveys are undertaken prior the granting of any planning applications involving building demolitions, building conversions or tree works. If the application site supports a European Protected Species, development should only proceed under license, as issued by the Welsh Assembly Government (WAG). Such licences can only be issued for the purposes of preserving public health or public safety, or other imperative reasons of overriding public interest. No objection in principle from CCW. No known constraints, but any building of this size, even in a sub optimal location, would need to be checked for bats before demolition. • Impact on Historic Environment: No comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Zone A. No objection from the Council's Environment and Technical service or the Environment Agency Wales. • Ownership: No issues • Ground Conditions: Previously developed land – there should be no land contamination issues • Archaeology: No recorded archaeological sites within plot. • Highways: A development of 30 or so properties, on the school site, would require junction improvements to the Penrhos Avenue / Llysfaen Road junction because visibility is sub-standard to the east. This could be achieved by continuing the Penrhos Avenue footway around the radius and along Llysfaen Road for approximately 25m (east). This will allow the junction line to move forward, but will inevitably result in the carriageway being narrowed. It is likely that yellow lines will also be required along Llysfaen Road to maintain traffic flow and the bus route, but since Llysfaen Road is already showing signs of parking pressure, it is suspected that yellow lines would not be welcomed without some form of accommodation for the displaced vehicles. Perhaps some additional parking provision can be provided within the proposed scheme? • Infrastructure: No objection from Wales and West Utilities. <p>Availability: Available now Suitability: It is considered suitable for residential use as the surrounding area is predominantly residential. Development of the site also makes use of previously developed land and is located within the existing settlement boundary. The site is accessible particularly to the A55 and main centres of Llandudno and Colwyn Bay. The site had no land use designation in the local adopted plan. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Bring forward with Ysgol Cynfran in same Plan period. Please see BP/30 for further details</p>										<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>The availability of this site, which performs well against sustainability criteria and the sequential test, means that it should be allocated in the Plan and brought forward where possible before greenfield sites.</p> <p>A number of highways and access improvements have been suggested by the Council's Highways and service and these should be taken into account in site plans.</p> <p>The Countryside Council for Wales recommends a survey for bats in the vicinity prior to development of the site.</p>			
Hierarchy of Settlements (Sequential Test)																	
<p>Located within Settlement Boundary: Yes Previously Developed Land: Yes Urban/Rural: Urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Development within existing settlement boundary</p>																	
Spatial Objectives Assessment	SO1: +/++	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6: 0	SO7: +/++	SO8: 0	SO9: +/++	SO10: ++	SO11: ++	SO12: 0	SO13: 0/-	SO14: 0	SO15: 0	SO16: 0/+	
Opportunities to Manage / Mitigation?	SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. The site is previously developed land and is located within an existing urban area. It is also accessible by different transport means. SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems.																

Site Details		Access to Key Services			Constraints and Deliverability								Council's Proposed Approach			
<p>Site Ref: 496 / C7 Site: Ty Mawr Farm, Old Colwyn</p> <p>Proposal: Residential development Current Use: Agricultural</p> <p>Area (ha): 12 Theoretical Yield and Density: The site would be considered for approximately 255 dwellings based on the density of 35 dwellings per hectare and taking into account open space and landscaping / buffering provision.</p> <p>Ownership: Council owned land Relevant Planning History: 0/31283 Residential development (outline) for 250 dwellings and approximately 4.9ha proposed as Public Open Space. Application approved at Planning Committee subject to S106 agreement for affordable housing and open space.</p> <p>Status in Adopted Plan: Allocated for residential development (policy CH3) and public open space (policy CR4) in the Colwyn Borough Local Plan.</p> <p>Site Description: The site consists of sloping fields dissected by hedgerow and occasional mature trees. The site is bounded to the north by Peulwys Lane and a number of residential dwellings at the eastern extent off Glas Coed. A track and public footpath continue along the southern site boundary from the farm parallel with Peulwys Road and around the western boundary of the site up to Peulwys Road.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> Range of Shops and Services – No (Old Colwyn is the nearest centre, over 1km away) Doctors Surgery – Yes Access to Education – Yes Local Employment Opportunities - Yes Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stops and is close to the A55. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within Public Transport: Bus stop within 200m (nearest train station is Colwyn Bay) Cycle Route: National Route 5 is approximately 1km from the site Frequency of Public Transport: 1 point</p>			<p>Environmental Constraints</p> <ul style="list-style-type: none"> Impact on landscape and Countryside: No objection from the Council's Landscape and Countryside Officers at application stage. No objection from Countryside Council for Wales at application stage. Impact on local Character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. Impact on views: Adjoins existing settlement boundary. The housing area will incorporate public open space on a similar area to that allocated in the Colwyn Borough Local Plan and the green wedge will be extended up to the site which will cover the higher extent of the site along its southern end. Impact on Biodiversity: There is some interest in the mature trees present on the site and these would need appropriate protection measures at application stage. There is also possible use of the land for foraging by protected species and survey and mitigation measures at detailed application stage. Impact on Historic Environment: The setting of the Grade II listed Ty Mawr building to the south of the site will not be affected by the proposed development. <p>Physical Constraints:</p> <ul style="list-style-type: none"> Flood Risk: TAN 15 Flood Zone A; no objection from Environment Agency Wales at application stage. Ownership: No issues Ground Conditions: No issues Archaeology: Clwyd Powys Archaeological Trust request the retention of a well as a site feature Highways: A Transport Assessment was undertaken for this site in 2006 which is still applicable against the most recent guidance available. No objection from the Council's Highways service at application stage. Infrastructure: No objection from the Council's Education service at application stage. No objection from Dŵr Cymru Welsh Water at application stage. No objection from Wales and West Utilities. Water supply may require an off site reinforcing main. <p>Availability: Site could be released from May 2013</p> <p>Suitability: While development of the site would result in a loss of greenfield land, it adjoins a main village and is reasonably accessible particularly to the main centres of Abergele and Colwyn Bay. The principle of development has already been established through its adoption in the Colwyn Borough Local Plan. Development should be sympathetic to the surrounding landscape and biodiversity interest. Viability: +/- (see Planning Obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 for further details.</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP? Although the site is Greenfield land, it is located on the edge of an accessible centre and generally performs well in the sequential test. The principle of residential development has already been established at this location through its allocation in an adopted development plan.</p> <p>A Development Brief was previously prepared for this site and will be updated to reflect the LDP policy requirements.</p> <p>Development of the site should incorporate the use of Sustainable Drainage Systems where possible. A strategic landscaping scheme will be required for development of this site and should incorporate a hedgerow defining the southern boundary of the site which should be planted at the outset.</p> <p>Comments received for this site at application stage and the original LDP sites consultation stage were generally positive and raised no major issues. There are no infrastructure constraints affecting deliverability of the site. The principle issue that has impacted on the site being brought forward has been the completion of a S106 agreement and the subsequent serving of a notice to the landowner to vacate the land. In any case, the delivery of this site now would involve a new planning application and planning obligations. By phasing the site in the second and third phases of the Plan period (2012 onwards), this gives priority to previously developed land and allows adequate time to vacate the land.</p>			
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Rural Position in the Settlement Hierarchy: Tier 1 Main Village Relationship to Settlement: Settlement extension</p>																
Spatial Objectives Assessment	SO1: +/-	SO2: 0	SO3: +/++	SO4: 0	SO5: +/-	SO6: 0	SO7: +/-	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +/-	SO13: +	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins an existing settlement and is accessible by different transport means and it is considered that any impacts on landscape and nearby biodiversity interests can be appropriately mitigated (e.g. through the Biodiversity, Landscape Character SPGs). SO3: The site will provide an element of affordable housing to meet local needs. SO7: The site is situated near to a bus route. The development brief will emphasis the importance of cycle routes and footpaths throughout the site to encourage sustainable transport patterns. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and local biodiversity interest. SO13: The site will include an element of public open space and recreation land.</p>															

Site Details		Access to Key Services				Constraints and Deliverability								Council's Proposed Approach																			
<p>Site Ref: 247 (SR23) Site: Dinerth Road / Education Office</p> <p>Proposal: Residential development</p> <p>Current Use: Buildings for office use</p> <p>Area (ha): 1.81</p> <p>Theoretical Yield and Density: The site would be considered for approximately 65 dwellings based on the density of up to 40 dwellings per hectare and taking into account open space and landscaping / buffering provision.</p> <p>Ownership: Public</p> <p>Relevant Planning History: None</p> <p>Status in Adopted Plan: No land use designation in Colwyn Borough Local Plan.</p> <p>Site Description: The site is located in the western extent of Rhos on Sea, accessed off Dinerth Road. It comprises a building and car park with minimal landscaping around the site boundary.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones. It is recommended that the walk distance to the bus stop be reduced and this should be explored with the Council's public transport section.</p> <p>Sustainability Points Local Facilities: within 400m Public Transport: within 200m bus stop (nearest train station is Colwyn Bay) Cycle Route: National Route 5 within 1km Frequency of Public Transport: 01 or 2 points</p>				<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and Countryside: Development in an urban area on previously developed land. No known interest to CCW. • Impact on local Character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement • Impact on Biodiversity: None apparent • Impact on Historic Environment: no comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Risk Zone A; Environment Agency flood zone 1 – low risk. No known previous flooding. No comment from Environment Agency Wales. No objection from the Council's Environment and Technical service. • Ownership: No issues • Ground Conditions: Previously developed land – there should be no land contamination issues • Archaeology: No archaeological impact • Highways: No objection • Infrastructure: Dwr Cymru Welsh Water state that foul flows from the proposed development can be accommodated within the public sewerage system. Foul drainage from the proposed development will drain to the Ganol Waste Water Treatment Works for which there are no problems in accepting these domestic demands. No problems are envisaged with the provision of a water supply off this development. <p>Availability: Available within five years of Plan adoption Suitability: While development of the site would result in a loss of existing employment use, it is considered suitable for residential use as the surrounding area is predominantly residential. Development of the site also makes use of previously developed land and is located within the existing settlement boundary. The site is accessible particularly to the A55 and main centres of Llandudno and Colwyn Bay. The site had no land use designation in the local adopted plan. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Release in second phase of Plan period. Please see BP/30 for further details</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>The site was submitted as an alternative site consideration at Deposit stage. The availability of this site, which performs well against sustainability criteria and the sequential test, means that it should be allocated in the Plan and brought forward where possible before greenfield sites.</p> <p>The Council's Business and Development manager states the site is currently a B1 employment use and should be retained as such. B2 and B8 uses are unsuitable bearing in mind the levels of residential development on all sides of the site.</p> <p>A Development Brief will be prepared for this site. The Assembly Government, as previous site occupants, consider that residential use (including a proportion of affordable housing) is considered the most appropriate site use.</p> <p>Dwr Cymru Welsh Water state that off-site mains may be required and these can be assessed during the planning application stage.</p> <p>General comments received from Environment Agency Wales suggest each site allocation should ensure that surface water disposal from the sites should not increase the risk of flooding elsewhere. Developers should consider the use of Sustainable Drainage Systems (SuDS) as a method of mimicking existing site run-off or, in some cases, actually reducing the site run-off. See TAN 15.</p>																			
<p>Hierarchy of Settlements (Sequential Test)</p> <p>Located within Settlement Boundary: Yes</p> <p>Previously Developed Land: Yes</p> <p>Urban/Rural: Urban</p> <p>Position in the Settlement Hierarchy: Urban Area</p> <p>Relationship to Settlement: Development within existing settlement boundary</p>		SO1: ++		SO2: 0		SO3: +		SO4: 0/-		SO5: 0		SO6: +		SO7: +/++		SO8: 0		SO9: ++		SO10: ++		SO11: ++		SO12: +/0		SO13: 0		SO14: 0		SO15: 0		SO16: 0/+	
<p>Opportunities to Manage / Mitigation?</p>		<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. The site is previously developed land and is located within an existing urban area. It is also accessible by different transport means. SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems.</p>																															

Site Details		Access to Key Services		Constraints and Deliverability										Council's Proposed Approach			
<p>Site Ref: 71/348 Site: Dinerth Hall Farm, Rhos on Sea</p> <p>Proposal: Residential development Current Use: Agricultural Area (ha): 2.7</p> <p>Theoretical Yield and Density: The site would be considered for 80 dwellings based on the density of 30 dwellings per hectare and taking into account open space and landscaping / buffering provision. This also takes into account excluding the western extent of the site which is both flood risk and an incursion into open countryside which does not relate to the existing settlement.</p> <p>Ownership: Private Relevant Planning History: None</p> <p>Status in Adopted Plan: Green Barrier (policy CN5) in Colwyn Borough Local Plan</p> <p>Site Description: The site is located on the south western extent of the urban area of Rhos on Sea. It is currently accessed via Dinerth Hall Road but proposed access is via Marston Road. The site is situated on rising land from north to south and comprises open rough pasture land.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 800m Public Transport: within 200m bus stop (nearest train station is Colwyn Bay) Cycle Route: National Route 5 within 600m Frequency of Public Transport: 1 or 2 points</p>		<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and Countryside: Countryside Council for Wales states that if all of this were to be developed, it would be a very visible incursion into open countryside. Part development of the site might be acceptable to CCW. • Impact on local Character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement. • Impact on Biodiversity: Afon Ganol is an important wildlife corridor so development should be kept back from the river. The lower fields are part of the flood plain and are used by roosting waders, including large numbers of waders. Countryside Council for Wales have records of otter/water vole – this may constrain development on the western side. Development on the eastern site would keep the settlement in line with north-south. Whole site development would be an incursion into the countryside. Partial development of the site would be more acceptable. • Impact on Historic Environment: no comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: Part of the site (western extent) is within a TAN 15 flood risk zone C1; the western half of the site is in Environment Agency flood zone 3 – high risk, fluvial > 1/100. Half of the site is within the Afon Ganol flood zone. Flooding to fields on regular (1 in 1 year) basis. The Council's Environment and Technical service suggest no development in the flood zone; no objection to remainder of the site. The Environment Agency Wales states that until a broad level Flood Consequences Assessment is done and accepted it is strongly advised not to allocate this site. • Ownership: No issues • Ground Conditions: No issues • Archaeology: no objection • Highways: The capacity of the highway network and junctions needs to ensure there are no problems with access onto the B5115 or greatly increased traffic on Dinerth Road - existing complaints about volume of traffic on the road. There are problems with the length of the cul-de-sac. A transport site appraisal study undertaken by consultants recommends accepting the site, subject to improvements. • Infrastructure: Dwr Cymru Welsh Water states that the water supply network is not sufficient. No problems are envisaged with the Waste Water Treatment Works. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible particularly to the main centres of Llandudno and Colwyn Bay. Viability: + (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 for further details</p>										<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is greenfield land and is currently located in a green barrier, it is located in an accessible centre and generally performs well in the sequential test. When considering the green wedge criteria (paras 4.7.3 and 4.7.12 of PPW) against the site's location relative to the existing village edge and adjoining residential properties, it is considered appropriate to amend the green wedge boundary to include this site as a residential allocation.</p> <p>No development should take place in the C1 flood zone area or the area of the site subjected to previous flooding. The remainder of the site is suitable for allocation. The Countryside Council for Wales are also more supportive of developing the eastern side of the site. In line with Environment Agency Wales' recommendations, the flood risk should be assessed and accepted.</p> <p>Dwr Cymru Welsh Water states that extensive off site provision will need to be provided by financial contributions.</p> <p>A transport site appraisal study undertaken by consultants recommends accepting the site. This approval is subject to improving visibility at Marston Road / Llandudno Road junction and introducing traffic calming measures along Llandudno Road. Resident parking permits could be introduced along Marston Road and Dinerth Road. Marston Road and Marston Drive should both be resurfaced.</p> <p>A Development Brief will be prepared for this site.</p>			
Hierarchy of Settlements (Sequential Test)																	
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Semi urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Rounding off of existing settlement</p>																	
Spatial Objectives Assessment		SO1: +/-	SO2: 0	SO3: +	SO4: 0	SO5: +/-0	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?		<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land and is currently designated as part of a green barrier, it adjoins an existing settlement, is accessible by different transport means and it is considered that any impacts on biodiversity landscape can be appropriately mitigated (e.g. through the Biodiversity and Landscape Character SPGs). SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape, biodiversity interests and adjoining development.</p>															

LDP HOUSING / EMPLOYMENT ALLOCATIONS – CONWY, LLANDUDNO & LLANDUDNO JUNCTION

Site Details		Access to Key Services			Constraints and Deliverability								Council's Proposed Approach			
<p>Site Ref: 452 Site: Penmaen Road, Conwy</p> <p>Proposal: Mixed use residential and employment development Current Use:</p> <p>Area (ha): 2.7 Theoretical Yield and Density: The site would be considered for approximately 30 dwellings and 0.5 ha of B1 employment land.</p> <p>Ownership: Council owned Relevant Planning History:</p> <p>Status in Adopted Plan: public open space designation in the Llandudno Conwy District Plan</p> <p>Site Description: Land within existing settlement. Residential development to the south and east, A55 to the north and employment development to the west.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is well located to the existing bus service route and stop. It is also well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 1km Public Transport: within 200m bus stop (Conwy train station is approximately 1km from the site) Cycle Route: Traffic-free route within 400m Frequency of Public Transport: 2 points</p>			<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: Development within existing urban area of Conwy. • Impact on local character: See policy NTE/5 for details. • Impact on views: Within existing urban area. Detailed design issues for siting could be resolved at application stage. • Impact on Biodiversity: No comments received. • Impact on Historic Environment: No comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: No • Ownership: No issues • Ground Conditions: Comments from the Council's Environment and Technical Service (ETS) state that the costs associated with remedial work to the land use contamination (in this case, methane gas from the former waste landfill) may make the site unviable but this is for the developer to cost out in a business plan. Much depends on the land value as well as this could make the site more viable in the future. • Archaeology: No comments. • Highways: Access should be onto Conway Road. No objection • Infrastructure: <p>Availability: No issues Suitability: Subject to clarification on any potential ground condition issues, the site is suitable development within the existing development area. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Comments from the Council's Environment and Technical Service (ETS) state that the costs associated with remedial work to the land use contamination (in this case, methane gas from the former waste landfill) may make the site unviable but this is for the developer to cost out in a business plan. Much depends on the land value as well as this could make the site more viable in the future.</p> <p>Phasing: Please see BP/30 for further details</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>The site is previously developed land and is located in an accessible centre and performs well in the sequential test.</p> <p>Development of the site would be subject to implementing any works required following comments received from the Council's Environment & Technical service.</p>			
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: Yes Previously Developed Land: Yes Urban/Rural: Urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Development within existing settlement</p>																
Spatial Objectives Assessment	SO1: 0/+	SO2: 0	SO3: +	SO4: +	SO5: 0	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: 0/+	SO13: +	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. The site is previously developed land and forms part of the existing grounds at the Bodlondeb Council offices; however, it is located within an existing urban area. It is also accessible by different transport means. The site will also contribute to the wider area's employment needs (see Background Paper on Employment demand) SO3: It is anticipated that the site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Development of this site would have to be sympathetic to the essential setting of the World Heritage site and ensure management plans are in place to mitigate against any potential impacts on landscape and biodiversity interests.</p>															

Site Details		Access to Key Services		Constraints and Deliverability										Council's Proposed Approach			
<p>Site Ref: 14 Site: Woodlands, Llandudno Junction</p> <p>Proposal: Residential development</p> <p>Current Use: Agricultural</p> <p>Area (ha): 1.9 Theoretical Yield and Density: The site would be considered for 75 dwellings based on the density of 40 dwellings per hectare and taking into account open space and landscaping /buffering provision.</p> <p>Ownership: Private</p> <p>Relevant Planning History: None</p> <p>Status in Adopted Plan: Public Open Space (policies 5A, 5B) and Landscape Conservation Area (policy 4BW) in the Llandudno Conwy District Plan.</p> <p>Site Description: The site adjoins the existing settlement of Llandudno Junction. It is located at the northernmost extent of the settlement, bounded by existing residential development to its west, the A470 to its east, a caravan park and Marl Lane to its south and green wedge / open countryside to its north.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is well located to the existing bus service route and stop. It is also well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: approximately 800m away Public Transport: within 200m bus stop (Llandudno Junction train station is over 1km from the site) Cycle Route: The nearest are over 1km away in the centre of Llandudno Junction Frequency of Public Transport: 0 or 1 point</p>		<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: While the site is greenfield land, it appears a natural extension site. It would result in the loss of part of a 'green barrier' as contained in the draft Conwy UDP. It is within the Creuddyn and Conwy LOHI. CCW would be concerned given its proximity to the woodlands (part of the Marl Hall Woods SSSI / Creuddyn Peninsula Woods SAC) surrounding Bodysgallen Hall although it is separated from these by the A470. It would represent a minor encroachment into open countryside. • Impact on local character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: The proximity to Bodysgallen Hall and its registered park and garden means that the site could potentially impact upon its setting. • Impact on Biodiversity: There is biodiversity value in the trees along the site's northern boundary and the belt of trees and scrub along the eastern boundary. • Impact on Historic Environment: No comments received from CADW. No objection from the Council's Conservation section. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: Existing run off rates should be maintained and additional volumes, up to the 1 in 100 year event, stored on site. The Environment Agency Wales and the Council's Environment and Technical service state that there must be no buildings, structures or raising of land within the eastern band flood risk area adjacent to the A470. No objection to most of site. Residential development in TAN 15 C1 flood risk zone would only be permitted subject to justification tests. • Ownership: No issues • Ground Conditions: No issues • Archaeology: No recorded archaeological sites within plot. • Highways: Access achievable; no objection. • Infrastructure: Dwr Cymru Welsh Water request that the allocation for development be released in the latter part of the Plan period to allow them to undertake public sewerage network improvements. No problems with water supply to the proposed development. Low pressure gas main nearby; Intermediate pressure pipeline runs across site - Plant Protection must be contact prior to work commencing. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible particularly to the main centres of Colwyn Bay and Rhyl in Denbighshire. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 for further details.</p>										<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is Greenfield land, it is located in an accessible centre and generally performs well in the sequential test.</p> <p>Any proposed development within the locality of Bodysgallen Hall must not have a significant impact upon this important landscape. Furthermore, mitigation measures will be required to protect trees containing biodiversity interest.</p> <p>The Environment Agency Wales recommends that the use of Sustainable Urban Drainage Systems should be incorporated in the design where appropriate. Furthermore, hedgerows should be retained as much as possible to maintain wildlife corridors. Where necessary they may require being replaced, and enhanced where feasible.</p>			
Hierarchy of Settlements (Sequential Test)																	
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Semi urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Rounding off existing settlement</p>																	
Spatial Objectives Assessment		SO1: -	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6: +	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +	SO13: ++	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?		<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins an existing urban area and it is considered that any impacts on landscape and biodiversity can be appropriately mitigated (e.g. through the Biodiversity SPG). It is included in the LDP as a fully allocated site rather than a contingency, to be brought forward for development in the strategic hub of Llandudno Junction (see BP/37). SO3: It is anticipated that the site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape, particularly with topographical changes.</p>															

Site Details		Access to Key Services		Constraints and Deliverability								Council's Proposed Approach					
<p>Site Ref: 176 / CR15 Site: Esgyryn, Llandudno Junction</p> <p>Proposal: Mixed use development comprising employment, residential and community uses.</p> <p>Current Use: Agricultural</p> <p>Area (ha): 8.55</p> <p>Theoretical Yield and Density: The site would be considered for approximately 120 dwellings based on the density of up to 40 dwellings per hectare and taking into account open space and landscaping /buffering provision. It would include approximately 3 ha for residential use, with 5.2 ha for B1 employment use.</p> <p>Ownership: The entire site consists of public and privately owned land parcels.</p> <p>Relevant Planning History: Previous applications for employment development in the southern corner, most recently the application for the erection of the Welsh Assembly Government building (reference 0/32389)</p> <p>Status in Adopted Plan: No designation in the Llandudno Conwy District Plan.</p> <p>Site Description: The site is bounded by the A470 on its eastern and northern sides. On its western side it abuts residential development. The southern site boundary is adjacent to commercial premises and the north Wales railway line (Chester – Holyhead). Overall, the site tends to rise from the south to north gradually. The new Welsh Assembly Government office is open in the southern section of the site, adjoining Narrow Lane.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is well located to the existing bus service route and stop and main line railway service station. It is also well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 800m Public Transport: within 200m bus stop (train station in Llandudno Junction, easily accessible by public transport from the site) Cycle Route: Traffic-free and on road routes within 400m Frequency of Public Transport: 2 points</p>		<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: While the site is greenfield land, it appears a natural extension on the existing settlement, rounding off inside the extent of the A470. A public right of way (footpath) runs through the site from north to south. The majority of the site will be limited to an ALC Grading of no better than 3b. This is due to the potential limitations relating to soil wetness and workability. • Impact on local character: Outstanding quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement. Development would be to the 'natural' boundary formed by the A470 main road. • Impact on Biodiversity: No known protected species interest to CCW. Development of the site would appear likely to lead to loss of lengths of hedgerows if development is unsympathetic. • Impact on Historic Environment: The site is well selected in terms of its relationship to existing residential development. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Zone A. No known flooding history on site. There are watercourses at the north west extent of the site near the roundabout and running through the centre of the site for the western half. No objections raised but issues with watercourses and surface run off in the area need to be resolved. No additional surface flows should enter water courses. • Ownership: No issues • Ground Conditions: No issues • Archaeology: An archaeological assessment in 2000 (GAT report 398) discovered the survival of several historic field boundaries to the east of Waen-Fynnydd. No objection to development although some archaeological intervention / mitigation may be required, dependent on the scale and location of any proposals. • Highways: Access should be located either at the roundabout on the A470 or via a spine road from Narrow Lane. No access should be made directly on to the A470. No objection. See also comments in next column from site appraisal study. • Infrastructure: Low pressure gas mains nearby, none on site. The local public sewerage network will be unable to accommodate the demands from this area. Hydraulic modelling assessments will be required to understand any potential improvements required. No problems with water supply. <p>Availability: Available now; development of this strategic site requires a coordinated approach involving the different landowners Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible particularly to the main centres of Colwyn Bay and Llandudno. Viability: + (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 for further details</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is Greenfield land, it is located in an accessible centre and generally performs well in the sequential test.</p> <p>The site is proposed for inclusion as a strategic allocation in the LDP. This means the site is an integral part of the Plan strategy as it is located in a key centre and will comprise different uses.</p> <p>Should the site be developed in advance of any regulatory improvements (sewerage), developers may be required to fund essential improvements.</p> <p>Development of the site may attract archaeological interest and further information would need to be obtained from Gwynedd Archaeological Trust at planning application stage.</p> <p>It has been recommended that on site hedgerows are retained as much as possible to maintain wildlife corridors. Where necessary they may be required being replaced and enhanced. The on site ditch should be retained and enhanced where possible.</p> <p>The transport sites appraisal study undertaken by consultants states there are no significant impediments to development of this site other than exploring changes to the rather limited public transport provision on Conwy road. Good levels of cyclist/pedestrian provision should be made on site. A site Travel Plan and Implementation Strategy should be completed as part of a Transport Assessment. Primary access via Narrow Lane should be retained, with a possible secondary access via the roundabout junction of Narrow Lane/A470. The site is also included as part of the Llandudno Junction Masterplan, A Development Brief will be prepared for this site.</p>					
Hierarchy of Settlements (Sequential Test)																	
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Semi urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Settlement extension</p>																	
Spatial Objectives Assessment		SO1: +	SO2: 0	SO3: +	SO4: ++	SO5: 0	SO6: +	SO7: ++	SO8: 0	SO9: ++	SO10: ++	SO11: ++	SO12: +	SO13: ++	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?		SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land it adjoins an existing urban area and is well related to the existing settlement. It is also accessible by different transport means and it is considered that any impacts on landscape can be appropriately mitigated (e.g. through the Landscape Character SPG). SO3: The site will provide an element of affordable housing to meet local needs. SO4: The site has been identified as part of the Llandudno Junction Masterplan. SO14: The use of sustainable drainage systems should be incorporated in the design.															

Site Details		Access to Key Services				Constraints and Deliverability								Council's Proposed Approach		
<p>Site Ref: 439 Site: Social / Youth Club, Llandudno Junction</p> <p>Proposal: Residential development</p> <p>Current Use: Buildings</p> <p>Area (ha): 0.98 Theoretical Yield and Density: The site would be considered for 40 dwellings based on the density of 50 dwellings per hectare.</p> <p>Ownership: Private</p> <p>Relevant Planning History: None</p> <p>Status in Adopted Plan: No designation in Llandudno Conwy District Plan</p> <p>Site Description: The site is located in the urban area of Llandudno Junction. It is bounded by Conwy Road to the south and is surrounded by a mix of predominantly residential and some commercial development.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is very well located to the existing bus service route and stop. It is also well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 200m Public Transport: within 200m bus stop (train station in Llandudno Junction, easily accessible by public transport from the site) Cycle Route: Traffic-free route within 400m and on road routes within 200m Frequency of Public Transport: 2 points</p>				<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: Not applicable – no comment from CCW on this urban site. • Impact on local Character: No LANDMAP assessment, however, see policy NTE/5 for details. • Impact on views: Adjoins existing settlement • Impact on Biodiversity: Potential impact of works on bats • Impact on Historic Environment: no comments received <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: The site is split between TAN 15 Flood Zones A and C2. No known flooding history on site. No objections raised. Attach condition to any application to ensure surface water arrangements are acceptable and do not increase flood risk elsewhere in the catchment. Watercourses - no ground raising within min.4m from edge. Following the extensive flooding from the Afon Wydden in 1993, a Flood Alleviation Scheme was carried out on the watercourse. The standard of protection afforded for the area as part of the scheme was that of a 1 in 200 year at the time of completion in 1995. The easterly section of this site is in TAN 15 flood risk zone C2 and although the Environment Agency would suggest the proposals would satisfy TAN 15 requirements, the extreme event (0.1% annual probability flood) should also be considered. • Ownership: No issues • Ground Conditions: No issues • Archaeology: No recorded archaeological sites within plot. • Highways: Possible road widening to Derwen Lane required and modifications to the junction of Derwen Lane and Llanrhos Road. • Infrastructure: Low pressure gas mains nearby, none on site. Parts of the public sewerage network suffer from hydraulic overloading and no improvements are planned under Dwr Cymru Welsh Water's current five year Capital Investment Programme. No problems envisaged with sewage treatment or water supply. <p>Availability: Available now Suitability: The site is on previously developed land, is located in an urban area and is easily accessible to a range of services and facilities, within walking distance and also well served by public transport. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 for further details</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>The Environment Agency Wales would advise that a Flood Consequences assessment be carried out for this area to ensure full compliance with TAN 15.</p> <p>The Agency also suggests a drainage assessment be carried out to determine existing run-off rates for a range of storm events (up to and including that of the 1 in 100 year event).</p> <p>Prior to any development, an assessment of the impact of the works on bats is carried out as they may be using the existing buildings affected by the proposals.</p> <p>A Development Brief will be prepared for this site.</p>		
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: Yes</p> <p>Previously Developed Land: Yes</p> <p>Urban/Rural: Urban</p> <p>Position in the Settlement Hierarchy: Urban Area</p> <p>Relationship to Settlement: Development within existing settlement boundary</p>																
Spatial Objectives Assessment	SO1: ++	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6: +	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +	SO13: +	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. The site is previously developed land and is located within an existing urban area. It is also accessible by different transport means. SO3: It is anticipated that the site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems.															

Site Details		Access to Key Services		Constraints and Deliverability										Council's Proposed Approach		
<p>Site Ref: CR16 Site: North East of former goods yard, Llandudno Junction</p> <p>Proposal: B1 employment use Current Use: Undeveloped Area (ha): 0.4</p> <p>Ownership: Council owned site Relevant Planning History: 0/23200 Erection of business development centre – granted 8/11/1999. The Conwy Business Centre has been built.</p> <p>Status in Adopted Plan: Area in need of rationalisation and improvement (policy 4HP) in the Llandudno Conwy District Plan. The site was also proposed as a local employment site (policy IND2) along with the completed Business Centre to its west, comprising 1 ha in total for B1 and B2 uses, in the draft Conwy Unitary Development Plan (2001)</p> <p>Site Description: The triangular site is flat undeveloped land adjoining existing employment development. It is accessed from the west which is to the rear of the Conwy Business Centre. The north Wales coast mainline railway runs along the site's northern boundary.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities – Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Very good <p>The site is well located to the existing bus service route and stop. It is also very well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 400m Public Transport: within 400m bus stop (nearest train station is the nearby Llandudno Junction) Cycle Route: National Route 5 is within 300m of the site Frequency of Public Transport: 1 point</p>		<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: The development is on previously developed land within the settlement. It is considered that the impact on landscape would be minimal. • Impact on local character: No character designation in LANDMAP assessment – minimal impact considered. • Impact on views: The site is located within the existing settlement boundary and is bounded by the North Wales coast railway line to its north and existing employment development on its remaining sides. There is minimal impact on views at this location. • Impact on Biodiversity: No objection from the Countryside Council for Wales. • Impact on Historic Environment: no impact <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: The eastern corner of the site (approximately 0.05 ha) is in a C2 flood risk zone where only less vulnerable development, as defined in TAN 15, would be permitted. The Council's Environment and Technical service state that the completed Flood Consequences Assessment for the Brickworks site to the south may suffice for this site. The Environment Agency Wales envisage that the flood risk to this site could be managed to an acceptable level and meet TAN 15 requirements since the main flood risk is from the Afon Wydden which has a flood alleviation scheme in place. • Ownership: No issues • Ground Conditions: Land contamination survey and works may be required • Archaeology: No objection. • Highways: No objection – existing parking area potentially linked to business centre planning permission. • Infrastructure: Dŵr Cymru Welsh Water states that parts of the public sewerage network suffer from hydraulic overloading. No regulatory improvements are planned under the current 5 year Capital Investment Programme, however, should the site be developed in advance of any improvements, developers may be required to fund the essential improvements. <p>Availability: Available now but subject to bid (see below) Suitability: The site is previously developed land; it is within a strategic hub as identified in the LDP (section 3) and is accessible. The site will contribute to employment needs for the area during the Plan period (see Background Paper 14 – Employment Land Study). Viability: +/- The project is a convergence bid and work in progress includes design, topographical survey, valuation and business case. Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP30 for further details.</p>										<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>The site performs well in the sequential test as previously developed land in the settlement boundary. It is reasonably accessible by different transport means.</p> <p>The Welsh Assembly Government support B1 and/or B2 uses on this site.</p> <p>The Council's Business and Enterprise and Estates services are supportive of this project for B1 use, and it is considered suitable in light of the Llandudno Junction Masterplan framework.</p>		
Hierarchy of Settlements (Sequential Test)		<p>Located within Settlement Boundary: Yes Previously Developed Land: Yes Urban/Rural: Urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Development within existing settlement boundary</p>														
Spatial Objectives Assessment	SO1: +/++	SO2: 0	SO3: 0	SO4: +/++	SO5: 0	SO6: 0	SO7: +/++	SO8: 0	SO9: +/++	SO10: +/++	SO11: +/++	SO12: 0	SO13: 0	SO14: 0	SO15: 0	SO16: +/-
Opportunities to Manage / Mitigation?	SO1: The site is on previously developed land and contributes employment demand and would provide an adequate and appropriate level of development at this location. SO4: The site will contribute to employment demand for the strategic hub of Conwy, Llandudno and Llandudno Junction. SO7: The site is located in an urban area accessible by modes of sustainable transport. SO10/11: The site offers an opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems, depending on grant funding and employment uses proposed. SO16: see SPG on Planning and the Welsh Language for further guidance on ensuring development sustains or enhances the Welsh Language. Either a Community and Linguistic Statement or a Community and Linguistic Impact Assessment would be required to be submitted at planning application stage for this site, dependent on the proposed net jobs creation.															

Site Details		Access to Key Services					Constraints and Deliverability					Council's Proposed Approach				
<p>Site Ref: 434 Site: Plas yn Dre, Llandudno</p> <p>Proposal: Residential development</p> <p>Current Use: Building</p> <p>Area (ha): 0.23 Theoretical Yield and Density: The site would be considered for 40 dwellings based on the density of 175 dwellings per hectare.</p> <p>Ownership: Council owned site</p> <p>Relevant Planning History: Permission granted 2012 for extra care housing scheme</p> <p>Status in Adopted Plan: Primary Holiday Accommodation Area in the Llandudno Conwy District Plan</p> <p>Site Description: The site is located in the urban area of Llandudno and is close to the town centre. Gloddaeth Avenue bounds the site to the south and the area comprises residential and holiday accommodation development.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is well located to the existing bus service route and stop. It is also very well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 400m Public Transport: within 200m bus stop (Llandudno train station is within 800m of the site) Cycle Route: None within 200m Frequency of Public Transport: 1 or 2 points</p>					<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and Countryside: No known interest to CCW. The site is a complex of large buildings. • Impact on local Character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement • Impact on Biodiversity: • Impact on Historic Environment: No comment received from CADW. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Zone C1. Although the Council has carried out the 'Llandudno Inundation Modelling' exercise (as part of the Conwy Tidal Flood Risk Assessment) which indicate that for current day values the site would be flood free during the 0.5% AEP, due consideration is required for the impacts of climate change and sea level rises. • Ownership: No issues • Ground Conditions: No issues • Archaeology: No issues • Highways: No comment • Infrastructure: No problems envisaged with public sewerage system, domestic foul flows or water supply provision. No objection from Wales & West Utilities. <p>Availability: Available now Suitability: The site is located in an urban area and is easily accessible to a range of services and facilities, within walking distance and also well served by public transport. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 for further details</p>					<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Comments received from the Environment Agency Wales state that the site will require a Flood Consequences Assessment to demonstrate that the flood risk associated for the design life of the development can be managed to an acceptable level. It is also essential that no structure/ground raising occurs within a minimum of 4m from the edge of the watercourse. This will allow for future maintenance and allow for an overland flood route during times of high flows.</p>				
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: Yes</p> <p>Previously Developed Land: Yes</p> <p>Urban/Rural: Urban</p> <p>Position in the Settlement Hierarchy: Urban Area</p> <p>Relationship to Settlement: Development within existing settlement boundary</p>																
Spatial Objectives Assessment	SO1: ++	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6: +	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +	SO13: +	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. The site is previously developed land and is located within an existing urban area. It is also accessible by different transport means. SO3: It is anticipated that the site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems.															

Site Details		Access to Key Services				Constraints and Deliverability								Council's Proposed Approach		
<p>Site Ref: CR34 Site: Former Railway Goods Yard, Llandudno</p> <p>Proposal: B1 use employment development Current Use: Former goods yard Area (ha): 1.4</p> <p>Ownership: Private Relevant Planning History: 0/31050 Redevelopment of Railway Station (adjoining site to CR34) incorporating bus and rail transport interchange, refurbishment of existing buildings to provide museum, waiting area and refreshment facilities - granted 14/02/2006</p> <p>Status in Adopted Plan: Land allocated for car parking purposes (policy 8I) in the Llandudno Conwy District Plan. The northern extent of the site (adjoining Oxford Road) is in the Llandudno Conservation Area. The site was also proposed for retail development and a transport interchange facility in the draft Conwy Unitary Development Plan (2001)</p> <p>Site Description: the site is largely cleared, with only some walled remains in the north eastern corner and a wall running along most of the eastern boundary. The site is slightly raised above the Builder Street level.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities – Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Very good <p>The site is very well located to the existing bus service route and stop. It is also very well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 400m Public Transport: the site adjoins Llandudno Railway where there are bus and rail facilities Cycle Route: National Route 5 approximately 1km Frequency of Public Transport: 0 or 1 point</p>				<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: The development is on previously developed land within the settlement. It is considered that the impact on landscape would be minimal. • Impact on local character: Outstanding quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: The site is located within the existing settlement boundary. Development of the northern end of the site should have regard for the setting of the Llandudno Conservation Area. • Impact on Biodiversity: No objection from the Countryside Council for Wales. • Impact on Historic Environment: no comments received. Development of the northern end of the site should have regard to the setting of the Llandudno Conservation Area. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: The site is in a C2 flood risk zone as defined by TAN 15. It is in the Environment Agency's Flood Zone 3 which means a high risk tidal flooding, over 1/200. The Llandudno defences have a maintained shingle bank with the promenade and rear wall which is at risk of overtopping in extreme storm and tidal events. The Council's Environment and Technical Service state that the south east third of the site fails TAN 15 criteria according to the Conwy Tidal Flood Risk Assessment, however, the remainder of the site passes subject to a Flood Consequences Assessment. The Environment Agency Wales also suggest that no buildings or structures be erected in the southern part of the site. • Ownership: No issues • Ground Conditions: No issues • Archaeology: No objection. • Highways: No objection • Infrastructure: Dŵr Cymru Welsh Water envisages no problems with the public sewerage system for domestic foul discharge from this development. No problems are envisaged with accommodating the domestic foul flows from this development. No problems are envisaged with the provision of water supply for this development. Off-site mains may be required and these can be assessed during the planning application stage. <p>Availability: No issues Suitability: The site is previously developed land; it is within a strategic hub as identified in the LDP (section 3) and is accessible. The site will contribute to employment needs for the area during the Plan period (see Background Paper 14 – Employment Land Study). Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: The site will be released for development in the medium term phase of the Plan. Please see BP30 for further details.</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>The site performs well in the sequential test as previously developed land in the settlement boundary. It is reasonably accessible by different transport means.</p> <p>The Welsh Government support B1 and possible B2 uses on this site.</p> <p>Development of the site is subject to the completion of a Flood Consequences Assessment.</p>		
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: Yes Previously Developed Land: Yes Urban/Rural: Urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Development within existing settlement boundary</p>																
Spatial Objectives Assessment	SO1: +/++	SO2: 0	SO3: 0	SO4: +/++	SO5: 0	SO6: 0	SO7: ++	SO8: 0	SO9: ++	SO10: +/++	SO11: +/++	SO12: 0	SO13: 0	SO14: 0	SO15: 0	SO16: +/-
Opportunities to Manage / Mitigation?	SO1: The site is on previously developed land and contributes employment demand and would provide an adequate and appropriate level of development at this location. SO4: The site will contribute to employment demand for the strategic hub of Conwy, Llandudno and Llandudno Junction. SO7: The site is located in an urban area accessible by modes of sustainable transport. SO10/11: The site offers an opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems.															

Site Details		Access to Key Services						Constraints and Deliverability						Council's Proposed Approach		
<p>Site Ref: 449 Site: Plas Penrhyn, Penrhyn Bay</p> <p>Proposal: Residential development. Current Use: Building grounds.</p> <p>Area (ha): 0.67 Theoretical Yield and Density: The site would be considered for 30 dwellings based on the density of 45 dwellings per hectare and taking into account open space and landscape/buffering provision.</p> <p>Ownership: Council owned site Relevant Planning History: 0/31423 (20 affordable dwellings) refused at committee on grounds of prematurity pending the Deposit LDP consultation stage (2006).</p> <p>Status in Adopted Plan: No designation in Llandudno Conwy District Plan</p> <p>Site Description: The site is located in the urban area of Penrhyn Bay. It is bounded by residential development to the north, south and east and adjoins a caravan park along its western boundary. Plas Penrhyn lies immediately to the east of the field, as does an existing playing field.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is well located to the existing bus service route and stop. It is also well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 400m Public Transport: within 200m bus stop (nearest train station is Llandudno which is accessible by bus and cycling) Cycle Route: Traffic-free route within 200m Frequency of Public Transport: 1 or 2 points</p>						<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and Countryside: The site is infill. It is within the Creuddyn and Conwy LOHI but the impact is unlikely to be more than local in scale. It is well within the existing settlement boundary. • Impact on local Character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: • Impact on Biodiversity: There is some biodiversity value in the trees along the southern boundary. • Impact on Historic Environment: Penrhyn Old Hall is listed (grade II*). Associated ranges, a wing to the north east and a lodge are also listed. No objection to the allocation. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: No issues • Ownership: No issues • Ground Conditions: No issues • Highways: no comments received • Archaeology: Plas Penrhyn owes its name to the medieval township of Penrhyn which is known to have existed in this locality. There is therefore some archaeological potential at the site. No objection, although some intervention / mitigation may be required, dependent on the scale of proposals. • Infrastructure: The discharge of foul flows only from the proposed development site can be connected into the public foul manhole in Sunningdale Drive. No problems envisaged with sewage treatment or water supply. <p>Availability: Available now Suitability: The site is on previously developed land, is located in an urban area and is easily accessible to a range of services and facilities, within walking distance and also well served by public transport. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 for further details</p>						<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Comments from the Principal Conservation Officer state that care should be taken to ensure that the setting of the Hall and group is not adversely affected.</p> <p>Sensitive landscaping and buffering will therefore be very important, both for the wider setting and to accommodate housing on site.</p>		
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: Yes Previously Developed Land: Yes Urban/Rural: Urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Development within existing settlement boundary</p>																
Spatial Objectives Assessment	SO1: ++	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +	SO13: ++	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. The site is previously developed land and is located within an existing urban area. It is also accessible by different transport means. SO3: It is anticipated that the site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems.</p>															

LDP HOUSING / EMPLOYMENT ALLOCATIONS – LLANFAIRFECHAN & PENMAENMAWR

Site Details		Access to Key Services					Constraints and Deliverability							Council's Proposed Approach			
<p>Site Ref: 31/393 Site: Adjacent to Glanafon, Llanfairfechan Proposal: Residential development Current Use: None Area (ha): 0.64 Theoretical Yield and Density: The site would be considered for 15 dwellings based on the density of around 30 dwellings per hectare and taking into account the developable area outside the flood risk zone and landscaping /buffering provision. Ownership: Private Relevant Planning History: None Status in Adopted Plan: Landscape Conservation Area (policy D3) in Gwynedd Structure Plan Site Description: Consists of large garden, falling within PPW definition of 'previously developed land'. Site is close to junior school and fronts onto a bus route.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> Range of Shops and Services – Yes Doctors Surgery – Yes Access to Education – Yes Local Employment Opportunities - Yes Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 800m Public Transport: within 200m bus stop (Llanfairfechan train station is within 800m of the site) Cycle Route: On road route within 200m – adjoins southern site boundary Frequency of Public Transport: 1 or 2 points</p>					<p>Environmental Constraints</p> <ul style="list-style-type: none"> Impact on landscape and Countryside: There is a loss of some green space amidst existing housing which would have localised impact. On its own this is not a concern to CCW. Impact on local Character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. Impact on views: Within existing settlement; minimal impact. Impact on Biodiversity: None apparent Impact on Historic Environment: Part of the site is within the Llanfairfechan Conservation Area. <p>Physical Constraints:</p> <ul style="list-style-type: none"> Flood Risk: The site is partially with TAN 15 flood risk zone C2 – in this area, residential development shouldn't be considered. Advised that the site boundary be amended to exclude that area identified as C2. EA flood zone 3 - high risk (NE corner only) fluvial >1/100.; no objection to remainder of site. Ownership: Issue regarding a claim for agricultural tenancy – may delay immediate availability. Owners are still keen to include the site for development during the Plan period. Ground Conditions: Archaeology: No objection from GAT Highways: There may be acceptable access from Penmaenmawr Road. Infrastructure: No issues envisaged for water supply, sewerage or sewage treatment. <p>Availability: Issue regarding immediate availability Suitability: The site is within an urban area and is reasonably accessible particularly to the main centres of Bangor, Colwyn Bay and Llandudno. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Release in latter Plan period due to current tenancy issue. Please see BP/30 for further details</p>							<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is Greenfield land, it is located in an accessible centre and generally performs well in the sequential test.</p> <p>Comments from the Council's Highways service indicate a maximum gradient for the roadway of 1 in 20 for the first 10m and 1 in 10 thereafter.</p> <p>No residential development should take place in the C2 flood risk zone. The Environment Agency Wales suggest amending the site boundary to omit the C2 flood risk zone.</p> <p>With regards water supply for the proposed development, Dwr Cymru Welsh Water state that off site mains may be required and these can be assessed during the planning application stage.</p>			
Hierarchy of Settlements (Sequential Test)																	
<p>Located within Settlement Boundary: Yes Previously Developed Land: Yes Urban/Rural: Urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Development within settlement boundary</p>																	
Spatial Objectives Assessment		SO1: +	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +/++	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?		<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is within an existing urban area and is accessible by different transport means, it is located on greenfield land. It is considered that any impacts on landscape and the Conservation Area could be mitigated at planning application stage (e.g. through the Landscape Character SPG, Conservation Area Appraisal for Llanfairfechan). SO3: The site would provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on adjoining developments and the setting of the Conservation Area.</p>															

Site Details		Access to Key Services					Constraints and Deliverability							Council's Proposed Approach		
<p>Site Ref: 429 Site: Dexter Products, Llanfairfechan</p> <p>Proposal: Residential development Current Use: Employment site Area (ha): 0.47</p> <p>Theoretical Yield and Density: The site would be considered for 15 dwellings based on the density of 30 dwellings per hectare</p> <p>Ownership: Private Relevant Planning History: None</p> <p>Status in Adopted Plan: No adopted local plan</p> <p>Site Description: Existing buildings within Llanfairfechan. Accessed from Ffordd Llannerch along the eastern site boundary. Existing residential development is adjacent to the site along the eastern boundary with existing employment development to the south.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 800m Public Transport: within 800m bus stop (train is within 1km from site) Cycle Route: National Route 5 runs via Llanfairfechan Frequency of Public Transport: 1 point</p>					<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: Within existing urban area • Impact on local character: See policy NTE/5 for details. • Impact on views: Within existing urban area • Impact on Biodiversity: No comments received. • Impact on Historic Environment: No comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 flood zone A; Environment Agency flood zone 1 – low risk. No objections from the Council's Environment & Technical Services, however, there may be some surface water issues to be addressed (low risk according to EA surface water risk maps). Environment Agency Wales states that the entire site is in DAM flood zone A and outside our flood zones. We are not aware of a history of flooding on the site. Due consideration, however, must be given to any site layout/reprofiling to ensure that overland flood flow routes from surface water flooding is not compromised or increases risks to adjacent land. The surface water drainage for the allocation should be designed in accordance with SUDS (Sustainable Drainage Systems) principles which will need approval from the SUDS Approving Body in the future as per the Floods and Water Management Act 2010. The rate of surface water discharge from the allocation should be no greater than from its greenfield rate and the 1 in 100 rainfall event must be accommodated. • Ownership: No issues • Ground Conditions: No issues • Archaeology: No comments. • Highways: The Council's Highways service have no objection to the site • Infrastructure: Dwr Cymru Welsh Water state that a water supply can be made available to service the proposal, foul drainage flows from the proposed development can be accommodated within the public sewerage system and foul drainage flows from the proposed development will drain to Llanfairfechan Waste Water Treatment Works; there are no problems in accepting these domestic demands. <p>Availability: No issues Suitability: The site is within an urban area and is reasonably accessible to other centres by train, public transport and the A55 Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 for further details</p>							<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>The previously developed site, within the existing urban area of Llanfairfechan, is considered suitable for allocation in the LDP.</p>		
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Settlement extension</p>																
Spatial Objectives Assessment	SO1: +/-	SO2: 0	SO3: 0	SO4: +	SO5: 0	SO6: +	SO7: +/++	SO8: 0	SO9: +/++	SO10: +/++	SO11: +/++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: +/0
Opportunities to Manage / Mitigation?	<p>SO1: The site is located on greenfield land and is not allocated because alternative brownfield sites have been submitted for consideration within the existing urban settlements in this area. It is still retained as a contingency site to be released if there are deliverability issues with allocated employment sites and should it be required to come forward for development in the Plan period, a development brief would be prepared. SO4 and SO6: The site will contribute to employment demand for the strategic hub of Conwy, Llandudno and Llandudno Junction. SO7: The site is located in an urban area accessible by modes of sustainable transport. SO10/11: The site offers an opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and biodiversity interests.</p>															

Site Details		Access to Key Services					Constraints and Deliverability							Council's Proposed Approach		
<p>Site Ref: 521 Site: West Coast Building, Llanfairfechan</p> <p>Proposal: Residential development Current Use: Area (ha): 0.24</p> <p>Theoretical Yield and Density: The site would be considered for 10 dwellings based on the density of 40 dwellings per hectare.</p> <p>Ownership: Private Relevant Planning History: None</p> <p>Status in Adopted Plan: No adopted local plan</p> <p>Site Description: Existing buildings within Llanfairfechan. Accessed from Caeffynnon Road / Ffordd Llannerch along the northern and eastern site boundary. Existing residential development is adjacent to the site along the eastern boundary with a fire station and existing employment development to the south.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 800m Public Transport: within 800m bus stop (train is within 1km from site) Cycle Route: National Route 5 runs via Llanfairfechan Frequency of Public Transport: 1 point</p>					<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: Within existing urban area • Impact on local character: See policy NTE/5 for details. • Impact on views: Within existing urban area • Impact on Biodiversity: No comments received. • Impact on Historic Environment: No comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 flood zone A; Environment Agency flood zone 1 – low risk. No objections from the Council's Environment & Technical Services. Environment Agency Wales state that the entire site is in DAM flood zone A and outside the EA flood zones. The surface water drainage for the allocation should be designed in accordance with SUDS (Sustainable Drainage Systems) principles which will need approval from the SUDS Approving Body in the future as per the Floods and Water Management Act 2010. The rate of surface water discharge from the allocation should be no greater than from its greenfield rate and the 1 in 100 rainfall event must be accommodated. • Ownership: No issues • Ground Conditions: No issues • Archaeology: No comments. • Highways: The Council's Highways service state that the access point may have to be relocated to produce a standard access but otherwise the site is suitable • Infrastructure: Dwr Cymru Welsh Water state that a water supply can be made available to service the proposal, foul drainage flows from the proposed development can be accommodated within the public sewerage system and foul drainage flows from the proposed development will drain to Llanfairfechan Waste Water Treatment Works; there are no problems in accepting these domestic demands. <p>Availability: No issues Suitability: The site is within an urban area and is reasonably accessible to other centres by train, public transport and the A55 Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 for further details</p>							<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>The previously developed site, within the existing urban area of Llanfairfechan, is considered suitable for allocation in the LDP.</p>		
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Settlement extension</p>																
Spatial Objectives Assessment	SO1: +/-	SO2: 0	SO3: 0	SO4: +	SO5: 0	SO6: +	SO7: +/++	SO8: 0	SO9: +/++	SO10: +/++	SO11: +/++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: +/-
Opportunities to Manage / Mitigation?	<p>SO1: The site is located on greenfield land and is not allocated because alternative brownfield sites have been submitted for consideration within the existing urban settlements in this area. It is still retained as a contingency site to be released if there are deliverability issues with allocated employment sites and should it be required to come forward for development in the Plan period, a development brief would be prepared. SO4 and SO6: The site will contribute to employment demand for the strategic hub of Conwy, Llandudno and Llandudno Junction. SO7: The site is located in an urban area accessible by modes of sustainable transport. SO10/11: The site offers an opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and biodiversity interests.</p>															

Site Details		Access to Key Services					Constraints and Deliverability							Council's Proposed Approach			
<p>Site Ref: 515 Site: Old Weighbridge Site, Penmaenmawr</p> <p>Proposal: Residential development Current Use: Area (ha): 0.43</p> <p>Theoretical Yield and Density: The site would be considered for 12 dwellings based on the density of 28 dwellings per hectare and taking into account open space and landscaping /buffering provision.</p> <p>Ownership: Private Relevant Planning History: none on site; permission for residential development to the south.</p> <p>Status in Adopted Plan: No adopted local plan</p> <p>Site Description: developable land within a central location in Penmaenmawr. Accessed from Ffordd Bangor along the northern site boundary. Existing residential development surrounds the site with permission for residential development to the south.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is well located to the existing bus service route and stop and main line railway service station. It is also well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 400m Public Transport: within 400m bus stop (Penmaenmawr train station is within 800m of the site) Cycle Route: On road route within 400m Frequency of Public Transport: 1 point</p>					<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: Within existing urban area • Impact on local character: See policy NTE/5 for details. • Impact on views: Within existing urban area • Impact on Biodiversity: No comments received. • Impact on Historic Environment: The site adjoins the Penmaenmawr centre Conservation Area; development should not impact on the setting of this designation. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 flood zone A; Environment Agency flood zone 1 – low risk. No objections from the Council's Environment & Technical Services, Environment Agency Wales states that the entire site is in DAM flood zone A and outside our flood zones. The surface water drainage for the allocation should be designed in accordance with SUDS (Sustainable Drainage Systems) principles which will need approval from the SUDS Approving Body in the future as per the Floods and Water Management Act 2010. The rate of surface water discharge from the allocation should be no greater than from its greenfield rate and the 1 in 100 rainfall event must be accommodated. • Ownership: No issues • Ground Conditions: No issues • Archaeology: No comments. • Highways: The Council's Highways service have no objection to the site • Infrastructure: Dwr Cymru Welsh Water state that a water supply can be made available to service the proposal, foul drainage flows from the proposed development can be accommodated within the public sewerage system and foul drainage flows from the proposed development will drain to Penmaenmawr Waste Water Treatment Works; there are no problems in accepting these domestic demands. <p>Availability: No issues Suitability: The site is within an urban area and is reasonably accessible to other centres by train, public transport and the A55 Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 for further details</p>							<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>The previously developed site, within the existing urban area of Penmaenmawr, is considered suitable for allocation in the LDP.</p>			
<p>Hierarchy of Settlements (Sequential Test)</p> <p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Settlement extension</p>																	
Spatial Objectives Assessment		SO1: +/0	SO2: 0	SO3: 0	SO4: +	SO5: 0	SO6: +	SO7: +/++	SO8: 0	SO9: +/++	SO10: +/++	SO11: +/++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: +/0
Opportunities to Manage / Mitigation?		<p>SO1: The site is located on greenfield land and is not allocated because alternative brownfield sites have been submitted for consideration within the existing urban settlements in this area. It is still retained as a contingency site to be released if there are deliverability issues with allocated employment sites and should it be required to come forward for development in the Plan period, a development brief would be prepared. SO4 and SO6: The site will contribute to employment demand for the strategic hub of Conwy, Llandudno and Llandudno Junction. SO7: The site is located in an urban area accessible by modes of sustainable transport. SO10/11: The site offers an opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and biodiversity interests.</p>															

LDP HOUSING / EMPLOYMENT ALLOCATIONS – LLANRWST

Site Details		Access to Key Services				Constraints and Deliverability								Council's Proposed Approach			
<p>Site Ref: 287 Site: Bryn Hyfryd, Ffordd Tan yr Ysgol, Llanrwst</p> <p>Proposal: Residential development</p> <p>Current Use: Agricultural</p> <p>Area (ha): 1.17 Theoretical Yield and Density: The site would be considered for 40 dwellings based on the density of 34 dwellings per hectare and taking into account open space and landscaping /buffering provision.</p> <p>Ownership: Private</p> <p>Relevant Planning History: None</p> <p>Status in Adopted Plan: Landscape Conservation Area (policy D3) in the Gwynedd Structure Plan.</p> <p>Site Description: The site is situated on rising land towards the east along its frontage with Ffordd Tan yr Ysgol. It comprises open pasture land and there is an existing residential access that crosses the site from Ffordd Tan yr Ysgol.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 400m Public Transport: within 200m bus stops (train station within 200m - Llanrwst) Cycle Route: On road cycle route (Conwy Valley) within 200m Frequency of Public Transport: 1 or 2 points</p>				<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and Countryside: While the site is greenfield land, it appears a natural extension. Agricultural Land Classification grade 3. CCW state that the site would be a small incursion of Llanrwst into open countryside. • Impact on local Character: Outstanding quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement • Impact on Biodiversity: CCW states that given the proximity of buildings and tree lined hedgerows it is possible that feeding bats may use the site. CCW has a bat record within 200m. • Impact on Historic Environment: no comments received from CADW <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: The site is partially within TAN 15 Flood Zone C2. There are two mechanisms of flooding affecting this allocation: overland flooding associated with the watercourse which flows through the ground of Ysgol Dyffryn Conwy on Nebo Road; and 'ponding' associated with the stream that flows between the site and the school to the north. In the absence of a broad level assessment that demonstrates the consequences of flooding can be effectively managed, Environment Agency Wales would object to the allocation of the site. • Ownership: No issues • Ground Conditions: No issues • Archaeology: No impact on recorded archaeology • Highways: The transport sites appraisal study undertaken by consultants recommends the site be accepted. The site will require assessment of the Ffordd Tan yr Ysgol / A470 junction. • WAG Transport: Whilst remote from the A470, a high proportion of generated traffic will access this location via the junction at Birmingham Garage. Any potential development will need to address the impact of this in conjunction with the impact on the country roads leading to the site. • Infrastructure: Parts of the public sewerage network suffer from hydraulic overloading. No Regulatory improvements are planned under Dwr Cymru Welsh Water's current five year Capital Investment Programme. The total allocations for this area would overload the design capacity of the Waste Water Treatment Works. No problems are envisaged with the provision of water supply for this site. No objection from Wales and West Utilities. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible. Viability: + (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 for further details</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is Greenfield land, it is located in an accessible centre and generally performs well in the sequential test.</p> <p>There are a series of improvements in access which should be implemented for motorists, pedestrians and cyclists as part of the development. A Transport Assessment should therefore be prepared for this site. This should include information on: improvements to the side road visibility at the junction of Ffordd Tan yr Ysgol / Denbigh Street; assess the feasibility of a localised traffic management scheme in the vicinity of the junction of Ffordd Tan yr Ysgol, Nebo Road and the A470; new footway provision on the eastern side of Ffordd Tan yr Ysgol; possible traffic calming measures along Ffordd Tan yr Ysgol; shared pedestrian and cycle link between Ffordd Tan yr Ysgol and Watling Street and the nearby school.</p> <p>Dwr Cymru Welsh Water states that should the site be developed in advance of any Regulatory improvements, developers may be required to fund the essential improvements. They advise the site be released in the latter Plan period to allow time to undertake essential improvements.</p> <p>A Development Brief will be prepared for this site.</p>			
Hierarchy of Settlements (Sequential Test)																	
<p>Located within Settlement Boundary: No</p> <p>Previously Developed Land: No</p> <p>Urban/Rural: Semi urban</p> <p>Position in the Settlement Hierarchy: Urban Area</p> <p>Relationship to Settlement: Settlement Extension</p>																	
Spatial Objectives Assessment		SO1: 0	SO2: 0	SO3: +	SO4: 0	SO5: +	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +/-	SO13: +	SO14: 0	SO15: 0	SO16: : -/0
Opportunities to Manage / Mitigation?		<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins an existing urban area and is accessible by different transport means and it is considered that any impacts on landscape and nearby biodiversity interests can be appropriately mitigated (e.g. through the Biodiversity, Landscape Character SPGs). SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and local biodiversity interest. SO16: see SPG on Planning and the Welsh Language for further guidance on ensuring development sustains or enhances the Welsh Language. A Mitigation Statement should be submitted at planning application stage for the housing element of the site, in line with the SPG and BP/33.</p>															

Site Details		Access to Key Services					Constraints and Deliverability					Council's Proposed Approach				
<p>Site Ref: 455 (SR10) Site: North of Llanrwst</p> <p>Proposal: Residential development</p> <p>Current Use: Agricultural</p> <p>Area (ha): 2.06 Theoretical Yield and Density: The site would be considered for 50 dwellings based on the density of 24 dwellings per hectare and taking into account open space and landscaping /buffering provision.</p> <p>Ownership: Private</p> <p>Relevant Planning History: None</p> <p>Status in Adopted Plan: Landscape Conservation Area (policy D3) in the Gwynedd Structure Plan.</p> <p>Site Description: The site lies to the north of the settlement of Llanrwst. It runs alongside Llanddoged Road on its western boundary and is bounded by existing development to its east, west and south.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 800m Public Transport: within 400m bus stop (train station approximately 400m away - Llanrwst North) Cycle Route: On road cycle route along Llanddoged Road. Frequency of Public Transport: 0/1 points</p>					<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: While the site is greenfield land, it appears a natural extension • Impact on local character: Outstanding quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement • Impact on Biodiversity: No comments received • Impact on Historic Environment: The site is located to the west of the listed buildings at Bron Derw; development may affect the setting of these buildings. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: Known flooding problems downstream on unnamed watercourse due to bank overtopping. No objections from the Council's Environment and Technical service but Sustainable Drainage would be especially important to ensure that flows are not increased in the watercourse. • Ownership: No issues • Ground Conditions: • Archaeology: No recorded archaeological sites within plot. • Highways: No objection. • Infrastructure: Dwr Cymru Welsh Water asks that the allocation of this site be released later in the plan period as the public sewerage needs improvement. The same applies to the Llanrwst Waste Water Treatment. No problems with water supply. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 for further details</p>					<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is Greenfield land, it is located in an accessible centre and generally performs well in the sequential test.</p> <p>Comments are generally favourable.</p> <p>Development of this site should be sympathetic to the Bron Derw listed buildings and should not impact detrimentally on its setting.</p> <p>The Council's Highways service state that improved pedestrian links and road widening would be required if accessed off Llanddoged Road.</p> <p>The site should be allocated in the latter phases of the Plan period to accommodate proposed infrastructure improvements.</p>				
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Semi urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Settlement Extension</p>																
Spatial Objectives Assessment	SO1: - /0	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6: +	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: +	SO12: +/0	SO13: +	SO14: 0	SO15: 0	SO16: : -/0
Opportunities to Manage / Mitigation?	<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins an existing urban area and it is considered that any impacts on landscape and nearby biodiversity interests can be appropriately mitigated (e.g. through the Biodiversity, Landscape Character SPGs). It is included in the LDP as a contingency site rather than an allocation, to be brought forward for development in the Plan period only if there are issues with land supply and the deliverability of allocated sites. If it was to come forward for development in the Plan period, a development brief would be prepared. SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and local biodiversity interest. SO16: see SPG on Planning and the Welsh Language for further guidance on ensuring development sustains or enhances the Welsh Language. A Mitigation Statement should be submitted at planning application stage for the housing element of the site, in line with the SPG and BP/33.</p>															

Site Details		Access to Key Services					Constraints and Deliverability							Council's Proposed Approach		
<p>Site Ref: 458 (SR13) Site: East of Llanrwst</p> <p>Proposal: Residential development Current Use: Agricultural</p> <p>Area (ha): 1.7 Theoretical Yield and Density: The site would be considered for 60 dwellings based on the density of 35 dwellings per hectare and taking into account open space and landscaping /buffering provision.</p> <p>Ownership: Private Relevant Planning History: None</p> <p>Status in Adopted Plan: Landscape Conservation Area (policy D3) in the Gwynedd Structure Plan.</p> <p>Site Description: The site lies immediately to the east of the settlement of Llanrwst. It adjoins existing development on its northern and western boundaries. It adjoins the proposed residential allocation at Bryn Hyfryd (site 287).</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 400m Public Transport: within 200m bus stops (train station within 200m - Llanrwst) Cycle Route: On road cycle route (Conwy Valley) within 200m Frequency of Public Transport: 1 or 2 points</p>					<p>Environmental Constraints</p> <p>Impact on landscape and countryside: While the site is greenfield land, it appears a suitable extension. Objection from Development Control – inappropriate settlement extension, topography issues.</p> <ul style="list-style-type: none"> • Impact on local character: Outstanding quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement • Impact on Biodiversity: No comments received • Impact on Historic Environment: no comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: The site is partially within TAN 15 Flood Zone C2. Previously known problems downstream on unnamed watercourses in this area. The current situation is improved by connection to Afon Bach flood alleviation scheme. No objection from the Council's Environmental and Technical service but Sustainable Drainage would be important. • Ownership: No issues • Ground Conditions: • Archaeology: No recorded archaeological sites within plot. • Highways: The site will need to be accessed via site 287 (allocation – see comments in previous site assessment table, including recommendations from consultant's transport site appraisal study) and will then require a Transport Assessment. Qualified no objection. • Infrastructure: Dŵr Cymru Welsh Water asks that the allocation of this site be released later in the plan period as the public sewerage needs improvement. The same applies to the Llanrwst Waste Water Treatment. No problems envisaged with water supply to the proposed development. Wales and West Utilities have no apparatus in the area of enquiry. Safe digging practices, in accordance with HS (G) 47, must be used before any mechanical plant is operated. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Allocate in latter Plan period due to infrastructure works required. Please see BP/30 for further details.</p>							<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is Greenfield land, it is located in an accessible centre and generally performs well in the sequential test.</p> <p>Comments from the Environment Agency Wales state that the site will require a broad level Flood Consequences Assessment.</p>		
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Semi urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Settlement Extension</p>																
Spatial Objectives Assessment	SO1: 0/-	SO2: 0	SO3: +	SO4: 0	SO5: +	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +/0	SO13: +	SO14: 0	SO15: 0	SO16: -/0
Opportunities to Manage / Mitigation?	<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins an existing urban area and is accessible by different transport means and it is considered that any impacts on landscape and nearby biodiversity interests can be appropriately mitigated (e.g. through the Biodiversity, Landscape Character SPGs). It is included in the LDP as a contingency site rather than an allocation, to be brought forward for development in the Plan period only if there are issues with land supply and the deliverability of allocated sites. If it was to come forward for development in the Plan period, a development brief would be prepared SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and local biodiversity interest. SO16: see SPG on Planning and the Welsh Language for further guidance on ensuring development sustains or enhances the Welsh Language. A Mitigation Statement should be submitted at planning application stage for the housing element of the site, in line with the SPG and BP/33.</p>															

Site Details		Access to Key Services					Constraints and Deliverability							Council's Proposed Approach		
<p>Site Ref: 459 (SR14) Site: Adjacent Bryn Hyfryd, Llanrwst</p> <p>Proposal: Residential development</p> <p>Current Use: Agricultural</p> <p>Area (ha): 1.42 Theoretical Yield and Density: The site would be considered for 50 dwellings based on the density of 35 dwellings per hectare and taking into account open space and landscaping /buffering provision.</p> <p>Ownership: Private</p> <p>Relevant Planning History: None</p> <p>Status in Adopted Plan: Landscape Conservation Area (policy D3) in the Gwynedd Structure Plan.</p> <p>Site Description: The site lies immediately to the east of the settlement of Llanrwst. The field is currently landlocked but would adjoin proposed residential allocations at Bryn Hyfryd (site 287) and the adjoining north western field (site 458).</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> Range of Shops and Services – Yes Doctors Surgery – Yes Access to Education – Yes Local Employment Opportunities - Yes Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 400m Public Transport: within 200m bus stops (train station within 200m - Llanrwst) Cycle Route: On road cycle route (Conwy Valley) within 200m Frequency of Public Transport: 1 or 2 points</p>					<p>Environmental Constraints</p> <ul style="list-style-type: none"> Impact on landscape and countryside: While the site is greenfield land, it appears a suitable extension. Objection from Development Control – inappropriate settlement extension, topography issues. Impact on local character: Outstanding quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. Impact on views: Adjoins existing settlement Impact on Biodiversity: No comments received. Impact on Historic Environment: no comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> Flood Risk: TAN 15 Flood Zone A. No objection from Environment Agency Wales or the Council's Environmental and Technical service but Sustainable Drainage would be important. Ownership: No issues Ground Conditions: No issues Archaeology: No recorded archaeological sites within plot. Highways: The site will need to be accessed via site 287 (allocation – see comments in previous site assessment table, including recommendations from consultant's transport site appraisal study) and will then require a Transport Assessment. Qualified no objection. Infrastructure: Dwr Cymru Welsh Water asks that the allocation of this site be released later in the plan period as the public sewerage needs improvement. The same applies to the Llanrwst Waste Water Treatment. No problems envisaged with water supply to the proposed development. Wales and West Utilities have no apparatus in the area of enquiry. Safe digging practices, in accordance with HS (G) 47, must be used before any mechanical plant is operated. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Allocate in latter Plan period due to infrastructure works required. Please see BP/30 for further details</p>							<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is Greenfield land, it is located in an accessible centre and generally performs well in the sequential test.</p>		
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Semi urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Settlement Extension</p>																
Spatial Objectives Assessment	SO1: 0/-	SO2: 0	SO3: +	SO4: 0	SO5: +	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +/0	SO13: +	SO14: 0	SO15: 0	SO16: : -/0
Opportunities to Manage / Mitigation?	<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins an existing urban area and is accessible by different transport means and it is considered that any impacts on landscape and nearby biodiversity interests can be appropriately mitigated (e.g. through the Biodiversity, Landscape Character SPGs). It is included in the LDP as a contingency site rather than an allocation, to be brought forward for development in the Plan period only if there are issues with land supply and the deliverability of allocated sites. SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and local biodiversity interest. SO16: see SPG on Planning and the Welsh Language for further guidance on ensuring development sustains or enhances the Welsh Language. A Mitigation Statement should be submitted at planning application stage for the housing element of the site, in line with the SPG and BP/33.</p>															

LDP HOUSING / EMPLOYMENT ALLOCATIONS – TIER 1 MAIN VILLAGES

Site Details		Access to Key Services				Constraints and Deliverability								Council's Proposed Approach			
<p>Site Ref: 53 (SR135) Site: North of Groesfordd, Dwygyfylchi Proposal: Residential development Current Use: Agricultural Area (ha): 1.12 Theoretical Yield and Density: The site would be considered for 30 dwellings based on the density of 25 dwellings per hectare. Ownership: Private Relevant Planning History: None Status in Adopted Plan: Landscape Conservation Area (policy D3) in the Gwynedd Structure Plan. Site Description: Consists of open land, surrounded on three sides by existing housing.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – No • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p>				<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: the site relates visually to the existing built settlement as it is surrounded by residential development on three sides. • Impact on local character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement; considered appropriate infill. • Impact on Biodiversity: No objection • Impact on Historic Environment: no comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Zone A; no objection from Environment Agency Wales or the Council's Environment & Technical service. Environment Agency Wales states that according to the Development Advice Maps (and the EA Flood zones), there is a degree of flood risk associated with this allocation from the river Gyrach. The site allocation boundary has been revised so that no development occurs within the flood risk area of. The surface water drainage for the allocation should be designed in accordance with SUDS (Sustainable Drainage Systems) principles which will need approval from the SUDS Approving Body in the future as per the Floods and Water Management Act 2010. The rate of surface water discharge from the allocation should be no greater than from its greenfield rate and the 1 in 100 rainfall event must be accommodated. • Ownership: No issues • Ground Conditions: No issues • Archaeology: No objection • Highways: With a realignment of Ysgyborwen Road the visibility and access requirements will be achievable. The realignment can be carried out within the existing adopted highway. • Infrastructure: Foul flows from this development can be accommodated within the public sewerage system. No problems in accepting foul drainage from the proposal. No problem envisaged with the provision of a water supply. Wales & West Utilities has no apparatus in the area of enquiry. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible particularly to the main centres of Llandudno and Colwyn Bay. The site had no land use designation in the local adopted plan. Development should be sympathetic to existing uses in the vicinity and the surrounding landscape. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Issues regarding access, resulting in the site being on the contingency list. Please see BP/30 for further details</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p>			
Hierarchy of Settlements (Sequential Test)		<p>Sustainability Points Local Facilities: within 400m approximately Public Transport: bus stops adjoin the site along Ysguborwen Road (nearest train station is in Penmaenmawr) Cycle Route: Traffic-free local route within 200m Frequency of Public Transport: 1 point</p>															
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Rural Position in the Settlement Hierarchy: Tier 1 Main Village Relationship to Settlement: Settlement Extension</p>																	
Spatial Objectives Assessment		SO1: +	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6: 0	SO7: +/-	SO8: 0	SO9: +/-	SO10: ++	SO11: ++	SO12: +/0	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?		<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins an existing urban area and is accessible by different transport means and it is considered that any impacts on landscape and nearby biodiversity interests can be appropriately mitigated (e.g. through the Biodiversity, Landscape Character SPGs). It is included in the LDP as a contingency site rather than an allocation, to be brought forward for development in the Plan period only if there are issues with land supply and the deliverability of allocated sites. SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and local biodiversity interest.</p>															

Site Details		Access to Key Services				Constraints and Deliverability								Council's Proposed Approach		
<p>Site Ref: 56 Site: Land off Ysguborwen Road, Dwygyfylchi</p> <p>Proposal: Residential development</p> <p>Current Use: Agricultural</p> <p>Area (ha): 0.5 ha approximately</p> <p>Theoretical Yield and Density: The site would be considered for 15 dwellings based on the density of 30 dwellings per hectare.</p> <p>Ownership: Public and Private</p> <p>Relevant Planning History: None</p> <p>Status in Adopted Plan: Landscape Conservation Area (policy D3) in the Gwynedd Structure Plan. Green Barrier (policy E8) in draft Conwy Unitary Development Plan.</p> <p>Site Description: Consists of grazing land, surrounded by existing housing to the south and east, A55 to the north and by a dwelling and grazing land to the west.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> Range of Shops and Services – Yes Doctors Surgery – No Access to Education – Yes Local Employment Opportunities - Yes Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 400m approximately Public Transport: bus stops adjoin the site along Ysguborwen Road (nearest train station is in Penmaenmawr) Cycle Route: Traffic-free local route within 200m Frequency of Public Transport: 1 point</p>				<p>Environmental Constraints</p> <ul style="list-style-type: none"> Impact on landscape and countryside: Agricultural land classification 3B, 4, 5 & Urban. Impact on local character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. Impact on views: Adjoins existing settlement. Impact on Biodiversity: None apparent Impact on Historic Environment: no comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> Flood Risk: TAN 15 flood zone A; no objection from Environment Agency Wales or the Council's Environmental & Technical service. Ownership: No issues Ground Conditions: No issues Archaeology: No objection Highways: No objection. Infrastructure: No objection from Dwr Cymru Welsh Water. Foul flows from this development can be accommodated within the public sewerage system. No problems in accepting foul drainage from the proposal. No problem envisaged with the provision of a water supply. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible particularly to the main centres of Llandudno and Colwyn Bay. Development should be sympathetic to existing uses in the vicinity. Viability: + (see Planning Obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 for further details</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is greenfield land and is currently located in a green barrier, it is located in a relatively accessible centre and generally performs well in the sequential test. When considering the green wedge criteria (paras 4.7.3 and 4.7.12 of PPW) against the site's location relative to the existing village edge and adjoining residential properties, it is considered appropriate to amend the green wedge boundary to include this site as a residential allocation.</p> <p>The Council's Highways service suggests an access point be located a minimum 40m from Maes y Llan. The bus stop and shelter can be moved.</p> <p>The Assembly Government's Transport team advises that any properties adjacent to the A55 boundary shall have no direct access on to the road. It is recommended that adequate noise insulation is incorporated within designs to mitigate against traffic noise.</p> <p>Dwr Cymru Welsh Water state that off-site mains may be required and these can be assessed during the planning application stage.</p>		
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No</p> <p>Previously Developed Land: No</p> <p>Urban/Rural: Rural</p> <p>Position in the Settlement Hierarchy: Tier 1 Main Village</p> <p>Relationship to Settlement: Settlement extension</p>																
Spatial Objectives Assessment	SO1: +/-	SO2: 0	SO3: +	SO4: 0	SO5: +/0	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land and is currently designated as part of a green barrier, it adjoins an existing settlement, is relatively accessible by different transport means and it is considered that any impacts on landscape can be appropriately mitigated (e.g. through the Landscape Character SPG). SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and adjoining development.															

Site Details	Access to Key Services	Constraints and Deliverability											Council's Proposed Approach			
<p>Site Ref: MS9 Site: Orme View Filling Station, Dwygyfylchi Proposal: Employment development – B1/B2/B8 uses Current Use: Part developed; part agricultural Area (ha): 3.7 (approximately 1ha B1/B8 use and 1.7ha B2 use with 1ha as contingency) Ownership: Private Relevant Planning History: 0/30142 – erection of Travelodge and extension to existing car park (renewal of permission granted under 0/25900) - 2005 Status in Adopted Plan: None Site Description: The site lies to the east of Dwygyfylchi, outside the existing settlement boundary. Part of the site has already been developed as a petrol filling station</p>	<p>Access to Key Services</p> <ul style="list-style-type: none"> Range of Shops and Services – Yes Doctors Surgery – No Access to Education – Yes Local Employment Opportunities - Yes Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stops and adjoins the A55. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points</p> <p>Local Facilities: within 600m Public Transport: within 400m bus stop (nearest train station is Penmaenmawr) Cycle Route: Traffic-free local route within 200m Frequency of Public Transport: 0 or 1 point</p>	<p>Environmental Constraints</p> <ul style="list-style-type: none"> Impact on landscape and countryside: Agricultural Land Classification grade 3. The site adjoins the A55 and it is considered that the site could be developed to include appropriate landscaping. Countryside Council for Wales state that given its location, any application will be need to be the subject of a project level Habitats Regulation Assessment to ensure that the development of the site will not adversely affect the integrity of Liverpool Bay SPA, and Y Fenai & Bae Conwy/ Menai Strait SAC. Impact on local character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. Impact on views: It is not considered that there will be a significant impact on views as the site forms a suitable extension to existing development at this location and adjoins the A55. Impact on Biodiversity: No known biodiversity value. No objection from the Countryside Council for Wales. Impact on Historic Environment: No comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> Flood Risk: Part of the site is located in a TAN 15 Flood Zone C2 (directly adjacent to the watercourse on the boundary); the same area is Environment Agency flood zone 3 – high risk (eastern site boundary – 30 to 40m) fluvial >1/100 year RP. There is known previous flood risk from the Afon Gyrach. The Council's Environment and Technical service states that less vulnerable development in the C2 zone is subject to justification tests (see TAN 15). There are potential surface water issues to be addressed east of the filling station (High risk according to EA surface water risk maps). They have no objection to the remainder of the site. The Environment Agency Wales states that flood risk is an issue which needs addressing both for current day risk and future risks associated with climate change. Therefore a Flood Consequence Assessment will need to be carried out to determine what will be acceptable with regards to allocating the site for employment purposes. Obviously development would be restricted adjacent to the watercourse. However, with sea level rises, parts of the site adjacent to the A55 may also be at risk of flooding. Ownership: No issues Ground Conditions: No issues Archaeology: This plot has been extensively modified and improved during the 20th century, however its proximity to a known submerged forest and shell midden show that there is some environmental archaeological potential as well as potential for discrete post-glacial prehistoric activity dating from the Mesolithic through to the Bronze Age. Highways: The Council's Highways service has no objections other than the suggestions made by the Assembly Government's Transport team (see below). WAG Transport: Whilst it is accepted that there is an existing access serving the filling station and redundant café, this is inadequate for further development. Any proposal should therefore include alterations to the access to provide segregation of the proposed development, filling station and bus lane. Improvement to the exit merge lane should also be considered. In addition there are proposals within the National Transport Plan to improve the A55 (T) junction 16. These are currently at feasibility stage and may affect the site. Should you proceed with the allocation we would welcome further discussions in due course. Infrastructure: Dwr Cymru Welsh Water states that foul flows from the proposed development can be accommodated within the public sewerage system. The site is crossed by a public sewer. Foul drainage from the proposed development will drain to the Penmaenmawr Waste Water Treatment Works for which there are no problems in accepting these domestic demands. No problems are envisaged with the provision of a water supply for this development. No objection from Wales and West Utilities. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an existing employment use and the A55 for convenient access. It is therefore reasonably accessible particularly to the main centres of Llandudno and Colwyn Bay. The site will contribute to employment needs for the area during the Plan period (see Background Paper 14 – Employment Land Study). Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Relate to National Transport Plan proposals and employment use demand (medium to long term) Please see BP/30 for further details.</p>											<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>The Council's Business and Enterprise team supports the allocation of this site; however, they acknowledge that the poor access limits the potential use of the site to an extension of the current 'service' facilities. In light of this concern and taking into account the Assembly Government's transport comments, further discussions will be required with the Assembly Government's Transport team with regards access feasibility and tying in the allocation with National Transport Plan proposals. Dwr Cymru Welsh Water state that off site mains may be required and these can be assessed during the planning application stage. DCWW also state that the proposed development site is crossed by a public water main for which protection measures, include an Easement of a minimum of 3 metres is required from the Centre Line of the main and no obstruction temporary or permanent to encroach this area, access required at all times either in the form of an easement and/or diversion may be required. A Flood Consequences Assessment will be required for this site following comments received from the Environment Agency Wales. They suggest that prior to allocating this site a broad scale assessment is made to ensure that the risks are acceptable.</p>			
<p>Hierarchy of Settlements (Sequential Test)</p>																
<p>Located within Settlement Boundary: No Previously Developed Land: No (part developed) Urban/Rural: Rural Position in the Settlement Hierarchy: Tier 1 Main Village Relationship to Settlement: Development outside settlement boundary.</p>																
<p>Spatial Objectives Assessment</p>	SO1: 0/+	SO2: 0	SO3: 0	SO4: +	SO5: +/++	SO6: 0	SO7: +/-	SO8: +	SO9: +/-	SO10: ++	SO11: ++	SO12: +/-	SO13: +/0	SO14: 0	SO15: 0	SO16: 0/+
<p>Opportunities to Manage / Mitigation?</p>	<p>SO1: The site contributes to employment demand and would provide an adequate and appropriate level of development at this location. It also provides for the expansion of existing facilities along the A55. It is considered that any impacts on landscape can be appropriately mitigated (e.g. through the Landscape Character SPG). SO5/SO8: The site will provide an expansion of existing facilities and contribute to employment demand. It will also provide tourism facilities along the A55 which will add to convenience in this area, e.g. for visiting the National Park and nearby tourist attractions. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape.</p>															

Site Details		Access to Key Services				Constraints and Deliverability								Council's Proposed Approach			
<p>Site Ref: 270 (SR53) Site: Top Llan Road, Glan Conwy</p> <p>Proposal: Residential development Current Use: Agricultural Area (ha): 4.45 Theoretical Yield and Density: The site would be considered for 80 dwellings based on the density of around 30 dwellings per hectare and taking into account recreation and open space and landscaping /buffering provision.</p> <p>Ownership: Private Relevant Planning History: Previous application for residential development withdrawn. The immediate field to the north (adjoining existing settlement) was granted permission for 18 dwellings Status in Adopted Plan: Landscape Conservation Area (policy 4BW) in Llandudno Conwy District Plan. Site Description: The site consists of a triangular plot bound on two sides by Llanrwst Road and Top Llan Road, and on the third by land which has planning permission for housing. It measures approximately 6 hectares. The land is currently grazing land, and slopes gently from north to south and from east to west.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stops and is close to the A55. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 800m Public Transport: within 400m bus stop (train is approximately 900m from the site) Cycle Route: None in the area (nearest is Llandudno Junction) Frequency of Public Transport: 0 or 1 point</p>				<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and Countryside: Agricultural land classification (ALC) 3B, 4, 5 & Urban. Desk exercise suggests parts of north and east of site will be no better than 3B due to gradient. Remainder, where not limited by gradient, has potential to contain BMV land if surveyed in detail. Most likely ALC limitation is soil wetness. The Countryside Council for Wales raised concerns over the extent of expansion into the countryside around Glan Conwy. • Impact on local character: Outstanding quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Potential impact at north east extent of site (higher ground – views to the west across the river) • Impact on Biodiversity: No known biodiversity value. There is a bat record within 100m of this site. • Impact on Historic Environment: Listed buildings located nearby. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Zone A; no objection from the Council's Environment & Technical service. • Ownership: No issues • Ground Conditions: No issues • Archaeology: No archaeological impact predicted. • Highways: No objection from the Council's Highways service and the Assembly Government's Transport team. A transport and highways assessment undertaken by consultants for the land agent states that development related traffic can be satisfactorily accommodated on the existing highway network. Access could be achieved via a ghost island type T junction arrangement on Llanrwst Road which meets the Assembly Government's requirements. • Infrastructure: Dwr Cymru Welsh Water states that the local public sewerage network will be unable to accommodate the demands from development of this site. There are no problems in accommodating foul drainage at the Ganol Waste Water Treatment Works. No problems are envisaged with water supply. Wales & West Utilities have no apparatus in the area <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins a main village and is reasonably accessible particularly to the main centres of Abergele and Colwyn Bay. Development should be sympathetic to the surrounding landscape and biodiversity interest. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 for further details.</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is Greenfield land, it is located on the edge of an accessible centre and generally performs well in the sequential test.</p> <p>The Council's Highways service suggests that access should be made onto the A470 that will need to be improved. The Assembly Government's Transport team suggest development should include stopping up the existing Top Llan Road. A new Top Llan Road / A470 junction will need to be constructed to a high standard at the developer's expense.</p> <p>Due to concerns raised by Dwr Cymru Welsh Water on the local public sewerage network, a hydraulic modelling assessment will be required to understand any potential improvements required, however, dependent on the potential foul discharge flows, the point of communication will have to be determined. Dwr Cymru Welsh Water also state that off site mains may be required and these can be assessed during the planning application stage.</p> <p>The Environment Agency Wales recommend no ground raising or structures within 4 metres of the watercourse.</p> <p>It is noted in the site agent's submission that the north east extent of the site is proposed to be retained as open space, which will mitigate potential impacts on views. A Landscape and Visual appraisal has been prepared by consultants as well which recommends a number of measures to ensure development does not impact detrimentally on the landscape and surrounding area. A Development Brief will be prepared for this site.</p>			
Hierarchy of Settlements (Sequential Test)																	
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Rural Position in the Settlement Hierarchy: Tier 1 Main Village Relationship to Settlement: Settlement Extension</p>																	
Spatial Objectives Assessment		SO1: 0/+	SO2: 0	SO3: +	SO4: 0	SO5: +	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +/-	SO13: +	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?		SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins an existing settlement and is accessible by different transport means and it is considered that any impacts on landscape and nearby biodiversity interests can be appropriately mitigated (e.g. through the Biodiversity, Landscape Character SPGs). SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and local biodiversity interest. SO13: The site will include an element of public open space and recreation land.															

Site Details		Access to Key Services					Constraints and Deliverability							Council's Proposed Approach		
<p>Site Ref: 403 Site: South of the Mill, Llanddulas</p> <p>Proposal: Residential development</p> <p>Current Use: Agricultural</p> <p>Area (ha): 0.83</p> <p>Theoretical Yield and Density: The site would be considered for 20 dwellings based on the density of 24 dwellings per hectare.</p> <p>Ownership: Public and Private</p> <p>Relevant Planning History: None</p> <p>Status in Adopted Plan: Green Barrier (policy CN5) in Colwyn Borough Local Plan</p> <p>Site Description: The site is located to the south east of the existing settlement of Llanddulas. It does not adjoin the existing settlement boundary but adjoins site 406 to the west. A public footpath runs to the west of the site.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – No • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points</p> <p>Local Facilities: within 400m Public Transport: within 400m bus stop (nearest train station is Abergele Pensarn) Cycle Route: On-road local route within 400m Frequency of Public Transport: 1 point</p>					<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and Countryside: Agricultural land classification • Impact on local character: Outstanding quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins site 406. Potential impacts looking to the east – will need appropriate mitigation. • Impact on Biodiversity: The Countryside Council for Wales note the site (and 406) is in close proximity to the Llanddulas and Gwrych Castle Wood SSSI. They do not object to allocating the site, however, it is imperative that the woodland habitat to the south of the site is left undisturbed. There are records of lesser horseshoe bats in the vicinity of the site. The lesser horseshoe bat is protected under the Conservation Regulations 1994 and is also a feature of the nearby SSSI. Any development affecting the woodland foraging habitat or the bats' use of hedgerows as flight lines must therefore be fully assessed. • Impact on Historic Environment: no comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 flood zone A. No objection in principle from the Environment Agency Wales – no known history of flooding at this site • Ownership: No issues • Ground Conditions: No issues • Archaeology: No objection • Highways: No access road. The site would only be feasible if the adjacent site (406) is developed. • Infrastructure: No objection from Dwr Cymru Welsh Water – no problems is envisaged with the public sewerage system for domestic foul discharge from this development. No problems are envisaged to accommodate domestic foul flows. No problems are envisaged with the provision of water supply for this development. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible particularly to the main centres of Llandudno and Colwyn Bay. Development should be sympathetic to the environmental designations in the vicinity Viability: + (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Dependent on site 406 being brought forward to enable site access. Please see BP/30 for further details.</p>							<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test.</p> <p>Following comments received from the Council's Highways service on site 406, further discussions will be required with regard to improving access to and from the site, as well as pedestrian facilities improvement works. These issues will have a direct impact on the deliverability of this site as access would be provided from site 406.</p> <p>Development of this site should take into account the comments received from CCW relating to local biodiversity interests and the proximity of the SSI to the east.</p>		
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Rural Position in the Settlement Hierarchy: Tier 1 Main Village Relationship to Settlement: Settlement extension</p>																
Spatial Objectives Assessment	SO1: +/-	SO2: 0	SO3: +	SO4: 0	SO5: +	SO6: 0	SO7: 0/-	SO8: 0	SO9: +/0	SO10: ++	SO11: ++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins an existing settlement, is relatively accessible by different transport means and it is considered that any impacts on landscape and nearby biodiversity interests can be appropriately mitigated although further work to determine this is vital (e.g. through the Biodiversity, Landscape Character SPGs). SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and local biodiversity interest.															

Site Details		Access to Key Services					Constraints and Deliverability							Council's Proposed Approach		
<p>Site Ref: 406 / 212 Site: Pencoed Road, Llanddulas</p> <p>Proposal: Residential development</p> <p>Current Use: Agricultural</p> <p>Area (ha): 0.85 approximately</p> <p>Theoretical Yield and Density: The site would be considered for 20 dwellings based on the density of 24 dwellings per hectare.</p> <p>Ownership: Private</p> <p>Relevant Planning History: None</p> <p>Status in Adopted Plan: Green Barrier (policy CN5) in Colwyn Borough Local Plan</p> <p>Site Description: The site is located to the south east of the existing settlement of Llanddulas. It adjoins land granted permission for residential development to its west (under construction) and adjoins another site allocation for residential development to its east. A public footpath runs to the east of the site. An area of woodland is located to the south of the site.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> Range of Shops and Services – Yes Doctors Surgery – No Access to Education – Yes Local Employment Opportunities - Yes Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 400m Public Transport: within 400m bus stop (nearest train station is Abergele Pensarn) Cycle Route: On-road local route within 400m Frequency of Public Transport: 1 point</p>					<p>Environmental Constraints</p> <ul style="list-style-type: none"> Impact on landscape and Countryside: This site is close to the Llanddulas Limestone and Gwyck Castle Woods SSSI. CCW had previously objected to the site on landscape grounds but recent comments state that development of this site would need to address measures to avoid damage to the SSSI from increased recreational use. Impact on local character: Outstanding quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. Impact on views: Adjoins existing settlement. Potential impacts looking to the east – will need appropriate mitigation. Impact on Biodiversity: The Countryside Council for Wales not the site is in close proximity to the Llanddulas and Gwrych Castle Wood SSSI. They do not object to allocating the site, however, it is imperative that the woodland habitat to the south of the site is left undisturbed. There are records of lesser horseshoe bats in the vicinity of the site. The lesser horseshoe bat is protected under the Conservation Regulations 1994 and is also a feature of the nearby SSSI. Any development affecting the woodland foraging habitat or the bats' use of hedgerows as flight lines must therefore be fully assessed. Impact on Historic Environment: no comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> Flood Risk: TAN 15 flood zone A. No objection in principle from the Environment Agency Wales – no known history of flooding at this site Ownership: No issues Ground Conditions: No issues Archaeology: No objection Highways: Potential problem with cul de sac length. There is a lack of pedestrian facilities on Pencoed Road - not suitable. Infrastructure: No objections from Dwr Cymru Welsh Water – no problems are envisaged with the public sewerage system for domestic foul discharge from this development. No problems are envisaged to accommodate domestic foul flows. No problems are envisaged with the provision of water supply for this development. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins a main village and is reasonably accessible particularly to the main centres of Llandudno and Colwyn Bay. Development should be sympathetic to the environmental designations in the vicinity. Viability: + (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 for further details</p>							<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test.</p> <p>Following comments received from the Council's Highways service, further discussions will be required with regard to improving access to and from the site, as well as pedestrian facilities improvement works.</p> <p>Development of this site should take into account the comments received from CCW relating to local biodiversity interests and the proximity of the SSI to the east.</p>		
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Rural Position in the Settlement Hierarchy: Tier 1 Main Village Relationship to Settlement: Settlement extension</p>																
Spatial Objectives Assessment	SO1: +/-	SO2: 0	SO3: +	SO4: 0	SO5: +	SO6: 0	SO7: 0/-	SO8: 0	SO9: +/0	SO10: ++	SO11: ++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins an existing settlement, is relatively accessible by different transport means and it is considered that any impacts on landscape and nearby biodiversity interests can be appropriately mitigated although further work to determine this is vital (e.g. through the Biodiversity, Landscape Character SPGs). SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and local biodiversity interest.</p>															

Site Details		Access to Key Services		Constraints and Deliverability										Council's Proposed Approach			
<p>Site Ref: 87 Site: Adjacent former Rectory, Llysfaen</p> <p>Proposal: Residential development Current Use: Agricultural</p> <p>Area (ha): 1.04 Theoretical Yield and Density: The site would be considered for 30 dwellings based on the density of 30 dwellings per hectare and taking into account</p> <p>Ownership: Private Relevant Planning History: 10528/O – residential development; refused 16/11/1987 Status in Adopted Plan: None</p> <p>Site Description: The site adjoins the existing settlement boundary of part of the settlement of Llysfaen. It is open pasture land with Pentregwyddel Road encompassing the northern and western site boundaries and Dolwen Road adjoining to the south. The land rises gradually to the south.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> Range of Shops and Services – Yes Doctors Surgery – No Access to Education – Yes Local Employment Opportunities - Yes Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 400m Public Transport: within 200m bus stop (nearest train station is Colwyn Bay) Cycle Route: National Route 5 (along the coast) within 1km approximately. Frequency of Public Transport: 0 or 1 point</p>		<p>Environmental Constraints</p> <ul style="list-style-type: none"> Impact on landscape and countryside: The site is in close proximity to the Mynydd Marian SSSI, which is under recreational pressure. The potential effects of increased recreational use of Mynydd Marian SSSI should be taken into consideration. Development of the site would result in the loss of green space in a residential area and would increase density in the area. Impact on local character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. Impact on views: Adjoins existing settlement. The site is not visible in views looking south from Abergele Road and from the A55. It is not considered that residential development (i.e. two storeys) would be visible in such views. It is likely that some elements of any residential development would extend the built skyline in a westerly direction, but the concave landform of the site could contribute towards vertical separation of rooflines and it should be possible to exercise design control to avoid repetition of the regular and visually harsh ridge/chimney pattern of the older Cynfran Road housing. Impact on Biodiversity: No objection Impact on Historic Environment: To the east of a Grade II listed building. This is a relatively treeless site and the rear of the Church House can be viewed from a range of viewpoints across the field and is prominently viewed from the adjacent lanes. The listed building is located within a relatively small curtilage which is bounded by stone walls with a few boundary trees. The Council's Conservation service consider that, subject to specific constraints being imposed on any future development, the development of this site would not have a significantly adverse affect on the setting of the listed building. The listed building does not need a wider spacious open setting. However, the western boundary of the proposed site does need sensitive handling. <p>Physical Constraints:</p> <ul style="list-style-type: none"> Flood Risk: TAN 15 Flood Zone A. No objection from Environment Agency Wales or the Council's Environment & Technical service. Ownership: No issues Ground Conditions: No issues Archaeology: The site lies within the historic core of Llysfaen. As such it has high potential for well preserved sub surface archaeology. It would attract pre determination archaeological evaluation should an application be submitted. Highways: No objection Infrastructure: No objection from Dwr Cymru Welsh Water. Foul flows from the proposed development can be accommodated within the public sewerage system. No problems in accepting foul drainage at Ganol Waste Water Treatment Works. No problems envisaged with water supply provision. Wales & West Utilities has no record of any gas mains in the area. <p>Availability: Available now Suitability: Development of the site adjoins the existing settlement boundary for Llysfaen although it would constitute loss of greenfield land. It is reasonably accessible particularly to the main centres of Abergele and Colwyn Bay. The site had no land use designation in the local adopted plan. Development should be sympathetic to existing uses in the vicinity and the surrounding landscape, including the listed building. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 for further details.</p>										<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test.</p> <p>The Council's Highways service suggests access is provided off Pentregwyddel Road only.</p> <p>Development of this site should ensure that the setting of the listed building nearby is not affected.</p> <p>The Conservation service recommend that a reasonable strip of open land/tree planting is reserved on this western boundary adjacent to the rear of the listed building. This would be sufficient for the backdrop and setting of the Church House to be protected. This stipulation will reduce the number of dwellings that are capable of being developed on the site to some degree; however it is considered that this stipulation is essential.</p> <p>Dwr Cymru Welsh Water state that off-site mains may be required and these can be assessed during the planning application stage.</p>			
<p>Hierarchy of Settlements (Sequential Test)</p> <p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Rural Position in the Settlement Hierarchy: Tier 1 Main Village Relationship to Settlement: Settlement Extension</p>		<p>Spatial Objectives Assessment</p>															
		SO1: +/-	SO2: 0	SO3: +	SO4: 0	SO5: +/0	SO6: 0	SO7: +	SO8: 0	SO9: +/-	SO10: ++	SO11: ++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
<p>Opportunities to Manage / Mitigation?</p>		<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins an existing settlement, is relatively accessible by different transport means and it is considered that any impacts on landscape can be appropriately mitigated (e.g. through the Landscape Character SPG). SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and adjoining development including the listed building. Development of the site would attract pre determination archaeological evaluation.</p>															

Site Details		Access to Key Services				Constraints and Deliverability								Council's Proposed Approach			
<p>Site Ref: 160 Site: Ysgol Cynfran, Llysaen</p> <p>Proposal: Residential development</p> <p>Current Use: Agricultural</p> <p>Area (ha): 1.3 Theoretical Yield and Density: The site would be considered for 40 dwellings based on the density of 30 dwellings per hectare.</p> <p>Ownership: Private</p> <p>Relevant Planning History:</p> <p>Status in Adopted Plan: None</p> <p>Site Description: The site adjoins the existing settlement boundary of part of the settlement of Llysaen. It comprises flat, open grassland and access would be off Dolwen Road along the school entrance road.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – No • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 400m Public Transport: within 200m bus stop (nearest train station is Colwyn Bay) Cycle Route: National Route 5 (along the coast) within 1km approximately. Frequency of Public Transport: 0 or 1 point</p>				<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and Countryside: While the site is of no known concern to CCW, they raise concerns over proximity to site 87 and that development of both would represent a significant infill of Llysaen. • Impact on local character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement • Impact on Biodiversity: There is some interest in the hedgerow on the west side and across the centre of the site. • Impact on Historic Environment: no comments received from CADW. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Zone A; Environment Agency flood zone 1 – low risk. No known previous flooding. No objection from the Council's Environment & Technical service. • Ownership: No issues. • Ground Conditions: No issues. • Archaeology: No archaeological impacts. • Highways: The visibility splays from the access on to Dolwen Road comply with highways standards. Any extension of the access road will affect the levels on the public footpath. Discussions will therefore need to be undertaken with the Rights of Way section with regards the extent of works/diversions required. No direct access to adopted highway shown on site plan. If it is to be via the school access there are concerns regarding mixing of traffic which will have to be resolved. Further issues need resolving (see next column). • Infrastructure: The public sewer in the vicinity is that of a separate type. No problems envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site. No problems envisaged with water supply provision. No objection from Dwr Cymru Welsh Water. <p>Availability: Available now. Suitability: Development of the site adjoins the existing settlement boundary for Llysaen although it would constitute loss of greenfield land. It is reasonably accessible particularly to the main centres of Abergele and Colwyn Bay. The site had no land use designation in the local adopted plan. Development should be sympathetic to existing uses in the vicinity and the surrounding landscape. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Bring forward with Ysgol y Graig in same Plan period. Please see BP/30 for further details.</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test. It is considered a logical infill site.</p> <p>Comments from the Council's Highways service are generally supportive, however, they state that any proposals that increase the use of the access road by vehicles are likely to conflict with the aspirations of the school and the Authority in terms of 'safer routes to school' and it is strongly advised that a development brief is prepared for this site, following discussions with (at the minimum) the school, parents and the Highways Authority. The issue of provision for a drop-off area would need to be included within the discussions. Any design should incorporate a new pedestrian/cycle link from Cynfran Road, the provision of which could well affect the discussions on the drop-off point. The development design should also consider the effect of inadvertent provision of drop-off facilities.</p>			
<p>Hierarchy of Settlements (Sequential Test)</p> <p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Rural Position in the Settlement Hierarchy: Tier 1 Main Village Relationship to Settlement: Settlement Extension</p>																	
Spatial Objectives Assessment		SO1: +/-	SO2: 0	SO3: +	SO4: 0	SO5: +/-	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?		SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins an existing settlement, is relatively accessible by different transport means and it is considered that any impacts on landscape can be appropriately mitigated (e.g. through the Landscape Character SPG). SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and adjoining development.															

LDP HOUSING / EMPLOYMENT ALLOCATIONS – TIER 2 MAIN VILLAGES

Site Details		Access to Key Services		Constraints and Deliverability								Council's Proposed Approach				
<p>Site Ref: 91 / 284 Site: Ffordd Llanelwy, Betws yn Rhos</p> <p>Proposal: Residential development Current Use: Agricultural</p> <p>Area (ha): 0.53 Theoretical Yield and Density: The site would be considered for 10 dwellings based on the standard density of 30 dwellings per hectare and taking into account landscaping and the presence of a public sewer which Dŵr Cymru Welsh Water state may restrict density.</p> <p>Ownership: Private Relevant Planning History: 0/32285 – erection 14 dwellings; refused 26/10/06 – outside settlement boundary, adverse visual impact. Premature application; may be suitable as LDP allocation</p> <p>Status in Adopted Plan: Special Landscape Area (policy CN3) in the Colwyn Borough Local Plan. Site allocated for residential development in the draft Conwy Unitary Development Plan (2001).</p> <p>Site Description: The site is located at the eastern of Betws yn Rhos, adjoining the existing settlement boundary. It adjoins Ffordd Abergele to its west and is bounded by residential development on its southern and western boundaries. It comprises grazing land and rises slightly to the south, towards Ffordd Llanelwy.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – No • Access to Education – Yes • Local Employment Opportunities – Yes in wider area • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Moderate <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 200m Public Transport: within 200m bus stop (nearest train station is Abergele Pensarn) Cycle Route: None in the area Frequency of Public Transport: 0 or 1 point</p>		<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: Agricultural Land Classification grade 3. The site is of no known interest to the Countryside Council for Wales. • Impact on local character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement • Impact on Biodiversity: CCW have a bat record within 100m of the site. • Impact on Historic Environment: no comments received from CADW. The site is immediately to the east of Betws yn Rhos Conservation Area. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Zone A; Environment Agency flood zone 1 – low risk. No known previous flooding on site. No objection in principle from the Council's Environment & Technical service. No objection in principle from the Environment Agency Wales, subject to attenuated surface water and satisfactory foul drainage disposal. • Ownership: No issues • Ground Conditions: No issues • Archaeology: No impact on recorded archaeology. • Highways: Access achievable; suitable. • Infrastructure: Dwr Cymru Welsh Water envisages no problems with the public sewerage system, however, the total allocations proposed for this area would overload the design capacity of the waste water treatment works. No problems envisaged with water supply provision. Wales & West Utilities has no apparatus in the area of enquiry. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins a main village and is reasonably accessible to other settlements including Abergele and Colwyn Bay/Old Colwyn. The principle of residential development has been established on part of the site. Development should be sympathetic to the existing built form. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Release in latter Plan period following comments received from Dwr Cymru Welsh Water. Please see BP/30 for further details</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test. As a former allocation in the draft UDP and with the planning refusal suggesting the site may be suitable as an LDP allocation, it is proposed to include this site in the revised Deposit LDP.</p> <p>Dwr Cymru Welsh Water advises that allocations in Betws yn Rhos be released in the latter phase of the LDP. Should any development occur in advance of DCWW's Capital Investment, developers may be required to fund the essential improvements.</p> <p>While the site was previously refused planning permission at committee, the report states that development of the site was premature in 2006 and if it was to be allowed, it should only be as a site allocation in the LDP.</p> <p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test.</p>				
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Rural Position in the Settlement Hierarchy: Tier 2 Main Village Relationship to Settlement: Settlement Extension</p>																
Spatial Objectives Assessment	SO1: +/0	SO2: 0	SO3: +	SO4: 0	SO5: +/0	SO6: 0	SO7: +/-	SO8: 0	SO9: 0/-	SO10: ++	SO11: ++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins a main village and is relatively accessible by different transport means. It is considered that any impacts on landscape and nearby biodiversity interests can be appropriately mitigated (e.g. through the Biodiversity, Landscape Character SPGs). SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and adjoining development.</p>															

Site Details		Access to Key Services				Constraints and Deliverability								Council's Proposed Approach		
<p>Site Ref: 92 / 274 Site: Minafon, Betws yn Rhos</p> <p>Proposal: Residential development Current Use: Agricultural</p> <p>Area (ha): 1.02 Theoretical Yield and Density: The site would be considered for 10 dwellings based on the standard density of 30 dwellings per hectare and taking into account landscaping and comments from Dŵr Cymru Welsh Water regarding infrastructure capacity in Betws yn Rhos.</p> <p>Ownership: Private Relevant Planning History: None</p> <p>Status in Adopted Plan: Special Landscape Area (policy CN3) in Colwyn Borough Local Plan</p> <p>Site Description: The site is located immediately to the south of Betws yn Rhos, adjoining the existing settlement along the northern site boundary. Cae Capel adjoins the site's western boundary as a direct access point to the field. The site comprises grazing land which rises to the east.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – No • Access to Education – Yes • Local Employment Opportunities – Yes in wider area • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Moderate <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 200m Public Transport: within 200m bus stop (nearest train station is Abergele Pensarn) Cycle Route: None in the area Frequency of Public Transport: 0 or 1 point</p>				<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: The site is well related to the existing settlement although development should be sympathetic to existing properties along Cae Capel and Ffordd Llanelwy. • Impact on local character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement; existing residential development on northern and western boundaries. Potential impact on views from the Conservation Area and St. Michael's Church at the site's north western corner. • Impact on Biodiversity: No known interest to Countryside Council for Wales. • Impact on Historic Environment: no comments received from CADW. The site adjoins Betws yn Rhos Conservation Area at its north west boundary. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Zone A; Environment Agency (EA) flood zone 1 – low risk. EA Wales are not aware of any known history of flooding. No objection from Environment Agency Wales and the Council's Environment & Technical service. • Ownership: No issues • Ground Conditions: No issues • Archaeology: No impact on recorded archaeology. • Highways: Access to be via improved Cae Capel. Suitable. • Infrastructure: Dwr Cymru Welsh Water envisages no problems with the public sewerage system for domestic foul discharge from this development. Nevertheless, development of this site would overload the capacity of the sewage treatment works. No problems are envisaged with the provision of water supply for this development. Wales & West Utilities has no apparatus in the area of enquiry. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins a main village and is reasonably accessible to other settlements including Abergele and Colwyn Bay/Old Colwyn. The principle of residential development has been established on part of the site. Development should be sympathetic to the existing built form. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Release in latter Plan phase. Please see BP/30 for further details</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test.</p> <p>Dwr Cymru Welsh Water advises that allocations in Betws yn Rhos be released in the latter phase of the LDP. Should any development occur in advance of DCWW's Capital Investment, developers may be required to fund the essential improvements. Dwr Cymru Welsh Water also state that off site mains may be required and these can be assessed during the planning application stage.</p>		
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Rural Position in the Settlement Hierarchy: Tier 2 Main Village Relationship to Settlement: Settlement Extension</p>																
Spatial Objectives Assessment	SO1: +/0	SO2: 0	SO3: +	SO4: 0	SO5: +/0	SO6: 0	SO7: +/-	SO8: 0	SO9: 0/-	SO10: ++	SO11: ++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins a main village and is relatively accessible by different transport means. It is considered that any impacts on landscape and can be appropriately mitigated (e.g. through the Landscape Character). SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape, adjoining development and views to and from the Conservation Area and listed church.															

Site Details				Access to Key Services			Constraints and Deliverability						Council's Proposed Approach			
<p>Site Ref: 453 / R5 Site: Land fronting B5105 (Triangle Field), Cerrigydrudion</p> <p>Proposal: Mixed use residential and employment development Current Use: Agricultural</p> <p>Area (ha): 3 2.51 (including proposed employment land – see site R5) Theoretical Yield and Density: The site would be considered for 20 dwellings based on the density of 30 dwellings per hectare and taking into account landscaping and 1 ha provision for B1 / B2 employment land.</p> <p>Ownership: Public (Council owned) Relevant Planning History: 1/15612/O – use of land for industrial development (outline) – granted 17/03/94</p> <p>Status in Adopted Plan: Special Landscape Area (policy CN3) in the Colwyn Borough Local Plan. Part of the site, to the west, was allocated for employment use in the Local Plan. The remainder was allocated for residential development in the draft Local Plan, but removed at public inquiry in preference for another site which has since been developed.</p> <p>Site Description: The site is located to the north west of Cerrigydrudion, adjoining the existing settlement boundary. The B4501 runs along the southern site boundary and the proposed employment allocation is located to the west of this site. The site gradually rises from west to east. Where it adjoins existing development to its east, a number of trees run along the site boundary.</p>				<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities – Yes in wider area • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Moderate (closest centres are cross border – Bala in Gwynedd and Corwen in Denbighshire) <p>The site is relatively well located to the existing bus service route and stop.</p> <p>Sustainability Points Local Facilities: within 400m Public Transport: within 200m bus stop (nearest train station is Llanrwst) Cycle Route: None in area Frequency of Public Transport: 0 or 1 point</p>			<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: CCW state that the site is detached from the village and an incursion into the open countryside which is an area of landscape value. If all of this site were to be developed it would represent a significant expansion of Cerrigydrudion. The type of housing offered could be important. Development of the south half of this site would be more acceptable. • Impact on local character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement, but the site is quite exposed and potential impacts need to be mitigated. • Impact on Biodiversity: A water vole and bat survey is recommended due to part of the site being seasonally flooded. CCW has no records of protected species using the site but there is a bat roost recorded within 200m to the north. There is a watercourse, Nant Hendre-Bach nearby and recent aerial photography suggests that part of the site is seasonally waterlogged, to judge by the evident patches of rushes. • Impact on Historic Environment: no comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Zone A. No objection in principle from the Environment Agency Wales, subject to attenuated surface water and satisfactory foul drainage disposal. • Ownership: No issues • Ground Conditions: No issues • Archaeology: There should be a pre-determination evaluation of the old well site. • Highways: Access should be towards the east end of the site. Otherwise suitable. • WAG Transport: no objection in principle. Access should not be within the first 80m of western end of the site boundary to enable a minimum 120m splay towards A5. • Infrastructure: No objection from Dwr Cymru Welsh Water. Foul flows from this development can be accommodated within the public sewerage system. No problems in accepting foul drainage from the proposal. No problem envisaged with the provision of a water supply. No objection from Wales and West Utilities. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins a main village and is reasonably accessible to centres in Gwynedd (Bala) and Denbighshire (Corwen, Llandudno). Development should be sympathetic to the surrounding landscape designations. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 for further details</p>						<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test.</p> <p>The site would contribute to housing needs for the southernmost area of Conwy County Borough. The spatial strategy recognises the need to ensure development is appropriately located across the rural development strategy area.</p> <p>The site is quite exposed and viewable from a distance. As a gateway site to the village of Cerrigydrudion, an appropriate landscaping scheme is essential to reduce visual impact.</p> <p>Dwr Cymru Welsh Water state that off site mains may be required and these can be assessed during the planning application stage.</p> <p>CCW state there is the potential that the watercourse is used by water vole, so a survey is recommended.</p>			
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Rural Position in the Settlement Hierarchy: Tier 2 Main Village Relationship to Settlement: Settlement Extension</p>																
Spatial Objectives Assessment	SO1: +/-	SO2: 0	SO3: +/++	SO4: 0	SO5: +/0	SO6: 0	SO7: +/-	SO8: 0	SO9: 0/-	SO10: ++	SO11: ++	SO12: 0/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins a main village and is relatively accessible by different transport means. It is considered that any impacts on landscape and adjoining uses could be appropriately mitigated (e.g. through the Landscape Character). Part of the site has permission for residential development. SO3: The site will provide an element of affordable housing to meet local needs in the Uwchaled area. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping is essential to ensure that development does not impact negatively on the open countryside and landscape in this area.</p>															

Site Details		Access to Key Services		Constraints and Deliverability										Council's Proposed Approach		
<p>Site Ref: 221 / 470 (SR57) Site: Tan y Ffordd, Dolgarrog</p> <p>Proposal: Residential development</p> <p>Current Use: Agricultural</p> <p>Area (ha): 1.7 Theoretical Yield and Density: The site would be considered for 15 dwellings based on the density of 10 dwellings per hectare and taking into account landscaping and biodiversity protection.</p> <p>Ownership: Private</p> <p>Relevant Planning History: 0/36414 – relates to land immediately to the east of this site, for the continued use as a recycling facility and construction of access (no objection from Highways) – dismissed at informal appeal in 2010.</p> <p>Status in Adopted Plan: Not applicable</p> <p>Site Description: The site is located immediately to the south of Dolgarrog Aluminium Works, adjoining the B5105 and existing settlement boundary along its western side. The site comprises trees, hedges and shrubs.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – No • Access to Education – Yes • Local Employment Opportunities – Yes in wider area • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 400m Public Transport: within 200m bus stop Dolgarrog train station within 1km Cycle Route: The site adjoins the Conwy Valley cycle route on its western boundary Frequency of Public Transport: 1 point</p>		<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: the site adjoins the existing settlement and is not considered a significant encroachment into open countryside as it would continue development along the frontage of the eastern side of the B5105. • Impact on local character: Outstanding quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement and is set lower than existing development to its west. • Impact on Biodiversity: The council's Countryside service states that there is large block of woodland on the southern half of this site, which is likely to be of high biodiversity value. It is difficult to see how the site could be developed while safeguarding this biodiversity interest, since it covers a large proportion of the site. Development would not be in keeping with our habitat and biodiversity protection policies. However, if only the unwooded area of the site was developed, and the woodland was safeguarded through appropriate conditions/agreements with the developer, this could meet both development and biodiversity needs. • Impact on Historic Environment: no comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Zone A. The Council's Environment and Technical service states that the flood risk zone from the Afon Conwy is adjacent to the eastern site boundary. The Environment Agency Wales state that the site is on the boundary of the C1 flood risk zone. There is an element of tidal and fluvial flooding associated with the area. Prior to allocating in the LDP, a broad scale assessment of flood risk should be carried out to ensure that the allocation is acceptable. • Ownership: No issues • Ground Conditions: No issues. • Archaeology: No comments received. • Highways: New access is to be created and is presently subject to appeal. Use of existing previous access would not be acceptable. Due to level difference any other access point would be problematic. Qualified No objection • Infrastructure: Foul flows from this proposed development can be accommodated within the public sewerage system. The proposed development site is crossed by a public sewer for which protection measures, either in the form of an easement and/or diversion may be required. The Tal y bont (Dolgarrog) Waste Water Treatment Works has limited capacity to accommodate all of the planned growth without further improvement. DCWW's Capital Investment Programme for 2010-2015 does not include this Works. The area suffers from low water pressure and additional new development will merely exacerbate service levels. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible particularly to the main centres of Llandudno and Colwyn Bay. The site had no land use designation in the local adopted plan. Development should be sympathetic to the environmental designations adjoining the western site boundary. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Release in latter Plan period following comments from Dwr Cymru Welsh Water. Please see BP/30 for further details</p>										<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test. It is not considered to have a detrimental impact on the landscape and immediate area; however, adequate measures would have to be put in place to protect the woodland area on the southern section of the site. The remaining site area in the northern section would be suitable for up to 30 dwellings.</p> <p>A Strategic Flood Consequences Assessment has been undertaken for this site. The results state that the site is suitable, although development should not take place within the fluvial floodplain.</p> <p>Dwr Cymru Welsh Water requests the Council release this site in the latter period of the Plan.</p> <p>Based on DCWW's concerns regarding water supply, the development of this site would require off-site main laying from a point of adequacy on larger diameter/pressure water mains. Where off-site water mains are required, these can be provided under a water requisition scheme, under Sections 40-41 of the Water Industry Act 1991, the costs of which would be borne by potential site developer(s).</p>		
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No</p> <p>Previously Developed Land: No</p> <p>Urban/Rural: Rural</p> <p>Position in the Settlement Hierarchy: Tier 2 Main Village</p> <p>Relationship to Settlement: Settlement Extension</p>																
Spatial Objectives Assessment	SO1: +/-	SO2: 0	SO3: +	SO4: 0	SO5: +/-	SO6: 0	SO7: +/-	SO8: 0	SO9: 0/-	SO10: ++	SO11: ++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins a main village and is relatively accessible by different transport means. It is considered that any impacts on landscape and can be appropriately mitigated (e.g. through the Landscape Character). SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and nearby residential development.</p>															

Site Details		Access to Key Services		Constraints and Deliverability										Council's Proposed Approach	
Site Ref: MS25 Site: Aluminium works, Dolgarrog Proposal: Mixed use tourism, leisure and residential development Current Use: Industrial site Area (ha): 20.34 Theoretical Yield and Density: The site would be considered for 30 dwellings based on the density of 30 dwellings per hectare and taking into account open space and landscaping /buffering provision as well as the areas designated for other uses on site. Ownership: Private Relevant Planning History: None Status in Adopted Plan: No adopted local plan Site Description: Large industrial site in Dolgarrog, access from Conway Road along the site's western boundary. Mostly level site.		Access to Key Services <ul style="list-style-type: none"> Range of Shops and Services – Yes, nearby Doctors Surgery – Yes Access to Education – Yes Local Employment Opportunities – Yes Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Very good <p>The site is well located to the existing bus service route and stop. It is also very well located to other employment zones.</p>		Environmental Constraints <ul style="list-style-type: none"> Impact on landscape and countryside: Countryside Council for Wales state that as the site proposal does not include B2 uses, it should be possible to avoid any impacts on the protected sites through appropriate design and mitigation of development. They recommend that a design brief is prepared for the site to ensure that environmental impacts are minimised. Impact on local character: See policy NTE/5 for details of LANDMAP requirements. Impact on views: Impact on Biodiversity: No comments received. Impact on Historic Environment: No comments received. Physical Constraints: <ul style="list-style-type: none"> Flood Risk: Part of the site is in the TAN 15 C1 flood risk zone. The site is in the Environment Agency flood zone 3 – High Risk (>1/100), fluvial in the north east half of site, 2 – Medium Risk (>1/1000) Fluvial to the north east half of the remainder. The Council's Environment & Technical Services Agree with the proposal to situate housing to the frontage (south west edge) outside the flood zone. Lower vulnerability development in flood zone is subject to the justification test as detailed in TAN 15. The Environment Agency Wales states that the site lies within zone C1 and Environment Agency zones 2 and 3. Due to past uses of the site, and due to the presence of a landfill site in the north east corner of the site, we would <ul style="list-style-type: none"> Ownership: No issues Ground Conditions: No issues Archaeology: No comments. Highways: the Council's Highways service state that access is achievable, but due to the proposals there is a need to consider the wider highway network in terms of traffic generation. The Highways Authority has previously indicated that the highway from Ty'n y Groes to Tal Y Cafn will need to be closely considered – otherwise the site is suitable for inclusion. Infrastructure: Dwr Cymru Welsh Water state that foul flows from this development can be accommodated within the public sewerage system. No problems in accepting foul drainage from the proposal. The site is crossed by public sewers and rising mains. No problem envisaged with the provision of a water supply. With regards to sewerage treatment, this allocation represents a significant development in terms of the disposal of foul effluent, the proposed development represents an increase of circa 55% - 65% on the current population served by Tal y Bont Dolgarrog Waste Water Treatment Works. This would overburden the design limitation of the Works. Dwr Cymru's current asset management plan (which runs up until the year 2015) does not include any improvements for this Waste Water Treatment Works. Should this proposal be included within the Conwy LDP 2007-2022 and progressed in advance of our planned regulatory funding programme, then the potential developers will need to fund the essential infrastructure works. No objection from Wales and West Utilities. 										Does the site have potential for inclusion in the Revised Deposit LDP? With the availability of a large scale previously developed site, it is considered suitable for inclusion in the LDP as a mixed use site allocation predominantly covering leisure / tourism uses with some residential development. Dwr Cymru Welsh Water state that the proposed development site is crossed by a public water main for which protection measures, include an Easement of a minimum of 3 metres is required from the Centre Line of the main and no obstruction temporary or permanent to encroach this area, access required at all times, either in the form of an easement and/or diversion may be required. Environment Agency Wales advise that a site investigation will be required prior to any development taking place to identify the level of	
Hierarchy of Settlements (Sequential Test) Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Settlement extension		Sustainability Points Local Facilities: within 1km Public Transport: bus stops on the western site boundary. Llandudno is the nearest train station, approximately 1.5km away Cycle Route: National Route 5 approximately 1.5km Frequency of Public Transport: 1 point		Spatial Objectives Assessment SO1: +/- SO2: 0 SO3: 0 SO4: + SO5: 0 SO6: + SO7: +/+ SO8: 0 SO9: +/+ SO10: +/+ SO11: +/+ SO12: +/- SO13: 0 SO14: 0 SO15: 0 SO16: 0										SO15: 0 SO16: 0 and suitable mitigation measures which will need to be undertaken to make the site acceptable for development.	
Opportunities to Manage / Mitigation?		SO1: The site is located on greenfield land which is not allocated for development in the Plan period, a development would be expected to SO1 and SO5. SO2: The site is located in an urban area accessible by modes of sustainable transport. SO10/11: The site offers an opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and biodiversity interests. SO16: see SPG on Planning and the Welsh Language for further guidance on ensuring development sustains or enhances the Welsh Language. A Mitigation Statement should be submitted at planning application stage for the housing element of the site, in line with the SPG and BP/33.													

Site Details		Access to Key Services				Constraints and Deliverability								Council's Proposed Approach		
Site Ref: R47 Site: Memorial Hall, Dolgarrog Proposal: Employment development – B1 / B2 use Current Use: Building Area (ha): 0.3 Ownership: Council owned Relevant Planning History: None Status in Adopted Plan: None Site Description: Existing building and parking, located at the northern end of Dolgarrog.		Access to Key Services <ul style="list-style-type: none"> Range of Shops and Services – Yes in wider area Doctors Surgery – No Access to Education – Yes Local Employment Opportunities – Yes in wider area Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Moderate <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p>				Environmental Constraints <ul style="list-style-type: none"> Impact on landscape and countryside: The development is on previously developed land within the settlement. It is considered that the impact on landscape would be minimal. Impact on local character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. Impact on views: The site is located within the existing settlement boundary. Impact on Biodiversity: No objection from the Countryside Council for Wales. Impact on Historic Environment: no comments received. The Hall is not listed; no impact envisaged. Physical Constraints: <ul style="list-style-type: none"> Flood Risk: There is a degree of flood risk associated with this site and it is reflected in the fact that part of the existing memorial hall is within the development advice map zone C2 as per TAN 15 (Development and Flood Risk). The Environment Agency Wales suggest that the flood risk needs to be investigated further to fully understand the risks associated with the proposal. The additional work should concentrate on the channel capacity of the Afon Porth-lwyd for a range of flood events (up to the 0.1% AEP). This will then enable the authority to determine if the flood risk is acceptable or requires to be managed in the form of flood mitigation measures etc. No objection from the Council's Environment and Technical Service to the remainder of the site. Ownership: No issues Ground Conditions: No issues Archaeology: No objection. Highways: Access is off an unclassified highway. Sufficient parking is required for employment purposes. No objection. Infrastructure: The Tal y bont (Dolgarrog) Waste Water Treatment Works has limited capacity to accommodate all proposals and it is requested that a phased release of land in this area is considered. Allocations in this area should be released in the latter Plan phase. <p>Availability: Potential issue (see next column) Suitability: The site is previously developed land; it is within a main village and is reasonably accessible. The site will contribute to employment needs for the area during the Plan period (see Background Paper 14 – Employment Land Study). Viability: +/- dependant on funding (see Planning obligations SPG for further information on requirements) Phasing: Possible delay issues over funding and infrastructure works – release in longer term phase of the Plan. Please see BP/30 and BP/42 for further details.</p>								Does the site have potential for inclusion in the Revised Deposit LDP? The site performs well in the sequential test as previously developed land in the settlement boundary. It is reasonably accessible by different transport means. The Environment Agency Wales suggest that prior to including the allocation; a FCA should be carried out. The Memorial Hall is a planned development between the Council and the Assembly Government with discussions being finalised to make it available to the Council. Planned usage includes workshop units (B2). Development of the site is subject to grant funding, with approval and implementation likely to be between late 2012 early 2013. The development will be phased accordingly after this period.		
Hierarchy of Settlements (Sequential Test)		Sustainability Points Local Facilities: within 600m Public Transport: within 200m bus stop (nearest train station is Dolgarrog, over 1.5 km away) Cycle Route: Conwy Valley cycle route adjoins the eastern site boundary Frequency of Public Transport: 0 or 1 point														
Located within Settlement Boundary: Yes Previously Developed Land: Yes Urban/Rural: Rural Position in the Settlement Hierarchy: Tier 1 Main Village Relationship to Settlement: Development within existing settlement boundary.																
Spatial Objectives Assessment	SO1: +/++	SO2: 0	SO3: 0	SO4: +	SO5: +/++	SO6: 0	SO7: +/0	SO8: 0	SO9: +/0	SO10: +/0	SO11: +/0	SO12: 0	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	SO1: The site is on previously developed land and contributes employment demand and would provide an adequate and appropriate level of development at this location. SO5: The site will contribute to employment demand for the rural development strategy area. SO10/11: The site offers an opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems, depending on grant funding and employment uses proposed.															

Site Details		Access to Key Services			Constraints and Deliverability								Council's Proposed Approach			
<p>Site Ref: 60 Site: Off Heol Martin, Eglwysbach</p> <p>Proposal: Residential development Current Use: Agricultural</p> <p>Area (ha): 0.64 Theoretical Yield and Density: The site would be considered for approximately 10 dwellings based on the standard density of 30 dwellings per hectare and taking into account landscaping, buffering and the presence of a public sewer which Dwr Cymru Welsh Water state may restrict density.</p> <p>Ownership: Private Relevant Planning History: 4/17/113 – residential development; refused on appeal 26/1/1989</p> <p>Status in Adopted Plan: Landscape Conservation Area (policy D3) in the Gwynedd Structure Plan.</p> <p>Site Description: The site is located to the south west extent of Eglwysbach, accessed via Heol Martin to the north. It is a relatively flat site, well screened by surrounding properties. The site adjoins Afon Hiraethog along its western boundary.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – No • Access to Education – Yes • Local Employment Opportunities – Yes in wider area • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Moderate <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 200m Public Transport: within 200m bus stop (nearest train station is Tal y Cafn, almost 2km away) Cycle Route: Conwy Valley cycle route approximately 800m to the west. Frequency of Public Transport: 0 or 1 point</p>			<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: The agricultural land is considered no better than grade 3. CCW note that the site is in an area of landscape value. It might be considered an acceptable rounding off of the settlement. • Impact on local character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement • Impact on Biodiversity: The wooded streamside to the south west may provide a habitat for protected species. • Impact on Historic Environment: No comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: The western half of the site is in TAN 15 Flood Zone C2. In the absence of a broad level assessment that demonstrates consequences of flooding can be managed, the Environment Agency Wales objects to this site being allocated. EA flood zone 3 – high risk (western half only); fluvial >1/100. There was flooding in 2004 affecting properties in the Heol Ffynnon area. • Ownership: No issues • Ground Conditions: No issues • Archaeology: No objection • Highways: The cul de sac is presently longer than the standard. • Infrastructure: Dwr Cymru Welsh Water state that improvements are needed to the sewerage treatment works. The site is crossed by a sewer which may restrict development density. Protective measures or diversion of assets may be required. No objection from Wales & West Utilities. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible particularly to the main centres of Llandudno and Colwyn Bay. The site had no land use designation in the local adopted plan. Development should be sympathetic to the environmental designations adjoining the western site boundary. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Release in latter Plan period following comments received from Dwr Cymru Welsh Water. Please see BP/30 for further details.</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test. It relates well to Eglwysbach and would constitute an appropriate rounding off of the existing settlement</p> <p>The council's Highways service state that development of this site will require an emergency access.</p> <p>No residential development should take place in the C2 flood risk zone. It is noted that the completion of the flood alleviation scheme will reduce flood risk and may change the flood zone designation during the Plan period. In addition, acceptable flood mitigation measures will need to be explored, including the completion of a Flood Consequences Assessment.</p> <p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test.</p>			
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Rural Position in the Settlement Hierarchy: Tier 2 Main Village Relationship to Settlement: Rounding off of existing settlement</p>																
Spatial Objectives Assessment	SO1: +/0	SO2: 0	SO3: +	SO4: 0	SO5: +/0	SO6: 0	SO7: +/-	SO8: 0	SO9: 0/-	SO10: ++	SO11: ++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins a main village and is relatively accessible by different transport means. It is considered that any impacts on landscape and nearby biodiversity interests can be appropriately mitigated (e.g. through the Biodiversity, Landscape Character SPGs). SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and adjoining development including the Conservation Area.															

Site Details		Access to Key Services					Constraints and Deliverability							Council's Proposed Approach		
<p>Site Ref: 454 (SR03) Site: Land off Smithy Hill, Llanfairtalhaearn</p> <p>Proposal: Residential development Current Use: Agricultural.</p> <p>Area (ha): 1.14 Theoretical Yield and Density: The site would be considered for 25 dwellings based on the density of 22 dwellings per hectare</p> <p>Ownership: Private Relevant Planning History: 1/LTH/2291 – residential development; refused 8/12/1977</p> <p>Status in Adopted Plan: Special Landscape Area (policy CN3) in the Colwyn Borough Local Plan. Northern site boundary adjoins Conservation Area (policies CB9/10) in the Local Plan.</p> <p>Site Description: The site is located to the south west of Llanfairtalhaearn. It adjoins the existing settlement boundary and residential development along its northern boundary. Nant Barron is located to the east of the site. It adjoins Smithy Hill to its north and an unnamed road along its western boundary. The site rises to the south. There is a small group of trees in the south east site corner.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities – Yes in wider area • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Moderate <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 200m Public Transport: within 200m bus stop (nearest train station is Abergele Pensarn Cycle Route: None in the vicinity (Conwy Valley is the nearest) Frequency of Public Transport: 0 or 1 point</p>					<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: The site adjoins the settlement of Llanfairtalhaearn and is a minor extension to open countryside. Appropriate landscaping will be required, particularly as the land gradually rises to the south. • Impact on local character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement. There should be minimal impact on views from within the Conservation Area due to the compact built form of the village centre and existing residential frontage along Smithy Hill blocking views to most of the site. There is, however, potential impact on views from the east along Ffordd Groes (outside Conservation Area). • Impact on Biodiversity: No comments received. Impact on Historic Environment: Adjoins Conservation Area along northern site boundary. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Zone A. There is a small section of C2 flood risk zone to be avoided to the east, adjoining the main river. No objection from the Council's Environment & Technical service. • Ownership: No issues • Ground Conditions: No issues. • Archaeology: Foreseeing problems with the site. It is located just within the medieval settlement core. The site may attract pre-determination evaluation or watching brief as a condition of consent. • Highways: Access is possible off the unnamed road. The highway network is not ideal, but has potential for improvement. Qualified no objection. • Infrastructure: Dwr Cymru Welsh Water state that development of this site may be constrained by the performance of the public sewerage network for which there are no planned improvements within the current capital investment programme. The public sewerage network needs improvement as well as the Llanfairtalhaearn water treatment works. No problems are envisaged with the water supply. Wales & West Utilities has no apparatus in the area of enquiry. <p>Availability: Available now, but subject to phasing issues (see below) Suitability: While development of the site would result in a loss of greenfield land, it adjoins a main village and is reasonably accessible particularly to other main villages (notably Llansannan and Llangernyw) and is within suitable distance via public transport to the urban areas of Llanrwst and Abergele. Development should be sympathetic to the landscape, topography and adjoining Conservation Area designation. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Dwr Cymru Welsh Water request that the site be released in the latter Plan phase to accommodate any improvements Please see BP/30 for further details.</p>							<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Following comments received from Dwr Cymru Welsh Water, the site has potential to be delivered in the latter Plan period. This should enable DCWW the time to undertake improvements. Should the site come forward sooner, developers may need to fund the works in advance of the Regulatory requirement.</p> <p>The small section of C2 flood risk zone should be avoided on the eastern extent of the site.</p> <p>Improvements to the highways network should be explored prior to development of this site.</p> <p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test.</p>		
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Rural Position in the Settlement Hierarchy: Tier 2 Main Village Relationship to Settlement: Settlement Extension</p>																
Spatial Objectives Assessment	SO1: +/-	SO2: 0	SO3: +	SO4: 0	SO5: +/-	SO6: 0	SO7: +	SO8: 0	SO9: +/-	SO10: ++	SO11: ++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins a main village, is relatively accessible by different transport means and it is considered that any impacts on landscape can be appropriately mitigated (e.g. through the Landscape Character SPG). SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and adjoining development including the Conservation Area. Development of the site would attract pre determination archaeological evaluation.</p>															

Site Details		Access to Key Services				Constraints and Deliverability						Council's Proposed Approach				
<p>Site Ref: 277 Site: Coed Digain, Llangernyw</p> <p>Proposal: Residential development</p> <p>Current Use: Agricultural</p> <p>Area (ha): 2.3 Theoretical Yield and Density: The site would be considered for 25 dwellings based on the density of 25 dwellings per hectare and taking into account landscaping. Part of the site has already been developed for residential use.</p> <p>Ownership: Private</p> <p>Relevant Planning History: The northern extent of the site benefits from planning permission for six dwellings; development has started.</p> <p>Status in Adopted Plan: The northern extent of the site was allocated for residential development (policy CH3) in the Colwyn Bay Local Plan. The remainder of the site is designated as Special Landscape Area (policy CN3) in the Colwyn Borough Local Plan.</p> <p>Site Description: The site is located to the northern extent of Llangernyw and has been part developed for residential use as a former allocation. It adjoins the existing Llangernyw settlement boundary on its western and southern boundaries.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – No • Access to Education – Yes • Local Employment Opportunities – Yes in wider area • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Moderate <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 200m Public Transport: within 200m bus stop (nearest train station is Llanrwst) Cycle Route: None in the area Frequency of Public Transport: 0 or 1 point</p>				<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: Adjoins settlement boundary – development now on three sides of the site. • Impact on local character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement. Ensure development is sympathetic to existing built form and is appropriately landscaped. • Impact on Biodiversity: No known biodiversity interest to CCW. • Impact on Historic Environment: no comment from CADW. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Zone A; Environment Agency flood zone 1 – low risk. No known previous flooding. No objection from the Council's Environment and Technical service. No objection in principle from the Environment Agency Wales, subject to attenuated surface water and satisfactory foul drainage disposal. • Ownership: No issues • Ground Conditions: No issues • Archaeology: No impact on recorded archaeology. • Highways: The council's Highways service state that access is achievable – no objection. Comments from the transport site appraisal study undertaken by consultants recommend accepting the site, subject to improvements (see next column). • Infrastructure: No objection from Dwr Cymru Welsh Water. Foul flows from this development can be accommodated within the public sewerage system. No problems in accepting foul drainage from the proposal. No problem envisaged with the provision of a water supply. No objection from Wales and West Utilities. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins a main village and is reasonably accessible to other villages including Llansannan and Llanfairtalhaearn. The principle of residential development has been established on part of the site. Development should be sympathetic to the existing built form. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 for further details</p>						<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Although the site is greenfield land, it is located in a relatively accessible location and generally performs well in the sequential test. As a (part site) former allocation and with the benefit of planning permission at this location, the principle of development at this location has already been established.</p> <p>The transport site appraisal study undertaken by consultants recommends accepting the site. The provision of a vehicular access to the site off the A548 is straightforward; however, there is a lack of footways along the A548 to the south of the site and a lack of available width to provide any. Despite this, it is recommended for approval subject to the developer being able to demonstrate how suitable and safe pedestrian routes between the site and village centre / school will be provided.</p> <p>Dwr Cymru Welsh Water state that off site mains may be required and these can be assessed during the planning application stage.</p>				
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Rural Position in the Settlement Hierarchy: Tier 2 Main Village Relationship to Settlement: Settlement Extension</p>																
Spatial Objectives Assessment	SO1: +/0	SO2: 0	SO3: +	SO4: 0	SO5: +/0	SO6: 0	SO7: +/-	SO8: 0	SO9: 0/-	SO10: ++	SO11: ++	SO12: +/0	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins a main village and is relatively accessible by different transport means. It is considered that any impacts on landscape and adjoining uses could be appropriately mitigated (e.g. through the Landscape Character). Part of the site has permission for residential development. SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping is essential to ensure that development does not impact negatively on the landscape and adjoining development.															

Site Details		Access to Key Services		Constraints and Deliverability										Council's Proposed Approach			
<p>Site Ref: R44 Site: Stag Yard, Llangernyw</p> <p>Proposal: Employment development – B1/B2 uses</p> <p>Current Use: Agricultural</p> <p>Area (ha): 0.3</p> <p>Ownership: Private</p> <p>Relevant Planning History: None</p> <p>Status in Adopted Plan: Allocated for employment use (policy CE4) in the Colwyn Borough Local Plan. The site is located in the Llangernyw Conservation Area (policy CB9/10) and a Special Landscape Area (policy CN3).</p> <p>Site Description: The site is located in the centre of Llangernyw, within the existing settlement boundary. It adjoins existing residential development and local facilities and is across the road from St. Digain's church. Access is provided off the B5382 along the site's southern boundary.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – No • Access to Education – Yes • Local Employment Opportunities – Yes in wider area • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Moderate <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 200m Public Transport: within 200m bus stop (nearest train station is Llanrwst) Cycle Route: None in the area Frequency of Public Transport: 0 or 1 point</p>		<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: The development is on previously developed land within the settlement. It is considered that the impact on landscape would be minimal. • Impact on local character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: The site is located within the existing settlement boundary. • Impact on Biodiversity: No objection from the Countryside Council for Wales. • Impact on Historic Environment: no comments received. Potential impact on Conservation Area setting and St. Digain's Church. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 flood risk zone A; no objection from Environment Agency Wales or the Council's Environmental & Technical service. • Ownership: Potential issue with land release • Ground Conditions: No issues • Archaeology: This plot falls within the medieval historic core of Llangernyw and may contain sub-surface evidence of medieval and later occupation. The date and function of the buildings currently occupying the lot is unknown and they may need to be recorded as a condition of consent if conversion or demolition is proposed. The plot may need to be investigated by trial trenching methods at the pre-determination stage depending on the size, location and nature of the development. • Highways: With removal of (part) of building orientated N-S, access achievable. Otherwise would object. Provide Pedestrian links to centre. Qualified objection. • Infrastructure: Dwr Cymru Welsh Water states that foul flows from the proposed development can be accommodated within the public sewerage system. Foul drainage from the proposed development will drain to the Ganol Waste Water Treatment Works for which there are no problems in accepting these domestic demands. No problems are envisaged with the provision of a water supply for this development. No objection from Wales and West Utilities. <p>Availability: Available now Suitability: The site is previously developed land; it is within a main village and is reasonably accessible. The site was allocated in the adopted local plan for employment use. The site will contribute to employment needs for the area during the Plan period (see Background Paper 14 – Employment Land Study). Viability: + (see Planning obligations SPG for further information on requirements) Phasing: Possible delay issues – release in longer term. Please see BP/30 for further details.</p>										<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>The Council's Business and Development manager states that the site appears suitable for employment/craft use; however, the demand for a development of this size would have to be created, given its location. The feasibility of this site needs exploration with a number of alternatives considered, including mixed use. Nevertheless, the site was allocated for employment use in the Colwyn Borough Local Plan and no issues were raised in the Inspector's report. As the principle of including the site has already been established, it is proposed to allocate this site again, in line with para 7.3.2 of PPW.</p> <p>Dwr Cymru Welsh Water state that off site mains may be required and these can be assessed during the planning application stage.</p> <p>Development of this site would need to ensure it respects the setting of the Llangernyw Conservation Area and the adjoining St. Digain's church.</p>			
Hierarchy of Settlements (Sequential Test)																	
<p>Located within Settlement Boundary: Yes Previously Developed Land: Yes Urban/Rural: Rural Position in the Settlement Hierarchy: Tier 1 Main Village Relationship to Settlement: Development within existing settlement boundary.</p>																	
Spatial Objectives Assessment		SO1: +	SO2: 0	SO3: 0	SO4: +	SO5: +/++	SO6: 0	SO7: +/-	SO8: 0	SO9: +/-	SO10: ++	SO11: ++	SO12: 0	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?		<p>SO1: The site is on previously developed land and contributes employment demand and would provide an adequate and appropriate level of development at this location. The site is a previous allocation in the adopted local plan. It is considered that any impacts on landscape can be appropriately mitigated (e.g. through the Landscape Character SPG). SO5: The site will contribute to employment demand for the rural development strategy area. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and adjoining Conservation Area and listed buildings.</p>															

Site Details		Access to Key Services		Constraints and Deliverability										Council's Proposed Approach			
<p>Site Ref: 289 Site: North of Llansannan</p> <p>Proposal: Residential development Current Use: agricultural land Area (ha): 1.05</p> <p>Theoretical Yield and Density: The site would be considered for 25 dwellings based on the density of 24 dwellings per hectare and taking into account landscaping. Part of the site has already been developed for residential use.</p> <p>Ownership: Private Relevant Planning History: None</p> <p>Status in Adopted Plan: Special Landscape Area (policy CN3) in the Colwyn Borough Local Plan</p> <p>Site Description: Site accessed from the A544 / Cae Bach to the south. The site rises to the north towards the A544.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> Range of Shops and Services – Yes Doctors Surgery – No Access to Education – Yes Local Employment Opportunities – Yes in wider area Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Moderate <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 400m Public Transport: within 400m bus stop (nearest train station is Abergele Pensarn) Cycle Route: None in the area Frequency of Public Transport: 0 or 1 point</p>		<p>Environmental Constraints</p> <ul style="list-style-type: none"> Impact on landscape and countryside: Shown on the agricultural land provisional map as ALC Grade 4. Countryside Council for Wales consider that the proposed allocation represents a disproportionate extension to Llansannan and have concerns about the likely impact from development on the character of the settlement and its setting. Impact on local character: See policy NTE/5 for details. Impact on views: Impact on Biodiversity: No comments received. Impact on Historic Environment: No comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> Flood Risk: TAN 15 flood zone A; Environment Agency flood zone 1 – low risk. No objections from the Council's Environment & Technical Services. Environment Agency Wales states that the entire site lies within DAM zone A and is outside the EA flood zones. The surface water drainage for the allocation should be designed in accordance with SUDS (Sustainable Drainage Systems) principles which will need approval from the SUDS Approving Body in the future as per the Floods and Water Management Act 2010. The rate of surface water discharge from the allocation should be no greater than the existing greenfield rate and the 1 in 100 rainfall event must be accommodated, with an allowance for the effects of climate change. Ownership: No issues Ground Conditions: No issues Archaeology: No comments. Highways: The Council's Highways service state that a suitable access is achievable onto the A544 from the site's central point. Land gradient is possibly problematic from DDA viewpoint. The site may require a 40mph buffer zone (democratic decision would be required for implementation). In summary, the site is probably suitable. Infrastructure: Dwr Cymru Welsh Water states that a water supply can be made available to service this proposed development. In terms of sewerage, the local public sewerage network will be unable to accommodate the demands from the proposed development as it represents a significant development in terms of the disposal of foul effluent. Should this proposal be included within the Conwy LDP a hydraulic modelling assessment will be required to understand where the proposed development can connect to the public sewerage system. In terms of sewerage treatment, the allocation represents a significant development in terms of the disposal of foul effluent; the proposed development represents an increase of circa 20% - 25% on the current population served by Llansannan Waste Water Treatment Works. This would overburden the design limitation of the Works. Dwr Cymru's current asset management plan (which runs up until the year 2015) does not include any improvements for this Waste Water Treatment Works. Should this proposal be included within the Conwy LDP and progressed in advance of our planned regulatory funding programme, then the potential developers will need to fund the essential infrastructure works. <p>Availability: No issues Suitability: No issues Viability: No issues (see SO5+6)</p>										<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Countryside Council for Wales raise concerns over the likely impact from development on the character of Llansannan and its setting. The results of the stages 1 and 2 site assessment of the few remaining sites available to consider for Llansannan led to the proposal for this site, after the removal of previously allocated sites from the LDP process at the landowners' requests.</p> <p>The Council consider that a sensitive design and landscaping scheme could accommodate residential development on this site and it should therefore be allocated for residential development.</p> <p>Although the site is greenfield land and extends into open countryside to the north (although the A544 acts as a boundary), it is located in a relatively accessible location and generally performs well in the sequential test.</p>			
Hierarchy of Settlements (Sequential Test)																	
Located within Settlement Boundary: No																	
Previously Developed Land: No																	
Urban/Rural: Urban																	
Position in the Settlement Hierarchy: Urban Area																	
Relationship to Settlement: Settlement extension																	
Spatial Objectives Assessment		SO1: +/-	SO2: 0	SO3: 0	SO4: +/	SO5: +/	SO6: +/	SO7: +/	SO8: +/	SO9: +/	SO10: +/	SO11: +/	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: +/-
Opportunities to Manage / Mitigation?		SO1: The site is located on greenfield land and is not allocated because alternative brownfield sites have been submitted for consideration within the existing urban settlements in this area. It is still retained as a contingency site to be released if there are deliverability issues with allocated employment sites and should it be required to come forward for development in the Plan period, a development brief would be prepared. SO4 and SO6: The site will contribute to employment demand for the strategic hub of Conwy, Llandudno and Llandudno Junction. SO7: The site is located in an urban area accessible by modes of sustainable transport. SO10/11: The site offers an opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and biodiversity interests.															

Site Details		Access to Key Services					Constraints and Deliverability							Council's Proposed Approach		
<p>Site Ref: R30 Site: O.S. 0078, Land at Llansannan</p> <p>Proposal: Employment development – B1/B2 uses</p> <p>Current Use: Agricultural</p> <p>Area (ha): 1</p> <p>Ownership: Public and Private</p> <p>Relevant Planning History: None</p> <p>Status in Adopted Plan: The northern extent of the site was allocated as a local employment site (policy CE4) in the Colwyn Borough Local Plan.</p> <p>Site Description: The triangular field is located to the east of Llansannan, detached from the existing settlement boundary. The A544 and B5382 run along its western and northern boundaries respectively. It is relatively flat, with trees running along its western boundary.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> Range of Shops and Services – Yes Doctors Surgery – No Access to Education – Yes Local Employment Opportunities – Yes in wider area Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Moderate <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points</p> <p>Local Facilities: within 800m</p> <p>Public Transport: within 800m bus stop (nearest train station is Abergele Pensarn)</p> <p>Cycle Route: None in the area</p> <p>Frequency of Public Transport: 0 or 1 point</p>					<p>Environmental Constraints</p> <ul style="list-style-type: none"> Impact on landscape and countryside: The site appears to be on low grade agricultural quality land – no objection from the Assembly Government's Technical Services Division. Impact on local character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. Impact on views: The site is quite exposed in particular at its eastern extent, furthest away from Llansannan. Impact on Biodiversity: No objections from the Countryside Council for Wales. Impact on Historic Environment: no comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> Flood Risk: TAN 15 flood zone A; Environment Agency flood zone 1 – low risk. No known history of flooding at this site. No objection from the Council's Environment and Technical service. Although there are no constraints affecting this site, the Environment Agency Wales state that it is not within a sewered area. There is a sewered area not very distant from the site so connection may be possible. The EAW recommend that a connection to the mains should be made if at all possible and recommend consultation with the sewerage undertaker to discuss if this is a possibility prior to allocation. If not possible and a private means must be provided, there will be a requirement to obtain the necessary Environmental Permits from EAW before any discharges are made. Ownership: No issues Ground Conditions: No issues Archaeology: No objection Highways: Access achievable but would be preferable off B5382. No footway links to centre. Qualified No objection Infrastructure: Dwr Cymru Welsh Water states that foul flows from the proposed development can be accommodated within the public sewerage system. Foul drainage from the proposed development will drain to the Ganol Waste Water Treatment Works for which there are no problems in accepting these domestic demands. No problems are envisaged with the provision of a water supply for this development. No objection from Wales and West Utilities. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it was previously part allocated for employment use and is still close to the existing settlement. Viability: + (see Planning obligations SPG for further information on requirements) Phasing: Short to medium term. Please see BP/30 for further details.</p>							<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>The Council's Business and Development manager states that the site appears separate from the village and other sites should be considered closer to the village, subject to availability. Nevertheless, part of the site was allocated for employment use in the Colwyn Borough Local Plan and no issues were raised in the Inspector's report. As the principle of including the site has already been established, it is proposed to allocate this site again, in line with para 7.3.2 of PPW.</p> <p>Dwr Cymru Welsh Water state that off site mains may be required and these can be assessed during the planning application stage.</p> <p>DCWW also state that the proposed development site is crossed by a public water main for which protection measures, either in the form of an easement and/or diversion may be required.</p>		
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No</p> <p>Previously Developed Land: No</p> <p>Urban/Rural: Rural</p> <p>Position in the Settlement Hierarchy: Tier 1 Main Village</p> <p>Relationship to Settlement: Settlement extension</p>																
Spatial Objectives Assessment	SO1: 0/-	SO2: 0	SO3: 0	SO4: 0	SO5: +	SO6: 0	SO7: +/-	SO8: 0	SO9: +/-	SO10: ++	SO11: ++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	<p>SO1: While the site is on greenfield land outside the existing settlement boundary, it would contribute to employment demand in the rural area and would provide an adequate and appropriate level of development at this location. The site is a previous part allocation in the adopted local plan. It is considered that any impacts on landscape can be appropriately mitigated (e.g. through the Landscape Character SPG). SO5: The site will contribute to employment demand for the rural development strategy area. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape.</p>															

LDP HOUSING CONTINGENCY SITES

Site Details		Access to Key Services		Constraints and Deliverability								Council's Proposed Approach					
<p>Site Ref: 78 Site: Llanfair Road, Abergele</p> <p>Proposal: Residential development Current Use: Agricultural Area (ha): 3 Theoretical Yield and Density: The site would be considered for approximately 100 dwellings based on the density of 33.3 dwellings per hectare and taking into account open space and landscaping /buffering provision. Ownership: Private Relevant Planning History: None Status in Adopted Plan: No designation Site Description: The site is east of the A548 Llanfair Road on the southern fringe of Abergele. It comprises open pasture land which slopes down to the Afon Gele on its eastern boundary. Existing housing lies immediately to the north and open farm land to the south.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> Range of Shops and Services – Yes Doctors Surgery – Yes Access to Education – Yes Local Employment Opportunities: Yes Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 800m Public Transport: within 200m bus stop (train is 1.3miles approx from site) Cycle Route: local routes approximately 1km from the site Frequency of Public Transport: 0 or 1 point</p>		<p>Environmental Constraints</p> <ul style="list-style-type: none"> Impact on landscape and Countryside: This is a site where Best or Most Versatile agricultural land is predicted to be present in significant amounts. The area, along with sites 79-82, would expand Abergele into open countryside without an obvious break to its eastward growth, although a link road between the A548 and A55 could act as a break. Impact on local Character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. Impact on views: Adjoins existing settlement Impact on Biodiversity: The Afon Gele and adjacent woodland are known to support otter (European protected species) Impact on Historic Environment: CADW has no comments on this site. <p>Physical Constraints:</p> <ul style="list-style-type: none"> Flood Risk: TAN 15 Zone A; EA Flood Zone 1 – low risk. The site is considered suitable as there is a low risk of flooding. No objections raised. Ownership: No issues Ground Conditions: No issues Archaeology: No objection. Highways: Suitable. This is first potential point for the emergence of the proposed link for Foryd Rd and Rhuddlan Rd roundabout/St. George and Llanfair Road. Consideration should be given to including the whole length in the LDP. The transport site appraisal undertaken for the Council recommends approval; however, provision of a vehicular access off the A548, in advance of constructing the Abergele bypass, presents some concern due to the existing road layout and proximity of the derestricted zone which lies close to the southern end of the site. Infrastructure: Gas lines cross the north of the site, and a high pressure gas plant is in the vicinity. Wales and West Utilities must be consulted again before any works commence on the site. No objections from Dwr Cymru Welsh water; water supply can be made available and no problems envisaged with public sewerage system. No objection from Scottish Power Manweb. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible particularly to the main centres of Colwyn Bay and Rhyl in Denbighshire. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: The site is proposed as a contingency to be released in the event of deliverability issues with allocated sites. Please see BP/30 and BP/41 for further details.</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>It is proposed to include the site on the contingency list. This means the site is not allocated but is placed on a reserve list to be brought forward in the event of deliverability issues with allocated sites in the LDP.</p> <p>Although the site is Greenfield land, it is located in an accessible centre and generally performs well in the sequential test. Development of this site should allow for substantial buffer zone adjacent to the Afon Gele (see biodiversity comments). Appropriate landscaping will also be important.</p> <p>The transport site appraisal undertaken for the Council suggests the developer demonstrates how suitable and safe vehicular access can be provided off the A548. Suggestions include extending the 30 mph zone over a greater distance to the south of the site to include bends on the A548, along with some supporting measures. Further assessment are recommended, including: measurement of the traffic speed along the A548 in the site vicinity; assessment of forward visibility from the A548 southern approach; establish how access could be provided without compromising accessibility to roads on the west of the A548 opposite the site; examine the potential that site 78 could increase rat running to/from the town centre via existing estate roads; and consideration of traffic changes forecast to occur post opening of the link road and how these could affect access to the site via the A548. It is recommended that site 78 be developed once the link road is in place.</p> <p>Site 78 is part of a strategic site allocation for Abergele in the revised Deposit LDP. A development brief will be prepared to inform developers and other interested parties of the constraints and opportunities presented by the site and the type of development(s) expected by policies in the LDP.</p>					
<p>Hierarchy of Settlements (Sequential Test)</p> <p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Semi urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Settlement Extension</p>																	
<p>Spatial Objectives Assessment</p>		SO1: 0/-	SO2: +	SO3: +	SO4: 0	SO5: 0	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +	SO13: +	SO14: 0	SO15: 0	SO16: -/0
<p>Opportunities to Manage / Mitigation?</p>		<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site adjoins an existing urban area and is accessible by different transport means, it is located on greenfield land and forms part of a strategic site allocation in the Plan period. It is considered that any impacts on landscape and nearby biodiversity interests can be appropriately mitigated (e.g. through the Biodiversity, Landscape Character SPGs). SO3: The site will provide an element of affordable housing to meet local needs. SO7: Development of the strategic site at Abergele will incorporate a link road and footpaths and cycle routes connecting to the existing centre of Abergele. There is scope to incorporate existing bus services into the proposed development (further information to be provided in the Development Brief). SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the area's biodiversity interest. SO16: see SPG on Planning and the Welsh Language for further guidance on ensuring development sustains or enhances the Welsh Language. A Mitigation Statement should be submitted at planning application stage for the housing element of the site, in line with the SPG and BP/33.</p>															

Site Details		Access to Key Services				Constraints and Deliverability								Council's Proposed Approach			
<p>Site Ref: 67/347/353 Site: Glyn Farm, Colwyn Bay</p> <p>Proposal: Residential development Current Use: Agricultural Area (ha): 5.6 Theoretical Yield and Density: The site would be considered for approximately 130 dwellings based on the density of 23 dwellings per hectare and taking into account open space and landscaping /buffering provision.</p> <p>Ownership: Private Relevant Planning History: 0/34556 Residential Development (outline). Minded to refuse at committee, but application subsequently withdrawn. 0/35142 Residential development (outline) - area of site 353. Withdrawn 15.10.08 Status in Adopted Plan: No land use designation in the Colwyn Borough Local Plan.</p> <p>Site Description: The site is located on the southern edge of the urban area of Colwyn Bay with access off Glyn Avenue / Valley Road. The site comprises a mixture of open pasture land and woodland to the north of the site extent. It is situated on rising land climbing towards the south. There are no records of public rights of way over the site.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 1km Public Transport: within 200m bus stop (Colwyn Bay train station is 1.3miles approx from site) Cycle Route: National Route 5 within 1km (along the coast) Frequency of Public Transport: 0 or 1 point</p>				<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: Based on a desk study, the agricultural land classification for this site is likely to be no better than grade 3a. However, the extent of grade 3a (best and most versatile category) is unlikely to be present in any significant amounts on the site. • Impact on local character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement. Potential for impact on views from the west along Nant y Glyn Road, although topography and existing trees screen much of the site. • Impact on Biodiversity: Development would totally enclose the woodland to the east, which has been identified as a potential wildlife site (and Tree Preservation Order). The area of woodland is a possible bat breeding location. Sites 67/353 have no known interest to the Countryside Council for Wales. • Impact on Historic Environment: no comment from CADW. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Zone A. Environment Agency flood zone 1 – low risk. No known previous flooding. No objection in principle from the Environment Agency Wales or the Council's Environment and Technical service. • Ownership: No issues • Ground Conditions: No issues • Archaeology: No objection. • Highways: Suitable. Development preferable if a second access is provided, due to its size. A transport site appraisal study undertaken by consultants recommends accepting the site. • Infrastructure: Dwr Cymru Welsh Water states there is insufficient water supply capacity for development. Development of the site would require new water mains, possibly booster pump. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible particularly to the main centres of Llandudno and Colwyn Bay. The site had no land use designation in the local adopted plan. Development should be sympathetic to the environmental designations adjoining the western site boundary. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Contingency. Infrastructure issues may impact on site being brought forward, if required. Please see BP/30 and BP/41 for further details.</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>The site was allocated in the Deposit LDP but following comments received and a review of sites submitted, including the availability of previously developed land in the Bay of Colwyn area, it is proposed to include the site on the contingency list. This means the site is not allocated but is placed on a reserve list to be brought forward in the event of deliverability issues with allocated sites in the revised Deposit LDP.</p> <p>Although the site is Greenfield land, it is located on the edge of an accessible centre and generally performs well in the sequential test. The site was suggested at the public inquiry into the Colwyn Borough Local Plan but not included at the time; however, the inspector acknowledged the site has development potential in the longer term. It is considered that highways issues could be resolved (see comments from Highways service and the transport site appraisal study commissioned). It was also acknowledged that the site would have some visual impact, but relatively limited, and would have an impact on existing housing. Glyn Farm has the benefit of being near to schools and services and facilities.</p> <p>Comments from the Council's Countryside service and the Countryside Council for Wales state that the site should include the woodland to the east so that it can be protected by the design brief and its future management protected through a commuted sum.</p> <p>A transport site appraisal study undertaken by consultants recommends accepting the site. This is subject to improving the public transport services and infrastructure within Glyn Estate linking to the town centre. There is also a requirement to improve safety at Groes Avenue / Glyn Avenue junction where visibility standards are below standard for traffic approaching from the south by introducing traffic calming measures on the south approach.</p> <p>Should the site come forward for development during the Plan period, a Development Brief would be prepared for this site.</p>			
<p>Hierarchy of Settlements (Sequential Test)</p> <p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Semi urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Settlement Extension</p>																	
<p>Spatial Objectives Assessment</p>		SO1: -/0	SO2: 0/+	SO3: +	SO4: 0	SO5: 0	SO6: +	SO7: +/-	SO8: 0	SO9: +/-	SO10: ++	SO11: ++	SO12: 0/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
<p>Opportunities to Manage / Mitigation?</p>		<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site adjoins an existing urban area and is accessible by different transport means, it is located on greenfield land and has been removed from the allocated sites list because alternative brownfield sites have been submitted for consideration. It is still retained as a contingency site and should it be required to come forward for development in the Plan period, a development brief would be prepared. SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and biodiversity interests.</p>															

Site Details		Access to Key Services		Constraints and Deliverability										Council's Proposed Approach			
<p>Site Ref: 74 / 335 (SR42) Site: Dolwen Road, Old Colwyn</p> <p>Proposal: Residential development Current Use: Agricultural</p> <p>Area (ha): 3.45 Theoretical Yield and Density: The site would be considered for approximately 40 dwellings based on the density of 30 dwellings per hectare and taking into account protection of the woodland area.</p> <p>Ownership: Private Relevant Planning History: 1/CBA/5470; residential; refused; appeal refused 1981</p> <p>Status in Adopted Plan: Special Landscape Area (policy CN3) in the Colwyn Borough Local Plan.</p> <p>Site Description: The site is located to the south of Old Colwyn and adjoins the existing settlement boundary along its western boundary. Dolwen Road runs along the southern site boundary. There is woodland at the northern extent of the site. The site slopes down to the north.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> Range of Shops and Services – Yes Doctors Surgery – Yes Access to Education – Yes Local Employment Opportunities - Yes Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: over 1km away Public Transport: within 800m bus stop (nearest train station is Colwyn Bay) Cycle Route: National Route 5 is approximately 2km away Frequency of Public Transport: 0 or 1 point</p>		<p>Environmental Constraints</p> <ul style="list-style-type: none"> Impact on landscape and countryside: Best or Most Versatile agricultural land unlikely to be present in significant amounts. Concern raised by Environment Agency Wales regarding the potential loss of woodland. Impact on local character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. Impact on views: Adjoins existing settlement. Potential impact on views to the east and the higher ground at the southern extent of the site. Impact on Biodiversity: The site boundary encompasses woodland and river bank. The woodland areas are almost certainly ancient semi natural woodland and therefore of high priority for their biodiversity value. The woodland should be clearly zoned as outside the area to be developed and their future management secured through planning obligations or other mechanisms by the developer. This approach is supported by the Council's Countryside service and the Environment Agency Wales. The river and adjoining woodland are of high biodiversity value (and also Tree Preservation Order); others have been recorded. Impact on Historic Environment: no comments received from CADW. <p>Physical Constraints:</p> <ul style="list-style-type: none"> Flood Risk: TAN 15 Flood Risk Zone A; Environment Agency flood zone 1 – low risk. No known previous flooding. No objection from the Council's Environment and Technical service. Ownership: No issues Ground Conditions: No issues Archaeology: No objection Highways: Provisional no objection, providing improvement of Dolwen road takes place at Woodlands to accommodate the extra traffic. Infrastructure: Dwr Cymru Welsh Water states that the local public sewerage network will be unable to accommodate the demands from this area. Foul drainage from the proposed development will drain to the Ganol Waste Water Treatment Works for which there are no problems in accepting these domestic demands. The area suffers from low water pressure and additional new development will merely exacerbate service levels. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible particularly to the A55 and main centres of Llandudno and Colwyn Bay. Development should be sympathetic to the environmental and biodiversity interests in the site area. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 and BP/41 for further details</p>										<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>Part of the site was allocated in the Deposit LDP but following comments received and a review of sites submitted, it is proposed to include the site on the contingency list. This means the site is not allocated but is placed on a reserve list to be brought forward in the event of deliverability issues with allocated sites in the revised Deposit LDP.</p> <p>Although the site is greenfield land, it is located in an accessible centre and performs relatively well in the sequential test.</p> <p>The council's Highways service state that a Transport Assessment would be required for this site to include the A547 roundabout.</p> <p>Development of this site would have to ensure there were no negative impacts on otters, a European protected species. Protective measures should be included. Development should also protect the woodland areas and secure their future management.</p> <p>Dwr Cymru Welsh Water states that a hydraulic modelling assessment will be required to understand any potential improvements required. However, dependant on the potential foul discharge flows, the point of communication will have to be determined.</p> <p>DCWW also state that development of the site would require off-site mains laying from a point of adequacy on larger diameter/pressure water mains. Where off-site mains are required, these can be provided under a water requisition scheme, under Sections 40-41 of the Water Industry Act 1991, the costs of which would be borne by potential developments.</p> <p>Should the site come forward for development during the Plan period, a Development Brief would be prepared for this site.</p>			
Spatial Objectives Assessment		SO1: -/0	SO2: 0/+	SO3: +	SO4: 0	SO5: 0	SO6: 0	SO7: 0/-	SO8: 0	SO9: +/-	SO10: ++	SO11: ++	SO12: 0/-	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?		SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site adjoins an existing urban area and is accessible by different transport means, it is located on greenfield land and has been removed from the allocated sites list because alternative brownfield sites have been submitted for consideration. It is still retained as a contingency site and should it be required to come forward for development in the Plan period, a development brief would be prepared. SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape (particularly the higher land to the south) and biodiversity interests.															

Site Details		Access to Key Services					Constraints and Deliverability							Council's Proposed Approach		
<p>Site Ref: 502 Site: Llysaen Road, Old Colwyn</p> <p>Proposal: Residential development Current Use: Area (ha): 0.67</p> <p>Theoretical Yield and Density: The site would be considered for 20 dwellings based on the density of 30 dwellings per hectare</p> <p>Ownership: Private Relevant Planning History: None</p> <p>Status in Adopted Plan: part allocated for public open space in the Colwyn Borough Local Plan.</p> <p>Site Description: site within existing settlement, accessed from Llysaen Road to the north. Gradual rise in land to the south.</p>		<ul style="list-style-type: none"> Range of Shops and Services – No (Old Colwyn is the nearest centre, over 1km away) Doctors Surgery – Yes Access to Education – Yes Local Employment Opportunities - Yes Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stops and is close to the A55. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within Public Transport: Bus stop within 200m (nearest train station is Colwyn Bay) Cycle Route: National Route 5 is approximately 1km from the site Frequency of Public Transport: 1 point</p>					<p>Environmental Constraints</p> <ul style="list-style-type: none"> Impact on landscape and countryside: Shown on the agricultural land provisional map as ALC Grade Urban. Within existing urban area – minimal impact anticipated. Impact on local character: See policy NTE/5 for details on LANDMAP assessment. Impact on views: Within existing urban area Impact on Biodiversity: No comments received. Impact on Historic Environment: No comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> Flood Risk: TAN 15 flood zone A; Environment Agency flood zone 1 – low risk. No objections from the Council's Environment & Technical Services. Environment Agency Wales states that the entire site is in DAM flood zone A and outside the EA flood zones. The surface water drainage for the allocation should be designed in accordance with SUDS (Sustainable Drainage Systems) principles which will need approval from the SUDS Approving Body in the future as per the Floods and Water Management Act 2010. The rate of surface water discharge from the allocation should be no greater than from its greenfield rate and the 1 in 100 rainfall event must be accommodated. Ownership: No issues Ground Conditions: No issues Archaeology: No comments. Highways: The Council's Highways service state that the site is potentially suitable; however, it will require part of the front of no. 142 to achieve visibility splay onto Llysaen Road. Unsure as to levels for compliance with DDA requirements. Infrastructure: Dwr Cymru Welsh Water state that a water supply can be made available to service the proposal, foul drainage flows from the proposed development can be accommodated within the public sewerage system; the site is crossed by public sewers and foul drainage flows from the proposed development will drain to Ganol Waste Water Treatment Works; there are no problems in accepting these domestic demands. <p>Availability: No issues Suitability: No issues Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 and BP/41 for further details</p>							<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>It is proposed to include the site on the contingency list. This means the site is not allocated but is placed on a reserve list to be brought forward in the event of deliverability issues with allocated sites in the LDP. The site was suggested during consultation on the revised Deposit LDP and was considered in the review of site allocations and comments received.</p> <p>Because the site is crossed by public sewers, Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of the building will be permitted within 3 metres either side of the centre line of the 225mm Foul sewer or 6 metres either side of the centreline of the 675mm surface water sewer, in order to protect the integrity of the public sewer and avoid damage thereto.</p>		
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Settlement extension</p>																
Spatial Objectives Assessment	SO1: +/-	SO2: 0	SO3: 0	SO4: +	SO5: 0	SO6: +	SO7: +/++	SO8: 0	SO9: +/++	SO10: +/++	SO11: +/++	SO12: +/-	SO13: 0	SO14: 0	SO15: 0	SO16: +/-
Opportunities to Manage / Mitigation?	<p>SO1: The site is located on greenfield land and is not allocated because alternative brownfield sites have been submitted for consideration within the existing urban settlements in this area. It is still retained as a contingency site to be released if there are deliverability issues with allocated employment sites and should it be required to come forward for development in the Plan period, a development brief would be prepared. SO4 and SO6: The site will contribute to employment demand for the strategic hub of Conwy, Llandudno and Llandudno Junction. SO7: The site is located in an urban area accessible by modes of sustainable transport. SO10/11: The site offers an opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and biodiversity interests.</p>															

Site Details		Access to Key Services					Constraints and Deliverability							Council's Proposed Approach		
<p>Site Ref: 4 (SR43) Site: Gyffin, Conwy</p> <p>Proposal: Residential development</p> <p>Current Use: Agricultural</p> <p>Area (ha): 0.65</p> <p>Theoretical Yield and Density: The site would be considered for approximately 10 dwellings based on the density of 15 dwellings per hectare</p> <p>Ownership: Private</p> <p>Relevant Planning History: None</p> <p>Status in Adopted Plan: No designation in Llandudno Conwy District Plan</p> <p>Site Description: The site is located to the south of the urban area of Conwy, adjoining Henryrd Road. It gradually slopes down from west to east.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities -Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points</p> <p>Local Facilities: within 400m Public Transport: within 400m bus stop (nearest train station is in Conwy, approximately 1km away) Cycle Route: Conwy Valley Cycle Route within 200m Frequency of Public Transport: 0 or 1 point</p>					<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: While the site is greenfield land, it appears a natural extension. Topography may affect access. The site is just within the Creuddyn and Conwy LOHI. Development would require careful consideration as a 'rounding off' of Conwy. • Impact on local character: Outstanding quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement • Impact on Biodiversity: Presence of otter in the river area. • Impact on Historic Environment: no objection <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Zone A. EA flood zone 1 – low risk. No known flooding history on site. No objections raised from the Council's Environment and Technical service and Environment Agency Wales. Attach condition to any application to ensure surface water arrangements are acceptable and do not increase flood risk elsewhere in the catchment. • Ownership: No issues • Ground Conditions: No issues • Archaeology: No recorded archaeological sites within plot. • Highways: Poor pedestrian linkages into Gyffin. Sustainability objection. • Infrastructure: No problems envisaged with the provision of a water supply for this development. No objection from Dwr Cymru Welsh Water. Low pressure gas mains nearby; none on site. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible particularly to the main centres of Colwyn Bay and Llandudno. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Contingency site. Please see BP/30 and BP/41 for further details</p>							<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>It is proposed to include the site on the contingency list. This means the site is not allocated but is placed on a reserve list to be brought forward in the event of deliverability issues with allocated sites in the revised Deposit LDP.</p> <p>Although the site is Greenfield land, it is located in an accessible centre and generally performs well in the sequential test.</p> <p>Opportunities to improve pedestrian linkages into Gyffin should be explored if this site is brought forward in the Plan period.</p> <p>The Council's Countryside service states that a buffer zone is required along the river due to the known presence of otter in the area.</p>		
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No</p> <p>Previously Developed Land: No</p> <p>Urban/Rural: Semi urban</p> <p>Position in the Settlement Hierarchy: Urban Area</p> <p>Relationship to Settlement: Settlement Extension</p>																
Spatial Objectives Assessment	SO1: 0/+	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6: 0	SO7: +/-	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +	SO13: ++	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins an existing urban area and it is considered that any impacts on landscape can be appropriately mitigated (e.g. through the Landscape Character SPG). This has been taken into account in the number of houses proposed on site. It is included in the LDP as a contingency site rather than an allocation, to be brought forward for development in the Plan period only if there are issues with land supply and the deliverability of allocated sites. SO7: It is acknowledged that the site, while adjoining Gyffin/Conwy, is not the most sustainable in terms of access by public transport, however, opportunities to improve accessibility should be explored if the site was to be brought forward. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape, particularly with topographical changes.</p>															

Site Details		Access to Key Services					Constraints and Deliverability								Council's Proposed Approach			
<p>Site Ref: 413 / 116 (SR85) Site: Land off Nant y Gamar Road, Llandudno</p> <p>Proposal: Residential development Current Use: Agricultural</p> <p>Area (ha): 1.76 Theoretical Yield and Density: The site would be considered for 60 dwellings based on the density of 35 dwellings per hectare and taking into account open space and landscaping /buffering provision.</p> <p>Ownership: Private Relevant Planning History: None Status in Adopted Plan: Landscape Conservation Area (policy 4BW) in Llandudno Conwy District Plan</p> <p>Site Description: The site adjoins the eastern settlement boundary limit of Llandudno. It is bounded by Nant y Gamar road and residential development on its western boundary, Bodafon Road to the south, a school immediately to the north and open land (green barrier) to the east.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities -Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is well located to the existing bus service route and stop. It is also well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 800m Public Transport: within 400m bus stop (train is over 1km from site) Cycle Route: Traffic-free route within 400m Frequency of Public Transport: 0 or 1 point</p>					<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: While the site is greenfield land, it appears a suitable extension. No objection from CCW – the site does not encroach on the existing green wedge designation. • Impact on local character: Outstanding quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement • Impact on Biodiversity: No objection • Impact on Historic Environment: no objection <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Zone A. EA flood zone 1 – low risk. No objection from the Council's Environment and Technical service. Any drainage water discharges should not cause or exacerbate flooding. • Ownership: No issues • Ground Conditions: No issues • Archaeology: No objection • Highways: Access achievable; no objection. • Infrastructure: Parts of the public sewerage network suffer from hydraulic overloading and no improvements are planned under Dwr Cymru Welsh Water's current five year Capital Investment Programme. No problems envisaged with sewage treatment or water supply. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is accessible to other urban areas and the main transport nodes. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Contingency site. Please see BP/30 and BP/41 for further details</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>It is proposed to include the site on the contingency list. This means the site is not allocated but is placed on a reserve list to be brought forward in the event of deliverability issues with allocated sites in the revised Deposit LDP.</p> <p>Although the site is Greenfield land, it is located in an accessible centre and generally performs well in the sequential test.</p> <p>Should the site be developed in advance of any regulatory improvements (sewerage), developers may be required to fund essential improvements. It would be necessary to carry out a hydraulic modelling exercise on the public sewerage system to determine a point of adequacy and/or any works required above Dwr Cymru's improvement works.</p>			
Hierarchy of Settlements (Sequential Test)																		
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Semi urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Settlement Extension</p>																		
Spatial Objectives Assessment	SO1: - /0	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6: +	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +	SO13: ++	SO14: 0	SO15: 0	SO16: 0/+		
Opportunities to Manage / Mitigation?	<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins an existing urban area and it is considered that any impacts on landscape can be appropriately mitigated (+e.g. through the Landscape Character SPG). It is included in the LDP as a contingency site rather than an allocation, to be brought forward for development in the Plan period only if there are issues with land supply and the deliverability of allocated sites. If it was to come forward for development in the Plan period, a development brief would be prepared. SO3: It is anticipated that the site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems.</p>																	

Site Details		Access to Key Services					Constraints and Deliverability							Council's Proposed Approach			
<p>Site Ref: 37/38 Site: Land off Derwen Lane, Penrhyn Bay</p> <p>Proposal: Residential development Current Use: Agricultural Area (ha): 5.06 Theoretical Yield and Density: The site would be considered for approximately 175 dwellings based on the density of 30 35 dwellings per hectare and taking into account open space and landscaping /buffering provision.</p> <p>Ownership: Private Relevant Planning History: None Status in Adopted Plan: Landscape Conservation Area (Policy 4BW) in Llandudno Conwy District Plan</p> <p>Site Description: The site lies immediately to the south of Penrhyn Bay and adjoins the existing settlement boundary. It comprises two fields and Derwen Lane follows the northern and eastern site boundaries. Woodland adjoins the western boundary and the southern boundary connects to further fields and open countryside. Ysgol Creuddyn is immediately to the east of the site.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones. It is recommended that the walk distance to the bus stop be reduced and this should be explored with the Council's public transport section.</p> <p>Sustainability Points Local Facilities: within 800m Public Transport: within 800m bus stop (nearest train station in Llandudno – accessible via bus and cycle) Cycle Route: Traffic-free route within 800m; on road route within 200m Frequency of Public Transport: 0 or 1 point</p>					<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: While the site is greenfield land, it appears a natural extension on the residential site opposite Ysgol Creuddyn. The site is grade 3, possibly including Best or Most Versatile agricultural land. Additional and more detailed survey work would be required to determine the dominant soil type (east Keswick or Flint). • Impact on local character: Outstanding quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement • Impact on Biodiversity: The site is within the boundary of the Creuddyn and Conwy LOHI adjacent to the Creuddyn SSSI / Creuddyn Peninsula Woods SAC where development could cause further pressure on the designations. An assessment of impact on the designations would need to be undertaken otherwise CCW would object to site development. • Impact on Historic Environment: no comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Zone A. No known flooding history on site. No objections raised. Attach condition to any application to ensure surface water arrangements are acceptable and do not increase flood risk elsewhere in the catchment. Watercourses - no ground raising within min.4m from edge. • Ownership: No issues • Ground Conditions: • Archaeology: No recorded archaeological sites within plot. • Highways: Possible road widening to Derwen Lane required and modifications to the junction of Derwen Lane and Llanrhos Road. • Infrastructure: Low pressure gas mains nearby, none on site. Parts of the public sewerage network suffer from hydraulic overloading and no improvements are planned under Dwr Cymru Welsh Water's current five year Capital Investment Programme. No problems envisaged with sewage treatment or water supply. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible particularly to the main centres of Llandudno and Colwyn Bay. The site had no land use designation in the local adopted plan. Development should be sympathetic to the environmental designations adjoining the western site boundary. Viability: + (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Contingency site. Please see BP/30 and BP/41 for further details.</p>							<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>The site was allocated in the Deposit LDP but following comments received and a review of sites submitted, it is proposed to include the site on the contingency list. This means the site is not allocated but is placed on a reserve list to be brought forward in the event of deliverability issues with allocated sites in the revised Deposit LDP.</p> <p>Although the site is Greenfield land, it is located in an accessible centre and generally performs well in the sequential test.</p> <p>Include a small car park directly to the south east of the site to remove school related vehicles from parking on Derwen Lane.</p> <p>Explore with the Council's public transport section opportunities to reduce the walking distance to the nearest bus stop.</p> <p>To promote enhancement of the Creuddyn Peninsula Woods SAC, a management agreement will support the proposed site development, should the site come forward during the Plan period. This would ensure a protection zone is implemented between the SAC and residential development.</p> <p>Should the site be developed in advance of any regulatory improvements (sewerage), developers may be required to fund essential improvements.</p> <p>A Development Brief will be prepared for this site.</p>			
Hierarchy of Settlements (Sequential Test)																	
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Semi urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Settlement Extension</p>																	
Spatial Objectives Assessment		SO1: -	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6: +	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: +	SO13: ++	SO14: 0	SO15: 0	SO16: - /0
Opportunities to Manage / Mitigation?		<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site adjoins an existing urban area and is accessible by different transport means, it is located on greenfield land and has been removed from the allocated sites list because alternative brownfield sites have been submitted for consideration. It is still retained as a contingency site and should it be required to come forward for development in the Plan period, a development brief would be prepared. It is considered that any impacts on landscape and nearby biodiversity interests can be mitigated (e.g. through the Biodiversity, Landscape Character SPGs). SO3: The site would provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the adjoining environmental designations.</p>															

Site Details		Access to Key Services					Constraints and Deliverability							Council's Proposed Approach		
<p>Site Ref: 384 (SR108) Site: West of Penmaen Park, Llanfairfechan</p> <p>Proposal: Housing</p> <p>Current Use: None</p> <p>Area (ha): 2.43</p> <p>Theoretical Yield and Density: The site would be considered for 45 dwellings based on the density of 19 dwellings per hectare and taking into account open space and landscaping /buffering provision.</p> <p>Ownership: Private</p> <p>Relevant Planning History: None</p> <p>Status in Adopted Plan: Landscape Conservation Area (policy D3) in Gwynedd Structure Plan</p> <p>Site Description: The site adjoins the existing settlement of Llanfairfechan, bounded by existing residential development to its north east and south east. Penmaenmawr Road, the principal route into Llanfairfechan, adjoins the site's western boundary. There is a group of trees in the southern extent of the site.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 800m Public Transport: within 200m bus stop (Llanfairfechan train station is approximately 1km from the site) Cycle Route: National Route 5 adjoins northern site boundary Frequency of Public Transport: 1 or 2 points</p>					<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and Countryside: • Impact on local Character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: • Impact on Biodiversity: The site boundary encompasses a small area of woodland and individual mature trees of biodiversity value, which would need to be protected within the development. The field is used as a high tide feeding area by curlew during the winter months, the loss of which should somehow be mitigated for if the land is developed • Impact on Historic Environment: The western end of the site would adjoin the boundary of the Llanfairfechan Conservation Area. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 flood risk zone A; EA flood zone 1 – low risk. No objection from the Council's Environment & Technical service. • Ownership: No issues • Ground Conditions: No issues • Archaeology: No objection • Highways: Access should be provided off Penmaenmawr Road. Possible level problems. Provisional no objection. • WAG Transport: proposed A55 J15 improvements may affect site. Still considering options- effects can't be determined. If the Council is to proceed with this site a meeting is suggested once the National Transport Plan is published. • Infrastructure: No problem with water supply. Protection from a public water main may be required. Low and medium pressure gas mains nearby; none on site. There is a gas plant close by; contact Plant Protection before the commencement of any works. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible particularly to the main centres of Conwy, Llandudno and Bangor in Gwynedd. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Potential impacts of improvements at A55 junction 15 may impact on immediate delivery. Please see BP/30 and BP/41 for further details</p>							<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>The site was allocated in the LDP but following comments received and a review of sites submitted, it is proposed to include the site on the contingency list. This means the site is not allocated but is placed on a reserve list to be brought forward in the event of deliverability issues with allocated sites in the LDP.</p> <p>The small area of woodland and mature trees of biodiversity value should clearly be zoned as outside the development area and their future management secured through planning obligations or other mechanisms by the developer. Should the site be developed, any loss of the high tide feeding area for curlews should be mitigated for, by securing and improving alternative land as a feeding area.</p> <p>Further discussions should take place between the Council and the Assembly Government's transport team regarding potential impacts of proposed improvements at junction 15 of the A55 (precise effects not yet determined).</p>		
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Urban Position in the Settlement Hierarchy: Urban Relationship to Settlement: Extension of settlement</p>																
Spatial Objectives Assessment	SO1: +/0	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: 0/+	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site adjoins an existing urban area on three sides and is accessible by different transport means, it is located on greenfield land. It is considered that any impacts on landscape and biodiversity interests could be mitigated at planning application stage (e.g. through the Landscape Character and Biodiversity SPGs). SO3: The site would provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on adjoining developments and biodiversity															

Site Details		Access to Key Services		Constraints and Deliverability								Council's Proposed Approach				
<p>Site Ref: 135 Site: Bangor Road, Penmaenmawr</p> <p>Proposal: Housing Current Use: None Area (ha): 0.4</p> <p>Theoretical Yield and Density: The site would be considered for approximately 15 dwellings based on the density of 35-40 dwellings per hectare and taking into account open space and landscaping /buffering provision.</p> <p>Ownership: Private Relevant Planning History: None Status in Adopted Plan: Landscape Conservation Area (policy D3) in Gwynedd Structure Plan. Also currently designated as a green wedge.</p> <p>Site Description: The site is located to the east of the settlement of Penmaenmawr. It comprises two parcels of land; the largest parcel is immediately to the south of Conway road and the smaller parcel of land is north of the road. A playing field adjoins the eastern site boundary with an open field to the south. The site rises to the south.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p> <p>Sustainability Points Local Facilities: within 800m Public Transport: within 200m bus stop (train is within 800m of the site) Cycle Route: Local route within 800m of the site Frequency of Public Transport: 1 point</p>		<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: The site is currently designated as part of a green wedge – see BP/12. The adjoining site to the south west has planning permission for residential development and the site benefits from a defined boundary of trees along the southern and eastern boundaries. Should the site come forward, development is proposed at a lower density to the 30 dph standard to take into account landscape constraints and reduced impact on the landscape and countryside. • Impact on local character: High quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: The site becomes quite exposed as land rises to its south western extent. • Impact on Biodiversity: No objection • Impact on Historic Environment: None <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 flood risk zone A; EA flood zone 1 – low risk. No objection from the Council's Environment & Technical service. • Ownership: No issues • Ground Conditions: there is a drain / watercourse running through the site. Permission will be required for any works in, under over of adjacent to a watercourse. In accordance with the Environment Agency's 'no culverting' policy, consent for culverting will only normally be granted for site access purposes. • Archaeology: No objection • Highways: No objection. • Infrastructure: Foul flows from this proposed development can be accommodated within the public sewerage system. No problems envisaged with sewerage treatment into the Penmaenmawr Waste Water Treatment Works. No problems envisaged with provision of a water supply. <p>Availability: No issues Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible particularly to the main centres of Conwy, Llandudno and Bangor in Gwynedd. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Contingency site. Please see BP/30 and BP/41 for further details.</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>It is proposed to include the site on the contingency list. This means the site is not allocated but is placed on a reserve list to be brought forward in the event of deliverability issues with allocated sites in the revised Deposit LDP.</p> <p>Although the site is greenfield land and is currently located in a green barrier, it is located in a relatively accessible centre and generally performs well in the sequential test. When considering the green wedge criteria (paras 4.7.3 and 4.7.12 of PPW) against the site's location relative to the existing settlement edge and adjoining residential properties, it is considered appropriate to amend the green wedge boundary to include this site as contingency. Countryside Council for Wales raised concern over the site being both within a green wedge and allocated as housing contingency; however, the proposals map has been amended to include the land outside the green wedge (see also justification in BP/12 – Green Barriers Assessment).</p> <p>A footway will be required along the boundary of the site.</p> <p>Comments from Dwr Cymru Welsh Water state that off site mains may be required and these can be assessed during the planning application stage. The proposed development site is crossed by a public sewer for which protection measures, either in the form of an easement and/or diversion may be required.</p>				
Hierarchy of Settlements (Sequential Test)																
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Semi urban Position in the Settlement Hierarchy: Urban Relationship to Settlement: Extension of settlement</p>																
Spatial Objectives Assessment	SO1: +/0	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6: 0	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: ++	SO12: 0/+	SO13: 0	SO14: 0	SO15: 0	SO16: 0/+
Opportunities to Manage / Mitigation?	<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site adjoins an existing urban area and is accessible by different transport means, it is located on greenfield land. It is included in the LDP as a contingency site rather than an allocation, to be brought forward for development in the Plan period only if there are issues with land supply and the deliverability of allocated sites. If it was to come forward for development in the Plan period, it is considered that any impacts on landscape and biodiversity interests could be mitigated at planning application stage (e.g. through the Landscape Character and Biodiversity SPGs). SO3: The site would provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on adjoining developments and the wider landscape.</p>															

Site Details		Access to Key Services			Constraints and Deliverability								Council's Proposed Approach			
<p>Site Ref: 457 (SR12) Site: North East of Llanrwst</p> <p>Proposal: Residential development</p> <p>Current Use: Agricultural</p> <p>Area (ha): 3 Theoretical Yield and Density: The site would be considered for 70 dwellings based on the density of 23 dwellings per hectare and taking into account open space and landscaping /buffering provision.</p> <p>Ownership: Private</p> <p>Relevant Planning History: None</p> <p>Status in Adopted Plan: Landscape Conservation Area (policy D3) in the Gwynedd Structure Plan.</p> <p>Site Description: The site lies to the north of the settlement of Llanrwst and adjoins existing residential development along its southern site boundary. Existing commercial development is also located to the north, while the western boundary extends into open countryside.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> • Range of Shops and Services – Yes • Doctors Surgery – Yes • Access to Education – Yes • Local Employment Opportunities - Yes • Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Yes <p>The site is relatively well located to the existing bus service route and stop. It is also relatively well located to significant employment zones.</p>			<p>Environmental Constraints</p> <ul style="list-style-type: none"> • Impact on landscape and countryside: While the site is greenfield land, it appears a natural extension • Impact on local character: Outstanding quality landscape character area in LANDMAP assessment. See policy NTE/5 for details. • Impact on views: Adjoins existing settlement • Impact on Biodiversity: No comments received • Impact on Historic Environment: The site is located to the south east of the listed buildings at Bron Derw; development may affect the setting of these buildings. <p>Physical Constraints:</p> <ul style="list-style-type: none"> • Flood Risk: TAN 15 Flood Zone A. Known flooding problems downstream on unnamed watercourse due to bank overtopping. No objections from the Council's Environment and Technical service but Sustainable Drainage would be especially important to ensure that flows are not increased in the watercourse. • Ownership: No issues • Ground Conditions: No issues • Archaeology: No recorded archaeological sites within plot. • Highways: No direct access to adopted highway • Infrastructure: Dwr Cymru Welsh Water asks that the allocation of this site be released later in the plan period as the public sewerage needs improvement. The same applies to the Llanrwst Waste Water Treatment. No problems with water supply. A low pressure gas mains is nearby; none on site. <p>Availability: Available now Suitability: While development of the site would result in a loss of greenfield land, it adjoins an urban area and is reasonably accessible. Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP/30 and BP/41 for further details</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>it is proposed to include the site on the contingency list. This means the site is not allocated but is placed on a reserve list to be brought forward in the event of deliverability issues with allocated sites in the revised Deposit LDP. Comments are generally favourable but it is considered that there are more suitable sites relating to the existing settlement pattern that could be brought forward during the Plan period.</p> <p>Although the site is Greenfield land, it is located in an accessible centre and generally performs well in the sequential test.</p> <p>Development of this site should be sympathetic to the Bron Derw listed buildings and should not impact detrimentally on its setting.</p> <p>The site should be allocated in the latter phases of the Plan period to accommodate proposed infrastructure improvements.</p>			
Hierarchy of Settlements (Sequential Test)		<p>Sustainability Points</p> <p>Local Facilities: within 800m Public Transport: within 400m bus stop (train stations approximately 600m away) Cycle Route: On road cycle route along Llanddoged Road. Frequency of Public Transport: 0/1 points</p>														
<p>Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Semi urban Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Settlement Extension</p>																
Spatial Objectives Assessment	SO1: -	SO2: 0	SO3: +	SO4: 0	SO5: 0	SO6: +	SO7: +	SO8: 0	SO9: +	SO10: ++	SO11: +	SO12: +/0	SO13: +	SO14: 0	SO15: 0	SO16: -/0
Opportunities to Manage / Mitigation?	<p>SO1: The site contributes to housing need and would provide an element of affordable housing for local need which would contribute to the needs of the community. While the site is greenfield land, it adjoins an existing urban area and it is considered that any impacts on landscape and nearby biodiversity interests can be appropriately mitigated (e.g. through the Biodiversity, Landscape Character SPGs). It is included in the LDP as a contingency site rather than an allocation, to be brought forward for development in the Plan period only if there are issues with land supply and the deliverability of allocated sites. If it was to come forward for development in the Plan period, a development brief would be prepared. SO3: The site will provide an element of affordable housing to meet local needs. SO10/11: The site offers a strong opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and local biodiversity interest.</p>															

LDP EMPLOYMENT CONTINGENCY SITES (See also MS9 Dwyqyfylchi as mixed use housing and employment)

Site Details		Access to Key Services				Constraints and Deliverability								Council's Proposed Approach																			
<p>Site Ref: E28 Site: Land to the North of Kinmel Manor Hotel, Abergele Proposal: B1 / B2 / B8 development Current Use: Agricultural land Area (ha): 3.7 Ownership: Private Relevant Planning History: 1/AGT/1970: use of land as 9 hole golf restricted length golf course (full) – approved 31/3/1977 Status in Adopted Plan: No allocation in the Colwyn Borough Local Plan (1999) Site Description: The site is located to the south east of Abergele, immediately to the north of the Kinmel Manor Hotel. The site is flat with approximately 6 trees dotted around the site, although none are subject to Tree Preservation Orders. An access road to the Kinmel Manor Hotel runs along the northern site boundary.</p>		<p>Access to Key Services</p> <ul style="list-style-type: none"> Range of Shops and Services – Yes, nearby Doctors Surgery – Yes, nearby Access to Education – Yes, nearby Local Employment Opportunities – Yes Good Access to other Urban Development Strategy Areas (bus/train/cycle) – Good <p>The site is currently set away from existing public transport provision, although development of the allocated strategic sites at Abergele could change service provision to the south east of Abergele. It is very well located to other employment zones being close to the A55.</p> <p>Sustainability Points Local Facilities: within 1km Public Transport: bus stops within 1km. Abergele Pensarn is the nearest train station, over 1.5km away Cycle Route: National Route 5 approximately 1km away Frequency of Public Transport: 0 points</p>				<p>Environmental Constraints</p> <ul style="list-style-type: none"> Impact on landscape and countryside: There are approximately 6 trees on site, none subject to TPO. The Countryside Council for Wales states that the proposed allocation is not likely to affect any statutory sites of ecological or geological interest. Furthermore, any proposal is not likely to affect statutory protected species. There may be potential effects on species such as badgers and bats if populations roost in Kinmel Manor – this may require further investigation should the site be brought forward. Impact on local character: High quality landscape character area in LANDMAP assessment. Should the contingency site be brought forward, a Landscape Character Statement would be required at application stage – see policy NTE/5 for details. Impact on views: Potential impact from the Kinmel Manor hotel setting. Impact on Biodiversity: The large number of mature trees, both scattered within the parkland landscape which is uncommon in Conwy, and also along the track (PROW) forming the western boundary of the site are of biodiversity interest and should be protected and retained within any development. Any development brief prepared should include details of the retention of the trees which could influence possible site layouts. There are also hedgerows crossing the site which are of biodiversity interest and they should be retained or transplanted within any development. There are no other records of biodiversity interest at this site. Impact on Historic Environment: No comments received. <p>Physical Constraints:</p> <ul style="list-style-type: none"> Flood Risk: TAN 15 flood zone A. Potential risk from unnamed watercourse / ditch. EA flood zone 2 – medium risk (> 1/1000) fluvial; northern corner of the site – approximately 10 % of site) No objection from the Council's Environment and Technical Service or Environment Agency Wales. Ownership: No issues Ground Conditions: No issues Archaeology: There are Prehistoric, Roman and Medieval remains nearby; the site would require pre-determination evaluation. Highways: The Assembly Government, as highway authority for the A55, state that this site could not be developed in isolation owing to the substandard nature of the existing access onto Abergele roundabout. This site could only go ahead if land to the west is included to create a new access onto the A547 further from the roundabout. Alternatively it may be acceptable if land to the west is allocated and a new combined access constructed onto the A547 further from the roundabout. Infrastructure: No comments received from Dŵr Cymru Welsh Water. <p>Availability: No issues Suitability: The site would result in the loss of Greenfield land, however, it would also contribute to employment needs for the area during the Plan period (see Background Paper 14 – Employment Land Study). Development should be sympathetic to existing uses in the vicinity and the surrounding landscape Viability: +/- (see Planning obligations SPG for further information on requirements) Further detail on the affordable housing provision is contained in BP9 Affordable Housing Viability Study. Phasing: Please see BP35 for further details</p>								<p>Does the site have potential for inclusion in the Revised Deposit LDP?</p> <p>The Council's Business and Enterprise service state that an employment element to a mixed use scheme (as is proposed with the entire Abergele strategic site allocation) could only be supported if employment land currently allocated on North Wales Business Park was reallocated to another use. The site should be considered for long term development in LDP phasing.</p> <p>Taking the above comments, as well as comments in the previous column (particularly the highways issues) into consideration, it is proposed to include the site on the contingency list. This means the site is not allocated but is placed on a reserve list to be brought forward in the event of deliverability issues with allocated sites in the revised Deposit LDP.</p> <p>Although the site is Greenfield land, it is located in an accessible centre and generally performs well in the sequential test.</p>																			
<p>Hierarchy of Settlements (Sequential Test) Located within Settlement Boundary: No Previously Developed Land: No Urban/Rural: Semi rural Position in the Settlement Hierarchy: Urban Area Relationship to Settlement: Settlement extension</p>		SO1: +/-		SO2: +		SO3: 0		SO4: +		SO5: 0		SO6: 0		SO7: +		SO8: 0		SO9: +		SO10: +/++		SO11: +/++		SO12: +/-		SO13: 0		SO14: 0		SO15: 0		SO16: +/-	
<p>Opportunities to Manage / Mitigation?</p>		<p>SO1: The site is located on greenfield land and is not allocated because alternative brownfield sites have been submitted for consideration within the existing urban settlements in the County Borough. It is still retained as a contingency site to be released if there are deliverability issues with allocated employment sites and should it be required to come forward for development in the Plan period, a development brief would be prepared. SO4 and SO6: The site would contribute to employment demand for the strategic hub of Conwy, Llandudno and Llandudno Junction. SO7: The site is located in an urban area accessible by modes of sustainable transport. SO10/11: The site offers an opportunity to develop to a high design standard and incorporate sustainable building methods and renewable energy systems. SO12: Careful landscaping and buffering is essential to ensure that development does not impact negatively on the landscape and biodiversity interests. SO16: see SPG on Planning and the Welsh Language for further guidance on ensuring development sustains or enhances the Welsh Language. Either a Community and Linguistic Statement or a Community and Linguistic Impact Assessment would be required to be submitted at planning application stage for this site, dependent on the proposed net jobs creation.</p>																															