

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



REVISED BACKGROUND PAPER 30 – SUBMISSION

Phasing Plan

August 2012

This document is available to view and download on the Council's web-site at: www.conwy.gov.uk/ldp . Copies are also available to view at main libraries and Council offices and can be obtained from the Planning Policy Service, 26 Castle Street, Conwy LL32 8AY or by telephoning (01492) 575461. If you would like to talk to a planning officer working on the Local Development Plan about any aspect of this document please contact the Planning Policy Service on (01492) 575181 / 575124 / 575445 / 575447.

If you would like an extract or summary of this document on cassette, in large type, in Braille or any other format, please call the Planning Policy Service on (01492) 575461.

You are granted a non-exclusive, royalty free, revocable licence solely to view the Licensed Data for non-commercial purposes for the period during which Conwy County Borough Council makes it available; You are not permitted to copy, sub-license, distribute, sell or otherwise make available the Licensed Data to third parties in any form; and Third party rights to enforce the terms of this licence shall be reserved to Ordnance Survey.

Contents

	Page
1. Introduction	4
2. Policy Context	6
2.1 Overview	6
2.2 Wales Spatial Plan (2008 update)	6
2.3 Planning Policy Wales (Edition 4, February 2011)	7
2.4 Colwyn Bay Masterplan (2010)	8
2.5 Llandudno Junction Masterplan (2009)	9
3. Local Development Plan	10
3.1 LDP Policies	10
3.2 Constraints	11
3.3 Phasing of Sites	13
4. Phasing of Allocated Housing Sites	15
4.1 Housing Delivery: Urban Areas	21
4.2 Housing Delivery: Rural Areas, Main Villages – Tier 1	32
4.3 Housing Delivery: Rural Areas, Main Villages – Tier 2	35
5. Phasing of Employment Sites	39
5.1 Introduction	39
5.2 Completed Sites	40
5.3 Committed Sites	41
5.4 New Allocations – Urban Development Strategy Area	43
5.5 New Allocations – Rural Development Strategy Area	44
6. LDP Strategic Site Phasing	47
6.1 Abergele South East Phasing Plan	47
6.2 Esgyryn Phasing Plan	56
7. Deliverability of Committed Housing Sites	62
8. Contingency Sites	70
8.1 Housing Contingency Sites	72
8.2 Employment Contingency Sites	76

1. Introduction

- 1.1 This Background Paper is one of a number of documents compiled as part of the evidence base to support the Local Development Plan (LDP). Its purpose is to provide further evidence and justification for the phasing of housing and employment sites between 2007 and 2022, hereafter referred to as the Plan period.
- 1.2 This background paper supports policies HOU/1 'Meeting the Housing Need', HOU/3 'Phasing Housing Development' and EMP/2 'Allocation of New B1, B2 and B8 Office and Industrial Employment Development Sites' and supports Appendix 1 and 2 of the LDP, 'Implementing and Monitoring Framework'.
- 1.3 This document should also be read alongside other background papers listed in table 1 below.

Table 1 – Relevant Background Papers

Background Paper	Relevance to the LDP Phasing Plan
1 – Related Plans and Strategies	BP/1 summarises a number of published strategies that include housing and employment proposals in Conwy. These will have varying impacts on the delivery of sites. Note - the main documents of relevance are summarised in section 2 of this BP.
21 – Site Deliverability Assessment	New housing and employment allocations contribute to the overall supply of both land uses during the LDP Plan period. BP/21 details the site selection process and summarises site specific issues and which sites are considered most suitable for taking forward. There are numerous cross references with this Phasing BP and Appendix 1 and 2 of the LDP as a number of the issues raised may impact on when a particular site is likely to come forward.
23 – Colwyn Bay Masterplan Baseline Report	The Report summarises the proposals for the regeneration of Colwyn Bay, including housing allocations which are also included in the LDP. See section 2 of this Phasing BP for details.

<p>31 – Capacity of the House Building Industry</p>	<p>A questionnaire survey was distributed to developers to establish the potential development capacity for house building in the Plan Area. The results overall support a relatively high potential level of development, with a conservative estimate providing around 360 dwellings a year (24 developers x 15 dwellings) in the first 5 years (i.e. 2012 – 2015) and up to 600 dwellings a year for the rest of the Plan period (24 developers x 25 dwellings x 7 years to 2022). This means there is greater scope for delivery in the medium and long term phases of the Plan.</p>
<p>33 – Welsh Language Impact Assessment</p>	<p>PPW states that the land use planning system should take account of the needs and interests of the Welsh language and in so doing contribute to its well being. It should be the aim of LPAs to provide for the broad distribution and phasing of housing development taking into account the ability of different areas and communities to accommodate the development without eroding the position of the Welsh language. However, policies should not seek to introduce any element of discrimination between individuals on the basis of their linguistic ability. BP/33 details the LDP approach including that of the SPG on Welsh Language, which includes thresholds where developments may require linguistic assessments. The phasing and housing mix of sites are included in the list of possible mitigation measures, which has been taken into account in the phasing of LDP sites.</p>
<p>37- Growth Distribution Options Report</p>	<p>BP/37 outlines the reason for the distribution of growth within the Plan Area and the justification for levels of housing allocations in individual settlements. This is in part due to the physical and capacity constraints, as described in this BP.</p>

2. Policy Context

2.1 Overview

The following section lists relevant national and local policy documents and strategies. Only information on phasing and infrastructure-related issues contained in these documents is included here; a full list of relevant policy and strategy documents to the LDP can be found in BP/1 'Related Plans and Strategies.' The Colwyn Bay Masterplan Baseline Report is included as BP/23, policy DP/9 in the revised Deposit LDP and as Supplementary Planning Guidance (SPG) (LDP10).

2.2 Wales Spatial Plan (2008 update)

2.2.1 The Wales Spatial Plan is a framework for the spatial development of Wales. Six Spatial Plan Areas cover the country; Conwy falls predominantly in the North East Wales Spatial Plan Area, with some overlap in the Central and North West Wales areas.

2.2.2 The vision for the North East Wales Spatial Plan Area is 'an area harnessing the economic drivers on both sides of the border, reducing inequalities and improving the quality of its natural and physical assets.'

2.2.3 While there is no site specific detail or framework for infrastructure development, a number of issues with implications on the LDP phasing are included. A summary of the propositions for the area are as follows:

- Strengthen key hubs as a focus for investment in employment, housing, retail, leisure and services. Develop strong sustainable communities outside the hubs to provide locally accessible jobs and services.
- Develop sustainable access, improve access on key roads and rail corridors to maintain economic growth and development opportunities.
- Improve the quality and diversity of the economy, focus on high value manufacturing and services, including a year round tourism sector.
- Develop skills and education of current and potential workforce to ensure access to good job opportunities and ensure that the needs of employers are met.
- Promote sustainable development to address and respond to climate change.

- 2.2.4 Para 16.7 states that the strategy highlights a positive future for the communities in Conwy and Denbighshire, together with a need to be realistic about the scale of development appropriate here. It is important to develop a distinct identity and unique sense of place for the area at the heart of North Wales as an outward-looking place that has safe communities and protects and enhances the Welsh language and culture.
- 2.2.5 Para 16.15 acknowledges that in Conwy, future planning and housing development may be somewhat constrained by physical and environmental limits on the availability of land.
- 2.2.6 Para 16.39 states that adaptation to climate change will be crucial for the tourism industry. Sea level rise and increased storminess are serious threats. Therefore any new developments or infrastructure improvements will need to be carefully planned to cope with the threat.

2.3 Planning Policy Wales (Edition 4, February 2011)

- 2.3.1 General guidance on phasing development is in Section 2.5 of PPW, which covers two important aspects. The first being that phasing of development to help balance development over the Plan period when some sites will not be immediately available 'may be justified by considerations relating to physical or social infrastructure, or the adequacy of other services'. This also states that phasing used should provide a broad indication of when sites will become available, rather than a precise timescale for development. The second part covers flexibility in the phasing of development, to allow for additional windfall sites as they come in, or to adjust the timing of land release if it proves necessary, should circumstances of market conditions or site availability change.
- 2.3.2 This guidance is quite broad; this national planning policy document does not provide specific advice on how sites should be phased. There is some guidance, however, relevant to the selection of residential sites and use of previously developed land (PDL) that could be applied to the phasing of development. Paragraph 9.1.1 of PPW encourages the use of PDL rather than greenfield sites. This is supported by paragraph 9.2.10, which gives priority to those sites making use of PDL in the most sustainable locations. Paragraph 9.2.3 is relevant to

phasing in the short term, stating that ‘planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing’ taking into account planning, ownership and services constraints (see TAN1 Joint Housing Land Availability Studies).

2.4 Colwyn Bay Masterplan (2010)

2.4.1 As part of the Assembly Government’s Strategic Regeneration Area (SRA) initiative to regenerate coastal communities in Conwy and Denbighshire, a multi-disciplinary team of consultants has prepared a Masterplan to promote the sustainable regeneration of Colwyn Bay. The Masterplan has been acknowledged in the LDP through policy DP/9, BP/23 ‘Colwyn Bay Masterplan Baseline Report’ and as SPG in LDP10 ‘Colwyn Bay Masterplan’.

2.4.2 There are a total of 28 projects proposed within the central Colwyn Bay area, some of which will require allocating in the LDP. Two housing sites (all on previously developed land) identified in the Masterplan have been allocated in the LDP, at Lawson Road and BT Exchange. The committed site at Plas y Coed, The Dingle, is also included in the Masterplan. Table 2 below is an extract of the delivery programme in the Masterplan document; the version below contains only the relevant sites to be featured in the LDP.

Table 2 – Colwyn Bay Masterplan Indicative Delivery Programme (taken from draft final report)

	Short-term 0 - 5 years	Medium-term 5 - 10 years	Long-term 10+ years
Infill residential developments & community allotments, East Colwyn and the Dingle			
New residential development, Lawson Road / Dingle			
BT Exchange			

2.5 Llandudno Junction Masterplan (2009)

2.5.1 A framework for the spatial development of Llandudno Junction has been prepared although it has not been formally approved. It includes the committed sites at High Street East, Marl Farm / Victoria Drive, The Point (Llandudno 'Online'), Marineland (Gwel yr Afon) and Albini House, as well as proposed LDP allocations at the Youth Centre and Esgyryn.

2.5.2 The Social / Youth Club site is proposed for mixed use development including a new community building creating an important frontage. The Masterplan states (para 5.27) that approximately 45 dwellings (note: this is now 40 dwellings) are proposed at the rear of the site overlooking a pocket park. These properties would help pay toward the community centre and public realm improvements. A development brief is advised to secure high quality development. Delivery of this site would be Council-led.

2.5.3 The following indicative sites phasing from the Masterplan is of relevance to LDP sites. Sites in bold are allocated in the LDP; sites in italic are committed and included in table 3 in this BP:

Table 3 – Indicative sites phasing (taken from the Llandudno Junction Masterplan)

	Short-term 2008 - 2012	Medium-term 2013 - 2017	Long-term 2018+
Youth Centre and Social Club			
The Point (Llandudno 'Online')			
Esgyryn			
<i>Albini House</i>			
<i>Marineland</i>			
<i>Marl Farm</i>			

2.5.4 The Masterplan includes the following traffic impacts and measures per site, with suggested delivery timescales for the works:

Youth Centre – financial contribution to High Street improvements – medium term phasing

The Point - financial contribution to High Street improvements; financial contribution to A55/A470 junction improvements; financial contribution towards proposed park and ride – medium term phasing

Esgyryn – Similar financial contributions to the Point – long term phasing

2.5.5 The Llandudno Junction Masterplan is referenced again in section 6 of this BP, in relation to the LDP strategic site at Esgyryn.

3. Local Development Plan

3.1 LDP Policies

3.1.1 The National Policy guidelines have, where applicable, been reflected in policies within the LDP in order to distribute development sites most appropriately through the Plan Area, and over the course of the Plan period. In particular, Spatial Objective SO1 aims to focus development on the most appropriate sites, with greatest accessibility to infrastructure and local amenity; including making efficient use of PDL wherever possible. SO3 and SO4 aim to provide land for residential and employment use.

3.1.2 Policy HOU/1 is the major housing policy, identifying allocated housing sites and the anticipated numbers of houses to be built. This policy re-iterates the priority given to previously developed land and allows for the release of contingency sites, as described in Appendix 1 and 2 of the LDP. The need for phasing of these sites, as well as flexibility within the approach to their development, is included within Policy HOU/3 – Phasing Housing Development.

3.1.3 The need for additional employment land, as described in Section 5 of this document, provides evidence for policies EMP/1 and EMP/2 of the LDP, in providing the methods by which the need for employment will be met and identifying the sites that will contribute to the supply of employment land over the Plan period.

3.2 Constraints

3.2.1 As outlined above, the PDL status of a site has an influence on whether a site is allocated and when it is phased for development. Other constraints affecting the development can also dictate the period during which a site may come forward.

The constraints outlined in this Background Paper are:

Landscape and Countryside, Biodiversity, Archaeology, Historic Environment

3.2.2 These constraints will generally not have a major impact on the phasing of sites. The presence of relevant issues has been noted, and the site deemed suitable for development. The presence of these constraints indicates that surveys may be required for protected species, buffer zones/mitigation needed to avoid sensitive areas or management agreements may have to be entered into by developers to ensure that important areas are either protected or enhanced.

Flood Risk

3.2.3 Many of the urban areas within the Plan Area have developed in areas of flood risk, partly for historical reasons for access to transportation on the sea, rivers and the road network along river valleys but also simply because the majority of level ground is low down in coastal plains and on valley floors. This proximity to the sea and rivers also puts many of the settlements at risk of tidal or fluvial inundation; full details of the flood risk of sites can be seen in BP/17 – ‘Strategic Flood Risk Assessment’.

3.2.4 TAN15 Development and Flood Risk defines three classifications of flood risk zones; Zone A is at little or no risk of flooding; areas in Zone B have some evidence of historical flooding; Zone C is within the Environment Agency’s 0.1% flood risk area. This is divided into the C1 Zone, protected by flood defences, in which development can take place subject to justification, and the C2 Zone – areas without significant flood defences, therefore only less vulnerable development can take place here. Highly vulnerable development includes residential premises and public buildings, whilst less vulnerable development includes most commercial and transport development. Where a site is at risk of flooding, this risk will have to be managed, which may be in the form of raising land, improving drainage or simply avoiding developing on the parts of the site that are most likely to flood.

Ownership

3.2.5 With the rare exception of using a Compulsory Purchase Order to bring forward important sites, development cannot proceed without the landowner agreeing to sell sites for development. Even with the support of the landowner, the site is not necessarily available immediately. Most previously developed land included in the Plan is now disused, however there are some sites that are in use, therefore will need to be vacated prior to the site being redeveloped. This may therefore depend on a new location being found for the existing occupier. Tenancy agreements and grazing licenses can also affect greenfield sites. Some owners are keener than others for their site to be developed; therefore ownership is less likely to be an issue for phasing. Similarly, if an allocated site is council-owned, it is easier to ensure a site will be released for development at the right time.

Highways

3.2.6 The construction of estate roads or access drives is expected with all sites, however in some locations more work is required. In some situations, improvements to the roads immediately adjacent to proposed developments may be required, in order to give sufficient visibility splays for emerging traffic or additional width for the junction. The increase in traffic anticipated in line with the development will also put additional pressure on roads leading to the site, including those which may be some distance from the development. Therefore, it may be necessary for work to take place in areas away from the site to provide adequate highways capacity.

3.2.7 CCBC's Highways team and, where relevant, highways officers from the Welsh Government (WG) have provided advice on the allocated and contingency sites. Transport Assessments may be required to assess what works, if any will be needed. The costs of any such highways improvements related to a development will normally be borne by the developer and have been considered in relation to the phasing of development in that location.

Infrastructure

3.2.8 An ageing utility infrastructure in many parts of the Plan Area means that demand sometimes already exceeds supply, or the existing network would be unable to handle the extra pressure placed on it by proposed developments. Improvements are therefore required in these areas. Electricity supply is not generally considered

to be a problem. In areas where mains gas is available, connecting the allocated sites to the grid can be accommodated. The presence of a gas or water main on a site may affect the density of a site due to the required easement.

3.2.9 The main capacity constraints affecting sites in the Plan are related to water and sewerage infrastructure. Dwr Cymru/Welsh Water (DC/WW) operates a five year capital investment programme, over the course of which improvements to their water infrastructure are planned and budgeted for. The current programme runs until 2015, therefore any work not scheduled in this period by Welsh Water will not be undertaken until after this, although it cannot be guaranteed which works will be included in the subsequent investment programme. If sites are due to be developed before the network improvements have been scheduled by DC/WW, the necessary works will have to be completed at the expense of the developer.

3.3 Phasing of Sites

3.3.1 The constraints and comments listed in this Background Paper are not exhaustive; other information regarding the sites may have been received, which is included within BP 21 – ‘Site Deliverability Assessment’. The constraints shown here are those that may affect the phasing of development on the site, requiring time for ground works, site surveys or impact assessments.

3.3.2 In many localities, the development on more than one site is constrained for similar reasons. For example where the waste water treatment works needs upgrading, this could affect all potential sites in this area. Where there is little difference between the constraints on multiple sites, they have been phased in order to distribute development through the Plan period.

3.3.3 In line with the above mentioned National and LDP policies, sites consisting of PDL have been phased for development earlier. Where possible, greenfield sites are phased later or selected as contingency sites, to be brought forward only if allocated sites cannot provide the required housing supply. This is not always possible, because in some areas, there is no PDL that can be allocated, or constraints on some of the PDL sites mean they can only be delivered later in the plan, requiring greenfield sites to be phased earlier.

3.3.4 Three periods have been identified during the Plan period, with allocated sites phased for development within one or, for larger sites, more of these. The periods are:

- i projected completions 01/04/2007 – 31/03/2012
- ii projected completions 01/04/2012 – 31/03/2017
- iii projected completions 01/04/2017 – 31/03/2022

The first period of the Plan has now passed and includes completed sites. The second period includes a mixture of committed and allocated sites, while the third period consists entirely of allocated sites.

4. Phasing of Allocated Housing Sites

Table 4 below, also shown as Table 11 of the LDP Written Statement, shows a summary of the main issues affecting allocated sites. Sections 4.1, 4.2 and 4.3 of this BP provide additional phasing detail. The Esgyryn Site in Llandudno Junction and several of the sites allocated in Abergele will be developed together as part of the strategic sites at Esgyryn and Abergele South East. Additional details on these sites and their phasing can be found in Section 6.

Table 4: Conwy Housing Delivery and Phasing Plan: Allocated Sites

Text in blue refers to water and sewerage network constraints; red text shows access constraints, flooding constraints are coloured purple and ownership constraints are shown in orange.

Site Ref	Site Name	Area (ha)	No. of units	PDL status	Planning Status	i	ii	iii
Abergele, Towyn, Kinmel Bay								
481	Abergele Business Park, Abergele	5	200	Brown	Dependant on contributions towards the Abergele Traffic Improvement Scheme as set out in Policy STR/5.		200	
79/80/8 1/82/E3	Rhuddlan Road/Tandderwen Farm, Abergele	25.5	600	Green	Part of site at risk of flooding; mitigation required on parts of site as set out in the SFCA. Road improvements required to serve development Dependant on contributions towards the Abergele Traffic Improvement Scheme as set out in Policy STR/5. Improvements to sewage network required High pressure gas pipeline cross the Southern part of the site		150	450

Site Ref	Site Name	Area (ha)	No. of units	PDL status	Planning Status	i	ii	iii
Colwyn Bay, Rhos on Sea								
217	BT Exchange, Colwyn Bay	1.21	70	Brown	Lease extended on site; not available until approx. 2015.			70
488	Lawson Road, Colwyn Bay	0.61	35	Brown	Site is subject to flood risk; some mitigation required as set out in the SFCA.		35	
494	Ysgol y Graig, Old Colwyn	1.10	30	Brown	Junction improvements required.		30	
496	Ty Mawr, Old Colwyn	12.64	255	Green	No major constraints.		100	205
247	Dinerth Road, Rhos on Sea	1.81	65	Brown	Lease on site (council owned).		30	35
71/348	Dinerth Hall Farm, Rhos on Sea	2.7	80	Green	Part of site C1 flood risk zone therefore should be avoided as set out in the SFCA. Traffic study needed to assess extent of junction and access improvements. Improvements to water supply needed			80
Conwy, Llandudno Junction, Llandudno								
452	Land off Penmaen Road, Conwy	2.73	30	Brown	Decontamination/capping required.			30
14	Woodland, Llandudno Junction	1.92	75	Green	Part of site C1 flood risk zone therefore should be avoided as set out in the SFCA.			75
176	Esgyryn (Mixed Use), Llandudno Junction	9.80	120	Green	Improvements to sewerage network required including the introduction of sustainable urban drainage ponds.		70	50
439	Social Club/Youth Club, Llandudno Junction	0.98	40	Brown	Partly in C2 flood zone; some mitigation may be required as set out in the SFCA.		40	

Site Ref	Site Name	Area (ha)	No. of units	PDL status	Planning Status	i	ii	iii
					Improvements required to sewerage network.			
434	Plas yn Dre, Llandudno	0.22	40	Brown	Site C1 flood risk, therefore some mitigation may be required as set out in the SFCA.		40	
449	Plas Penrhyn (Council owned), Penrhyn Bay	0.67	30	Brown	No major constraints		30	
Llanfairfechan, Penmaenmawr								
31	Adjacent to Glanafon, Llanfairfechan	0.64	15	Brown	Part of site C2, therefore this area should not be developed as set out in the SFCA. Currently unavailable due to lease; likely to become available later in plan period.			15
429	Dexter Products, Llanfairfechan	0.47	15	Brown	Footway improvements to Llanerch Road are required.		15	
521	West Coast Building, Llanfairfechan	0.24	10	Brown	No major constraints.		10	
515	Old Weighbridge Site, Penmaenmawr	0.43	12	Brown	No major constraints.		12	
Llanrwst								
287	Bryn Hyfryd/Ffordd Tan yr Ysgol, Llanrwst	1.17	40	Green	Site is subject to flood risk; land raising required as set out in the SFCA. Any development will require adequate provision be made for increase in traffic. Improvements needed to sewerage network and sewage works.		40	
455	Site A North of Llanrwst,	2.06	50	Green	Improvements needed to sewerage		50	

Site Ref	Site Name	Area (ha)	No. of units	PDL status	Planning Status	i	ii	iii
	Llanrwst				network and sewage works.			
458	Site D East of Llanrwst. Llanrwst	1.7	60	Green	Part of site C2 therefore this area should not be developed as set out in the SFCA. Accessed through site 287 with the same requirements. Improvements needed to sewerage network and sewage works.			60
459	Site E Adj to Bryn Hyfryd, Llanrwst	1.42	50	Green	Part of site C2 therefore this area should not be developed as set out in the SFCA. Accessed through site 287 with the same requirements. Improvements needed to sewerage network and sewage works.			50
Main Villages – Tier 1								
53	North of Groesffordd, Dwygylychi	1.12	30	Green	Improvements to site access needed.			30
56	Off Ysguborwen Road, Dwygylychi	0.5	15	Green	No major constraints.		15	
270	Top Llan Road, Glan Conwy	4.45	80	Green	Development should involve realignment of junction. Improvements to sewerage network required		20	60
87	Adjoining former rectory, Llysfaen	1.04	30	Green	No major constraints.		30	
160	Adjoining Ysgol Cynfran, Llysfaen	1.3	40	Green	Appropriate access design required due to proximity of Ysgol Cynfran			40
403	South of Mill, Llanddulas	0.83	20	Green	Access only through site 406.			20

Site Ref	Site Name	Area (ha)	No. of units	PDL status	Planning Status	i	ii	iii
406	Pencoed Road, Llanddulas	0.85	20	Green	Improvements to both vehicular and pedestrian access may be required.		20	
Main Villages – Tier 2								
91/284	Ffordd Llanelwy, Betws yn Rhos	0.53	10	Green	Improvements required to sewage treatment works.			10
92/274	Minafon, Betws yn Rhos	1.02	10	Green	Improvements required to sewage treatment works.		10	
453	Land fronting B5105, Cerrigydrudion	2.50	20	Green	Improvements to pedestrian facilities are required.		20	
470	Tan y Ffordd, Dolgarrog	1.7	15	Brown	New access will be required; works needed due to changes in level. Tal y Bont waste treatment works need improving; low water pressure in the area.		15	
MS25	Aluminium Works, Dolgarrog	20.34	30	Brown	Part of site C1, therefore this area should not be developed as set out in the SFCA Tal y Bont waste treatment works need improving; low water pressure in the area.			30
60	South of Heol Martin, Eglwysbach	0.64	10	Green	Part of site at C2 flood risk. This should be avoided and/or mitigation measures put in place as set out in the SFCA. Any new development will require emergency access. Improvements needed to sewage treatment works.			10
454	The Smithy, Llanfair TH	1.14	25	Brown	Improvements to access required. Sewerage network and treatment			25

Site Ref	Site Name	Area (ha)	No. of units	PDL status	Planning Status	i	ii	iii
					works need improvement.			
277	Coed Digain, Llangernyw	1	25	Green	Some highway improvements required.			15
289	North of Llansannan, Llansannan	1.05	25	Green	Improvements needed to sewage treatment works.		25	

4.1 Housing Delivery: Urban Areas

4.1.1	Site 481	3 ha
	Abergele Business Park, Abergele	120 houses
	Greenfield Site	

Highways: Development of this site will exacerbate existing congestion in Abergele town centre, therefore work here can only commence in conjunction with a traffic improvement scheme. Access only off Heol Awel- Will need transport assessment with assessment of sea road / A547 junction.

Infrastructure: The local public sewerage network will be unable to accommodate the demands from these substantial areas. Hydraulic modelling assessments will be required to understand any potential improvements required.

Key Phasing Constraint: Developing this site for housing is linked to the Abergele Traffic Improvement Scheme, which will be brought forward through developer contributions. This site is phased for development during the second period of the Plan (2012-2017).

4.1.2	Site 79/80/81/82/E3	25.5 ha
	Rhuddlan Road/Tandderwen Farm, Abergele	600 houses
	Greenfield Site	

Landscape and Countryside: There are significant amounts of BMV land in this area, Grades 3a and 3b.

Biodiversity: Open space provision should link in with existing public rights of way and provide effective corridors for people and wildlife. It is important to maintain links to and from Coed Abergele. Some biodiversity values in the mature trees and hedgerows in the area. Hedgerows recorded as having formed part of a pre enclosure field system. A buffer zone would be appropriate along the stream.

Archaeology: Scattered Roman finds around Tandderwen/along Afon Gele east bank suggests unrecorded settlement. Development on Tandderwen fields requires a watching brief as a consent condition or a pre-determination evaluation, depending on developments scale/nature. Also 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.

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 to the north west of the site is due to blockage of an inlet to the Rhuddlan Road culvert. Some risk alongside River Gele, therefore no development immediately adjacent to river.

Highways: This development can only take place in conjunction with improvements to the road network, as the existing infrastructure is not suitable to support major development proposals. Access may well require justification off and modification to the roundabout off slip. Preferable if site access planned with forthcoming road improvements.

Infrastructure: A high pressure gas main runs across the site; this will need to be avoided. No problem envisaged with provision of a water supply or energy provision; however improvements will be required to increase the capacity of the sewerage network. DC/WW's local public sewerage network will be unable to accommodate the demands from the proposed development of this area.

Key Phasing Constraints: Improvements to the sewerage network would have to take place prior to the development being occupied. Large scale road improvements are needed to provide the capacity for this large new development. The Abergele Traffic Improvement Scheme will be dependent on developer contributions and will define the phasing of this site. For this reason, the majority of the dwellings in this location will become available towards the end of the Plan period. Once these works have taken place, the site will be completed during the second period of the Plan (2012-2017). **See section 6.1 for further details.**

4.1.3 Site 217	1.21 ha
BT Exchange, Colwyn Bay	70 houses
Brownfield Site	

Ownership: The lease on this site has been extended for five years.

Highways: Work required to existing access. No objection.

Infrastructure: No problems are envisaged with the provision of water supplies or sewerage network. There is a gas main on site.

Key Phasing Constraint: BT will remain on this site for another five years, so the site will become available for development when this expires, so has been phased later in the Plan period (2017-2022).

4.1.4 **Site 488** **0.61ha**
Lawson Road, Colwyn Bay **35 Houses**
Brownfield Site

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 are envisaged with the supply of services to the site.

Key Phasing Constraints: The site encroaches on Ysgol Pendorlan playing field, so alternative playing field provision would need to be found.

This site forms part of the Colwyn Bay Masterplan, therefore phasing of development is linked to that. As previously developed land it will be prioritised; it is anticipated that development would come forward during the period 2012-2017.

4.1.5 **Site 494** **1.1 ha**
Ysgol y Graig, Colwyn Bay **30 houses**
Brownfield Site

Biodiversity: Existing buildings and trees on site should be surveyed for bats prior to development taking place

Highways: Neither the existing Penrhos Avenue/Llysfaen Road junction nor a possible new access to Llysfaen Road is ideal and would require some improvements. Additional local parking would reduce the need for on-street parking, improving access.

Infrastructure: No problems envisaged with supply of services to the site.

Key Phasing Constraint: Junction improvements would be needed to improve access to the housing site prior to the site being occupied. As the site consists of PDL, it is intended to phase the site for development during the period 2012-2017.

4.1.6 **Site 496** **12.64 ha**
Ty Mawr, Old Colwyn **255 houses**
Greenfield Site

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.

Archaeology: Clwyd Powys Archaeological Trust request the retention of a well as a site feature.

Infrastructure: No problems are envisaged with the supply of services to the site.

No significant phasing issues are apparent on this site. Due to the large size of the Ty Mawr Farm site, development will span the second and third periods of the Plan.

4.1.7 **Site 247** **1.81 ha**
Dinerth Road, Rhos on Sea **65 houses**
Brownfield Site

Ownership: Welsh Government owned site; leased to council. Site available within five years of Plan adoption.

Infrastructure: No problems are envisaged with the supply of services to the site.

Key Phasing Constraint: This site is still in use at present, however it is anticipated that it will be released for development during the second period of the Plan (2012-2017).

4.1.8 **Site 71/348** **2.7 ha**
Dinerth Hall Farm, Rhos on Sea **80 houses**
Greenfield Site

Landscape and Countryside: If this entire site were developed it would be a very visible incursion into the countryside; development of part of the site would be preferred.

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 large numbers of wading birds.

Flood Risk: Part of the site is in a C1 flood risk zone; this area should not be developed.

Highways: Traffic study and road improvements required to ensure local network can cope with increased use.

Infrastructure: New water main required. No problems are envisaged with the sewerage network or with the supply of energy to the site.

Key Phasing Constraints: The part of the site at risk of flooding should be avoided; improvements to the water supply are needed as are improvements to the road access. This site has been phased during the third period of the Plan (2017-2022) to allow for these necessary works.

4.1.9 Site 452	2.73 ha
Land off Penmaen Road, Conwy (Mixed Use)	30 houses
Brownfield Site	

Landscape and Countryside: There are ground issues on this site in relation to the release of methane gas and arsenic contamination.

Key Phasing Constraints: Significant works required to mitigate contamination on this former landfill site. It is therefore phased for development during the third period of the plan (2017-2022).

4.1.10 Site 14	1.93 ha
Woodland, Llandudno Junction	75 houses
Greenfield Site	

Landscape and Countryside: The site is located opposite Bodygallen Hall and its associated registered park and garden (part of Marle Hall Woods SSSI/Creuddyn Peninsula Woods SAC). Any proposed development within this locality must not have a significant impact upon this important landscape.

Biodiversity: There are some biodiversity value in the trees along the Northern boundary and the belt of trees and scrub along the Eastern boundary.

Flood Risk: Part of the site (adjacent to A470) is within zone C1 as per the development advice maps accompanying TAN15.

Key Phasing Constraints: The part of the site at risk of flooding should be avoided. Also this area forms part of the Afon Wydden flood alleviation scheme which must not be compromised. This site will be phased for the final part of the plan (2017-2022).

4.1.11 **Site 176**

9.80 ha

Esgyryn, Llandudno Junction (mixed use site)

120 houses

Greenfield Site

Biodiversity: No known protected species. Development of the site would appear likely to lead to loss of lengths of hedgerows if development is unsympathetic.

Archaeology: No objection, however the presences of some historic field boundaries indicate that some archaeological intervention/mitigation may be required.

Flood Risk: No flood risk here, but some issues with surface runoff need to be resolved. No additional water should enter water courses.

Highways: Access to be either via roundabout on A470 or via spine road from Narrow Lane. No access directly onto A470. No objection.

Infrastructure: The existing sewerage network will be unable to cope with the increased demand. No problems are envisaged with water or energy supply.

Key Phasing Constraints: The housing on this site is part of a larger development, requiring road and sewerage network improvements that will be provided through developer contributions. As a large development, work will take place through the second and third periods of the Plan. **See section 6.2 for further details on the phasing of this strategic site.**

4.1.12 **Site 439**

0.98 ha

Social Club/Youth Club, Llandudno Junction

40 houses

Brownfield Site

Flood Risk: Part of the site falls within the TAN 15 C2 flood risk zone. An FCA will be required, and development must not increase flood risk elsewhere. A culvert runs across the site; it will need to be located and avoided.

Highways: Road widening may be required on Derwen Lane, and junction improvements with Llanrhos Road.

Infrastructure: Sewerage systems are overloaded; modelling required to assess what improvements are needed. No problems are envisaged with water or energy supply.

Key Phasing Constraint: Mitigation against the flood risk on this site will be required. The sewerage network is the capacity constraint that needs addressing on this site. Development in this location is phased during the second period of the Plan (2012-2017) in order to bring forward previously developed land first.

4.1.13 **Site 434** **0.22 ha**
Plas yn Dre, Llandudno **40 houses**
Brownfield Site

Flood Risk: The site is within the TAN 15 C1 Flood Risk Zone.

Ownership: Council Owned Site

Infrastructure: No problems are envisaged with the supply of services to the site.

Key Phasing Constraints: Some mitigation may be required due to the flood risk on site. As an urban, previously developed site, it is phased early in the Plan period. Work on this site will commence soon.

4.1.14 **Site 449** **0.67 ha**
Plas Penrhyn, Penrhyn Bay **30 houses**
Brownfield Site

Archaeology: Potential for mediaeval artefacts on site due to former township of Penrhyn. Some intervention/mitigation may be required.

Ownership: Council owned site, available immediately.

Infrastructure: No problems are envisaged with the supply of services to the site.

Key Phasing Constraints: No significant phasing issues apparent. As previously developed land and in the absence of major constraints to cause delay, this site is phased for development during the second period of the Plan (2012-2017).

4.1.15 **Site 31** **0.64 ha**
Adjacent to Glanafon, Llanfairfechan **15 houses**
Brownfield Site

Ownership: Site may not be available at the start of Plan period, due to an agricultural tenancy.

Highways: There may be acceptable access to Penmaen Road.

Infrastructure: No problems are envisaged with the supply of services to the site.

Key Phasing Constraint: The site cannot be developed until the tenancy agreement comes to an end. It is therefore phased for development during the third period of the Plan (2017-2022).

4.1.16 Site 429

0.47 ha

Dexter Products, Llanfairfechan

15 houses

Brownfield Site

Flood Risk: The entire site is in DAM flood zone A and outside our flood zones. No objections.

Highways: Footway improvements to Llanerch Road will be required

Infrastructure: No problems are envisaged for the supply of water to the area with foul flows development to drain direct to Llanfairfechan Waste Water Treatment Works. Low pressure gas mains are nearby but none directly within the site boundary.

Key Phasing Constraints: There is a need for improvements to the footway on Llanerch Road. As an urban Brownfield site this is phased for development during the second period of the plan (2012 – 2017).

4.1.17 Site 521

0.24 ha

West Coast Building, Llanfairfechan

10 houses

Brownfield Site

Flood Risk: The entire site is in DAM flood zone A and outside our flood zones. No objections.

Infrastructure: No problems are envisaged for the supply of water to the area with foul flows development to drain direct to Llanfairfechan Waste Water Treatment Works.

Key Phasing Constraints: No significant phasing issues. As previously developed land and the absence of any constraints to cause any delay means the site will be phased for the second period of the Plan (2012-2017).

4.1.18 **Site 515**

0.43 ha

Old Weighbridge, Penmaenmawr

12 houses

Brownfield Site

Flood Risk: The entire site is in DAM flood zone A and outside our flood zones. No objections.

Infrastructure: No problems are envisaged for the supply of water to the area with foul flows development to drain direct to Penmaenmawr Waste Water Treatment Works.

Key Phasing Constraints: No significant phasing issues. As previously developed land and the absence of any constraints to cause any delay means the site will be phased for the second period of the Plan (2012-2017).

4.1.19 **Site 287**

1.17 ha

Bryn Hyfryd, Ffordd Tan yr Ysgol, Llanrwst

40 houses

Greenfield Site

Biodiversity: The site may be used by bats for feeding.

Flood Risk: The site partly falls within a C2 flood risk zone due to adjacent watercourses. The EA would object unless an assessment demonstrates that consequences of flooding can be effectively managed.

Highways: Traffic assessment required due to anticipated increase in traffic flow at the Birmingham Garage junction.

Infrastructure: Improvements to the sewerage network and treatment works required. No problems envisaged with the supply of water or energy to the site.

Key Phasing Constraints: Improvements to the sewerage network and waste water treatment plant will be needed prior to this site being developed. Some land raising is required due to the flood risk, and it will be necessary to undertake a transport assessment. This site is due to come forward during the second period of

the Plan (2012-2017) in order to permit access to the sites which are phased later in the plan.

4.1.20 **Site 455**

2.06 ha

Site A North of Llanrwst, Llanrwst

50 houses

Greenfield Site

Landscape and Countryside: Site to the west of listed buildings at Bron Derw.

Flood Risk: No objections but Sustainable Urban Drainage would be especially important to ensure that flows are not increased in the watercourse causing an increase in flood risk downstream.

Highways: Improved vehicular access to A470/Ffordd Yr Tan Ysgol junction needed. Improved pedestrian links to the town centre also required.

Infrastructure: Development may be constrained by the performance of the public sewerage network. If allocated then the site should be released at the latter part of the plan to allow for improvements to be undertaken.

Key Phasing Constraints: There is a need for an improvement for vehicle access to the A470/Ffordd Tan Yr Ysgol junction need along with improvements to the pedestrian links to the town centre. The sewerage network would require improvements meaning the site is set to be released in the final phase (01/04/2017 – 31/03/2022).

4.1.21 **Site 458**

1.70 ha

Site D East of Llanrwst, Llanrwst

60 houses

Greenfield Site

Landscape and Countryside: This site has hedged boundaries which would require necessary removal for means of access. In such cases translocation within the site should be considered. All mature trees have biodiversity value and should be retained.

Flood Risk: Partial C2 so will need broad level SFCA. No objections but sustainable Urban Drainage would be especially important to ensure that flows are not increased in the watercourse causing an increase in flood risk downstream. The Afon Bach scheme may not have fully solved the problems here as this was not the major aim of the scheme.

Highways: Accessed through site 287 with the same requirements. (Site 287 - Improved vehicular access to A470/Ffordd Tan Yr Ysgol junction needed. Improved pedestrian links to the town centre also required.)

Infrastructure: Development may be constrained by the performance of the public sewerage network. If allocated then the site should be released at the latter part of the plan to allow for improvements to be undertaken.

Key Phasing Constraints: With the access being dependant on site 287 and the sewerage network requiring improvements it would mean the site would best be released in the final phase (01/04/2017 – 31/03/2022).

4.1.22 Site 458

1.42 ha

**Site E Adjacent to Bryn Hyfryd (287), Llanrwst
Greenfield Site**

50 houses

Landscape and Countryside: This site has hedged boundaries (NE & SE boundaries) which would require necessary removal for means of access. In such cases translocation within the site should be considered. All mature trees have biodiversity value and should be retained.

Flood Risk: Partial C2 so will need broad level SFCA. No objections but sustainable Urban Drainage would be especially important to ensure that flows are not increased in the watercourse causing an increase in flood risk downstream. The Afon Bach scheme may not have fully solved the problems here as this was not the major aim of the scheme.

Highways: Accessed through site 287 with the same requirements. (Site 287 - Improved vehicular access to A470/Ffordd Tan Yr Ysgol junction needed. Improved pedestrian links to the town centre also required.)

Infrastructure: Development may be constrained by the performance of the public sewerage network. If allocated then the site should be released at the latter part of the plan to allow for improvements to be undertaken.

Key Phasing Constraints: With the access being dependant on site 287 and the sewerage network requiring improvements it would mean the site would best be released in the final phase (01/04/2017 – 31/03/2022).

4.2 Housing Delivery: Rural Areas, Main Villages – Tier 1

4.2.1	Site 53	1.12 ha
	North of Groesffordd, Dwygyfylchi	30 houses
	Greenfield Site	

Highways: Access constraints; Adequate noise insulation is recommended due to the proximity of the A55.

Infrastructure: Water main crosses site.

Key Phasing Constraints: No significant phasing issues. This site is to be phased during the final plan period (2017-2022).

4.2.2	Site 56	0.5 ha
	Off Ysguborwen Road, Dwygyfylchi	15 houses
	Greenfield Site	

Ownership: Council owned site.

Highways: Suitable, provided access point located minimum 40m from Maes y Llan; bus stop and shelter can be moved. Adequate noise insulation is recommended due to the proximity of the A55.

Infrastructure: No problems are envisaged with the supply of services to the site.

No significant phasing issues. This site is to be phased during the second period (2012-2017).

4.2.3	Site 270	4.45 ha
	Top Llan Road, Glan Conwy	80 houses
	Greenfield Site	

Highways: The development should involve realignment of the junction.

Infrastructure: Improvements to sewerage network required. No problems are anticipated with the provision of water or energy supply.

Key Phasing Constraints: The current access to Top Llan Road is substandard. The sewerage network will need upgrading as part of the development works. As a

large site, it has been phased for development through the second and third periods of the Plan.

4.2.4 **Site 403** **0.83 ha**
South of Mill, Llanddulas **20 houses**
Greenfield Site

Biodiversity: The site is in close proximity to the Llanddulas and Gwrych Castle Wood SSSI; any development must not disturb this site. Lesser horseshoe bats, a protected species, are one feature of the SSSI so any development affecting their foraging habitat or flight lines must be fully assessed.

Highways: There is no direct access to this site; therefore it is only viable if developed in conjunction with, or with access through, site 406.

Infrastructure: No problems are envisaged with the supply of services to the site.

Key Phasing Constraint: This site can only be accessed through site 406, therefore will be developed during the third period of the Plan (2017-2022), once access is available.

4.2.5 **Site 406** **0.85 ha**
Pencoed Road, Llanddulas **20 houses**
Greenfield Site

Biodiversity: The site is in close proximity to the Llanddulas and Gwrych Castle Wood SSSI; any development must not disturb this site. Lesser horseshoe bats, a protected species, are one feature of the SSSI so any development affecting their foraging habitat or flight lines must be fully assessed.

Highways: Potential problem with cul-de-sac length and lack of pedestrian facilities.

Infrastructure: No problems are envisaged with the supply of services to the site.

Key Phasing Constraint: Assessment and improvement of vehicular and pedestrian access to this site will be required. It is anticipated that this can be achieved within the second period of the Plan (2012-2017).

4.2.6 **Site 87** **1.04 ha**
Adjoining former rectory, Llysfaen **30 houses**
Greenfield Site

Landscape and Countryside/Historic Environment: Suitable layout and building control should minimise effect on local visual amenity and nearby Grade II listed building.

Archaeology: There is a high potential for well preserved sub-surface archaeology as the site is within the historic core of Llysfaen. The site would attract a pre-determination archaeological evaluation at application stage.

Biodiversity: Development would increase recreational pressure on Mynydd Marian SSSI. Effects of this must be taken into consideration in a management plan.

Highways: Access from Pentregwyddel Road only.

Infrastructure: No problems are envisaged with the supply of services to the site.

Key Phasing Constraint: No significant phasing issues. Care will be required in the planning of development of this site to minimise impacts on the area, however this is achievable for development within the second period of the Plan (2012-2017).

4.2.7 **Site 160** **1.30 ha**
Adjoining Ysgol Cynfran, Llysfaen **40 houses**
Greenfield Site

Highways: Access to the site will need careful planning due to the proximity of the school. If the school entrance is to be used there are some concerns that need addressing. Some works or diversions of Rights of Way may also be needed.

Infrastructure: No problems are envisaged with the supply of services to the site.

Key Phasing Constraint: Suitable access provision must be made to the site, following discussions with Highways. This site has been phased for development during the third period of the Plan, 2017-2022.

4.3 Housing Delivery: Rural Areas, Main Villages – Tier 2

4.3.1	Site 284	0.53 ha
	Ffordd Llanelwy, Betws yn Rhos	10 houses
	Greenfield Site	

Infrastructure: Improvements to sewage treatment works required to cope with capacity. No problems are envisaged with sewerage network, water or electricity supply.

Key Phasing Constraint: Sewage treatment works in need of improvements. This site has been phased for development during the third phase of the Plan (2017-2022).

4.3.2	Site 274	1.02 ha
	Minafon, Betws yn Rhos	10 houses
	Greenfield Site	

Highways: Access to be via improved Cae Capel

Infrastructure: Improvements to sewage treatment works required to cope with capacity. No problems are envisaged with sewerage network, water or electricity supply.

Key Phasing Constraint: Sewage treatment works in need of improvements. No previously developed sites are available in this area, therefore this site has been phased for development during the second phase of the Plan (2012-2017).

4.3.3	Site 453	2.50 ha
	Land fronting B5105, Cerrigydrudion	20 houses
	Greenfield Site	

Biodiversity: Detached from the village and into the open countryside which is an area of landscape value. A water vole and bat survey is recommended with part of the site being seasonally flooded.

Archaeology: There should be a pre-determination evaluation of an old well on the site.

Ownership: Council owned site.

Highways: Access should be towards the eastern end of the site, to allow adequate visibility towards the A5. Improvements are required to pedestrian facilities.

Infrastructure: No problems are envisaged with the supply of services to the site.

There are no significant phasing issues likely to delay work on this site, therefore it has been phased to come forward during the second period of the Plan (2012-2017).

4.3.4 **Site 470**

1.70 ha

Tan y Ffordd, Dolgarrog

15 houses

Brownfield Site

Biodiversity: Part of this site is covered in woodland which is likely to be of high biodiversity value, so this should be safeguarded as far as possible through management agreements.

Flood Risk: The site is on the edge of the C1 Flood Risk Zone, so a flood risk assessment should be undertaken.

Highways: New access will be required; works needed due to changes in level on steep ground.

Infrastructure: Tal y Bont waste water treatment works need upgrading to accommodate the anticipated increase. The area suffers from low water pressure, so improvements will be required to the water supply. No problems are envisaged with the capacity of the sewerage network.

Key Phasing Constraints: Sewage treatment works and water supply are in need of improvements. The current access is unsuitable, so improvements are required. The site consists of previously developed land. The necessary work is achievable within the second period of the Plan (2012-2017).

4.3.5 **Site MS25**

20.34 ha

Aluminium Works, Dolgarrog

30 houses

Brownfield Site

Biodiversity: Due to its close proximity to Coed Dolgarrog SSSI and Morfa Uchaf, Dyffryn Conwy SSSI, CCW has concerns regarding the potential adverse impacts

on the protected sites from the air emissions and water discharges that may result from Use Class B2 employment development at this allocation.

Flood Risk: The site lies within DAM zone C1, within Agency flood zone 2 and partially within zone 3. This site allocation is at flood risk from river Conwy and the tide and is also within the Conwy Valley Internal Drainage District.

Infrastructure: Tal y Bont waste water treatment works need upgrading to accommodate the anticipated increase. The area suffers from low water pressure, so improvements will be required to the water supply. No problems are envisaged with the capacity of the sewerage network.

Key Phasing Constraints: Sewage treatment works and water supply are in need of improvements. The current access is unsuitable, so improvements are required. Significant works are ongoing on this large previously developed site; most of which is identified for tourism development. The housing element is phased for the final period of the plan (2017-2022)

4.3.6 Site 60

0.64 ha

**South of Heol Martin, Eglwysbach
Greenfield Site**

10 houses

Biodiversity: The wooded streamside to the south west may provide a habitat for protected species.

Flood Risk: The western part of the site is within a C2 Flood Risk Zone and should be avoided.

Highways: Improvements required for emergency access to the site.

Infrastructure: Improvements are needed to increase the capacity of the waste water treatment works. A public sewer crosses the site which may restrict density of development. No problems are envisaged with the supply of water or electricity to the site.

Key Phasing Constraints: Sewage treatment works are in need of improvements. Emergency access will be needed to any new development; land raising may be required in part and the site will need to be planned to avoid the C2 flood risk zone; this would also serve to maintain the higher biodiversity value of this part of the site. It is anticipated that this site will be developed during the third period of the Plan (2017-2022).

4.3.7 **Site 454** **1.14 ha**
The Smithy, Llanfair TH **25 houses**
Brownfield Site

Archaeology: Within mediaeval settlement; the site may attract pre-determination evaluation or watching brief as a condition of consent.

Flood Risk: Small area of C2 adjoining river should be avoided.

Highways: Access is possible off the unnamed road. The highway network is not ideal, but has potential for improvement.

Infrastructure: Sewerage network and waste water treatment works are in need of improvement. No problems are envisaged with the supply of water or electricity to the site.

Key Phasing Constraints: Improvements are needed to the site's access. The sewerage networks and sewage treatment works will also require work to increase their capacity. This site will be developed during the third period of the Plan (2017-2022).

4.3.8 **Site 277** **1.00 ha**
Coed Digain, Llangernyw **25 houses**
Greenfield Site

Highways: Footways along the A548 are inadequate; therefore this must be addressed if site is to be developed. Suitable and safe pedestrian routes must be provided between the site and the village centre and school.

Infrastructure: No problems are envisaged with the supply of services to the site.

Key Phasing Constraint: Improved pedestrian facilities required along main road. This site is phased for development during the third period of the Plan (2017-2022).

4.3.9 **Site 289** **1.05 ha**
North of Llansannan, Llansannan **25 houses**
Greenfield Site

Biodiversity: The woodland to the west of the site and along the river is probably ancient semi-natural woodland with a high biodiversity value. It is likely to suffer

with the development of this site, therefore potential impacts of development should be considered as part of any proposals.

Highways: Some improvements to the adopted highway would be needed as part of the development of this site.

Infrastructure: No problems are envisaged with the supply of services to the site.

No major constraints are apparent on this site. It is anticipated that this site would come forward for development during the second period of the Plan (2012-2017).

5. Phasing of Employment Sites

5.1 Introduction

Table 5: Employment Land Distribution

Location	Short Term 2007-2012	Medium Term 2012- 2017	Long Term 2017- 2022	Total	Short Term 2007-2012	Medium Term 2012- 2017	Long Term 2017- 2022	Total
	B1/B8				B2			
Urban Development Strategy Area	3.0	11.9	4.9	19.8	1.54	7.92	3.74	13.2
Rural Development Strategy Area	0.3	1.0	0.5	1.8	0.14	0.72	0.34	1.2
Total Supply	3.3	12.9	5.4	21.6	1.68	8.64	4.08	14.4

5.1.1 Background Paper BP/42 explains the translation of jobs to land requirement. A mid point between the land requirement figures in the JOP Study (see BP/14) and the Baker Associates Study (see BP/3), of 24 ha and 16.5 ha respectively, was decided at 20.5 ha (with an additional contingency up to 10%, giving 22.5 ha in total) to be included in the LDP. To take into account a reduction in out-commuting levels through the location of higher value employment, a mid point between the JOP and Bakers studies of 15.5ha is proposed (with an additional contingency of 10%, giving 17 ha in total), giving an overall employment land requirement of 36ha with an additional contingency of 3.5 ha during the Plan period.

- 5.1.2 The JOP study states that the majority of the employment demand should be distributed throughout the settlements comprising the Urban Development Strategy Area (UDSA). In summary, 33 ha (17.5 ha in need generated by predicted population and household change, plus 15.5 ha in demand generated to reduce out-commuting levels) of land is required in the UDSA and 3 ha (need generated by predicted population and household change) in the Rural Development Strategy Area (RDSA), with 3 ha (1.5 ha by predicted population and household change, plus 1.5 ha to reduce out-commuting levels) and 0.5 ha (by predicted population and household change) contingency in the UDSA and RDSA respectively.
- 5.1.3 Table 5 above from appendix A of BP/13 shows the overall employment land use distribution when taking account of population and household change and reduced out-commuting levels. It is clear that in both B1/B8 and B2 uses, the majority of demand falls into the medium phase of the Plan period (2012 - 2017).
- 5.1.4 It is important to note that some of this requirement has already been accounted for through completions and commitments. The following list of employment sites follows a similar approach to the housing sites in section 4 of this BP. Whereas the list of sites in section 4 expands on table 11 of the LDP, the following employment sites list expands on table 13 'Conwy Employment Land Phasing Plan.'
- 5.1.5 Where mixed use sites have previously been identified in Section 4, this information is not repeated here. Detailed phasing of residential and employment land on the strategic sites at Abergele South East and Esgyryn, Llandudno Junction can be found in Section 6 of this BP.

5.2 Completed Sites

5.2.1 CON 008/E 0.30 ha

Land at Ffordd Maelgwyn, Llandudno Junction B2 Employment

The brownfield site was granted permission in 2006 for the erection of a workshop and associated facilities. The site had been developed by the time of the 2010 monitoring survey.

- 5.2.2 **CON 003/E** **3.70 ha**
Hotpoint, Narrow Lane, Llandudno Junction
B1 Employment
 The site has been developed as the new central office for the Welsh Assembly Government in North Wales. Permission was granted for the erection of the Assembly Government building in 2007 and this was completed and occupied by mid 2010. The current access point to this site will serve as an entry route to the Esgyryn site which is allocated in the LDP.
- 5.2.3 **CON 006/E** **0.20 ha**
Unit 1, Morfa Conwy Business Park, Conwy
B1 Employment
 The site is part of a larger employment park that has been developed as Morfa Conwy Business Park. This remaining parcel of land was granted permission in 2007 for the erection of an industrial unit. The site had been developed by the time of the 2010 monitoring survey.
- 5.2.4 **AGT 002.01/E** **2.00 ha**
Abergele Business Park (Phase 1)
B1 Employment
 Phase one of the Abergele Business Park has been completed for office use. The remaining site is allocated for mixed use development in the LDP.
- 5.3 Committed Sites**
- 5.3.1 **CBA 005/E** **10.5 ha**
Mochdre Commerce Park
B1, B2 & B8 Employment
 Development of this site is ongoing. As of the 2010 monitoring survey, an estimated 5.5 ha had been developed, with the remaining 5.0ha committed, some of which is under construction. Taking into account the development rate and planning permissions granted, it is expected that the site will be completed during the medium term phase of the LDP (by 2017).

- 5.3.2 **CBA 018/E** **0.70 ha**
Former Dairy, Station Road, Mochdre
B1 & B8 Employment
The site was granted permission in 2010 for redevelopment of the former dairy works, comprising the erection of nine new industrial units. It is anticipated that the site will be developed in the medium term phase of the Plan period.
- 5.3.3 **CBA 017/E** **0.13 ha**
Lynx Express, Penrhyn Avenue, Rhos on Sea
B1 Employment
The pumping station building forms part of a larger development site which has been developed for residential use. Permission was granted in 2007 to convert the pumping station to office use; development is due to be completed in the early part of the medium term phase of the Plan period (2012-2017).
- 5.3.4 **CR14** **3.20 ha**
Llandudno 'online' / The Point, Llandudno Junction
B1 & B2 Employment
The principle of development has already been established at this location. It was originally granted permission with the Welsh Assembly Government building at Narrow Lane, which has since been developed. The access road has been completed for this site under permission for reserved matters relating to roads construction, strategic landscaping and phasing details, but no further applications have been granted since.
- 5.3.5 **R2** **1.54 ha**
Tŷ Gwyn, Llanrwst
B1, B2 & B8 Employment
The land forms the remaining parcel to be developed as part of the larger Parc Tŷ Gwyn industrial estate. The planning report did, however, state that the principle of industrial / wholesale development of this site was approved in outline in 1993 and whilst that permission has subsequently expired the land has always been identified as a strategic employment site.

5.4 New Allocations – Urban Development Strategy Area

Note: Please see section 6 of this BP for detailed information on the phasing and delivery of the strategic sites at Abergele South East and Esgyryn, Llandudno Junction. The Abergele Business Park and Penmaen Road, Conwy mixed use sites are covered in the housing section.

5.4.1 CR16 0.40 ha

North East of Former Goods Yard, Llandudno Junction B1 Employment

Ground Conditions: Owing to the previous land use, land contamination survey and works may be required as part of any planning application.

Infrastructure: DC/WW 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.

Key Phasing Constraints: The project is a convergence bid and work in progress includes design, topographical survey, valuation and business case. The delivery of the site is dependant on the funding bid; however, as there is already some work in progress towards securing the bid and there are few infrastructure constraints, the site should be deliverable in the medium term phase of the LDP (2012-2017).

5.4.2 AGT 002.01/E 2.00 ha

Abergele Business Park (Phase 2) B1 Employment

Highways: Development of this site will exacerbate existing congestion in Abergele town centre, therefore work here can only commence in conjunction with a traffic improvement scheme. Access only off Heol Awel- Will need transport assessment with assessment of sea road / A547 junction.

Infrastructure: The local public sewerage network will be unable to accommodate the demands from these substantial areas. Hydraulic modelling assessments will be required to understand any potential improvements required.

Key Phasing Constraint: Developing this site for housing is linked to the Abergele Traffic Improvement Scheme, which will be brought forward through developer contributions. This site is phased for development during the second period of the Plan (2012-2017).

5.4.3 **CR34** **1.40 ha**

Former Goods Yard, Llandudno
B1 Employment

Flood Risk: As the site is in a C2 flood risk zone, development is subject to the completion of a Flood Consequences Assessment (FCA).

Key Phasing Constraints: There are no infrastructure capacity constraints for this site. Subject to the satisfactory completion of an FCA, the site is deliverable in the medium term phase of the LDP (2012-2017).

5.4.4 **Site 452** **0.5 ha**

Penmaen Road, Conwy (Mixed Use)
B1 Employment

Landscape and Countryside: There are ground issues on this site in relation to the release of methane gas and arsenic contamination.

Key Phasing Constraints: Significant works required to mitigate contamination on this former landfill site. It is therefore phased for development during the third period of the plan (2017-2022).

5.5 New Allocations – Rural Development Strategy Area

5.5.1 **MS9** **0.50 ha**

Orme View Filling Station, Dwygyfylchi
B1, B2 & B8 Employment

Archaeology: There is some environmental archaeological potential which may require further survey / study work at application stage.

Flood Risk: The Environment Agency Wales suggest that prior to allocating this site a broad scale assessment is made to ensure that the flood risks are acceptable.

Highways: Any proposal should 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.

Key Phasing Constraints: Broad scale flood assessment required. Site access alterations required. There are few constraints on this site and it is anticipated that the site would come forward for development during the medium and longer term Plan period phases. It should also be noted that an additional 1 ha of the site is available as contingency land should there be any issues with the delivery of rural employment allocations. The release of this 1 ha is entirely dependant on other sites coming forward and would form part of the LDP monitoring framework.

5.5.2 R47

0.30 ha

Memorial Hall, Dolgarrog

B2 Employment

Flood Risk: The Environment Agency Wales suggest that prior to allocating this site a FCA is made to ensure that the flood risks are acceptable.

Ownership: The Memorial Hall is a planned development between the Council and WG with discussions being finalised to make it available to the Council.

Infrastructure: The Tal y Bont (Dolgarrog) Waste Water Treatment Works has limited capacity to accommodate all proposals and DC/WW request that a phased release of land in this area is considered. Allocations in this area should be released in the latter Plan phase.

Key Phasing Constraints: Development of the site is subject to grant funding, with approval and implementation likely to be between late 2012 early 2013. Due to infrastructure issues, the site has been phased for development during the long term phase (2017 – 2022) of the Plan period.

5.5.3 **R30** **1.00 ha**
Site R30, Llansannan
B1 / B8 Employment

Key Phasing Constraints: The site has previously been allocated in an adopted Plan. There are no significant phasing issues likely to delay work on this site, therefore it has been phased to come forward during the short and medium term phases of the of the Plan period to meet demand requirements (2007-2012; 2012-2017).

5.5.4 **R44** **0.30 ha**
Stag Yard, Llangernyw
B1 & B8 Employment

Archaeology: 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 is considered achievable. Pedestrian links are required to the village centre.

Key Phasing Constraints: The site has previously been allocated in an adopted plan. The above highways and archaeology comments will require further works and also taking into account B1 and B8 uses demand during the Plan period, the site has been phased for development during the long term phase (2017 – 2022) of the Plan period.

5.5.5 **R5** **1.00 ha**
Off B5105, Cerrigydrudion
B1, B2 & B8 Employment

Highways: A footway is required to the frontage.

Ownership: Council owned site.

Infrastructure: DC/WW states that their Capital Investment Programme (for 2010-2015) does not include this area's Treatment Works and they request that a phased release of this land is agreed. The site should be released in the latter Plan period.

Key Phasing Constraints: The site has previously been allocated in an adopted plan. The above highways and infrastructure comments will require further works

and also taking into account B1, B2 and B8 uses demand during the Plan period, the site has been phased for development during the medium and long term phases (2012-2017 and 2017 – 2022) of the Plan period. The 0.6 ha B1 and B8 uses have been phased for the medium term and the 0.6 ha B2 use has been phased for the long term.

6. LDP Strategic Site Phasing

6.1 Abergele South East Phasing Plan

6.1.1 Introduction

This position statement has been drawn up in preparation for the Examination in Public (EiP) of the Conwy Local Development Plan which is expected to commence in early 2013. It is being distributed to the landowners (or Agents acting on a landowner's behalf) to illuminate information that has previously been provided both within and alongside the Deposit LDP. The reason for producing this document at this stage is to be prepared for any queries that the LDP Inspector may have relating to the deliverability of key LDP growth areas, and to address such matters prior to the EiP. By doing so, this should help to ensure that sites allocated in the Deposit LDP are retained and endorsed by the Inspector, and not removed from the LDP.

The Status of this document

It is important to note that this Position Statement will not replace detailed site development briefs, phasing plans or infrastructure planning assessment, rather its purpose is to reiterate and update information previously included within Background paper 30 – Phasing Plan (published March 2011 alongside the Revised Deposit LDP). This Position Statement reiterates the critical infrastructure requirements associated with the Abergele sites as detailed in the Conwy Revised Deposit LDP proposed Focussed Changes (2012). It is also important to note that the infrastructure projects identified within this statement are at a strategic level and there may be other requirements needed to support a planning application that are not identified here e.g. affordable housing. To this point, in line with the Council's Planning Obligations Supplementary Planning Guidance, a 'priority' approach will be applied to the level of obligations sought. That is, in terms of viability, the critical

infrastructure will take priority over the necessary and desirable obligations in order to ensure delivery.

Different infrastructure schemes are needed at different times throughout the delivery of the Abergele South East sites. The phasing summary below, which includes the critical infrastructure requirements indicate when each specific requirement is anticipated to be required. It should be noted that these timescales have been made with the best knowledge available at present, but will be subject to review as time goes on and more of the variables about the infrastructure delivery become more certain.

Site development briefs will be produced after the adoption of the LDP and will include specific details relating to the design and layout of development, planning obligations (both on site and commuted sums) and phasing/timescales.

6.1.2 Sites allocated for development in Abergele

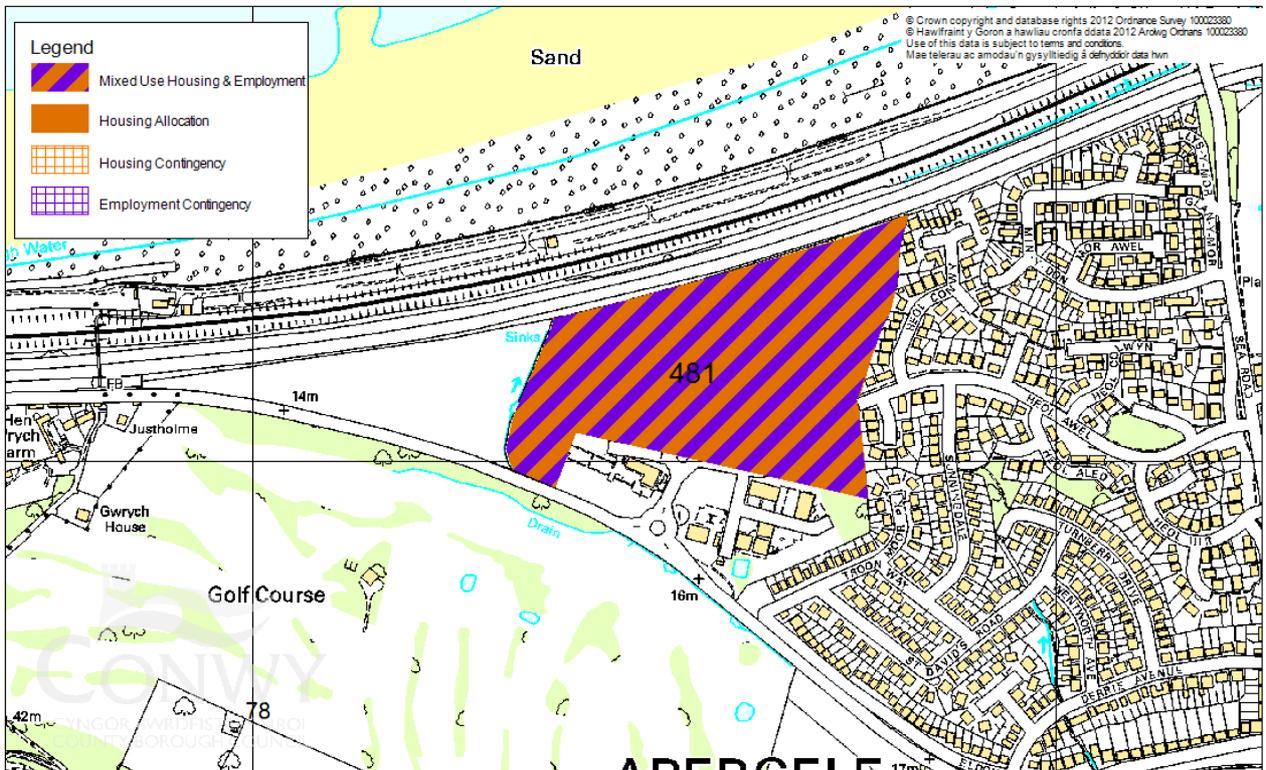
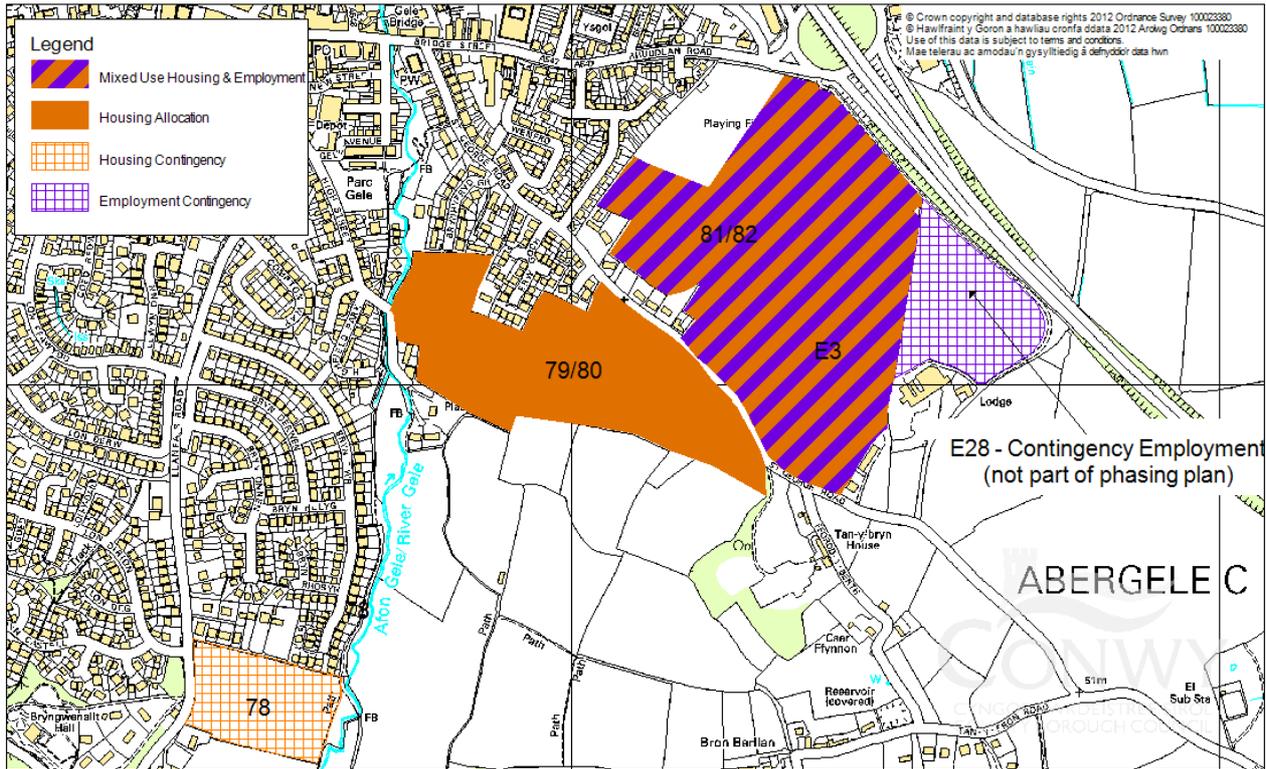
The sites listed below in table 1 below have been included in the Revised Deposit LDP proposed Focussed Changes (2012)

Table 1

Site number	Name	Use(s)	Area (ha)	Number of dwellings
79/80* 81/82* & E3*	Tandderwen Farm, Rhuddlan Road/North of St George Road, Farm & Abergele East	Mixed use / housing/ employment/open space/allotments	25.5	600
481	Abergele Business Park	Mixed use housing/employment	5.0	200
Total			30.5	800
78	Llanfair Road	Contingency housing	3.0	120
E28*	Abergele East (contingency)	Contingency employment (B1)	3.7	n/a
Total	(inc. contingency sites)		37.2	920

*These sites are collectively referred to as 'Abergele South East' within this document.

Maps of these sites are included below:



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

6.1.3 **Transport Infrastructure**

Abergele has been identified as a strategic location in the LDP. Allocations at Abergele south east form a logical extension to the existing built-up area of Abergele, with access possible from Rhuddlan Road or Llanfair Road. The land at Abergele Business Park (site 481) forms part of a site with extant permission for employment development. All these developments will have an impact on town centre traffic flows, and as such it is imperative that new developments make contributions to mitigate for the negative effects they would cause.

A specialist highways consultant's report was commissioned to assess the effect of up to 800 additional dwellings on highways capacity at this location (see Background Paper 38 on www.conwy.gov.uk/ldp and follow the links to "LDP Background Papers"). In recognising that the town centre traffic light junctions are already at capacity, it follows that any additional housing development in this location will put unacceptable pressure on the infrastructure. A Town Centre Traffic Improvement Scheme is therefore proposed which would enable the removal of town centre traffic lights and create a free-flowing gyratory system.

Previous plans had included proposals for a by-pass, however further research has been undertaken and it is considered that the Town Centre Traffic Improvement Scheme would be considerably more cost effective and would better address the problems of additional traffic travelling through the town centre of Abergele. Following adoption of the LDP, the Council will look to secure pooled contributions for this scheme from all the developers involved (this would be proportionate to the amount of development taking place at each site). The proportion of funding each phase of the scheme will provide will be subject to a section 106 agreement.

6.1.4 **Open Space Provision**

Both phases of development at Abergele South East will include the provision of open space. During the first phase, if the existing playing fields are not retained, replacement playing fields equating to 1.8ha must be provided. (An outline of phasing is given below at section 6).

The total amount of open space to be provided on site at Abergele South East in accordance with the FIT Standards and the LDP local amenity standard is shown in Table 2 below:

Table 2

Based on 600 dwellings with an average of 2.4 persons per household	=	1440 Residents
Playing pitches	=	1.73ha
Outdoor sports	=	0.58ha
Children's play areas	=	1.15ha
Amenity Open Space	=	0.86ha
Total open space generated by new development	=	4.32ha
Plus replacement of existing playing fields (if lost due to development)	=	1.8 ha
Estimated total open space requirement	=	6.12ha

Open space will be provided in line with the SPG on Planning Obligations, but it is expected that most of this will be accommodated on site. The above figures exclude the open space that would be required on Contingency site 78, if it were to be released. Based on the above calculation this would equate to approximately 0.86ha.

Open space requirements at site 481 – Abergele Business Park will also be calculated using the standards referred to above. Basing the assessment on 200 dwellings with 2.4 persons per household, the open space requirement would be a total of 1.44 ha, although it is possible that some of this, particularly the playing pitches and outdoor sports elements could be provided as a commuted sum for off-site improvement / provision of open space. This would however be subject to further discussions post adoption of the LDP and a S.106 agreement.

6.1.5 Allotments

There is a high demand for allotments in the Abergele area – (see Background Paper 25). Subject to further scoping and land suitability assessment, it may be possible to incorporate some allotments into developments at Abergele South East, possibly at site E3. The detail of this would be addressed post adoption of the LDP at the site development brief and planning application stages.

6.1.6 Phasing Summary

The development is split into two predominant phases: Phase 1 (2013 – 2017) will consist of setting in place key infrastructure, i.e. Abergele Town Centre Traffic Improvement Scheme, remodelling of the Threeways roundabout and the likely replacement of existing playing fields if and when the existing playing fields are no longer accessible. Sites coming forward in this phase are 481, 81/82, and a part of site 79/80. It is recognised that dwellings on sites 79/80 cannot be inhabited until a road bridge (or other suitable highways solution) connecting the main estate road on 81/82 with 79/80 is constructed (due to lack of pedestrian footways and width restrictions, no access from the new development to St. George Road will be provided). A total of approximately 350 dwellings will be constructed during this phase, which should also incorporate new (i.e. excluding relocated) open space totalling approx. 2.52ha in line with the standards outlined in Table 2 above.

The second phase (2017-2022) incorporates the development of sites E3 and the balance of site 79/80 & 81/82 totalling a further 450 dwellings. Phase 2 will also include new open space provision of approximately 3.24ha. If required, and based on the criteria contained in Background Paper 41, contingency site 78 (120 dwellings) could also be released in this period. If it became necessary to consider the release of site 78 earlier, this would be likely to be as a consequence of one of the allocated sites not coming forward as anticipated.

Below is an indicative layout of sites 81/82 (phase 1)

Diagram 1: Indicative Layout



This layout was produced by consultants working on behalf of the Welsh Government (WG) which formerly owned part of sites 81/82. The layout above envisages some development on the frontage of the playing fields which are owned by the local high school; however this element depends on the availability of the land in question. The development also excludes land to the south west of the site, however it is likely that this would be developed either as open space or a mixture of open space and housing as allocated in the Deposit LDP.

6.1.7 Outline Phasing

PHASE 1: Sites 481, 81/82, and part of 79/80 – (2013- 2017)

1a Master planning and design (2013)

Delivery of Phase 1a: Landowners/ Developer

1b. Specific pre-development site assessments

- Consultation with Wales and West due to location of high pressure gas main **(2013)**
- Sewerage capacity investigations/hydraulic modelling **(2013/2014)**
- Location of possible SUDS ponds **(2013/2014)**
- Archaeological assessments **(2013/2014)**

1c. Key infrastructure / On site developments

- Commence implementation of the Abergele Town Centre Traffic Improvement Scheme **(2013-2014)**.
- Remodelling of the Threeways roundabout to enable access to sites 81/82 and 79/80 **(2013-2014)**
- If required, relocation of c.1.8 hectares open space elsewhere on site 81/82 **(2014)**
- Construction of approximately 200 dwellings on site 481 **(2014-2017)**
- Construction of approximately 150 dwellings on sites 81/82 & 79/80 **(2014-2017)**
- Construction of road bridge over St.George Road (or other suitable highways solution) linking sites 81/82 to sites 79/80 **(2015-2016)**
- Site infrastructure complete including construction of estate roads, streets, cycle paths, pedestrian links, pavements, street trees and landscaping **(2013-2017)**

Delivery of phase 1c (Build and Finance) – Landowners/ Developers

PHASE 2: Balance of Sites 81/82, 79/80, and E3 - (2015-2022)

2a Master planning and design (2015-2017)

Delivery of Phase 2a: Landowners/ Developers

2b. Specific pre-development site assessments

- Consultation with Wales and West due to location of high pressure gas main **(2015)**
- Sewerage capacity investigations/hydraulic modelling **(2015 - 2017)**
- Location of possible SUDS ponds (if necessary) **(2015-2017)**
- Archaeological assessments **(2015-2017)**

2c. Key infrastructure / On site developments

- Construction of approximately 295 dwellings on sites 79/80 & 81/82 **(2017-2022)**
- Construction of 3.5 hectares of employment land on site E3 **(2017-2022)**
- Construction of approximately 155 dwellings on site E3 **(2017-2022)**
- Possible construction of approximately 120 dwellings on contingency site 78 **(2017-2022)**
- Provision for remainder of open space need **(2017-2022)**
- Site infrastructure complete including construction of estate roads, streets, cycle paths, pedestrian links, pavements, street trees and landscaping **(2015-2017)**

Delivery of phase 2c (Build and Finance) Private developer.

6.1.8 Summary

As explained previously this statement is intended to provide guidance to landowners, developers and others regarding the anticipated delivery process and timescales for land allocated for development in Abergele. The statement has been produced based on the best information currently available but it is appreciated that it will be subject to review as time progresses. It will also be supplemented in due course by more detailed guidance, e.g. site development briefs which will be produced following adoption of the LDP, to provide further assistance and guidance to landowners and developers.

6.2 Esgyryn Phasing Plan

6.2.1 Introduction

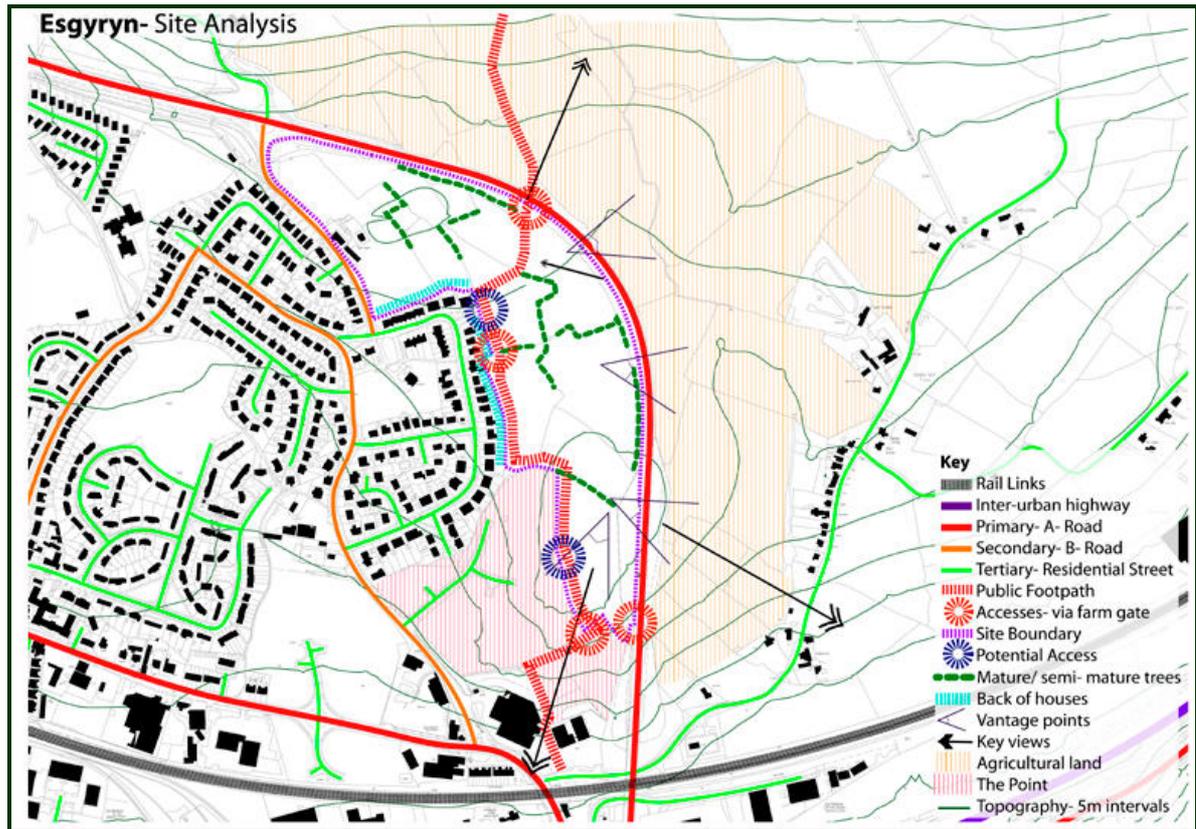
The Local Development Plan is divided into three Plan periods 0-5 Years (2007 – 2012), 6-10 (2012 – 2017) Years, and 11-15 Years (2017 – 2022). The phasing of Esgyryn is divided into 2 phases covering the medium and longer terms of the Plan period. The phasing plan should be reviewed annually to review goals and any significant changes to funding availability. This phasing plan will be supported via a more thorough Planning Brief which will be reviewed annually, in line with the Monitoring and Implementation Plan set out in the LDP, to ensure that goals are being achieved and that the masterplan remains consistent with future unforeseen trends and community needs.

Esgyryn has historically been proposed for employment development only as set out in the Aberconwy Local Plan (1996) and the draft Conwy Unitary Development Plan (2001). Both of these documents did not reach adoption stage and, therefore, held little weight in the assessment of planning applications. The principle of development however, albeit employment only has been established as a result of past consultation with stakeholders, the community and Members. The emphasis and status of Esgyryn as a strategic development is now further emphasised within the Wales Spatial Plan with Llandudno Junction being a Strategic Hub Location and the production of the Llandudno Junction Masterplan.

6.2.2 Site Analysis

Esgyryn has been identified as a strategic site in the LDP. The site provides a practical extension to Llandudno Junction with access possible from various locations. The Welsh Assembly Government (WAG) own two parcels of the site of land around the two highway access points to the north and south (see attached site analysis diagram 1) and are working with landowners to bring the rest of the site forward for development. In line with the policies of the Deposit Plan and due to the greenfield nature of the site and the environmental sensitivities, the site and development is promoted as a sustainable extension based on robust and detailed sustainable principles of design, construction and management, inclusive of high value employment promotion, skills development and affordable housing delivery.

Diagram 3: Esgyryn Site Analysis



6.2.3 Proposed Development

The site which is 9.8 hectares in total comprises an integrated mixed-use development of B1 (Business) employment (5.2 hectares), housing (3 hectares) and 1.6 hectare to accommodate the open space requirement and introduction of sustainable urban drainage ponds. A density of 40 dwellings per hectare (120 dwellings) is proposed. The key objective is to provide a sustainable extension through the creation of a mixed-use site inclusive of innovatively designed buildings. The development proposes to provide the right type and tenure of housing, new sustainable design innovations, a high quality modern office workspace as part of the new economic hub around the Welsh Assembly Government building, improved views from the site and surrounding countryside and excellent sustainable access to and through the area by foot, cycle, bus and car.

6.2.4 Phasing Summary

The site is predominantly split into two key phases and comprises:

- Phase One: Key Infrastructure, 70 Dwellings at 40 per hectares, 4.2 hectares of B1 office employment, open & allotment space, landscaping and drainage ponds
- Phase Two: Key Infrastructure, 50 dwellings at 40 per hectares, 1.0 hectares of office (B1 – Business) development space and landscaping.

The emphasis will be on bringing forward the employment development as a priority, but both the housing and employment, with supporting infrastructure, open space and drainage ponds, will be brought forward simultaneously, predominantly in the medium to long periods of the Plan. The delivery will be funded via the private sector in a partnership approach. In the medium term (2012 – 2017), infrastructure, 70 dwellings, 4.2 hectares (42,000sqm) of B1 employment open space and drainage ponds will be brought forward. The locating of 8 office blocks (approximately 5000sqm each) will be developed. There is a possibility that this element of the development will run over into the longer term periods of the Plan. However, the LDP Monitoring and Implementation Plan will manage this possibility.

Phase two of the development will cover the periods 2017 to 2022. This period will see a further 50 dwellings brought forward alongside 1 hectare (4 office blocks) of B1 employment development.

An indicative layout is provided in Diagram 4 below as a diagrammatic illustration only. The Planning Brief for the site will provide greater clarity for the proposed layout.

6.2.5 Transport Infrastructure

The configuration hangs together on a spine route that taps into the existing road infrastructure built for the WG building. The top-end of the spine ties into the northern stretch of Narrow Lane. This spine may be marshalled with a bus gate at the interface of office and residential to restrict general traffic access to the southern end of Narrow Lane. The remainder of the road network, with the exception of a connection into Pen Dyffryn cul-de-sac, is self contained because of highways limitations along the A470 and houses along the remainder edges.

6.2.6 Open & Allotment Space

The scheme would meet the needs generated for open space from the housing development in the region of 0.5 ha. A neighbourhood park would be developed which would accommodate a range of functions in line with policy, including an equipped children's play facility. The interface between the proposed residential and office development is softened with a pocket park open space. Public space will also be distributed evenly throughout the scheme punctuating the spine route. The spine would also be become a renewed public footpath into the town centre with trees and landscaping to reinforce its role and function as a thoroughfare. These spaces will be well overlooked and defined by either office or residential buildings to assist in designing out crime and meeting Policy DP/3 of the Plan.

Diagram 4: Esgyryn Indicative Layout



6.2.7 PHASE 1: Northern, Mid and Southern Parcels (2012 – 2017)

1a. Master planning and design (2012)

Delivery of Phase 1a: WAG and Developer

1a. Demolition and Remediation: Each of the phases will involve initial demolition/remediation works that are required (it is assumed that no remediation/demolition works are required for the Northern or Mid Parcels) **(timeframe – N/A)**

1c. On-site Improvements/Developments:

- Construction of Phase 1 of the spine road. (Funding - Private) **(2013 - 2014)**
- Site improvements including grading, construction of streets, cycle paths, pedestrian links, pavements, street trees and landscaping **(2013 - 2015)**
- Construction of SUDS Ponds **(2013 – 2014)**
- Construction of approximately 70 dwellings on Northern Parcel **(2014 – 2015)**
- Construction of 4.2 Hectares of B1 employment in the mid/southern Parcels **(2014 – 2017)**
- Continued construction of road network for southern parcel **(see below under phase 2)**
- **Review Phasing Plan on annual basis**

Delivery of Phase 1c (Build and Finance): Private Developer/WAG

6.2.8 PHASE 2: Northern, Mid and Southern Parcels (2017 - 2022)

2a. Demolition and Remediation: Each of the phases will involve initial demolition/remediation works that are required (it is assumed that no remediation/demolition works are required for the Mid Parcel)

2b. On-site Improvements/Developments:

- Construction of Phase 2 of the road network. Ongoing from 2012 - 2018 (Funding - Private) **(2012 – 2018 – Ongoing under Phase 1)**

- Site improvements including grading, construction of streets, open space, cycle paths, pedestrian links, pavements, street trees and landscaping **(2017 - 2021)**
- Construction of approximately 50 dwellings on Northern Parcel **(2017 – 2018)**
- Construction of 1.0 Hectares of B1 employment in the Southern Parcel **(2017 – 2021)**
- **Review Phasing Plan on annual basis**

7. Deliverability of Committed Housing Sites

7.1 An important source of housing supply in the LDP are committed sites, that is, those with planning permission that has not expired and are currently either not yet started or under construction. Committed sites can also include those that have been allocated in an adopted plan (in Conwy's case, the Colwyn Borough Local Plan and Llandudno Conwy District Plan).

7.2 As the Housing section of the LDP and BP/4 'Housing Land Supply' demonstrate, committed sites make up a significant part of the LDP housing supply and should not be viewed in isolation from other sources, namely the windfall allowance and the LDP allocations. Therefore, the deliverability of committed sites should be demonstrated as well as allocations. The purpose of this section is to establish the likelihood of committed housing sites being delivered over the Plan period.

7.3 As a starting point, a similar approach was adopted as to that used in the Joint Housing Land Availability Study (JHLAS) (see BP/5 – 'Housing Land Availability Study'). The JHLAS, in line with TAN 1 requirements, looks at sites of 10 units or more with planning permission or in an adopted plan and their likelihood of coming forward in the next five years. To determine deliverability, a number of factors are considered, including the following which are also used in this BP:

- Whether construction had commenced at the base date of 1st April (in the LDP case, 1st April 2010 as this is the most recent base date for complete housing figures available and the most recently agreed JHLAS with the Welsh Government and local housebuilders, in line with TAN 1
- The date that planning permission was first granted, or how long it has been on an adopted Plan sites list

- How many planning permission renewals have been granted since the original
- The date that the current or most recent permission lapses
- Whether any constraints, such as infrastructure capacity, financial viability and land ownership / availability issues, have arisen since permission was granted.
- Whether the site is likely to be built during the next five years, or whether any identified constraints would push some or all development outside of this period.

7.4 For the purpose of this BP, the deliverability of committed sites will follow the same three five-year periods as those used for the phasing of allocated housing and employment sites, that is, 2007-2012, 2012-2017 and 2017-2022. It is assumed that most sites under construction at the base date would be complete during the first five year period; in fact some sites may have just been completed at the start of the Plan period with remaining under construction and committed sites being completed during the second period (2012-2017)

7.5 The list of sites has been split by strategy development area (Urban and Rural) and also by greenfield and brownfield designation. As with BP/5, sites of ten units or more are included. The tables, which begin overleaf, should be read alongside BP/5.

Phasing of committed sites:

i = completed 01/04/2007 – 31/03/2012

ii = projected completions 01/04/2012 – 31/03/2017

iii projected completions 01/04/2017 – 31/03/2022

The first period of the Plan has now passed and includes completed and currently under construction sites. There are additional sites, consisting of undeveloped allocations from previous development plans, which technically form part of the residential land supply in Conwy County Borough Council. However, they are excluded from this table because there is no realistic prospect of them being developed for the foreseeable future. This is due to long-term constraints restricting development on the site and they lack valid planning permission. For additional information, please refer to the JHLAS.

Table 6: Sites for ten or more (JHLAS 2010)

Site Ref	Site Name	Area (ha)	No. of units	PDL status	Planning Status	i	ii	iii
Abergele, Towyn, Kinmel Bay								
AGT007	Land at Tan Yr Allt, Tan Y Goppa, Abergele	0.12	48	Green	Local Plan Allocation Full permission - 45 Dwellings 04/02/2002 44 completed & 1 under construction.		3	
TOW006	Land at rear Lon Olwen, Kinmel Bay	2.60	33	Green	10 completed & 1 under construction.		22	
TOW013	Off Holywell Crescent, Kinmel Bay	0.10	48	Green	Local Plan Allocation 46 completed.		2	
TOW005	Park Avenue & East of St Asaph Avenue, Kinmel Bay	11.60	533	Green	Local Plan Allocation Some complete prior to plan period - 239 completed.	2	Highly unlikely to be developed during Plan period.	
TOW004	Land at Towyn Way East & Gors Road, Towyn	15.9	396	Green	Local Plan Allocation Various - some completed prior to Plan period No valid permission on remainder of site	1	Highly unlikely to be developed during Plan period.	

Site Ref	Site Name	Area (ha)	No. of units	PDL status	Planning Status	i	ii	iii
Conwy, Llandudno Junction, Llandudno								
CON158	Land at Victoria Drive, Marl Drive, Llandudno Junction	0.7	303	Green	Outline permission - 23/10/2007 for 51 dwellings. Full permission - 23/07/2007 for 252 dwellings 63 completed & 25 under construction.	42	215	
CON014	Cae Ffynnon, Narrow Lane, Llandudno Junction	0.6	12	Green	Local Plan Allocation No planning permission.	Highly unlikely to be developed during Plan period		
LND254	Adj. West Shore social club, Bryniau Road, Llandudno	0.28	13	Green	Full permission – 15/01/2007 for 13 dwellings. Construction not yet started.		13	
Llanfairfechan, Penmaenmawr								
LNF002	Land off valley Road (Cae America), Llanfairfechan	0.50	77	Green	Local Plan Allocation Various full planning permission 68 completed & 1 under construction.	2	8	
PEN081	Land off Bangor Road, Penmaenmawr	0.44	15	Green	Outline – 05/11/2007 (Expired)		15	
Main Villages – Tier 1								
GLA035	Land off Tal Y Fan, Glan Conwy	1.10	18	Green	Full permission – 17/12/2008 Construction not yet started.		18	
LDD001	Llanddulas Village Estate, Llanddulas	2.11	46	Green	Various planning permissions since 1980s. Phase 2 – 24 dwellings not yet started. 22 completed.		24	
LDD038	Land off Station Road, Llanddulas	0.64	23	Green	Full permission – 21/08/2008 Construction not yet started.		23	
AGT009	Interleisure Camp, Marine Road, Pensarn	3.1	74	Green	No planning permission – Colwyn Borough Local Plan allocation Submitted as LDP site (ref: 249/245), considered unsuitable	Highly unlikely to be developed during Plan period		

Table 7: Brownfield sites for 10 or more (JHLAS 2010)

Site Ref	Site Name	Area (ha)	No. of units	PDL status	Planning Status	i	ii	iii
Abergele, Towyn, Kinmel Bay								
AGT074	British Legion, Water Street, Abergele	0.09	11	Brown	Full permission – 11 dwellings 21/08/2007 Construction not yet started.		11	
AGT071	Gainsborough House, St George, Abergele	3.22	14	Brown	Full permission – 14 dwellings 26/09/2008 14 under construction since 2008.	14		
AGT082	Awel Y Mor, Kinmel Avenue, Abergele	1.04	43	Brown	Full permission – 43 dwellings 03/08/2009 Construction not yet started.		43	
Colwyn Bay, Rhos on Sea								
CBA328	146 Abergele Road, Colwyn Bay	0.27	16	Brown	Full permission – 16 dwellings 17/01/2008 Construction not yet started.		16	
CBA320	35 Pwllcrochan Avenue, Colwyn Bay	0.29	12	Brown	Full permission – 12 dwellings 20/09/2007 appeal for 4 dwellings refused 2010 Construction not yet started.		12	
CBA191	40 Endsleigh Road, Colwyn Bay	0.15	10	Brown	Outline permission – 10 dwellings 18/09/2002		10	
CBA360	Green Bank, 48 Oak Drive, Colwyn Bay	0.41	15	Brown	Full permission – 15 dwellings 26/02/2009 Construction not yet started.		15	
CBA268	Land at Oak Drive, Colwyn Bay	1.50	11	Brown	Outline permission – 12 dwellings 28/10/2005 Full permission – 11 dwellings 16/05/2007 Construction not yet started.		11	
CBA284	Rhos Priory Nursing Home,	0.30	51	Brown	Full permission – 51 dwellings 10/03/2009	11	40	

Site Ref	Site Name	Area (ha)	No. of units	PDL status	Planning Status	i	ii	iii
	Colwyn Bay				11 completed. 40 under construction.			
CBA278	Plas Y Coed, The Dingle, Colwyn Bay	0.27	21	Brown	Full permission – 21 dwellings 20/06/2008 Construction not yet started.		21	
CBA295	105-107 Rhos Promenade, Rhos on Sea	0.06	12	Brown	Full permission – 12 dwellings 20/11/2006 Construction not yet started.		12	
CBA294	53-63 Colwyn Avenue, Rhos on Sea	0.09	11	Brown	Full permission – 11 dwellings 26/02/2009 Construction not yet started.		11	
CBA017	First Avenue/Links Road, Rhos on Sea	0.10	91	Brown	Local Plan Allocation Full permission – 91 dwellings 18/04/2007 85 completed & 6 under construction.		6	
CBA134	Former United Reform Church Hall, Rhos on Sea	0.02	13	Brown	Various permissions Full permission – 13 dwellings 11/06/2008 Construction not yet started.		13	
CBA300	Rotheday Hotel, Rhos on Sea	0.13	34	Brown	Full permission – 34 dwellings 14/03/2007 Construction not yet started.		34	
Conwy, Llandudno Junction, Llandudno								
CON126	31/33 High Street, Conwy	0.08	10	Brown	Full permission – 10 dwellings 09/04/2008 Construction not yet started.		10	
CON154	Conwy Filling Station, Bangor Road, Conwy	0.30	15	Brown	Outline permission - 19/06/2006 Full permission – 15 dwellings 02/12/2009 Construction not yet started.		15	
CON163	113 Conwy Road, Llandudno Junction	0.07	10	Brown	Full permission for 10 dwellings - 29/01/2008		10	

Site Ref	Site Name	Area (ha)	No. of units	PDL status	Planning Status	i	ii	iii
					Construction not yet started.			
CON156	Land at Albini House, Llandudno Junction	4.70	110	Brown	Outline permission – 02/04/2007 Full permission for 126 dwellings - 01/12/2008 16 will not be completed within the plan period.		110	
CON162	Marineland, Conwy Road, Llandudno Junction	0.50	45	Brown	Full permission for 45 dwellings - 22/12/2009 4 completed & 8 under construction.	4	33	
LND255	6 Trinity Square, Llandudno	0.05	10	Brown	Full permission for 10 dwellings - 23/02/2007 Construction not yet started.		10	
LND251	Penmorfa Hotel, Abbey Road, Llandudno	0.69	28	Brown	Full permission for 28 dwellings - 26/06/2008 Construction not yet started.		28	
LND399	Sunnymede Hotel, West Ashore, Llandudno	0.09	12	Brown	Full permission for 12 dwellings - 21/10/2008 Construction not yet started.		12	
LND392	Canolfan Yr Orsedd, Ffordd Yr Orsedd, Llandudno	1.20	44	Brown	Outline permission for 44 dwellings – 21/01/2008		44	
LND391	Former Tennis Courts, Abbey & Great Orme Road, Llandudno	0.33	35	Brown	Outline permission – 17/01/2008 Full permission for 35 dwellings – 25/11/2009		35	
Llanfairfechan, Penmaenmawr								
LNF039	Plas Y Llan, Cae Ffynnon Road, Llanfairfechan	0.41	22	Brown	Full permission for 22 dwellings – 14/07/2008 22 under construction.		22	
PEN072	Cambria Court & Dyffryn, Conway Road, Penmaenmawr	0.15	23	Brown	Full permission for 23 dwellings – 14/09/2006		23	

Site Ref	Site Name	Area (ha)	No. of units	PDL status	Planning Status	i	ii	iii
PEN074	Red Gables, Bangor Road, Penmaenmawr	0.20	14	Brown	Outline permission – 19/09/2006 Full permission for 14 dwellings – 25/04/2007		14	
Main Villages – Tier 1								
CON010	Land at Lon Pedr, Llanrhos	0.88	41	Brown	Local Plan Allocation. Various permissions from 1994 onwards. Full permission for 41 dwellings – 20/11/2006 39 completed & 2 under construction.	3	2	
CBA243	Colwyn Bay Hotel, Abergele Road, Old Colwyn	0.60	56	Brown	Outline permission – 15/12/2004 Full permission for 56 dwellings – 28/04/2008 19 completed.		37	

NB: only completed sites from this list have been included in the LDP housing delivery figures; please see Background Paper 4: Housing Land Supply for more details

8. Contingency Sites

Several contingency sites have been identified, as listed in Tables 12 and 14 of the LDP Written Statement and reproduced here, as Tables 8 and 9. Sections 8.1 and 8.2 show these contingency sites and their constraints in greater detail. These sites will be brought forward if necessary, should other sites either provide insufficient land, or fail to come forward, as described in the Monitoring Framework of Appendix 2 of the LDP. As the sites are not allocated for development, they are not phased to come forward at a particular time during the Plan period. It is, however, important to know of potential constraints that may delay development of the sites, should this become necessary. These constraints are shown below for the contingency sites in the same way as they were for allocated sites, but without providing a specific phasing period.

Table 8: Housing Contingency Sites

Text in blue refers to water and sewerage network constraints; red text shows access constraints and ownership constraints are coloured orange.

Site Ref	Site Name	Area (ha)	No. of units	PDL status	Planning Status
Abergele, Towyn, Kinmel Bay					
78	Llanfair Road, Abergele	3	100	Green	Dependant on contributions towards the Abergele Traffic Improvement Scheme as set out in Policy STR/5.
Colwyn Bay, Rhos on Sea					
67	Glyn Farm, Colwyn Bay	5.6	130	Green	New water main required.
335	Dolwen Road, Old Colwyn	3.45	40	Green	Water supply network insufficient; new mains will need laying.
502	Llysfaen Road, Old Colwyn	0.67	20	Green	No major constraints.

Site Ref	Site Name	Area (ha)	No. of units	PDL status	Planning Status
Conwy, Llandudno Junction, Llandudno					
SR43	Henryd Road, Gyffin	0.65	10	Green	No major constraints.
SR85	Nant Y Gamar Road, Llandudno	1.76	60	Green	No major constraints.
37/38	Off Derwen Lane, Penrhyn Bay	5.06	175	Green	Improvements to sewerage network required.
Llanfairfechan, Penmaenmawr					
384	West of Penmaen Park, Llanfairfechan	2.43	45	Green	Proposed A55 junction improvements may have affects. Also site access may lead to possible level problems.
135	Conway Road, Penmaenmawr	0.40	15	Green	No major constraints.
Llanrwst					
457	Site C NE of Llanrwst, Llanrwst	3	70	Green	Sustainable drainage systems are important due to known flooding downstream. There is no direct access to the adopted highway; poor visibility. Improvements to sewage network and treatment works required.

8.1 Housing Contingency Sites

8.1.1	Site 78	3 ha
	Llanfair Road, Abergele	120 houses
	Greenfield Site	

Flood Risk: There is a main river running down the eastern boundary of the site, and a small area of C2 associated with it. The section of the site within the C2 zone should therefore be excluded.

Biodiversity: The Afon Gele and adjacent woodland are known to support otter (European protected species), therefore development should allow a substantial buffer zone in this area.

Highways: Suitable. The transport site appraisal undertaken for the Council recommends approval; however, provision of a vehicular access off the A548, in advance of highway improvements, 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 problems envisaged with water supply, sewerage networks or electricity supply.

Key Phasing Constraints: If this development site is required it would be dependent on the proposed road improvement scheme, which will require developer contributions.

8.1.2	Site 67	5.60 ha
	Glyn Farm, Colwyn Bay	130 houses
	Greenfield Site	

Biodiversity: Development would totally enclose woodland on the site, which has been identified as a potential wildlife site. The woodland should be included within allocation and be protected with a management agreement.

Highways: Second access to estate should be provided, due to the size of the proposal.

Infrastructure: There is currently insufficient water supply capacity for this development; a new water main would be required and possibly a booster pump.

Key Constraint: Improvements to the water supply would be required, if this site were to be brought forward.

8.1.3 **Site 335** **3.45 ha**
Dolwen Road, Old Colwyn **40 houses**
Greenfield Site

Biodiversity: The site includes ancient semi natural woodland of a high biodiversity value. The woodland should be included within the allocation but be separated from the area to be developed and protected with a management agreement. The river is also of high biodiversity value; otters have been recorded.

Highways: No objection, providing Dolwen Road is improved at Woodlands to allow for the additional traffic.

Infrastructure: The local sewerage network would be unable to cope with the additional demand of this development. Water pressure in the area is also low, so improvements to the water supply would be required. It may be necessary to cross third party land to reach foul sewers. A high pressure gas main crosses the site.

Key Constraint: The sewerage network and water supply would need to be improved, should this site be developed.

8.1.4 **Site 502** **0.67 ha**
Llysfaen Road, Old Colwyn **20 houses**
Greenfield Site

Ownership: Site owned by Cartrefi Conwy.

Landscape and Countryside: Urban Greenfield site with minimal impact on the landscape.

Highways: Access to be off Penmaenmawr road which may lead to possible level problems. Proposed A55 Junction 15 improvements may affect site.

Infrastructure: No problem with water supply. There are low and medium pressure gas mains nearby but none on site. Gas plant close by to site; Contact with Plant Protection should take place before work starts.

Key Constraint: No significant constraints. If the site is required development could start soon.

8.1.5 **Site SR43** **0.65 ha**
Henryd Road, Gyffin, Conwy **10 houses**
Greenfield Site

Biodiversity: Otters may be present in the nearby river.

Flood Risk: There is no known flood risk at site. Surface water arrangements must not increase flood risk elsewhere.

Highways: The site has poor pedestrian links into Gyffin.

Infrastructure: No problems are envisaged with the supply of services to the site.

Key Constraint: Improvements to both the highways and pedestrian access may be required prior to development if this site is required.

8.1.6 **Site SR85** **1.76 ha**
Nant y Gamar Road, Llandudno **60 houses**
Greenfield Site

Infrastructure: The public sewerage network would be unable to handle the extra load caused by this development. No problems are envisaged with the waste water treatment works or with provision of water or energy supply.

Key Constraint: The sewerage network would need to be improved, should this site be developed.

8.1.7 **Site 37/38** **5.06 ha**
Off Derwen Lane, Penrhyn Bay **175 houses**
Greenfield Site

Biodiversity: The site is adjacent to the Creuddyn SSSI and 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

Highways: Possible road widening to Derwen Lane required and modifications to the junction of Derwen Lane and Llanrhos Road. Creation of small car park could reduce school related parking on Derwen Lane.

Infrastructure: The existing sewerage network will be unable to cope with the increased demand. No problems are envisaged with waste water treatment works or with water or energy supply.

Key Constraint: The sewerage network would need to be improved, should this site be developed.

8.1.8	Site 384	2.43 ha
	West of Penmaen Park, Llanfairfechan	45 houses
	Greenfield Site	

Highways: Access should be provided off Penmaenmawr Road. The site is steep, so there may be problems with levels to be addressed. Proposed A55 Junction 15 improvements may affect site.

Infrastructure: No problem with water supply. There are low and medium pressure gas mains nearby but none on site. Gas plant close by to site so contact is to be made with WWU prior to work taking place

Key Phasing Constraints: None of these constraints have a specific timescale attached, however owing to the work required and with the site being previously undeveloped.

8.1.9	Site 135	0.4 ha
	Conway Road, Penmaenmawr	15 houses
	Greenfield Site	

Highways: A footway will be required along the boundary of the site.

Infrastructure: A public sewer on the site may need to be protected. No problems are envisaged with the supply of services to the site.

Key Constraint: The sewerage network and waste water treatment works would need to be improved, should this site be developed.

8.1.10 Site 457

3 ha

Site C North East of Llanrwst

70 houses

Greenfield Site

Historic Environment: May affect setting of listed buildings at Bron Derw to the North West.

Flood Risk: No known problems with flooding on site, however sustainable drainage systems are important due to known flooding downstream.

Highways: There is no direct access to the adopted highway; poor visibility. A junction assessment would be required of Parry Road/A470.

Infrastructure: Improvements to sewage network and treatment works required. No problems are envisaged with water or energy supply.

Key Constraint: The sewerage network and waste water treatment works would need to be improved, should this site be developed.

8.2 Employment Contingency Sites

Table 9: Summary of Employment Contingency Sites

Location	Proposed Site	Use	Size
Urban Development Strategy Area	Abergele South East *	B1/B2/B8	3.7Ha
TOTAL URBAN CONTINGENCY SUPPLY			3.7Ha
Rural Development Strategy Area	Orme View Filling Station (Tier 1 Main Village, Rural)	B1/B2/B8	0.5Ha
TOTAL RURAL CONTINGENCY SUPPLY			0.5Ha
TOTAL CONTINGENCY SUPPLY			4.2Ha

*Subject to contributions towards Abergele Town Centre Traffic Improvement Scheme as outlined in Policy STR/5.

8.2.1 Site E28

3.7 ha

North of Kinmel Manor Hotel, Abergele

B1, B2 & B8 Employment uses

Biodiversity: Retention of trees and hedgerows that are considered to be of biodiversity interest.

Highways: 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

acceptable if land to the west is allocated and a new combined access constructed onto the A547 further from the roundabout.

Key Phasing Constraint: If required for development, taking into account the proposed strategic site at Abergele South East and associated infrastructure works, development should not be released until the medium term phase of the Plan at the earliest.

8.2.2 **MS9**

0.50 ha

Orme View Filling Station, Dwygyfylchi

B1, B2 & B8 Employment

1 ha of contingency employment land is proposed at site MS9 Orme View Filling Station. See relevant employment phasing information in section 5.5.1.