

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



REVISED BACKGROUND PAPER 35 – SUBMISSION

**Justification for the Removal of the Proposed
Development Sites Detailed in the Revised Deposit
Local Development Plan of March 2011**

August 2012

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1. Introduction

- 1.1 The purpose of this background paper is to detail the justification for the removal of a development site (Housing and Employment) from the Revised Deposit Local Development Plan (LDP) in 2011 and/or the proposed allocation of alternative sites as a replacement. The paper sets out the policy context at a national and regional level and in light of this context, recommends an approach for the County Borough. A summary of the site representations are further detailed in the revised LDP Consultation Report.

- 1.2 In preparation of its Preferred Strategy and in meeting the land-use needs of the proposed growth (see BP/2 – ‘Population and Household Projections’), in 2006/07 the Council undertook a call for potential development sites from stakeholders, developers, agents and statutory bodies with the intention of subjecting them to full appraisal to determine their suitability for allocation in the LDP. Via a public notice (see Consultation Report), Town and Community Councils, local Members, developers, landowners, statutory bodies and members of the public were offered the opportunity to submit potential sites. The Council also engaged with public service providers, including the Council’s own municipal waste department, and health and utilities, to identify whether sites for any additional facilities needed to be included in the LDP. Early consultation also took place with developers and landowners to obtain information on potential sites not already identified in the Conwy Joint Housing Land Availability Study (see BP/5 – ‘Housing Land Availability Study’). This was to avoid a substantial number of additional sites coming forward at the examination stage, and to ensure that the LDP strategy was deliverable.

- 1.3 The supporting evidence detailed in BP/21 – ‘Site Deliverability Assessment’ which accompanied the first deposit LDP sets out the full appraisal and justification for site selection. A clear set of criteria/filtering systems were applied to ensure a robust assessment.

- 1.4 In April 2009 the first Conwy deposit LDP was published for consultation. A high number of alternative sites were submitted to the Council for consideration as well as objections and new evidence base to suggest that the proposed allocations were subject to constraints and no longer deliverable over the LDP period.

- 1.5 To address the main concerns identified in the first Deposit LDP, the Revised Deposit LDP was published for consultation in March 2011. Changes to sites from the 2009 to the 2011 Deposit LDP and their justification can be found in the previous version of this Background Paper. The reasons for some of the main changes to the sites included Welsh Assembly Government (now known as Welsh Government) concerns over the level of growth and Environment Agency Wales (EAW) comments on the flood risk in the Towyn/Kinmel Bay area and in the first Deposit. During the consultation period in March 2011, additional potential development sites were submitted for consideration. Sites submitted at this time, along with those received in 2009 were made available for public comment at the subsequent site representations consultation period in November 2011.
- 1.6 Since publication of the Revised Deposit LDP in 2011, evidence from CCBC's Research and Information Unit supports a reduction of the projected population increase over the Plan period (see BP/2). This, combined with the additional representations received and sites submitted have resulted in the changes outlined in this document.

2. Assessing new or alternative site proposals

- 2.1 It is necessary to ensure that the selection of sites is undertaken transparently in order for an Inspector to be confident of a sound process in making changes to a Plan. Under the LDP system there should be far fewer alternative sites (previously termed "omission sites" by the Planning Inspectorate) put forward at the deposit stage, given that landowners, developers and residents will have had a greater opportunity to engage earlier in the LDP preparation process. It is essential that sites accord with the LDP strategy and that the LDP would be sound if included
- 2.2 The proposed replacement sites detailed in the report have also been subjected to Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA) (See BP/10 - SA/SEA)
- 2.3 There are two scenarios that have resulted in the removal of a site from the Revised Deposit LDP:

1. Removed from the LDP but ‘not’ replaced by an alternative. Justification for this could include issues of deliverability as below:

- Further constraints become apparent as a result of new evidence base (e.g. new flood risk data warrants the site highly susceptible to flooding and, therefore no longer deliverable over the Plan period)
- The land owner no longer wishes to develop the land over the Plan period.

In addition, some sites have not been replaced where loss of the site improves the spatial distribution of growth, in line with BP/37 – ‘Growth Distribution Options Report’ and the reduced population and household projections (BP/2).

2. Removal from the LDP but replaced by a more sustainable alternative site. Justification for this could include issues of deliverability as detailed below:

- Whether the new alternative site represents a more sustainable location in terms of assessment against the Council’s Hierarchy of Settlements and Sequential Test (e.g. the site presents a more realistic option for development as it falls within an existing urban location/settlement boundary, is a brownfield site and represents a more sustainable location in terms of the site’s links to key facilities and services).
- Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA).
- Whether the new alternative site is available for development now and would help provide the required certainty to developers and the local community in delivering the Growth Strategy within a specific and realistic timeframe.

2.4 Tables 1, 2, 3, 4 & 5 below detail the sites proposed for removal/replacement and overall allocation. The site reference numbers given in the table (e.g. Ref: LDP H1) are for the purposes of this BP only to enable ease of connection with other sites.

Table 1: Proposed Housing Site Removals and Replacements

Site	Allocated in the revised deposit LDP 2011 (Yes/No)	Change	Reason for Allocation/Removal	Dwellings Number
Urban Development Strategy Area				
Abergele, Towyn and Kinmel Bay				
(Site M20) Land South of Siamber Wen, Abergele	Yes	Remove	<ul style="list-style-type: none"> A larger allocation on the business park site, plus a higher density on other allocations means the size of the allocation at Abergele SE can be reduced. 	N/A (Removed)
(Site 78) Llanfair Road, Abergele	Yes	Allocate (Contingency)	<ul style="list-style-type: none"> A larger allocation on the business park site, plus a higher density on other allocations means this site can become a contingency site 	100
Colwyn Bay, Mochdre and Rhos on Sea				
(Site 491) Douglas Road, Colwyn Bay	Yes	Remove	<ul style="list-style-type: none"> No longer included within the Colwyn Bay MasterPlan so has been removed from the LDP 	N/A (Removed)
(Site 489) Former Tax Office, Lansdowne Road, Colwyn Bay	Yes	Remove	<ul style="list-style-type: none"> No longer included within the Colwyn Bay MasterPlan so has been removed from the LDP 	N/A (Removed)
(Site 502) Llysfaen Road, Old Colwyn	No	Allocate (Contingency)	<ul style="list-style-type: none"> Site is in a more sustainable location than site 334 	20
(Site 334) Opposite Bryn Rodyn, Old Colwyn	Yes (Contingency Site)	Remove	<ul style="list-style-type: none"> Reduced contingency levels; no longer required. Site 355 is preferred in terms of relationship with the existing settlement. 	N/A (Removed)

Llandudno, Llandudno Junction and Conwy				
(Site 14) Woodland, Llandudno Junction	Yes (Contingency)	Allocate	<ul style="list-style-type: none"> Sites have been lost elsewhere; this also brings the LDP allocations more inline with the preferred spatial option. 	75
(Site CR12) Bodlondeb, Conwy	Yes	Remove	<ul style="list-style-type: none"> Replace with Penmaen Road, Conwy. As a PDL site with less visual impact (focused change as proposed by full council) 	N/A (Removed)
(Site 452) Land off Penmaen Road, Conwy	No	Allocate	<ul style="list-style-type: none"> Site to replace Bodlondeb, Conwy. As a PDL site with less visual impact (focused change as proposed by full council) 	30
(Site 367) Pentywyn Road, Llandudno Junction	Yes (Contingency)	Remove	<ul style="list-style-type: none"> Reduced contingency levels; no longer required. 	N/A (Removed)
Llanfairfechan and Penmaenmawr				
(Site 384) West of Penmaen Park, Llanfairfechan	Yes	Allocate (Contingency)	<ul style="list-style-type: none"> With more sustainable sites in Llanfairfechan this is now as contingency site to prioritise the use of PDL. 	45
(Site 429) Dexter Products, Llanfairfechan	No	Allocate	<ul style="list-style-type: none"> This Brownfield site is in a more sustainable location for allocation than site 384. As a smaller site they bring Llanfairfechan's allocations more inline with the reduced growth forecast and the preferred spatial option. 	15
(Site 521) West Coast Building, Llanfairfechan	No	Allocate	<ul style="list-style-type: none"> This Brownfield site is in a more sustainable location for allocation than site 384. As a smaller site they bring Llanfairfechan's allocations more inline with the reduced growth forecast and the preferred spatial option. 	10

(Site 497) Adjacent to site 205/328, Llanfairfechan	Yes (Contingency)	Remove	<ul style="list-style-type: none"> No longer required due to reduced population and household projections along with the submission of smaller Brownfield sites. 	N/A (Removed)
(Site 205/328) Opposite Bryn Y Neuadd, Llanfairfechan	Yes	Remove	<ul style="list-style-type: none"> No longer required due to reduced population and household projections along with the submission of smaller Brownfield sites. 	N/A (Removed)
(Site 515) Old Weighbridge Site, Penmaenmawr	No	Allocate	<ul style="list-style-type: none"> This is a Brownfield site which is more accessible and in a more sustainable location than Cwm Road. 	12
(Site 26) Land off Cwm Road, Penmaenmawr	Yes	Remove	<ul style="list-style-type: none"> No longer required due to the reduced population and household projections along with the submission of smaller Brownfield sites. 	N/A (Removed)
Llanrwst				
(Site 462) Site I off A470, Llanrwst	Yes	Remove	<ul style="list-style-type: none"> Removed due to flood risk on site following a flood risk consequences assessment. 	N/A (Removed)
(Site 460) F Off Parry Road, Llanrwst	Yes	Remove	<ul style="list-style-type: none"> Removed due to flood risk on site following a flood risk consequences assessment. 	N/A (Removed)
(Site 455) Site A North of Llanrwst, Llanrwst	Yes (Contingency)	Allocate	<ul style="list-style-type: none"> This site is now to be an allocation to replace the lost sites due to flood risk. 	50

(Site 456) Site B East of Llanrwst (Town Hill), Llanrwst	Yes	Remove	<ul style="list-style-type: none"> Removed following comments from Conwy County Borough Council Highways 	N/A (Removed)
(Site 458) Site D East of Llanrwst, Llanrwst	Yes (Contingency)	Allocate	<ul style="list-style-type: none"> Previous contingency but now has been allocated to replace the loss of sites due to flood risk in Llanrwst 	60
(Site 459) Site E Adjacent to Bryn Hyfryd, Llanrwst	Yes (Contingency)	Allocate	<ul style="list-style-type: none"> Previous contingency but now has been allocated to replace the loss of sites due to flood risk in Llanrwst 	50
Rural Development Strategy Area				
Main Villages – Tier 1				
(Site 57) Adjacent to Varde, Dwygyfylchi	Yes	Remove	<ul style="list-style-type: none"> Removed from the LDP at the request of the site owner. 	N/A (Removed)
(Site 53) North of Groesffordd, Dwygyfylchi	Yes (Contingency)	Allocate	<ul style="list-style-type: none"> Included as a contingency site in the revised deposit LDP but has now been included as an allocation to replace site 57. 	30
(Site 86) Off Trem Y Dom, Llysfaen	Yes (Contingency)	Remove	<ul style="list-style-type: none"> We are not allocating contingency sites which fall within rural areas. Also deliverability issues with regards to ownership. 	N/A (Removed)
(Site 222) Land off Gwydyr Road, Dolgarrog	Yes	Remove	<ul style="list-style-type: none"> Removed from the LDP due to flood risk. 	N/A (Removed)
(Site MS25) Former Aluminium Works, Dolgarrog	No	Allocate	<ul style="list-style-type: none"> Part of the site is now included as an allocation to replace the lost housing site in Dolgarrog. 	30

(Site 264) East of Aled View, Llansannan	Yes	Remove	<ul style="list-style-type: none"> Removed from the LDP at the request of the site owner. 	N/A (Removed)
(Site 289) North of Llansannan, Llansannan	No	Allocate	<ul style="list-style-type: none"> New site submitted; now included to replace site number 264, East of Aled View. 	25

Table 2: Proposed Employment Site Removals and Replacements

Site	Allocated in the initial deposit LDP (Yes/No)	Remain Allocation or Remove (Allocate/Remove)	Reason for Allocation/Removal	Hectares
Urban Development Strategy Area				
(Site CR12) Bodlondeb, Conwy	Yes	Remove	<ul style="list-style-type: none"> Site replaced with Penmaen Road, Conwy. As a PDL site with less visual impact (Focussed change as proposed by full council). 	N/A (Removed)
(Site 452) Land off Penmaen Road, Conwy	No	Allocate	<ul style="list-style-type: none"> Site to replace Bodlondeb, Conwy. As a PDL site with less visual impact (focused change as proposed by full council) 	0.5
(Site CR42) Triangle Field, Llandudno	Yes	Remove	<ul style="list-style-type: none"> The site is no longer required for contingency supply; land at Abergele SE has been moved from allocation to contingency and is preferred. 	N/A (Removed)
Rural Development Strategy Area				
(Site R39) Scout Hut, Llansannan	Yes	Remove	<ul style="list-style-type: none"> Site no longer required following reduction in the employment land requirement. 	N/A (Removed)

Table 3: Proposed Infrastructure Removals and Replacements

Site (ref)	Allocated in the initial deposit LDP (Yes/No)	Remain Allocation or Remove (Allocate/Remove)	Reason for Allocation/Removal	Requirement
Urban Development Strategy Area				
Llanrwst Bypass, Llanrwst	No	Allocate	<ul style="list-style-type: none"> ▪ At the request of the Welsh Assembly Government 	Designated
Car Park off Derwen Lane, Rhos on Sea	No	Allocate	<ul style="list-style-type: none"> ▪ To increase the parking capacity and avoid high issues with the agreement of the land owner. 	Designated

Table 4: Proposed Minerals and Waste Removals and Replacements

Site (ref)	Allocated in the initial deposit LDP (Yes/No)	Remain Allocation or Remove (Allocate/Remove)	Reason for Allocation/Removal	Requirement /Action
Urban Development Strategy Area				
Bron Y Nant, Mochdre	Yes	Remove	<ul style="list-style-type: none"> Safeguarding of employment / waste facility sites is covered under other policies in the Plan. Issue of blight if safeguarded under the policy. 	N/A (Removed)
Gofer, Abergele/Towyn	Yes	Remove	<ul style="list-style-type: none"> Safeguarding of waste facility sites is covered under other policies in the Plan. Issue of blight if safeguarded under the policy. 	N/A (Removed)
Llanddulas Quarry, Llanddulas	Yes	Remove	<ul style="list-style-type: none"> Safeguarding of waste facility sites is covered under other policies in the Plan. Issue of blight if safeguarded under the policy. 	N/A (Removed)
Plas Yn Dre, Llanrwst	Yes	Remove	<ul style="list-style-type: none"> Safeguarding of waste facility sites is covered under other policies in the Plan. Issue of blight if safeguarded under the policy. 	N/A (Removed)

Table 5: Proposed Community Facility Removals and Replacements

Site (ref)	Allocated in the initial deposit LDP (Yes/No)	Remain Allocation or Remove (Allocate/Remove)	Reason for Allocation/Removal	Requirement /Action
Urban Development Strategy Area				
Opposite Meadowsweet, Llanrwst	Yes	Remove	<ul style="list-style-type: none"> Representations made from EAW with regards to flood risk. 	N/A (Removed)
(Site 79/80/81/82) Abergele South East, Abergele	No	Allocate	<ul style="list-style-type: none"> Representations made for allotments in Abergele 	Allocated mixed use site.
West of Gwrych Lodge, Abergele	No	Allocate	<ul style="list-style-type: none"> New allocation for allotments, owing to representations made from Abergele residents with regards to allotment provision. 	Allocate allotment site
(Site 455) Site A North of Llanrwst, Llanrwst	No	Allocate	<ul style="list-style-type: none"> Now allocated after loss of previous mixed use site (460) due to flood risk. 	Allocated mixed use site.
(Site 460) Off Parry Road, Llanrwst	Yes	Remove	<ul style="list-style-type: none"> Mixed use site which has been removed due to flood risk. 	N/A (Removed)

(Site 53) North of Groesfordd, Dwygyfylchi	No	Allocate	<ul style="list-style-type: none"> New mixed-use allocation to replace site 57 	Allocated mixed use site.
(Site 57) Adjacent to Vardre, Dwygyfylchi	Yes	Remove	<ul style="list-style-type: none"> Site removed from the LDP at the request of the owner. 	N/A (Removed)
(Site 176) Esgyryn, Llandudno Junction	Yes	Allocate	<ul style="list-style-type: none"> Demand for allotment space in Conwy area; site chosen as lack of suitable sites in Conwy. 	Allocated mixed use site.
The Quiet Zone, Towyn	Yes	Remove	<ul style="list-style-type: none"> Removed due to concerns from Highways with regards to the lack of parking. 	N/A (Removed)
Princes Green, Penrhyn Bay	Yes	Remove	<ul style="list-style-type: none"> Removed due to concerns from Highways with regards to the lack of parking. 	N/A (Removed)
Tan Y Bryn, Rhos on Sea	Yes	Remove	<ul style="list-style-type: none"> This allotment site has been completed and no longer needs allocating. 	N/A (Removed)
Penmaen Road, Conwy	Yes	Remove	<ul style="list-style-type: none"> Contamination from former landfill site. 	N/A (Removed)