

CONWY COUNTY BOROUGH COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY
2012

**BETWEEN CONWY COUNTY BOROUGH COUNCIL LPA AND THE
STUDY GROUP:**

**HOME BUILDERS' FEDERATION
ANWYL CONSTRUCTION
ENVIRONMENT AGENCY WALES
WELSH WATER
NORTH WALES HOUSING ASSOCIATION
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PENNAF**

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1.0 SUMMARY

1.1 This is the Conwy County Borough Council Joint Housing Land Availability Study for 2012 which presents the housing land supply for the area at the base date of 1st April 2012. It replaces the report for the previous base date of 1st April 2011.

1.2 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales*, Technical Advice Note 1 (TAN 1) and the Guidance Note on the JHLAS process (September 2012). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLASs.

TAN1: <http://tinyurl.com/d9m2gy8>

Guidance note (September 2012): <http://tinyurl.com/clhxagr>

1.3 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the past building rates method set out in TAN 1 Conwy County Borough Council has **4.0 years** housing land supply.

Involvement

1.4 The housing land supply has been assessed in consultation with:

- Home Builders Federation
- Anwyl Construction
- Environment Agency Wales
- Dwr Cymru/Welsh Water
- North Wales Housing Association
- Cymdeithas Tai Clwyd
- Pennaf

Report production

1.5 Conwy County Borough Council issued draft site schedules and site proformas for consultation on 30th July, 2012 for a period of 3 weeks until 20th August. Comments were provided by the HBF and Anwyl Construction within this period. A Statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group, was submitted to the Welsh Government on 17th December, 2012.

1.6 All matters were agreed following the consultation and set out in the SoCG.

1.7 This JHLAS report has been prepared on the basis of the SoCG.

2.0 HOUSING LAND SUPPLY

2.1 The five year land supply comprises sites with planning permission (outline or full) and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.

2.2 The land supply has been calculated using the past building rates methodology because as at 1 April 2012 there was no up-to-date adopted development plan covering the Conwy County Borough Council area. In accordance with the revised guidance published by the Welsh Government in September 2012 a 10 year period has been used, rather than the 5 year period advised in TAN 1.

Table 1 – Identified Housing Land Supply

Housing Land Supply 1/4/2012 – 31/3/2017 - Large Sites								
	Proposed homes	5 Year Land Supply (TAN 1 categories)				Beyond 5 Years		Homes completed since last study
		Under construction	1	2	2*	3 (i)	3 (ii)	
Total	1661	126	113	493	0	929	0	117

2.3 Five year land supply breakdown (i.e. Categories 1, 2, 2* and Under construction):

Private	527
Public	0
Housing Association	205
Total	732

2.4 **Small Site Supply** – The contribution from small sites of less than 10 dwellings is based on the completions for the last five years.

Table 2 – Small Site Completions for previous 5 years

2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	Total
206	162	86	73	101	628

2.4 The overall **total 5 year land supply** (large + small sites) is **1360**

Table 3 – 5 Year Land Supply Calculation (Past Building Rates Method)

A	Total Previous 10 Year Completions (1/4/2003 – 31/3/2012)	3361
B	Average Annual Completions	336
C	Total 5 Year Land Supply	1360
D	Land Supply in Years (C / B)	4.0

3.0 COMMENTARY

- 3.1 In line with TAN 1 and the requirement for LPAs to ensure a sufficient supply of land is available for housing, Conwy County Borough Council provide the following comments, demonstrating progress towards achieving a five year housing land supply.
- 3.2 The Conwy LDP was submitted in August 2012; in line with the present timetable adoption is anticipated in August 2013. This increases the certainty with respect to proposed housing allocations delivering additional housing land supply in the near future; the emerging LDP as currently proposed includes housing allocations for 2297 units.
- 3.3 Additionally, while not currently featuring in the five year supply, the following large sites are also anticipated to contribute to the five year supply in future studies.
- 3.4 **Glyn Farm, Colwyn Bay (39 units)**
Glyn farm, which had been identified as a contingency site in the emerging LDP was recently granted permission on appeal for 39 dwellings.
- 3.5 **Interleisure Site, Towyn (192 units)**
After a long hiatus, work has recommenced at the Interleisure site, Pensarn. The site has previously been excluded from the five-year supply, on the basis that it was a former allocation that was unlikely to be developed. Recently however progress has been made. Following clarification with DC officers the site appears to have extant permission (1/AGT/4958) dating from 1981 for 192 chalets with no occupancy conditions. With development having re-started, this site should be included as part of the five year supply in the future.
- 3.6 **Land adjoining Fernbank, Llanfairfechan (24 units)**
Outline planning permission has previously been granted for development of this site. A recent application was approved to extend the period for submission of reserved matters. This permission demonstrates continued interest in the site and returns it to the five year supply.
- 3.7 **Deganwy Castle Hotel (26 units)**
The renovation and part change of use of the Deganwy Castle Hotel was granted permission in 2012, with construction now well underway.
- 3.8 **Plas Dulas, Llanddulas (15 units)**
This site has been approved for development, with commencement anticipated soon, subject to signing of S106 relating to open space.
- 3.9 **Ty Mawr, Old Colwyn (approx. 255 units)**
This site, allocated for housing in the Colwyn Borough Local Plan has not been included in the five-year supply for some time. Some initial

work, including a development brief, was undertaken in the past although a planning application was not submitted at the time. This work has now re-commenced in earnest, with a planning application likely to be submitted in spring 2013. The site is also included as an allocation in the Conwy LDP.

3.10 Former Slater's Garage, Abergele (approx. 28 units)

A recently submitted application from North Wales Housing Association, if approved will contribute approximately 28 units to the land supply, with a combination of houses and apartments.

4.0 MONITORING DATA

4.1 TAN 1 requires the JHLAS report to provide additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed (i.e. houses, flats, other). This data is set out below.

Table 4 – Re-use of Previously Developed Land (large sites)

Year	Total Number and Percentage of Homes by Category and Land Type											
	5 Year Supply				3i and 3 ii Categories				Completions 2011-12			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	304	38	486	62	844	72	321	28	41	26	118	74
2012	176	24	556	76	811	87	118	13	47	40	70	60
2013												
2014												
2015												
2016												

Table 5 - Sites subject to flood risk constraints (large sites)

Year	Total Number and Percentage of Homes by Category and Land Type											
	5 Year Supply				3i and 3 ii Categories				Completions 2011-12			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	125	16	81	10	795	68	0	0	0	0	0	0
2012	86	12	0	0	501	54	11	1	38	32	0	0
2013												
2014												
2015												
2016												

Table 6 - Completions by House Type – 1 April 2011 to 31 March 2012

- 54 (46%) houses completed
- 63 (54%) apartments/flats completed

Appendix 1 – Site Schedules

See separate document

Appendix 2 – Past Completion Data

Year	Number of homes completed on		Total
	Large sites	Small sites	
2003	227	113	340
2004	317	182	499
2005	259	160	419
2006	204	180	384
2007	141	160	301
2008	215	206	421
2009	170	162	332
2010	129	86	215
2011	159	73	232
2012	117	101	218
Total for past five years	790	628	1418
Average per annum	158	126	284
Total for past ten years	1938	1423	3361
Average per annum	193.8	142.3	336.1

Appendix 3 – Previous Land Supply Data

Year	5 year supply - Number of homes (TAN 1 categories)			Number of years supply	Supply beyond 5 years – Number of homes	
	1	2	2*		3i	3ii
2007	265	514	0	4.5	885	0
2008	142	964 (859)	0	5.96 (5.67)	1068 (1173)	0
2009	63	1031	0	5.28	978	0
2010	69	865	0	5.08	1142	0
2011	48	660	0	4.7	1165	0
2012	113	493	0	4.0	929	0

In 2008, two separate figures are included, owing to dispute over the inclusion of Ty Mawr being included within the five year supply.

Conwy JHLAS 2012 Site Schedule

Site ref	Address	Settlement	Built since last study	Total units capacity	Units Rem	Area rem (ha)	No. in 5-year supply	U/C gains	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	PDL	Flood Risk Zone
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Private Developments

Abergele

AGT007	Land at Tan yr Allt, Tan y Goppa, Abergele	Abergele	0	46	4	0.1	4	1	3								FALSE	A
AGT071	Gainsborough House, St. George Road, Abergele, Conwy, LL22 9AR	Abergele	0	14	14	3.22	14	14									TRUE	A
AGT074	British Legion Water Street Abergele Conwy LL22 7SN	Abergele	0	11	11	0.09	0	0							11		TRUE	C2
Total			0	71	29	3.41	18	15	3	0	0	0	0	0	11	0		

Colwyn Bay

CBA012	Adj 65 Victoria Park, Colwyn Bay	Colwyn Bay	0	24	24	0.14	24	0	2		10	12					TRUE	A
CBA268	Land at Oak Drive, Colwyn Bay.	Colwyn Bay	0	11	10		10	1	3	3	3						TRUE	A
CBA307	18/20 Penrhyn Road, Colwyn Bay. Conwy. LL29 8LG	Colwyn Bay	12	12	0	0	0	0									TRUE	A
CBA318	53 & 55 Oak Drive, Colwyn Bay, Conwy, LL29 7YP	Colwyn Bay	0	15	15	0.53	0	0							15		TRUE	A
CBA320	35 Pwllcrochan Avenue, Colwyn Bay, Conwy, LL29 7BW	Colwyn Bay	0	12	12	0.29	0	0							12		TRUE	A
CBA330	Land & Buildings at Queens Drive, Rear of 49-51 Conway Road, Colwyn Bay	Colwyn Bay	0	19	19	0.12	0	0							19		TRUE	A
CBA360	Green Bank, 48 Oak Drive, Colwyn Bay	Colwyn Bay	0	15	15	0.41	0	0							15		TRUE	A
Total			12	108	95	1.49	34	1	3	5	3	10	12	0	61	0		

Site ref	Address	Settlement	Built since last study	Total units capacity	Units Rem	Area rem (ha)	No. in 5-year supply	U/C gains	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	PDL	Flood Risk Zone
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Conwy

CON126	31/33 High Street and land at rear church street, Conwy	Conwy	0	10	10	0.08	0	0							10		TRUE	A
CON145	Three Gables, Sychnant Pass Road, Conwy, Conwy, LL32 8RE	Conwy	0	32	32	0.4	32	0		16	16						TRUE	A
Total			0	42	42	0.48	32	0	0	16	16	0	0	0	10	0		

Glan Conwy

GLA035	Land off Tal y Fan, Glan Conwy	Glan Conwy	0	18	18	1.1	18	6	3	9							FALSE	A
Total			0	18	18	1.1	18	6	3	9	0	0	0	0	0	0		

Kinmel Bay

TOW003	Clwyd Park, off Llanddulas Ave, Kinmel Bay	Kinmel Bay	0	63	48	3.4	0	0							48		FALSE	C1
TOW013	Land off Holywell Crescent, Kinmel Bay	Kinmel Bay	1	48	1	0	0	0							1		TRUE	C1
TOW014	Land off Gwellyn Ave	Kinmel Bay	0	110	110	4.5	0	0							110		FALSE	C1
TOW096	Land at rear of Lon Olwen, Kinmel Bay, Rhyl, Conwy	Kinmel Bay	3	33	10	1.1	10	1	1	3	3	2					FALSE	C1
Total			4	254	169	9	10	1	1	3	3	2	0	0	159	0		

Llanddulas

LDD001	Llanddulas Village Estate (Ocean View), Pencoed Road. LL22 8LS	Llanddulas	2	46	22	1.5	13	5		2	2	2	2		9		FALSE	A
Total			2	46	22	1.5	13	5	0	2	2	2	2	0	9	0		

Site ref	Address	Settlement	Built since last study	Total units capacity	Units Rem	Area rem (ha)	No. in 5-year supply	U/C gains	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	PDL	Flood Risk Zone
Llandudno																		
LND251	Penmorfa Hotel, Abbey Road, Llandudno, Conwy, LL30 2QY	Llandudno	0	28	28	0.69	28	0				28					TRUE	C1
LND255	6 Trinity Square, Llandudno, Conwy, LL30 2RA	Llandudno	10	10	0	0	0	0									TRUE	C1
LND399	Sunnymede Hotel, West Shore, Llandudno.	Llandudno	12	12	0	0	0	0									TRUE	C1
	Total		22	50	28	0.69	28	0	0	0	0	28	0	0	0	0		

Llandudno Junction

CON014	Cae Ffynnon, Narrow Lane	Llandudno Junction	0	12	12	0.6	0	0							12		FALSE	A
CON156	Land at Albini House, Nant Y Glyn, Llandudno Junction, Conwy, LL31 9LL	Llandudno Junction	10	126	116	3.5	116	22	13	43	38						TRUE	A
CON162	Marineland, Conway Road, Llandudno Junction	Llandudno Junction	13	45	0	0	0	0									TRUE	A
CON163	113 Conway Road, Llandudno Junction, Conwy, LL31 9NH	Llandudno Junction	0	10	10	0.1	0	0							10		TRUE	C1
CON183	Victoria Park, Llandudno Junction	Llandudno Junction	21	181	76	1.3	76	34	2	20	20						FALSE	A
CON184	Parc Marl, Marl Drive, Llandudno Junction	Llandudno Junction	21	69	16		16	5	4	7							FALSE	A
CON186	Caravan Park, Marl Lane, Llandudno Junction	Llandudno Junction	0	56	56	1.69	0	0							56		FALSE	A
	Total		65	499	286	7.19	208	61	19	70	58	0	0	0	78	0		

Llanfairfechan

LNF002	Land off Valley Road (Cae America) Llanfairfechan	Llanfairfechan	0	74	6	0.4	6	2		1	1	1	1				FALSE	A
	Total		0	74	6	0.4	6	2	0	1	1	1	1	0	0	0		

Site ref	Address	Settlement	Built since last study	Total units capacity	Units Rem	Area rem (ha)	No. in 5-year supply	U/C gains	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	PDL	Flood Risk Zone
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Llysfaen

LYS033	Land at Bod Hyfryd, Tan y Graig Road, Llysfaen. LL29 8TH	Llysfaen	0	18	18	0.4	18	0		3	5	5	5				TRUE	A
	Total		0	18	18	0.4	18	0	0	3	5	5	5	0	0	0		

Old Colwyn

CBA191	40 Endsleigh Road, Old Colwyn	Old Colwyn	0	10	10	0.15	10	0		10							TRUE	A
CBA243	Colwyn Bay Hotel, Abergele Road, Old Colwyn, Colwyn Bay, LL29 9LD	Old Colwyn	0	58	39	0.6	39	0			39						TRUE	A
LYS003	Land at Ty Mawr Farm, Old Colwyn	Old Colwyn	0	255	255	7.1	0	0							255		FALSE	A
	Total		0	323	304	7.85	49	0	0	10	39	0	0	0	255	0		

Penmaenmawr

PEN072	Cambria Court & Dyffryn, Conway Road, Penmaenmawr, Conwy, LL34 6BH	Penmaenmawr	0	23	23	0.15	23	23									TRUE	A
PEN074	Red Gables, Bangor Road, Penmaenmawr, Conwy, LL34 6ND	Penmaenmawr	0	14	14	0.2	0	0							14		TRUE	A
	Total		0	37	37	0.35	23	23	0	0	0	0	0	0	14	0		

Pensarn

AGT009	Interleisure Camp, Marine Road, Pensarn	Pensarn	0	74	74	3.1	0	0							74		FALSE	C1
	Total		0	74	74	3.1	0	0	0	0	0	0	0	0	74	0		

Site ref	Address	Settlement	Built since last study	Total units capacity	Units Rem	Area rem (ha)	No. in 5-year supply	U/C gains	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	PDL	Flood Risk Zone
Rhos on Sea																		
CBA134	United Reform Church, Penrhyn Avenue, Rhos on Sea, LL28 4RE United Reform Church,	Rhos on Sea	0	13	13	0.41	13	0					13				TRUE	C1
CBA294	53-63 Colwyn Avenue, Rhos On Sea, Colwyn Bay, Conwy, LL28 4RA	Rhos on Sea	0	11	11	0.09	0	0							11		TRUE	C1
CBA295	105/107 Rhos Promenade, Rhos On Sea, Colwyn Bay, Conwy, LL28 4NG	Rhos on Sea	12	12	0	0	0	0									TRUE	C1
CBA300	Rothesay Hotel, West Promenade, Rhos On Sea, Colwyn Bay, Conwy, LL28 4BY	Rhos on Sea	0	40	40	0.13	40	0			20	20					TRUE	A
CBA384	20 College Avenue, Rhos on Sea. LL28 4NT	Rhos on Sea	0	17	17	0.13	17	0		17							TRUE	A
	Total		12	93	81	0.76	70	0	0	17	20	20	13	0	11	0		

Towyn

TOW004	Land at Towyn Way East & Gors Road, Towyn	Towyn	0	396	247	4.4	0	0							247		FALSE	C1
	Total		0	396	247	4.4	0	0	0	0	0	0	0	0	247	0		

Private Developments Total

117 2103 1456 42.12 527 114 29 136 147 68 33 0 929 0

Site ref	Address	Settlement	Built since last study	Total units capacity	Units Rem	Area rem (ha)	No. in 5-year supply	U/C gains	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	PDL	Flood Risk Zone
RSL Developments Total			0	205	205	3.95	205	12	84	67	25	0	17	0	0	0		
Private Developments Total			117	2103	1456	42.12	527	114	29	136	147	68	33	0	929	0		
All Developments Total			117	2308	1661	46.07	732	126	113	203	172	68	50	0	929	0		
	Abergele		0	120	78	4.45	67	15	52	0	0	0	0	0	11	0		
	Colwyn Bay		12	129	116	1.76	55	1	3	5	24	10	12	0	61	0		
	Conwy		0	42	42	0.48	32	0	0	16	16	0	0	0	10	0		
	Deganwy		0	21	21	0.19	21	0	0	0	4	0	17	0	0	0		
	Glan Conwy		0	18	18	1.1	18	6	3	9	0	0	0	0	0	0		
	Kinmel Bay		4	254	169	9	10	1	1	3	3	2	0	0	159	0		
	Llanddulas		2	67	43	2.14	34	5	0	23	2	2	2	0	9	0		
	Llandudno		22	143	121	2.5	121	12	35	46	0	28	0	0	0	0		
	Llandudno Junction		65	499	286	7.19	208	61	19	70	58	0	0	0	78	0		
	Llanfairfechan		0	74	6	0.4	6	2	0	1	1	1	1	0	0	0		
	Lysfaen		0	18	18	0.4	18	0	0	3	5	5	5	0	0	0		
	Old Colwyn		0	323	304	7.85	49	0	0	10	39	0	0	0	255	0		
	Penmaenmawr		0	37	37	0.35	23	23	0	0	0	0	0	0	14	0		
	Pensarn		0	74	74	3.1	0	0	0	0	0	0	0	0	74	0		
	Rhos on Sea		12	93	81	0.76	70	0	0	17	20	20	13	0	11	0		
	Towyn		0	396	247	4.4	0	0	0	0	0	0	0	0	247	0		