

**CONWY COUNTY BOROUGH COUNCIL**  
**JOINT HOUSING LAND AVAILABILITY STUDY**  
**(JHLAS) 2014**

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

**HOME BUILDERS' FEDERATION  
BEECH DEVELOPMENTS  
ANWYL CONSTRUCTION  
NATURAL RESOURCES WALES  
WELSH WATER  
NORTH WALES HOUSING ASSOCIATION  
CYMDEITHAS TAI CLWYD  
PENNAF**

**PUBLICATION DATE: 23 July, 2015**



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## **1.0 SUMMARY**

- 1.1 This is the Conwy County Borough Council Joint Housing Land Availability Study (JHLAS) for 2014 which presents the housing land supply for the area at the base date of 1st April 2014. It replaces the report for the previous base date of 1st April 2013.
- 1.2 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales*, Technical Advice Note 1 (TAN 1 - 2006) 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.
- 1.3 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN 1 Conwy County Borough Council has **4.8 years** housing land supply.

### **Involvement**

- 1.4 The housing land supply has been assessed in consultation with:
  - Home Builders Federation
  - Beech Developments
  - Anwyl Construction
  - Natural Resources Wales
  - Dwr Cymru/Welsh Water
  - North Wales Housing Association
  - Cymdeithas Tai Clwyd
  - Pennaf

### **Report production**

- 1.5 Conwy County Borough Council published the draft site schedules and site proformas for consultation on 22<sup>nd</sup> October 2014 and comments were received from the HBF, Beech Developments and Anwyl Construction. A Statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group, was submitted to the Welsh Government on 19<sup>th</sup> June, 2015.
- 1.6 It was necessary for an appointed Planning Inspector to resolve a number of disputed matters because details within the site schedule could not be agreed by all parties through the SoCG stage.
- 1.7 The appointed Planning Inspector subsequently made a recommendation to the Welsh Government on the housing land

supply (Appendix 4), including recommendations on the points of dispute. The Planning Inspector's recommendations were considered by the Welsh government, relevant amendments were made to the site schedules by CCBC and this information has been incorporated into this report.

## 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 residual methodology, based on the CCBC Local Development Plan (2007-2022), adopted on 24<sup>th</sup> October, 2013.
- 2.3 The LDP includes a number of Contingency Sites, to be released for development should the land supply fall below 5 years. The calculation in Table 4a below that it would not be possible to achieve a 5-year supply without the Contingency Sites, therefore they should be included within the land supply; a view supported by the Inspector in the Report (Appendix 4).

**Table 1 – Identified Housing Land Supply**

<b>Housing Land Supply 1/4/2014 – 31/3/2019 - Large Sites</b>								
	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)	
<b>Total</b>	<b>3644</b>	<b>216</b>	<b>55</b>	<b>1459</b>	<b>310</b>	<b>1526</b>	<b>85</b>	<b>227</b>

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

Private (includes Contingency Sites)	1716
Public	140
Housing Association	184
<b>Total</b>	<b>2040</b>

- 2.5 **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**

2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	Total 2009-2014
86	73	101	50	<b>68</b>	<b>378</b>

## 2.6 Empty Homes Delivery since 01/04/2007

2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	<b>Total 2007-14</b>
15	28	8	171	47	38	39	<b>346</b>

The Conwy LDP includes empty homes as a source of supply, based on actual past delivery and future delivery estimated at a rate of 25/yr (a total of **125** over 5 years), though the average over the LDP period has been higher.

2.7 The overall **total 5 year land supply** (large + small sites) is 2543

**Table 4a – 5 Year Land Supply Calculation (Residual Method)**

A	Total LDP requirement (1/4/2007 – 31/3/2022)	6520
B	Completions 1/4/2007 – 31/3/2014	1900
C	Empty Homes Delivery 1/4/2007 – 31/3/2014	346
D	Total Completions 1/4/2007 – 31/3/2014 (B + C)	2246
E	Residual Requirement (A - D)	4274
F	Years Remaining of LDP	8
<b>G</b>	<b>Residual Annual Requirement (E / F)</b>	<b>534</b>
H	JHLAS Sites (excluding Contingency Sites)	1730
I	Small sites contribution	378
J	Empty Homes contribution	125
<b>K</b>	<b>5 Year Land Supply (exc. Contingency Sites) (H + I + J)</b>	<b>2233</b>
<b>L</b>	<b>Land Supply in Years (exc. Contingency Sites) (K / G)</b>	<b>4.2</b>
M	Contingency Sites	310
<b>N</b>	<b>Total 5 Year Land Supply (inc. Contingency Sites) (K + M)</b>	<b>2543<sup>1</sup></b>
<b>O</b>	<b>Land Supply in Years (inc. Contingency Sites) (N / G)</b>	<b>4.8</b>

**Table 4b – 5 Year Land Supply Calculation (Past Building Rates Method)**

For comparison purposes. The contingency sites are not included in the land supply for this purpose as a 5-year supply can be achieved without them. Therefore their release would not be triggered.

A	Total Previous 10 Year Completions (1/4/2004 – 31/3/2014)	<b>3004</b>
B	Average Annual Completions	<b>300</b>
C	Total 5 Year Land Supply	<b>2233</b>
<b>D</b>	<b>Land Supply in Years (C / B)</b>	<b>7.4</b>

<sup>1</sup> The Inspector's Report concluded there is a land supply of 2549 units, however in finalising the site schedule an error in the SoCG land supply calculation was identified, The figure of 2543 represents the amended figure which has no overall impact on the land supply which remains at 4.8 years.

### 3.0 COMMENTARY

- 3.1 The recommendation included in the Inspector's Report pushes the land supply below the required 5 years. As such the reasons for this shortfall and the measures being taken by CCBC to address it are set out below.
- 3.2 The LDP uses the 2008-based population projections to form the basis of the housing requirement. This uses a period of high growth projected forwards to determine the housing need in Conwy until 2022. In February 2014 the 2011-based projections were released, demonstrating a significantly lower household requirement.
- 3.3 Paragraph 7.5.2 of TAN1 recognises that *'In some circumstances, that [residual method] calculation has indicated land shortages or surpluses which do not exist in practice.'* As shown by the comparative past building rates calculation above, the available land supply is more than adequate to meet the demand for residential land over the next 5 years at the present rate of development. Although this is based on a period of suppressed housing demand due to the wider economic climate and the Council would not wish to maintain these low levels of growth, it does demonstrate that the land supply deficit is due to an imbalance between the LDP housing requirement and the present market conditions as opposed to an actual shortfall in land supply. This is compounded by the residual calculation which produces an increasingly unachievable annual requirement where completions in previous years have been below the LDP build rates, as has been the case in Conwy for reasons beyond the control of the LPA.
- 3.4 The land supply required to achieve a 5-year supply on the basis of this study is 2670. With an identified supply of 2543 there is a shortfall of 127 units. The following sites are anticipated to contribute an additional 110 units to the land supply in the near future, requiring an additional 17 units from elsewhere.
- 3.5 The allocated site North of Groesffordd in Dwygyfylchi – an application for 46 dwellings has been submitted and is yet to be determined. As an allocated site, it is anticipated that planning matters will be resolved, enabling the site to be released for development and for inclusion in the land supply in the future.
- 3.6 The second residential phase of the Esgyryn site, off Narrow Lane in Llandudno junction is now in the ownership of a developer, bringing greater certainty to its delivery in the short term. This was excluded from the land supply in this study however the proposed 64 dwellings on this site will make a significant contribution to the land supply in the 2015 study.
- 3.7 Although the Council will give greatest support to those sites allocated in the Plan and would encourage landowners and developers to

progress these sites, it is accepted that some unallocated sites may need to come forward if the Council is to achieve a 5-year supply. As part of the LDP preparation process, CCBC assessed all submitted sites, in Background Paper BP/21: Site Deliverability Assessment. The rankings of all sites – allocated and otherwise – in this background paper should therefore provide a means for both the LPA and developers to identify which sites have the greatest potential as suitable sites to contribute to the land supply in Conwy.

#### 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)**

<b>Total Number and Percentage of Homes by Category and Land Type</b>												
Year	5 Year Supply				3i and 3 ii Categories				Completions			
	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	300	36	543	64	1074	94	64	6	81	59	56	41
2014	1234	60	806	40	1117	69	497	31	60	26	167	74
2015												
2016												

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

<b>Total Number and Percentage of Homes by Category and Land Type</b>												
Year	5 Year Supply				3i and 3 ii Categories				Completions			
	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	250	30	0	0	765	67	0	0	4	3	0	0
2014	38	1	49	2	188	12	0	0	41	18	0	0
2015												
2016												

**Table 6 - Completions by House Type**

<b>Number and Percentage of Homes by House Type (large sites)</b>						
	Houses		Flats/Apartments		Bungalows/Other	
Year	Number	%	Number	%	Number	%
2012	54	46%	63	54%	-	-
2013	124	91%	13	9%	-	-
2014	89	39%	133	59%	5	2%



## **Appendix 1 – Site Schedules**





Settlement	No.	SiteName	Total	NYS	U/C	Comp	in yr	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	2*	3i	3ii
Llanddulas	0592	Llanddulas Village Estate (Ocean View), Pencoed Road. LL22 8LS	37	10	4	23	2	0	2	2	3	2	0	1	0
Llanddulas	1297	Pencoed Road (Allocation)	20	20	0	0		0	0	10	10	0	0	0	0
Llanddulas	1298	South of the Mill, Llanddulas (Allocation)	20	20	0	0		0	0	0	10	10	0	0	0
Llandudno	0826	Penmorfa Hotel, Abbey Road, Llandudno, Conwy, LL30 2QY	28	28	0	0		0	0	0	10	18	0	0	0
Llandudno	0905	Plas Yn Dre Gloddaeth Street Llandudno LL30 3DP	40	0	0	40	40	0	0	0	0	0	0	0	0
Llandudno Junction	0520	Parc Marl, Marl Drive, Llandudno Junction	69	0	1	68	10	0	0	0	0	0	0	0	0
Llandudno Junction	0522	Caravan Park, Marl Lane, Llandudno Junction	56	56	0	0		0	0	0	0	0	0	56	0
Llandudno Junction	1283	Social Club/Youth Club (Allocation)	40	40	0	0		0	8	0	0	0	0	32	0
Llandudno Junction	1284	Esgyryn (Allocation)	120	120	0	0		36	30	0	0	0	0	54	0
Llandudno Junction	1285	Adjacent to Woodlands (Allocation)	75	75	0	0		0	0	25	25	25	0	0	0
Llandudno Junction	0496	Land at Albin House, Nant Y Glyn, Llandudno Junction, Conwy, LL31 9LL	142	16	17	109	45	16	0	0	0	0	0	0	0
Llandudno Junction	0519	Victoria Park, Llandudno Junction	182	0	11	171	17	0	0	0	0	0	0	0	0
Llanfair Talhaearn	1307	The Smithy (Allocation)	25	25	0	0		0	0	0	0	0	0	25	0
Llanfairfechan	0915	Land adjacent Fernbank, Penmaenmawr Road, Llanfairfechan, LL33 0PL	24	24	0	0		0	0	0	12	12	0	0	0
Llanfairfechan	1287	Dexter Products (Allocation)	15	15	0	0		0	0	0	15	0	0	0	0
Llanfairfechan	1288	West Coast Building (Allocation)	10	10	0	0		0	0	10	0	0	0	0	0
Llanfairfechan	0913	Land off Valley Road (Cae America) Llanfairfechan	71	1	1	69		0	1	0	0	0	0	0	0
Llanrwst	1290	Bryn Hyfryd/Ffordd Tan yr Ysgol (Allocation)	40	40	0	0		0	0	0	0	20	0	20	0
Llanrwst	1291	Site D East of Llanrwst (south of Town Hill) (Allocation)	60	60	0	0		0	0	0	0	0	0	60	0
Llanrwst	1292	Site E adjacent to Bryn Hyfryd (Allocation)	50	50	0	0		0	0	0	0	0	0	50	0
Llanrwst	1293	Site A North of Llanrwst (Allocation)	50	50	0	0		0	0	0	20	30	0	0	0
Llansannan	1308	North of Llansannan (Allocation)	25	25	0	0		0	5	7	7	6	0	0	0

Settlement	No.	SiteName	Total	NYS	U/C	Comp	in yr	Yr 1	Yr 2	Yr 3	Yr 4	Yr 5	2*	3i	3ii
Llysfaen	1088	Land at Bod Hyfryd, Tan y Graig Road, Llysfaen. LL29 8TH	18	18	0	0		0	2	6	6	4	0	0	0
Llysfaen	1300	Adjacent to former rectory (Allocation)	30	30	0	0		0	0	30	0	0	0	0	0
Old Colwyn	1260	Land off Dolwen Road, Old Colwyn	76	71	0	0		0	20	30	26	0	0	0	0
Old Colwyn	0212	Colwyn Bay Hotel, Abergele Road, Old Colwyn, Colwyn Bay, LL29 9LD	56	37	0	19		0	0	0	37	0	0	0	0
Penmaenmawr	1130	Cambria Court & Dyffryn, Conway Road, Penmaenmawr, Conwy, LL34 6BH	23	0	23	0		0	0	0	0	0	0	0	0
Pensarn	0005	Interleisure Camp, Marine Road, Pensarn	192	188	4	0		0	0	0	0	0	0	146	42
Rhos-on-Sea	1250	(Former) St Winifreds Marine Drive Rhos On Sea Conwy LL28 4NL	18	0	18	0		0	0	0	0	0	0	0	0
Rhos-on-Sea	1280	Dinerth Road (Allocation)	65	65	0	0		0	0	0	10	25	0	30	0
Rhos-on-Sea	1281	Dinerth Hall Farm (Allocation)	80	80	0	0		0	0	20	25	25	0	10	0
Rhos-on-Sea	0266	Rothesay Hotel, West Promenade, Rhos On Sea, Colwyn Bay, Conwy, LL28 4BY	40	40	0	0		0	0	40	0	0	0	0	0
		<b>Private Sites Total</b>	<b>3182</b>	<b>2408</b>	<b>137</b>	<b>632</b>	<b>125</b>	<b>55</b>	<b>137</b>	<b>318</b>	<b>403</b>	<b>356</b>	<b>0</b>	<b>1059</b>	<b>85</b>
<b>Grand Total</b>			<b>4385</b>	<b>3430</b>	<b>216</b>	<b>734</b>	<b>227</b>	<b>55</b>	<b>195</b>	<b>380</b>	<b>463</b>	<b>421</b>	<b>310</b>	<b>1526</b>	<b>85</b>

## Appendix 2 – Past Completion Data

Year	Number of homes completed on		Total
	Large sites	Small sites	
2003-4	317	182	499
2004-5	259	160	419
2005-6	204	180	384
2006-7	141	160	301
2007-8	215	206	421
2008-9	170	162	332
2009-10	129	86	215
2010-11	159	73	232
2011-12	117	101	218
2012-13	137	50	187
2013-14	227	68	295
Total for past five years	769	378	1147
Average per annum	154	76	229
Total for past ten years	1758	1246	3004
Average per annum	176	125	300

## 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	
	UC	1	2	2*		3i	3ii
2006-7	146	265	514	0	4.5	885	0
2007-8	140	142	964 (859)	0	5.96 (5.67)	1068 (1173)	0
2008-9	188	63	1031	0	5.28	978	19
2009-10	129	69	865	0	5.08	1142	0
2010-11	67	48	660	0	4.7	1165	0
2011-12	126	113	493	0	4.0	929	0
2012-13	343	39	461	0	4.1	1086	52
2013-14	216	55	1459	310	4.8	1526	85

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

## **Appendix 4 – Inspector’s Recommendation Report**

## **Adroddiad ar gyd-astudiaethau argaeledd tir ar gyfer tai**

**gan P J Davies BSc (Hons) MA MRTPI**  
**Arolygydd a benodir gan Weinidogion Cymru**  
**Dyddiad: 1 July 2015**

## **Report on Joint Housing Land Availability Study**

**by P J Davies BSc (Hons) MA MRTPI**  
**an Inspector appointed by the Welsh Ministers**  
**Date: 1 July 2015**

**Ref: JHLAS/14/T6905/516109**

**Local Planning Authority: Conwy County Borough Council**

- This report concerns the Conwy County Borough Council Joint Housing Land Availability Study (JHLAS) 2014.
- The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) and accompanying evidence submitted to the Welsh Government in June 2015.

### **Recommendation**

1. That the 2014 JHLAS housing land supply figure for the Conwy County Borough Council planning area be determined as 4.8 years.

### **Context of the Recommendation**

2. Local Planning Authorities (LPAs) have a duty to ensure that sufficient land is genuinely available or will become available to provide a 5 year supply of land for housing<sup>1</sup>. The purpose of preparing a JHLAS is to:
  - Monitor the provision of market and affordable housing;
  - Provide an agreed statement of residential land availability for development planning and control purposes; and
  - Set out the need for action in situations where an insufficient supply is identified.
3. The scope of this report is to recommend an appropriate housing land supply figure in respect of the Conwy County Borough Council area, in the light of the matters in dispute concerning the calculation of such a figure and the available evidence. The SoCG has been prepared in accordance with the 2006 TAN 1 'Joint Housing Land Availability Studies'. A revised TAN 1 has recently been published however this applies to the 2015 JHLAS process.

### **Main Issue**

4. There is agreement that the residual method is the appropriate methodology for calculating the land supply figure. The annual housing requirement for the study period is 534 units per annum. The housing land supply calculations in the SoCG

<sup>1</sup> PPW Edition 7 paragraph 9.2.3



include Contingency Sites as identified in the adopted Conwy Local Development Plan 2007-2022 (LDP). These sites would only come forward should the JHLAS identify a housing land supply shortfall. The LPA accept that without these sites, there would be a shortfall and so they are included in the current study.

5. There are three proposed land supply figures in the SoCG from the LPA, the Home Builders' Federation (HBF) and Beech Developments. HBF and Beech Developments do not necessarily dispute units on the same sites.
6. The minimum agreed land supply as represented by the figure proposed by Beech Developments is 2,353 units, and the maximum as proposed by the LPA is 2,655 units. There are 8 disputed sites. The main issue therefore is whether or not each of the disputed units should contribute towards the supply of land for housing as at the base date of the study.

### Reasons

7. Abergele Business Park (Site Ref 1274 / LDP Site 481) (30 units in dispute): This allocated LDP site is shown as first entering the land supply in the current study. HBF consider that 30 units should be pushed beyond the study period to allow time for a detailed planning permission to be granted and a S106 agreement signed. However, the LPA confirm that a developer is pursuing this site with the intention of completing the site in line with the LPA's projected timescale. Given the intentions of the developer, and that this site meets the criteria for inclusion in the land supply identified in paragraph 7.1.2 of TAN 1, I see no reason to exclude units from the land supply at this time. I therefore find that these 30 disputed units should be counted towards the 5 year land supply figure.
8. Rhuddlan Road, Abergele (Site Ref 1276 / LDP Site 81/82) (60 units in dispute): This LDP site is allocated for 150 units. At the time of submission of the SoCG, the site benefits from a planning permission for 94 units, although this was not granted until after the base date of the study. However, Anwyl Construction intends to deliver these 94 units within the study period. Anwyl query the inclusion of any more than these 94 units, and HBF consider that the LPA's forecast should be reduced pushing 60 units into Category 3i. However, the LPA confirm that the site is phased for delivery in the LDP from 2012 – 2017, and that the Anwyl scheme should include a contribution to an access road. This will open up the remainder of the site to a second developer in the latter part of the study period, explaining the LPA's projected delivery rates. On this basis I see no reason to exclude any of the units on this site from the land supply at this time. I therefore find that these 60 disputed units should be counted towards the 5 year land supply figure.
9. Former Interleisure Site, Pensarn (Site Ref 5) (106 units in dispute): There is an extant planning permission dating from 1981 on this site for 192 chalets. The evidence indicates that 4 of these units have been constructed and are being used as a single unit. The site is not allocated in the LDP, but does fall within the settlement boundary of Kinmel Bay / Pensarn, and the LPA confirm that the units on this site form part of the commitments in the LDP. However, there are constraints to development of the site, including that it is in a C1 Flood Plain and that there is currently no certainty over what mitigation would be required to make the site acceptable in light of TAN 15: Development and Flood Risk. The developable site area has been effectively reduced by the presence of an easement for a cable connection to the nearby offshore windfarm running across the site.

10. On the basis of the information before me regarding the owners' intentions, it appears unlikely that the extant permission will be implemented. I understand that the owners wish to submit an alternative scheme, but this had not occurred as of submission of the SoCG in June 2015. In the light of the uncertainties and that this is not an allocated site, I find that these 106 disputed units should be discounted from the land supply at this time.
11. Llanfair Road, Abergele (Site Ref 1314 / Contingency Site) (100 units in dispute): Although this is a contingency site in the LDP, TAN 1 (7.1.2) clarifies that sites to be included within a JHLAS must either have planning permission, or be identified for residential purposes in an adopted development plan. As the LDP housing strategy, which includes provision for identified contingency sites, has been examined and found to be sound, I consider that the site falls within the latter definition and is capable of being included within the housing land supply. Notwithstanding concerns relating to traffic capacity, I have no reason to believe that the 100 disputed units are not capable of being delivered within the study period and I therefore find that they should be counted towards the 5 year land supply figure.
12. Land off Ysguborwen Road, Dwygyfylchi (Site Ref 1294) (15 units in dispute): This site is allocated in the adopted LDP. Notwithstanding concerns with the Council's commitment to the timely release of its assets, there is no information before me as to constraints on this site specifically. I find that these 15 disputed units should be counted towards the 5 year land supply figure.
13. Land adjacent to Ysgol Cynfran, Llysfaen (Site Ref 1299) (40 units in dispute): This site is also allocated in the adopted LDP, and there is no information before me as to constraints on the site. I see no reason to exclude this site from the land supply, and I find that these 40 disputed units should be counted towards the 5 year land supply figure.
14. Plas Penrhyn, Penrhyn Bay (Site Ref 1286) (30 units in dispute): This site is also allocated in the adopted LDP. There is no information specific to this site to indicate that it is constrained, or that the land owner does not intend to dispose of it in line with the LPA's forecast. I find that these 30 disputed units should be counted towards the 5 year land supply figure.
15. Ty Mawr Farm, Old Colwyn (Site Ref 1068) (55 units in dispute): This site is allocated in the LDP. The LPA confirm that the tenant farmer on the site has been approached, and that the Council, as owner, intends to market the site in 2016, enabling first completions by 2017/18. In these circumstances, I see no reason to exclude this allocated site from the land supply. I find that these 55 disputed units should be counted towards the 5 year land supply figure.

## Conclusion

16. For the above reasons I find that the total land supply figure, including the LDP Contingency Sites put forward by the LPA at this time, is 2,549 units.
17. Using the residual method of calculation, I conclude that, as at 1 April 2014, the housing land supply for the Conwy County Borough Council planning area is 4.8 years.

*P J Davies*

INSPECTOR