

**CONWY COUNTY BOROUGH COUNCIL**  
**JOINT HOUSING LAND AVAILABILITY STUDY**  
**(JHLAS) 2015**

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

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

**PUBLICATION DATE: August 2015**



[www.conwy.gov.uk/jhlas](http://www.conwy.gov.uk/jhlas)

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## 1.0 SUMMARY

- 1.1 This is the Conwy County Borough Council Joint Housing Land Availability Study (JHLAS) for 2015 which presents the housing land supply for the area at the base date of 1st April 2015. It replaces the report for the previous base date of 1st April 2014.
- 1.2 The The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales* (PPW) and Technical Advice Note 1 (TAN 1). 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.
- <http://gov.wales/topics/planning/policy/ppw/?lang=en>
  - <http://gov.wales/topics/planning/policy/tans/tan1/?lang=en>
- 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 **4.0 year** housing land supply.

### Involvement

- 1.4 The housing land supply has been assessed in consultation with:
- Home Builders Federation
  - Beech Developments
  - Anwyl Construction
  - MacBryde Homes
  - 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 19<sup>th</sup> June 2015 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 7th August, 2015.
- 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 outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement 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.

**Table 1 – Identified Housing Land Supply**

Housing Land Supply 1/4/2015 – 31/3/2020 - Large Sites							
	Proposed homes	5 Year Land Supply (TAN 1 Categories)			Beyond 5 years		Homes completed since last study
		1	2		3	4	
			Excluding Cont'cy Sites	Including Cont'cy Sites			
<b>Total</b>	<b>3479</b>	<b>84</b>	<b>1544</b>	<b>1794</b>	<b>1341</b>	<b>260</b>	<b>147</b>

- 2.4 Five year land supply breakdown (i.e. Categories 1 and 2):

Private	1608
Public	165
Housing Association	105
<b>Total</b>	<b>1878</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**

2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	<b>Total 2010-2015</b>
73	101	50	68	44	<b>336</b>

- 2.6 Empty Homes Delivery since 01/04/2007

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.

<b>Year</b>	<b>Empty Homes Delivered</b>
2007 – 08	15
2008 – 09	28
2009 – 10	8
2010 – 11	171
2011 – 12	47
2012 – 13	38
2013 – 14	39
2014 – 15	41
<b>Total 2007 - 2014</b>	<b>387</b>

2.7 The overall **total 5 year land supply** (large + small sites) is **2339**

**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 – 31/3/2015	2047
C	Empty Homes Delivery 1/4/2007 – 31/3/2015	387
D	Total Completions 1/4/2007 – 31/3/2015 (B + C)	2434
E	Residual Requirement (A - D)	4086
F	Years Remaining of LDP	7
<b>G</b>	<b>Residual Annual Requirement (E / F)</b>	<b>584</b>
H	JHLAS Sites (excluding Contingency Sites)	1628
I	Small sites contribution	336
J	Empty Homes contribution	125
<b>K</b>	<b>5 Year Land Supply (exc. Contingency Sites) (H + I + J)</b>	<b>2089</b>
<b>L</b>	<b>Land Supply in Years (exc. Contingency Sites) (K / G)</b>	<b>3.6</b>
M	Contingency Sites	250
<b>N</b>	<b>Total 5 Year Land Supply (inc. Contingency Sites) (K + M)</b>	<b>2339</b>
<b>O</b>	<b>Land Supply in Years (inc. Contingency Sites) (N / G)</b>	<b>4.0</b>

## **Appendix 1 – Site Schedules**

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

#### Market sector: Contingency

#### Settlement: Abergele

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation					
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)		
1314	Llanfair Road (Contingency)	0	0	100	100	0	3.00	0	0	0	20	20	0	0	0			
											Revised 2015 Categorisation				1	2	3	4
											0	40	60	0				
<b>* TOTALS for Abergele(Contingency)</b>		<b>0</b>	<b>0</b>	<b>100</b>	<b>100</b>	<b>0</b>	<b>3.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>			
											0	40	60	0				

#### Settlement: Colwyn Bay

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation					
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)		
1309	Glyn Farm (Contingency)	0	0	27	27	0	0.90	0	0	0	0	0	0	0	0			
											Revised 2015 Categorisation				1	2	3	4
											0	0	27	0				
<b>* TOTALS for Colwyn Bay(Contingency)</b>		<b>0</b>	<b>0</b>	<b>27</b>	<b>27</b>	<b>0</b>	<b>0.90</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
											0	0	27	0				

#### Settlement: Conwy

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation					
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)		
1311	Henryd Road, Gyffin (Contingency)	0	0	10	10	0	0.65	0	0	10	0	0	0	0	0			
											Revised 2015 Categorisation				1	2	3	4
											0	10	0	0				

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

#### Market sector: Contingency

##### Settlement: Conwy

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)	
<b>* TOTALS for Conwy(Contingency)</b>		<b>0</b>	<b>0</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0.65</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>

##### Settlement: Llandudno

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)	
<b>1312</b>	<b>Nant y Gamar Road (Contingency)</b>	<b>0</b>	<b>0</b>	<b>60</b>	<b>60</b>	<b>0</b>	<b>1.76</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>* TOTALS for Llandudno(Contingency)</b>		<b>0</b>	<b>0</b>	<b>60</b>	<b>60</b>	<b>0</b>	<b>1.76</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>0</b>	<b>60</b>	<b>0</b>	<b>0</b>	<b>0</b>

##### Settlement: Llanfairfechan

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)	
<b>1316</b>	<b>West of Penmaen Park (Contingency)</b>	<b>0</b>	<b>0</b>	<b>45</b>	<b>45</b>	<b>0</b>	<b>2.43</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>15</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>* TOTALS for Llanfairfechan(Contingency)</b>		<b>0</b>	<b>0</b>	<b>45</b>	<b>45</b>	<b>0</b>	<b>2.43</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>15</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>0</b>	<b>45</b>	<b>0</b>	<b>0</b>	<b>0</b>

N.B. Units Remaining excludes units Under Construction



## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

#### Market sector: Contingency

##### Settlement: Llanrwst

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation					
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)		
1315	Site C NE of Llanrwst (Contingency)	0	0	70	70	0	2.00	0	0	0	0	0	0	0	0	0		
											Revised 2015 Categorisation				1	2	3	4
															0	0	70	0
<b>* TOTALS for Llanrwst(Contingency)</b>		<b>0</b>	<b>0</b>	<b>70</b>	<b>70</b>	<b>0</b>	<b>2.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
															<b>0</b>	<b>0</b>	<b>70</b>	<b>0</b>

##### Settlement: Old Colwyn

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation					
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)		
1310	Llysfaen Road (Contingency)	0	0	20	20	0	0.67	0	0	0	0	0	0	0	0	0		
											Revised 2015 Categorisation				1	2	3	4
															0	0	20	0
<b>* TOTALS for Old Colwyn(Contingency)</b>		<b>0</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>0.67</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
															<b>0</b>	<b>0</b>	<b>20</b>	<b>0</b>

##### Settlement: Penmaenmawr

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation					
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)		
1317	Conway Road (Contingency)	0	0	15	15	0	0.40	0	0	0	15	0	0	0	0			
											Revised 2015 Categorisation				1	2	3	4
															0	15	0	0

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

#### Market sector: Contingency

##### Settlement: Penmaenmawr

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
<b>* TOTALS for Penmaenmawr(Contingency)</b>		<b>0</b>	<b>0</b>	<b>15</b>	<b>15</b>	<b>0</b>	<b>0.40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>15</b>	<b>0</b>	<b>0</b>	

##### Settlement: Penrhyn Bay

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
<b>1313</b>	<b>Off Derwen Lane (Contingency)</b>	<b>0</b>	<b>0</b>	<b>175</b>	<b>175</b>	<b>0</b>	<b>5.06</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>30</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>* TOTALS for Penrhyn Bay(Contingency)</b>		<b>0</b>	<b>0</b>	<b>175</b>	<b>175</b>	<b>0</b>	<b>5.06</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>30</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>80</b>	<b>95</b>	<b>0</b>
<b>** TOTALS for Contingency</b>		<b>0</b>	<b>0</b>	<b>522</b>	<b>522</b>	<b>0</b>	<b>16.87</b>	<b>0</b>	<b>20</b>	<b>60</b>	<b>100</b>	<b>70</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>250</b>	<b>272</b>	<b>0</b>

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

#### Market sector: Housing Association

#### Settlement: Abergele

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
49	Awel y Mor, Kinmel Avenue, Abergele LL22 7LW	49	49	49	0	0	0.00	0	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	0	0	0	0
1266	Former Slaters car dealership, Bridge Street, Abergele LL22 7HA	0	0	23	23	0	0.00	23	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	23	0	0	0
<b>* TOTALS for Abergele(Housing Association)</b>		<b>49</b>	<b>49</b>	<b>72</b>	<b>23</b>	<b>0</b>	<b>0.00</b>	<b>23</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												0	23	0	0	0

#### Settlement: Colwyn Bay

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
246	Plas Y Coed, The Dingle, Colwyn Bay, Conwy, LL29 7SN	0	0	19	19	0	0.27	19	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	19	0	0	0
1278	Lawson Road (Allocation)	0	0	35	35	0	0.53	0	0	10	25	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	35	0	0	0

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

#### Market sector: Housing Association

##### Settlement: Colwyn Bay

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
<b>* TOTALS for Colwyn Bay(Housing Association)</b>		<b>0</b>	<b>0</b>	<b>54</b>	<b>54</b>	<b>0</b>	<b>0.80</b>	<b>19</b>	<b>0</b>	<b>10</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>54</b>	<b>0</b>	<b>0</b>

##### Settlement: Llanfairfechan

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
<b>1289</b>	<b>Adjacent to Glanafon (Allocation)</b>	<b>0</b>	<b>0</b>	<b>28</b>	<b>28</b>	<b>0</b>	<b>0.00</b>	<b>8</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>* TOTALS for Llanfairfechan(Housing Association)</b>		<b>0</b>	<b>0</b>	<b>28</b>	<b>28</b>	<b>0</b>	<b>0.00</b>	<b>8</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>** TOTALS for Housing Association</b>		<b>49</b>	<b>49</b>	<b>154</b>	<b>105</b>	<b>0</b>	<b>0.80</b>	<b>50</b>	<b>20</b>	<b>10</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>105</b>	<b>0</b>	<b>0</b>

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

#### Market sector: Local Authority

#### Settlement: Cerrigydrudion

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
1303	Land fronting B5106 (Allocation)	0	0	20	20	0	2.51	0	0	0	0	0	0	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4	
												0	0	20	0	
<b>* TOTALS for Cerrigydrudion(Local Authority)</b>		<b>0</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>2.51</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>0</b>	<b>20</b>	<b>0</b>	

#### Settlement: Dwygyfylchi

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
1294	Off Ysguborwen Road, Dwygyfylchi (Allocation)	0	0	15	15	0	0.50	0	0	15	0	0	0	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4	
												0	15	0	0	
<b>* TOTALS for Dwygyfylchi(Local Authority)</b>		<b>0</b>	<b>0</b>	<b>15</b>	<b>15</b>	<b>0</b>	<b>0.50</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>15</b>	<b>0</b>	<b>0</b>	

#### Settlement: Llysfaen

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
1299	Adjoining Ysgol Cynfran (Allocation)	0	0	40	40	0	1.30	0	0	10	20	10	0	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4	
												0	40	0	0	

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

#### Market sector: Local Authority

#### Settlement: Llysfaen

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
<b>* TOTALS for Llysfaen(Local Authority)</b>		<b>0</b>	<b>0</b>	<b>40</b>	<b>40</b>	<b>0</b>	<b>1.30</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>20</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>40</b>	<b>0</b>	<b>0</b>

#### Settlement: Old Colwyn

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
<b>1068</b>	<b>Land at Ty Mawr Farm, Old Colwyn (Allocation)</b>	<b>0</b>	<b>0</b>	<b>255</b>	<b>255</b>	<b>0</b>	<b>7.10</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>30</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
												<b>0</b>	<b>80</b>	<b>175</b>	<b>0</b>
<b>1282</b>	<b>Ysgol y Graig (Allocation)</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>30</b>	<b>0</b>	<b>1.18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
												<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>
<b>* TOTALS for Old Colwyn(Local Authority)</b>		<b>0</b>	<b>0</b>	<b>285</b>	<b>285</b>	<b>0</b>	<b>8.28</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>30</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>80</b>	<b>175</b>	<b>30</b>

#### Settlement: Penrhyn Bay

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
<b>1286</b>	<b>Plas Penrhyn (Allocation)</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>30</b>	<b>0</b>	<b>0.67</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
												<b>0</b>	<b>30</b>	<b>0</b>	<b>0</b>

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

**Market sector: Local Authority**

**Settlement: Penrhyn Bay**

<i>LPA Ref No Site Name</i>	No of dwellings Units				<i>U/C</i>	<i>Area (Ha) Remaining</i>	Forecast completions					Pre 2015 Categorisation		
	<i>Completed</i>	<i>Total</i>	<i>Since Last</i>	<i>Capacity</i>			<i>Remaining</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2*</i>	<i>3(i)</i>
<b>* TOTALS for Penrhyn Bay(Local Authority)</b>	0	0	30	30	0	0.67	0	0	10	20	0	0	0	0
											0	30	0	0
<b>** TOTALS for Local Authority</b>	0	0	390	390	0	13.26	0	0	55	70	40	0	0	0
											0	165	195	30

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

**Market sector: Private**

**Settlement: Abergele**

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
4	Land at Tan yr Allt, Tan y Goppa, Abergele	42	0	46	0	4	0.00	0	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												4	0	0	0	0
38	Gainsborough House, St. George Road, Abergele, Conwy, LL22 9AR	1	0	14	13	0	1.61	0	4	9	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	13	0	0	0
41	British Legion Water Street Abergele Conwy LL22 7SN	0	0	10	0	10	0.00	0	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												10	0	0	0	0
1274	Abergele Business Park (Allocation)	0	0	200	200	0	10.40	0	30	30	30	30	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	120	38	42	0
1275	Tandderwen Farm (Allocation)	0	0	300	300	0	9.90	0	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	0	300	0	0
1276	Rhuddlan Road (Allocation)	0	0	150	150	0	8.20	10	30	30	40	40	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	150	0	0	0

N.B. Units Remaining excludes units Under Construction



## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

#### Market sector: Private

#### Settlement: Abergele

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation					
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)		
1277	Abergele SE (Allocation)	0	0	150	150	0	7.50	0	0	0	25	25	0	0	0			
											Revised 2015 Categorisation				1	2	3	4
															0	50	100	0
<b>* TOTALS for Abergele(Private)</b>		<b>43</b>	<b>0</b>	<b>870</b>	<b>827</b>	<b>14</b>	<b>37.61</b>	<b>10</b>	<b>64</b>	<b>69</b>	<b>95</b>	<b>95</b>	<b>0</b>	<b>0</b>	<b>0</b>			
															<b>14</b>	<b>333</b>	<b>438</b>	<b>42</b>

#### Settlement: Betws-yn-Rhos

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation					
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)		
1301	Ffordd Llanelwy (Allocation)	0	0	10	10	0	0.53	0	0	5	5	0	0	0	0			
											Revised 2015 Categorisation				1	2	3	4
															0	10	0	0
1302	Minafon (Allocation)	0	0	10	10	0	1.02	0	0	5	5	0	0	0	0			
											Revised 2015 Categorisation				1	2	3	4
															0	10	0	0
<b>* TOTALS for Betws-yn-Rhos(Private)</b>		<b>0</b>	<b>0</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>1.55</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>			
															<b>0</b>	<b>20</b>	<b>0</b>	<b>0</b>

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

**Market sector: Private**

**Settlement: Colwyn Bay**

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
236	Land at Oak Drive, Colwyn Bay.	5	3	12	4	3	1.60	0	3	1	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												3	4	0	0	
386	Imperial Buildings, Princes Drive, Colwyn Bay, Conwy, LL29 8LF	0	0	17	17	0	0.10	0	10	7	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	17	0	0	
387	Land at Glyn Farm, Off Glyn Farm Avenue, Colwyn Bay, Conwy, LL29 8RB	0	0	39	39	0	3.17	0	10	10	10	9	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	39	0	0	
1279	BT Exchange (Allocation)	0	0	70	70	0	1.21	0	0	15	15	12	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	42	28	0	
<b>* TOTALS for Colwyn Bay(Private)</b>		<b>5</b>	<b>3</b>	<b>138</b>	<b>133</b>	<b>3</b>	<b>6.08</b>	<b>0</b>	<b>23</b>	<b>33</b>	<b>25</b>	<b>21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												3	102	28	0	

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

**Market sector: Private**

**Settlement: Conwy**

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
485	Three Gables, Sychnant Pass Road, Conwy, Conwy, LL32 8RE	-1	0	29	25	5	0.34	5	10	10	0	0	0	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4	
												5	25	0	0	
<b>* TOTALS for Conwy(Private)</b>		<b>-1</b>	<b>0</b>	<b>29</b>	<b>30</b>	<b>5</b>	<b>0.34</b>	<b>5</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												5	25	0	0	

**Settlement: Deganwy**

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
482	Land at the corner of Pentwyn Road & Park Road, Deganwy, Conwy	0	0	22	0	22	0.00	0	0	0	0	0	0	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4	
												22	0	0	0	
530	Deganwy Castle Hotel, Station Road, Deganwy, Conwy, LL31 9DA	26	26	26	0	0	0.00	0	0	0	0	0	0	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4	
												0	0	0	0	
<b>* TOTALS for Deganwy(Private)</b>		<b>26</b>	<b>26</b>	<b>48</b>	<b>22</b>	<b>22</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												22	0	0	0	

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

**JHLAS Study Base Date: 01 Apr 2015**

#### Market sector: Private

#### Settlement: Dolgarrog

<i>LPA Ref No</i>	<i>Site Name</i>	<b>No of dwellings Units</b>				<i>U/C</i>	<i>Area (Ha) Remaining</i>	<b>Forecast completions</b>					<b>Pre 2015 Categorisation</b>				
		<i>Completed</i>	<i>Total</i>	<i>Since Last</i>	<i>Capacity</i>			<i>Remaining</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2*</i>	<i>3(i)</i>	<i>3(ii)</i>	
<b>1304</b>	<b>Aluminium Works (Allocation)</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>30</b>	<b>0</b>	<b>20.34</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Revised 2015 Categorisation</b>												<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>		
												<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>		
<b>1305</b>	<b>Tan y Ffordd (Allocation)</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>15</b>	<b>0</b>	<b>1.70</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>Revised 2015 Categorisation</b>												<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>		
												<b>0</b>	<b>15</b>	<b>0</b>	<b>0</b>		
<b>* TOTALS for Dolgarrog(Private)</b>		<b>0</b>	<b>0</b>	<b>45</b>	<b>45</b>	<b>0</b>	<b>22.04</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
												<b>0</b>	<b>15</b>	<b>0</b>	<b>30</b>		

#### Settlement: Dwygyfylchi

<i>LPA Ref No</i>	<i>Site Name</i>	<b>No of dwellings Units</b>				<i>U/C</i>	<i>Area (Ha) Remaining</i>	<b>Forecast completions</b>					<b>Pre 2015 Categorisation</b>			
		<i>Completed</i>	<i>Total</i>	<i>Since Last</i>	<i>Capacity</i>			<i>Remaining</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2*</i>	<i>3(i)</i>	<i>3(ii)</i>
<b>1295</b>	<b>North of Groesffordd (Allocation)</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>30</b>	<b>0</b>	<b>1.12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Revised 2015 Categorisation</b>												<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	
												<b>0</b>	<b>0</b>	<b>30</b>	<b>0</b>	
<b>* TOTALS for Dwygyfylchi(Private)</b>		<b>0</b>	<b>0</b>	<b>30</b>	<b>30</b>	<b>0</b>	<b>1.12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>0</b>	<b>30</b>	<b>0</b>	

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

#### Market sector: Private

#### Settlement: Eglwysbach

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
1306	Off Heol Martin (Allocation)	0	0	10	10	0	0.64	0	0	5	5	0	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	10	0	0
<b>* TOTALS for Eglwysbach(Private)</b>		<b>0</b>	<b>0</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0.64</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>

#### Settlement: Glan Conwy

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
573	Land off Tal y Fan, Glan Conwy	18	8	18	0	0	0.00	0	0	0	0	0	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	0	0	0
1296	Top Llan Road, Glan Conwy (Allocation)	0	0	80	80	0	0.00	0	10	20	20	20	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	70	10	0
<b>* TOTALS for Glan Conwy(Private)</b>		<b>18</b>	<b>8</b>	<b>98</b>	<b>80</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>10</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>70</b>	<b>10</b>	<b>0</b>

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

#### Market sector: Private

#### Settlement: Kinmel Bay

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
1193	Land at rear of Lon Olwen, Kinmel Bay, Rhyl, Conwy	35	4	35	0	0	3.60	0	0	0	0	0	0	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4	
												0	0	0	0	
<b>* TOTALS for Kinmel Bay(Private)</b>		<b>35</b>	<b>4</b>	<b>35</b>	<b>0</b>	<b>0</b>	<b>3.60</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	

#### Settlement: Llanddulas

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
592	Ocean View, Pencoed Road. LL22 8LS	9	1	22	9	4	1.66	1	2	3	2	1	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												4	9	0	0
1297	Pencoed Road (Allocation)	0	0	20	20	0	0.85	0	0	10	10	0	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	20	0	0
1298	South of the Mill, Llanddulas (Allocation)	0	0	20	20	0	0.83	0	0	0	10	10	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	20	0	0

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

#### Market sector: Private

#### Settlement: Llanddulas

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
1333	Plas Dulas Pencoed Road Llanddulas Conwy LL22 8LS	0	15	15	0	0.00	0	0	5	5	5	0	0	0	
<b>Revised 2015 Categorisation</b>											1	2	3	4	
											0	15	0	0	
<b>* TOTALS for Llanddulas(Private)</b>		<b>9</b>	<b>1</b>	<b>77</b>	<b>68</b>	<b>4</b>	<b>3.34</b>	<b>1</b>	<b>2</b>	<b>18</b>	<b>27</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>
											<b>4</b>	<b>64</b>	<b>0</b>	<b>0</b>	

#### Settlement: Llandudno

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
826	Penmorfa Hotel, Abbey Road, Llandudno, Conwy, LL30 2QY	0	0	28	28	0	0.69	0	0	0	0	0	0	0	
<b>Revised 2015 Categorisation</b>											1	2	3	4	
											0	0	28	0	
<b>* TOTALS for Llandudno(Private)</b>		<b>0</b>	<b>0</b>	<b>28</b>	<b>28</b>	<b>0</b>	<b>0.69</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
											<b>0</b>	<b>0</b>	<b>28</b>	<b>0</b>	

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

**Market sector: Private**

**Settlement: Llandudno Junction**

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
496	Land at Albin House, Nant Y Glyn, Llandudno Junction, Conwy, LL31 9LL	140	31	142	2	0	0.07	0	0	0	0	0	0	0	0	0
												1	2	3	4	
												0	0	0	2	
519	Victoria Park, Llandudno Junction	182	11	182	0	0	0.00	0	0	0	0	0	0	0	0	0
												1	2	3	4	
												0	0	0	0	
520	Parc Marl, Marl Drive, Llandudno Junction	69	1	69	0	0	0.00	0	0	0	0	0	0	0	0	0
												1	2	3	4	
												0	0	0	0	
522	Caravan Park, Marl Lane, Llandudno Junction	0	0	56	56	0	1.69	0	0	0	0	0	0	0	0	0
												1	2	3	4	
												0	0	0	56	
1283	Social Club/Youth Club (Allocation)	0	0	40	40	0	0.98	0	8	0	0	0	0	0	0	0
												1	2	3	4	
												0	8	0	32	
1284	Esgyryn (Allocation)	9	9	66	39	18	8.16	9	30	30	34	0	0	0	0	0
												1	2	3	4	
												18	103	0	0	

N.B. Units Remaining excludes units Under Construction



## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

#### Market sector: Private

#### Settlement: Llandudno Junction

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
1285	Adjacent to Woodlands (Allocation)	0	0	75	75	0	1.92	0	10	25	25	15	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	75	0	0
<b>* TOTALS for Llandudno Junction(Private)</b>		<b>400</b>	<b>52</b>	<b>630</b>	<b>230</b>	<b>18</b>	<b>12.82</b>	<b>9</b>	<b>48</b>	<b>55</b>	<b>59</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>18</b>	<b>186</b>	<b>0</b>	<b>90</b>

#### Settlement: Llanfair Talhaearn

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
1307	The Smithy (Allocation)	0	0	25	25	0	1.14	0	0	0	0	0	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	0	0	25
<b>* TOTALS for Llanfair Talhaearn(Private)</b>		<b>0</b>	<b>0</b>	<b>25</b>	<b>25</b>	<b>0</b>	<b>1.14</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>

#### Settlement: Llanfairfechan

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
913	Land off Valley Road (Cae America) Llanfairfechan	70	1	70	0	0	0.00	0	0	0	0	0	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	0	0	0

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

#### Market sector: Private

#### Settlement: Llanfairfechan

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
915	Land adjacent Fernbank, Penmaenmawr Road, Llanfairfechan, LL33 0PL	0	0	24	24	0	0.23	0	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	0	24	0	
1287	Dexter Products (Allocation)	0	0	15	15	0	0.00	0	0	5	10	0	0	0	0	
								Revised 2015 Categorisation				1	2	3	4	
												0	15	0	0	
1288	West Coast Building (Allocation)	0	0	10	10	0	0.24	0	5	5	0	0	0	0	0	
								Revised 2015 Categorisation				1	2	3	4	
												0	10	0	0	
<b>* TOTALS for Llanfairfechan(Private)</b>		<b>70</b>	<b>1</b>	<b>119</b>	<b>49</b>	<b>0</b>	<b>0.47</b>	<b>0</b>	<b>5</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
												0	25	24	0	

#### Settlement: Llanrwst

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
1290	Bryn Hyfryd/Ffordd Tan yr Ysgol (Allocation)	0	0	40	40	0	1.17	0	0	10	10	10	0	0	0	
								Revised 2015 Categorisation				1	2	3	4	
												0	30	10	0	

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

**Market sector: Private**

**Settlement: Llanrwst**

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
1291	Site D East of Llanrwst (south of Town Hill) (Allocation)	0	0	60	60	0	1.70	0	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	0	60	0	
1292	Site E adjacent to Bryn Hyfryd (Allocation)	0	0	50	50	0	1.42	0	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	0	50	0	
1293	Site A North of Llanrwst (Allocation)	0	0	50	50	0	2.06	0	0	10	20	20	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	50	0	0	
<b>* TOTALS for Llanrwst(Private)</b>		<b>0</b>	<b>0</b>	<b>200</b>	<b>200</b>	<b>0</b>	<b>6.35</b>	<b>0</b>	<b>0</b>	<b>20</b>	<b>30</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												0	80	120	0	

**Settlement: Llansannan**

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
1308	North of Llansannan (Allocation)	0	0	25	25	0	1.05	0	5	7	7	6	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	25	0	0	
<b>* TOTALS for Llansannan(Private)</b>		<b>0</b>	<b>0</b>	<b>25</b>	<b>25</b>	<b>0</b>	<b>1.05</b>	<b>0</b>	<b>5</b>	<b>7</b>	<b>7</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												0	25	0	0	

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

#### Market sector: Private

#### Settlement: Llysfaen

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
1088	Land at Bod Hyfryd, Tan y Graig Road, Llysfaen. LL29 8TH	0	0	18	18	0	0.40	0	2	6	6	4	0	0	0
								Revised 2015 Categorisation				1	2	3	4
												0	18	0	0
1300	Adjacent to former rectory (Allocation)	0	0	30	30	0	1.04	0	5	15	10	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4
												0	30	0	0
<b>* TOTALS for Llysfaen(Private)</b>		<b>0</b>	<b>0</b>	<b>48</b>	<b>48</b>	<b>0</b>	<b>1.44</b>	<b>0</b>	<b>7</b>	<b>21</b>	<b>16</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>
												0	48	0	0

#### Settlement: Old Colwyn

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
212	Colwyn Bay Hotel, Abergele Road, Old Colwyn, Colwyn Bay, LL29 9LD	19	0	56	37	0	0.91	0	8	29	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4
												0	37	0	0
1260	Land off Dolwen Road, Old Colwyn	0	0	76	76	0	0.00	0	20	30	26	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4
												0	76	0	0

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

#### Market sector: Private

#### Settlement: Old Colwyn

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
<b>* TOTALS for Old Colwyn(Private)</b>		<b>19</b>	<b>0</b>	<b>132</b>	<b>113</b>	<b>0</b>	<b>0.91</b>	<b>0</b>	<b>28</b>	<b>59</b>	<b>26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>113</b>	<b>0</b>	<b>0</b>

#### Settlement: Penmaenmawr

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
1130	Cambria Court & Dyffryn, Conway Road, Penmaenmawr, Conwy, LL34 6BH	0	0	23	23	0	0.15	0	0	7	16	0	0	0	0
		Revised 2015 Categorisation										1	2	3	4
												0	23	0	0
<b>* TOTALS for Penmaenmawr(Private)</b>		<b>0</b>	<b>0</b>	<b>23</b>	<b>23</b>	<b>0</b>	<b>0.15</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>23</b>	<b>0</b>	<b>0</b>

#### Settlement: Pensarn

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
5	Interleisure Camp, Marine Road, Pensarn	3	3	192	189	0	3.04	0	0	0	0	0	0	0	0
		Revised 2015 Categorisation										1	2	3	4
												0	0	146	43

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

**Market sector: Private**

**Settlement: Pensarn**

LPA Ref No	Site Name	No of dwellings Units					Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity	Remaining	U/C	Area (Ha) Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
<b>* TOTALS for Pensarn(Private)</b>		<b>3</b>	<b>3</b>	<b>192</b>	<b>189</b>	<b>0</b>	<b>3.04</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>0</b>	<b>146</b>	<b>43</b>	

**Settlement: Rhos-on-Sea**

LPA Ref No	Site Name	No of dwellings Units					Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity	Remaining	U/C	Area (Ha) Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
<b>266</b>	<b>Rothesay Hotel, West Promenade, Rhos On Sea, Colwyn Bay, Conwy, LL28 4BY</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>40</b>	<b>0</b>	<b>0.13</b>	<b>0</b>	<b>0</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
								<b>Revised 2015 Categorisation</b>		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>			
										<b>0</b>	<b>40</b>	<b>0</b>	<b>0</b>			
<b>1250</b>	<b>(Former) St Winifreds Marine Drive Rhos On Sea Conwy LL28 4NL</b>	<b>0</b>	<b>0</b>	<b>18</b>	<b>0</b>	<b>18</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
								<b>Revised 2015 Categorisation</b>		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>			
										<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>			
<b>1280</b>	<b>Dinerth Road (Allocation)</b>	<b>0</b>	<b>0</b>	<b>65</b>	<b>65</b>	<b>0</b>	<b>1.81</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
								<b>Revised 2015 Categorisation</b>		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>			
										<b>0</b>	<b>35</b>	<b>30</b>	<b>0</b>			
<b>1281</b>	<b>Dinerth Hall Farm (Allocation)</b>	<b>0</b>	<b>0</b>	<b>80</b>	<b>80</b>	<b>0</b>	<b>2.70</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>25</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
								<b>Revised 2015 Categorisation</b>		<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>			
										<b>0</b>	<b>60</b>	<b>20</b>	<b>0</b>			

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

### Conwy County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2015

**Market sector: Private**

**Settlement: Rhos-on-Sea**

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2016	2017	2018	2019	2020	2*	3(i)
<b>* TOTALS for Rhos-on-Sea(Private)</b>		<b>0</b>	<b>0</b>	<b>203</b>	<b>203</b>	<b>18</b>	<b>4.64</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>35</b>	<b>50</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>18</b>	<b>135</b>	<b>50</b>	<b>0</b>
<b>** TOTALS for Private</b>		<b>627</b>	<b>98</b>	<b>3025</b>	<b>2398</b>	<b>84</b>	<b>109.01</b>	<b>25</b>	<b>207</b>	<b>399</b>	<b>386</b>	<b>257</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>84</b>	<b>1274</b>	<b>874</b>	<b>230</b>
<b>*** GRAND TOTALS</b>		<b>676</b>	<b>147</b>	<b>4091</b>	<b>3415</b>	<b>84</b>	<b>139.94</b>	<b>75</b>	<b>247</b>	<b>524</b>	<b>581</b>	<b>367</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>84</b>	<b>1794</b>	<b>1341</b>	<b>260</b>

N.B. Units Remaining excludes units Under Construction

## Appendix 2 – Past Completion Data

Year	Number of homes completed on		Total
	Large sites	Small sites	
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
2014-15	147	44	191
<b>Total for past five years</b>	<b>787</b>	<b>336</b>	<b>1123</b>
Average per annum	157	67	225
<b>Total for past ten years</b>	<b>1646</b>	<b>1130</b>	<b>2776</b>
Average per annum	165	113	278

## 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		3	4
<b>2010-11</b>	67	708	<b>4.7</b>	1165	0
<b>2011-12</b>	126	606	<b>4.0</b>	929	0
<b>2012-13</b>	343	500	<b>4.1</b>	1086	52
<b>2013-14</b>	216	1824	<b>4.8</b>	1526	85
<b>2014-15</b>	84	1794	<b>4.0</b>	1341	260