

CONWY COUNTY BOROUGH COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY
(JHLAS) 2016

**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 2016



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1.0 SUMMARY

- 1.1 This is the Conwy County Borough Council Joint Housing Land Availability Study (JHLAS) for 2016 which presents the housing land supply for the area at the base date of 1st April 2016. It replaces the report for the previous base date of 1st April 2015.
- 1.2 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 **3.7 years** 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 issued draft site schedules and proformas for consultation between 4th April 2016 and 15th April 2016. Comments were provided by HBF, Beech Developments, MacBryde Homes 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 13th June, 2016.
- 1.6 As a consensus was not achieved on all disputed matters it was necessary for the Planning Inspectorate to review these matters.

1.7 The Planning Inspectorate subsequently made a recommendation to the Welsh Government on the housing land supply (Appendix 4), including recommendations on the points of dispute. The Planning Inspectorate's recommendations were considered by the Welsh Government, relevant amendments were made to the site schedules by Conwy CBC and this information has been incorporated into this report.

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 Conwy Local Development Plan (2007-2022), adopted on 24th 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. Land supply calculations based on JHLAS sites excluding the Contingency Sites identified in the LDP demonstrated that the LPA would not achieve a 5-year supply. These sites have therefore been released in line with Policy HOU/1 and the calculation in Table 4 shows the land supply position including Contingency sites.

Table 1 – Identified Housing Land Supply

Housing Land Supply 1/4/2016 – 31/3/2021 - 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			
Total	3452	256	1431	1546	1399	251	183

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

Private	1524
Public	175
Housing Association	103
Total	1802

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

2011-2012	2012-2013	2013-2014	2014-2015	2015-2016	Total 2011-2016
101	50	68	44	71	334

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.

Year	Empty Homes Delivered
2007 – 08	15
2008 – 09	28
2009 – 10	8
2010 – 11	171
2011 – 12	47
2012 – 13	38
2013 – 14	39
2014 – 15	41
2015 – 16	152
Total 2007 - 2016	539

2.7 The overall **total 5 year land supply** (large + small sites) is **2261**

Table 4 – 5 Year Land Supply Calculation

A	Total LDP requirement (1/4/2007 – 31/3/2022)	6520
B	Completions 1/4/2007 – 31/3/2016	2274
C	Empty Homes Delivery 1/4/2007 – 31/3/2016	539
D	Total Completions 1/4/2007 – 31/3/2016 (B + C)	2813
E	Residual Requirement (A - D)	3707
F	Years Remaining of LDP	6
G	Residual Annual Requirement (E / F)	618
H	JHLAS Sites (including Contingency Sites)	1802
I	Small sites contribution	334
J	Empty Homes contribution	125
K	Total 5 Year Land Supply (H + I + J)	2261
L	Land Supply in Years (K / G)	3.7

Appendix 1 – Site Schedules

**Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council**

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Contingency

Cymuned/Settlement: Abergele

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioid/Categorisation		
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C	2017		2018	2019	2020	2021	2*	3(i)	3(ii)	
1314	Llanfair Road (Contingency)	0	0	100	100	0	3.00	0	0	20	20	20	0	0	0
											Diwygiedig 2015 categorioid/Categorisation				
											1	2	3	4	
											0	60	40	0	
* Cyfanswm ar gyfer/TOTALS for Abergele(Contingency)		0	0	100	100	0	3.00	0	0	20	20	20	0	0	0
											0	60	40	0	

Cymuned/Settlement: Colwyn Bay

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioid/Categorisation		
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C	2017		2018	2019	2020	2021	2*	3(i)	3(ii)	
1309	Glyn Farm (Contingency)	0	0	27	27	0	0.90	0	0	0	0	0	0	0	0
											Diwygiedig 2015 categorioid/Categorisation				
											1	2	3	4	
											0	0	27	0	
* Cyfanswm ar gyfer/TOTALS for Colwyn Bay(Contingency)		0	0	27	27	0	0.90	0	0	0	0	0	0	0	0
											0	0	27	0	

N.B. Units Remaining excludes units Under Construction

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Conwy County Borough Council

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

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Contingency

Cymuned/Settlement: Conwy

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation					
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C			2017	2018	2019	2020	2021	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	0		
											Diwygiedig 2015 categorioiddio/Categorisation				1	2	3	4
															0	10	0	0
* Cyfanswm ar gyfer/TOTALS for Conwy(Contingency)		0	0	10	10	0	0.65	0	0	10	0	0	0	0	0	0		
															0	10	0	0

Cymuned/Settlement: Llandudno

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation					
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C			2017	2018	2019	2020	2021	2*	3(i)	3(ii)			
1312	Nant y Gamar Road (Contingency)	0	0	60	60	0	1.76	0	0	0	0	0	0	0	0	0		
											Diwygiedig 2015 categorioiddio/Categorisation				1	2	3	4
															0	0	60	0
* Cyfanswm ar gyfer/TOTALS for Llandudno(Contingency)		0	0	60	60	0	1.76	0	0	0	0	0	0	0	0	0		
															0	0	60	0

N.B. Units Remaining excludes units Under Construction

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

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Contingency

Cymuned/Settlement: Llanfairfechan

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioid/Categorisation					
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C	2017		2018	2019	2020	2021	2*	3(i)	3(ii)				
1316	West of Penmaen Park (Contingency)	0	0	45	45	0	2.43	0	0	15	15	15	0	0	0			
											Diwygiedig 2015 categorioid/Categorisation				1	2	3	4
															0	45	0	0
* Cyfanswm ar gyfer/TOTALS for Llanfairfechan(Contingency)		0	0	45	45	0	2.43	0	0	15	15	15	0	0	0			
															0	45	0	0

Cymuned/Settlement: Llanrwst

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioid/Categorisation					
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C	2017		2018	2019	2020	2021	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			
											Diwygiedig 2015 categorioid/Categorisation				1	2	3	4
															0	0	70	0
* Cyfanswm ar gyfer/TOTALS for Llanrwst(Contingency)		0	0	70	70	0	2.00	0	0	0	0	0	0	0	0			
															0	0	70	0

N.B. Units Remaining excludes units Under Construction

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Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Contingency

Cymuned/Settlement: Old Colwyn

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation					
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C			2017	2018	2019	2020	2021	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		
											Diwygiedig 2015 categorioiddio/Categorisation							
											1	2	3	4	0	0	20	0
* Cyfanswm ar gyfer/TOTALS for Old Colwyn(Contingency)		0	0	20	20	0	0.67	0	0	0	0	0	0	0	0	0		
											0	0	20	0				

Cymuned/Settlement: Penmaenmawr

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation					
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C			2017	2018	2019	2020	2021	2*	3(i)	3(ii)			
1317	Conway Road (Contingency)	0	0	15	15	0	0.40	0	0	0	0	0	0	0	0	0		
											Diwygiedig 2015 categorioiddio/Categorisation							
											1	2	3	4	0	0	15	0
* Cyfanswm ar gyfer/TOTALS for Penmaenmawr(Contingency)		0	0	15	15	0	0.40	0	0	0	0	0	0	0	0	0		
											0	0	15	0				

N.B. Units Remaining excludes units Under Construction

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Conwy County Borough Council**

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

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Contingency

Cymuned/Settlement: Penrhyn Bay

Cyfeirnod ACLI LPA Ref No	Cyfeiriad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation			
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Wrtyh'n cael ei adeiladu Remaining	U/C			2017	2018	2019	2020	2021	2*	3(i)	3(ii)	
1313	Off Derwen Lane (Contingency)	0	0	175	175	0	5.06	0	0	0	0	0	0	0	0	0
												Diwygiedig 2015 categorioiddio/Categorisation				
												1	2	3	4	
												0	0	175	0	
* Cyfanswm ar gyfer/TOTALS for Penrhyn Bay(Contingency)		0	0	175	175	0	5.06	0	0	0	0	0	0	0	0	0
												0	0	175	0	
** Cyfanswm ar gyfer/TOTALS for Contingency		0	0	522	522	0	16.87	0	0	45	35	35	0	0	0	0
												0	115	407	0	

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Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Housing Association

Cymuned/Settlement: Abergele

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categoriiddio/Categorisation			
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C	2017		2018	2019	2020	2021	2*	3(i)	3(ii)		
1266	Former Slaters car dealership, Bridge Street, Abergele LL22 7HA	0	0	21	0	21	0.00	21	0	0	0	0	0	0	0	0
												Diwygiedig 2015 categoriiddio/Categorisation				
												1	2	3	4	
												21	0	0	0	
* Cyfanswm ar gyfer/TOTALS for Abergele(Housing Association)		0	0	21	21	21	0.00	21	0	0	0	0	0	0	0	0
												21	0	0	0	

Cymuned/Settlement: Colwyn Bay

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categoriiddio/Categorisation			
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C	2017		2018	2019	2020	2021	2*	3(i)	3(ii)		
246	Plas Y Coed, The Dingle, Colwyn Bay, Conwy, LL29 7SN	0	0	19	0	19	0.00	19	0	0	0	0	0	0	0	0
												Diwygiedig 2015 categoriiddio/Categorisation				
												1	2	3	4	
												19	0	0	0	
1278	Lawson Road (Allocation)	0	0	35	35	0	0.53	0	0	10	25	0	0	0	0	0
												Diwygiedig 2015 categoriiddio/Categorisation				
												1	2	3	4	
												0	35	0	0	

N.B. Units Remaining excludes units Under Construction

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

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Housing Association

Cymuned/Settlement: Colwyn Bay

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categoriiddio/Categorisation		
		Cyfanswm eu cwblhau Completed	wedi ei cwblhau Total	Maint y safle ers Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C		2017	2018	2019	2020	2021	2*	3(i)	3(ii)
* Cyfanswm ar gyfer/TOTALS for Colwyn Bay(Housing Association)		0	0	54	54	19	0.53	19	0	10	25	0	0	0	0
												19	35	0	0

Cymuned/Settlement: Llanfairfechan

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categoriiddio/Categorisation		
		Cyfanswm eu cwblhau Completed	wedi ei cwblhau Total	Maint y safle ers Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C		2017	2018	2019	2020	2021	2*	3(i)	3(ii)
1289	Adjacent to Glanafon (Allocation)	0	0	28	17	11	0.00	28	0	0	0	0	0	0	0
								Diwygiedig 2015 categoriiddio/Categorisation				1	2	3	4
												11	17	0	0
* Cyfanswm ar gyfer/TOTALS for Llanfairfechan(Housing Association)		0	0	28	28	11	0.00	28	0	0	0	0	0	0	0
												11	17	0	0
** Cyfanswm ar gyfer/TOTALS for Housing Association		0	0	103	103	51	0.53	68	0	10	25	0	0	0	0
												51	52	0	0

N.B. Units Remaining excludes units Under Construction

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Conwy County Borough Council

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

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Local Authority

Cymuned/Settlement: Cerrigydrudion

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioid/Categorisation					
		Cyfanswm eu cwblhau Completed	wedi ei cwblhau Total	Maint y safle ers Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C		2017	2018	2019	2020	2021	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		
											Diwygiedig 2015 categorioid/Categorisation				1	2	3	4
															0	0	20	0
* Cyfanswm ar gyfer/TOTALS for Cerrigydrudion(Local Authority)		0	0	20	20	0	2.51	0	0	0	0	0	0	0	0	0		
															0	0	20	0

Cymuned/Settlement: Dwygyfylchi

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioid/Categorisation					
		Cyfanswm eu cwblhau Completed	wedi ei cwblhau Total	Maint y safle ers Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C		2017	2018	2019	2020	2021	2*	3(i)	3(ii)			
1294	Off Ysguborwen Road, Dwygyfylchi (Allocation)	0	0	15	15	0	0.50	0	15	0	0	0	0	0	0	0		
											Diwygiedig 2015 categorioid/Categorisation				1	2	3	4
															0	15	0	0
* Cyfanswm ar gyfer/TOTALS for Dwygyfylchi(Local Authority)		0	0	15	15	0	0.50	0	15	0	0	0	0	0	0	0		
															0	15	0	0

N.B. Units Remaining excludes units Under Construction

Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
 Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Local Authority

Cymuned/Settlement: Llysfaen

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioid/Categorisation		
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C	2017		2018	2019	2020	2021	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
											Diwygiedig 2015 categorio/Categorisation				
											1	2	3	4	
											0	40	0	0	
* Cyfanswm ar gyfer/TOTALS for Llysfaen(Local Authority)		0	0	40	40	0	1.30	0	0	10	20	10	0	0	0
											0	40	0	0	

Cymuned/Settlement: Old Colwyn

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioid/Categorisation		
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C	2017		2018	2019	2020	2021	2*	3(i)	3(ii)	
1068	Land at Ty Mawr Farm, Old Colwyn (Allocation)	0	0	255	255	0	7.10	0	0	30	30	30	0	0	0
											Diwygiedig 2015 categorio/Categorisation				
											1	2	3	4	
											0	90	165	0	
1282	Ysgol y Graig (Allocation)	0	0	30	30	0	1.18	0	0	0	0	0	0	0	0
											Diwygiedig 2015 categorio/Categorisation				
											1	2	3	4	
											0	0	0	30	

N.B. Units Remaining excludes units Under Construction

**Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council**

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Local Authority

Cymuned/Settlement: Old Colwyn

Cyfeirnod ACLI LPA Ref No	Cyfeiriad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation		
		Cyfanswm eu cwblhau Completed	wedi ei cwblhau Total	Maint y safle ers Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C		2017	2018	2019	2020	2021	2*	3(i)	3(ii)
* Cyfanswm ar gyfer/TOTALS for Old Colwyn(Local Authority)		0	0	285	285	0	8.28	0	0	30	30	30	0	0	0
												0	90	165	30

Cymuned/Settlement: Penrhyn Bay

Cyfeirnod ACLI LPA Ref No	Cyfeiriad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation		
		Cyfanswm eu cwblhau Completed	wedi ei cwblhau Total	Maint y safle ers Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C		2017	2018	2019	2020	2021	2*	3(i)	3(ii)
1286	Plas Penrhyn (Allocation)	0	0	30	30	0	0.67	0	0	10	20	0	0	0	0
* Cyfanswm ar gyfer/TOTALS for Penrhyn Bay(Local Authority)		0	0	30	30	0	0.67	0	0	10	20	0	0	0	0
												0	30	0	0
** Cyfanswm ar gyfer/TOTALS for Local Authority		0	0	390	390	0	13.26	0	15	50	70	40	0	0	0
												0	175	185	30

N.B. Units Remaining excludes units Under Construction

Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
 Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

Cymuned/Settlement: Abergele

Cyfeirnod ACLI LPA Ref No	Cyfeiriad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation			
		Cyfanswm wedi eu cwblhau Completed	Maint y safle ei cwblhau ers Total Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C	2017		2018	2019	2020	2021	2*	3(i)	3(ii)		
4	Land at Tan yr Allt, Tan y Goppa, Abergele	46	4	46	0	0	0.00	0	0	0	0	0	0	0	0	0
													1	2	3	4
													0	0	0	0
38	Gainsborough House, St. George Road, Abergele, Conwy, LL22 9AR	1	0	14	7	6	1.61	0	0	6	3	4	0	0	0	0
													1	2	3	4
													0	13	0	0
41	British Legion Water Street Abergele Conwy LL22 7SN	0	0	10	0	10	0.00	10	0	0	0	0	0	0	0	0
													1	2	3	4
													10	0	0	0
1274	Abergele Business Park (Allocation)	0	0	200	200	0	10.40	0	18	30	30	30	0	0	0	0
													1	2	3	4
													0	108	50	42
1275	Tandderwen Farm (Allocation)	0	0	300	300	0	9.90	0	0	0	0	0	0	0	0	0
													1	2	3	4
													0	0	300	0

N.B. Units Remaining excludes units Under Construction

**Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council**

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

Cymuned/Settlement: Abergele

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation		
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C			2017	2018	2019	2020	2021	2*	3(i)	3(ii)
1276	Rhuddlan Road (Allocation)	0	0	56	56	0	8.20	0	0	15	15	15	0	0	0
												1	2	3	4
												0	45	11	0
1277	Abergele SE (Allocation)	0	0	150	150	0	7.50	0	0	25	25	25	0	0	0
												1	2	3	4
												0	75	75	0
1360	Land off St George Road, Abergele (Anwyl)	0		94	84	10	0.00	14	20	20	20	20	0	0	0
												1	2	3	4
												10	84	0	0
* Cyfanswm ar gyfer/TOTALS for Abergele(Private)		47	4	870	823	26	37.61	24	38	96	93	94	0	0	0
												20	325	436	42

N.B. Units Remaining excludes units Under Construction

**Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council**

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

Cymuned/Settlement: Betws-yn-Rhos

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation		
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C			2017	2018	2019	2020	2021	2*	3(i)	3(ii)
1301	Ffordd Llanelwy (Allocation)	0	0	10	10	0	0.53	0	0	5	5	0	0	0	0
												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
												1	2	3	4
												0	10	0	0
* Cyfanswm ar gyfer/TOTALS for Betws-yn-Rhos(Private)		0	0	20	20	0	1.55	0	0	10	10	0	0	0	0
												0	20	0	0

Cymuned/Settlement: Colwyn Bay

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation		
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C			2017	2018	2019	2020	2021	2*	3(i)	3(ii)
103	Adj 65 Victoria Park, Colwyn Bay	0		22	22	0	0.14	0	0	11	11	0	0	0	0
												1	2	3	4
												0	22	0	0

N.B. Units Remaining excludes units Under Construction

**Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council**

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

Cymuned/Settlement: Colwyn Bay

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation			
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C			2017	2018	2019	2020	2021	2*	3(i)	3(ii)	
236	Land at Oak Drive, Colwyn Bay.	7	2	12	1	4	0.13	3	2	0	0	0	0	0	0	0
													1	2	3	4
													4	1	0	0
284	53 & 55 Oak Drive, Colwyn Bay, Conwy, LL29 7YP	-2		17	0	19	0.00	19	0	0	0	0	0	0	0	0
													1	2	3	4
													19	0	0	0
386	Imperial Buildings, Princes Drive, Colwyn Bay, Conwy, LL29 8LF	0	0	17	17	0	0.10	0	0	0	17	0	0	0	0	0
													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	0	10	15	14	0	0	0	0
													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
													1	2	3	4
													0	0	70	0

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**Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council**

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

Cymuned/Settlement: Colwyn Bay

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioid/Categorisation		
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C			2017	2018	2019	2020	2021	2*	3(i)	3(ii)
1359	Nant-y-Glyn Holiday Park	0	32	32	0	0.00	0	0	10	12	10	0	0	0	
											Diwygiedig 2015 categorioid/Categorisation				
											1	2	3	4	
											0	32	0	0	
* Cyfanswm ar gyfer/TOTALS for Colwyn Bay(Private)		5	2	209	204	23	4.75	22	2	46	70	36	0	0	0
											23	111	70	0	

Cymuned/Settlement: Conwy

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioid/Categorisation		
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C			2017	2018	2019	2020	2021	2*	3(i)	3(ii)
485	Three Gables, Sychnant Pass Road, Conwy, Conwy, LL32 8RE	9	10	29	4	16	0.06	16	4	0	0	0	0	0	0
											Diwygiedig 2015 categorioid/Categorisation				
											1	2	3	4	
											16	4	0	0	
* Cyfanswm ar gyfer/TOTALS for Conwy(Private)		9	10	29	20	16	0.06	16	4	0	0	0	0	0	0
											16	4	0	0	

N.B. Units Remaining excludes units Under Construction

**Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council**

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

Cymuned/Settlement: Deganwy

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation					
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C	2017		2018	2019	2020	2021	2*	3(i)	3(ii)				
482	Land at the corner of Pentwyn Road & Park Road, Deganwy, Conwy	22	22	22	0	0	0.00	0	0	0	0	0	0	0	0	0		
											Diwygiedig 2015 categorioiddio/Categorisation				1	2	3	4
															0	0	0	0
* Cyfanswm ar gyfer/TOTALS for Deganwy(Private)		22	22	22	0	0	0.00	0	0	0	0	0	0	0	0	0		
															0	0	0	0

Cymuned/Settlement: Dolgarrog

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation					
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C	2017		2018	2019	2020	2021	2*	3(i)	3(ii)				
1304	Aluminium Works (Allocation)	0	0	30	30	0	20.34	0	0	0	0	0	0	0	0	0		
											Diwygiedig 2015 categorioiddio/Categorisation				1	2	3	4
															0	0	0	30
1305	Tan y Ffordd (Allocation)	0	0	15	15	0	1.70	0	0	5	5	5	0	0	0	0		
											Diwygiedig 2015 categorioiddio/Categorisation				1	2	3	4
															0	15	0	0

N.B. Units Remaining excludes units Under Construction

**Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council**

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

Cymuned/Settlement: Dolgarrog

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation		
		Cyfanswm wedi eu cwblhau Completed	Maint y safle ei cwblhau ers Total Since Last	ar ôl Capacity	Wrtyh'n cael ei adeiladu Remaining	U/C		2017	2018	2019	2020	2021	2*	3(i)	3(ii)
* Cyfanswm ar gyfer/TOTALS for Dolgarrog(Private)		0	0	45	45	0	22.04	0	0	5	5	5	0	0	0
												0	15	0	30

Cymuned/Settlement: Dwygyfylchi

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation		
		Cyfanswm wedi eu cwblhau Completed	Maint y safle ei cwblhau ers Total Since Last	ar ôl Capacity	Wrtyh'n cael ei adeiladu Remaining	U/C		2017	2018	2019	2020	2021	2*	3(i)	3(ii)
1295	North of Groesffordd (Allocation)	0	0	46	46	0	1.12	10	36	0	0	0	0	0	0
* Cyfanswm ar gyfer/TOTALS for Dwygyfylchi(Private)		0	0	46	46	0	1.12	10	36	0	0	0	0	0	0
												0	46	0	0

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Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
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Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

Cymuned/Settlement: Eglwysbach

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation					
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C			2017	2018	2019	2020	2021	2*	3(i)	3(ii)			
1306	Off Heol Martin (Allocation)	0	0	10	10	0	0.64	0	5	5	0	0	0	0	0	0		
											Diwygiedig 2015 categorioiddio/Categorisation				1	2	3	4
															0	10	0	0
* Cyfanswm ar gyfer/TOTALS for Eglwysbach(Private)		0	0	10	10	0	0.64	0	5	5	0	0	0	0	0	0		
															0	10	0	0

Cymuned/Settlement: Glan Conwy

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation					
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C			2017	2018	2019	2020	2021	2*	3(i)	3(ii)			
1296	Top Llan Road, Glan Conwy (Allocation)	0	0	80	80	0	0.00	0	20	25	25	10	0	0	0			
											Diwygiedig 2015 categorioiddio/Categorisation				1	2	3	4
															0	80	0	0
* Cyfanswm ar gyfer/TOTALS for Glan Conwy(Private)		0	0	80	80	0	0.00	0	20	25	25	10	0	0	0			
															0	80	0	0

N.B. Units Remaining excludes units Under Construction

**Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council**

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

Cymuned/Settlement: Llanddulas

Cyfeirnod ACLI LPA Ref No	Cyfeiriad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation		
		Cyfanswm wedi eu cwblhau Completed	Maint y safle ei cwblhau ers Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C			2017	2018	2019	2020	2021	2*	3(i)	3(ii)
592	Ocean View, Pencoed Road. LL22 8LS	10	1	22	8	4	1.47	3	2	3	2	2	0	0	0
												1	2	3	4
												4	8	0	0
1297	Pencoed Road (Allocation)	0	0	20	20	0	0.85	0	0	10	10	0	0	0	0
												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
												1	2	3	4
												0	20	0	0
1333	Plas Dulas Pencoed Road Llanddulas Conwy LL22 8LS	0	0	15	15	0	0.00	0	0	5	5	5	0	0	0
												1	2	3	4
												0	15	0	0
* Cyfanswm ar gyfer/TOTALS for Llanddulas(Private)		10	1	77	67	4	3.15	3	2	18	27	17	0	0	0
												4	63	0	0

N.B. Units Remaining excludes units Under Construction

Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
 Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

Cymuned/Settlement: Llandudno

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation		
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C	2017		2018	2019	2020	2021	2*	3(i)	3(ii)	
826	Penmorfa Hotel, Abbey Road, Llandudno, Conwy, LL30 2QY	0	0	28	28	0	0.69	0	0	10	10	8	0	0	0
												Diwygiedig 2015 categorio/Categorisation			
												1	2	3	4
												0	28	0	0
* Cyfanswm ar gyfer/TOTALS for Llandudno(Private)		0	0	28	28	0	0.69	0	0	10	10	8	0	0	0
												0	28	0	0

Cymuned/Settlement: Llandudno Junction

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation		
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C	2017		2018	2019	2020	2021	2*	3(i)	3(ii)	
496	Land at Albin House, Nant Y Glyn, Llandudno Junction, Conwy, LL31 9LL	140	0	142	2	0	0.07	0	0	0	0	0	0	0	0
												Diwygiedig 2015 categorio/Categorisation			
												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
												Diwygiedig 2015 categorio/Categorisation			
												1	2	3	4
												0	0	0	56

N.B. Units Remaining excludes units Under Construction

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Conwy County Borough Council**

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

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

Cymuned/Settlement: Llandudno Junction

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation			
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Wrtyh'n cael ei adeiladu Remaining	U/C	2017		2018	2019	2020	2021	2*	3(i)	3(ii)		
1283	Social Club/Youth Club (Allocation)	0	0	40	36	4	0.88	4	6	0	0	0	0	0	0	0
													1	2	3	4
													4	6	30	0
1284	Esgyryn (Allocation)	64	55	128	8	56	0.53	64	0	0	0	0	0	0	0	0
													1	2	3	4
													56	8	0	0
1285	Adjacent to Woodlands (Allocation)	0	0	75	75	0	1.92	0	0	10	25	25	0	0	0	0
													1	2	3	4
													0	60	15	0
* Cyfanswm ar gyfer/TOTALS for Llandudno Junction(Private)		204	55	441	237	60	5.09	68	6	10	25	25	0	0	0	0
												60	74	45	56	

N.B. Units Remaining excludes units Under Construction

Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
 Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

Cymuned/Settlement: Llanfair Talhaearn

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation					
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C	2017		2018	2019	2020	2021	2*	3(i)	3(ii)				
1307	The Smithy (Allocation)	0	0	25	25	0	1.14	0	0	0	0	0	0	0	0	0		
											Diwygiedig 2015 categorioiddio/Categorisation				1	2	3	4
															0	0	0	25
* Cyfanswm ar gyfer/TOTALS for Llanfair Talhaearn(Private)		0	0	25	25	0	1.14	0	0	0	0	0	0	0	0	0		
															0	0	0	25

Cymuned/Settlement: Llanfairfechan

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation					
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C	2017		2018	2019	2020	2021	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		
											Diwygiedig 2015 categorioiddio/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	0		
											Diwygiedig 2015 categorioiddio/Categorisation				1	2	3	4
															0	15	0	0

N.B. Units Remaining excludes units Under Construction

Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
 Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

Cymuned/Settlement: Llanfairfechan

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioid/Categorisation			
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C			2017	2018	2019	2020	2021	2*	3(i)	3(ii)	
1288	West Coast Building (Allocation)	0	0	10	10	0	0.24	0	5	5	0	0	0	0	0	0
													1	2	3	4
													0	10	0	0
* Cyfanswm ar gyfer/TOTALS for Llanfairfechan(Private)		0	0	49	49	0	0.47	0	5	10	10	0	0	0	0	0
													0	25	24	0

Cymuned/Settlement: Llanrwst

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioid/Categorisation			
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C			2017	2018	2019	2020	2021	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	0
													1	2	3	4
													0	30	0	10
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
													1	2	3	4
													0	0	60	0

N.B. Units Remaining excludes units Under Construction

**Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council**

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

Cymuned/Settlement: Llanrwst

Cyfeirnod ACLI LPA Ref No	Cyfeiriad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioid/Categorisation			
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C			2017	2018	2019	2020	2021	2*	3(i)	3(ii)	
1292	Site E adjacent to Bryn Hyfyrd (Allocation)	0	0	50	50	0	1.42	0	0	0	0	0	0	0	0	0
													1	2	3	4
													0	0	50	0
1293	Site A North of Llanrwst (Allocation)	0	0	50	50	0	2.06	0	0	0	0	0	0	0	0	0
													1	2	3	4
													0	0	50	0
* Cyfanswm ar gyfer/TOTALS for Llanrwst(Private)		0	0	200	200	0	6.35	0	0	10	10	10	0	0	0	0
													0	30	160	10

Cymuned/Settlement: Llansannan

Cyfeirnod ACLI LPA Ref No	Cyfeiriad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioid/Categorisation			
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C			2017	2018	2019	2020	2021	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
													1	2	3	4
													0	25	0	0

N.B. Units Remaining excludes units Under Construction

Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
 Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

Cymuned/Settlement: Llansannan

Cyfeirnod ACLI LPA Ref No	Cyfeirirnod safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation		
		Cyfanswm eu cwblhau Completed	wedi ei cwblhau Total	Maint y safle ers Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C		2017	2018	2019	2020	2021	2*	3(i)	3(ii)
* Cyfanswm ar gyfer/TOTALS for Llansannan(Private)		0	0	25	25	0	1.05	0	5	7	7	6	0	0	0
												0	25	0	0

Cymuned/Settlement: Llysaen

Cyfeirnod ACLI LPA Ref No	Cyfeirirnod safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation		
		Cyfanswm eu cwblhau Completed	wedi ei cwblhau Total	Maint y safle ers Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C		2017	2018	2019	2020	2021	2*	3(i)	3(ii)
1088	Land at Bod Hyfryd, Tan y Graig Road, Llysaen. LL29 8TH	0	0	19	19	0	0.40	0	0	6	6	6	0	0	0
												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
												1	2	3	4
												0	30	0	0
* Cyfanswm ar gyfer/TOTALS for Llysaen(Private)		0	0	49	49	0	1.44	0	5	21	16	6	0	0	0
												0	48	0	0

N.B. Units Remaining excludes units Under Construction

**Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council**

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

Cymuned/Settlement: Old Colwyn

Cyfeirnod ACLI LPA Ref No	Cyfeiriad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation		
		Cyfanswm wedi eu cwblhau Completed	wedi ei cwblhau ers Total Since Last	Maint y safle Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C		2017	2018	2019	2020	2021	2*	3(i)	3(ii)
212	Colwyn Bay Hotel, Abergele Road, Old Colwyn, Colwyn Bay, LL29 9LD	19	0	58	39	0	0.61	0	5	5	29	0	0	0	0
												1	2	3	4
												0	39	0	0
1260	Land off Dolwen Road, Old Colwyn	0	0	76	34	42	0.00	30	36	10	0	0	0	0	
												1	2	3	4
												42	34	0	0
* Cyfanswm ar gyfer/TOTALS for Old Colwyn(Private)		19	0	134	115	42	0.61	30	41	15	29	0	0	0	0
												42	73	0	0

Cymuned/Settlement: Penmaenmawr

Cyfeirnod ACLI LPA Ref No	Cyfeiriad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation		
		Cyfanswm wedi eu cwblhau Completed	wedi ei cwblhau ers Total Since Last	Maint y safle Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C		2017	2018	2019	2020	2021	2*	3(i)	3(ii)
1130	Cambria Court & Dyffryn, Conway Road, Penmaenmawr, Conwy, LL34 6BH	0	0	23	23	0	0.15	0	0	7	0	0	0	0	0
												1	2	3	4
												0	7	16	0

N.B. Units Remaining excludes units Under Construction

Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council

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

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

Cymuned/Settlement: Penmaenmawr

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation			
		Cyfanswm eu cwblhau Completed	wedi ei cwblhau Total	Maint y safle ei cwblhau ers Since Last	ar ôl Capacity	Wrtyh'n cael ei adeiladu Remaining		U/C	2017	2018	2019	2020	2021	2*	3(i)	3(ii)
* Cyfanswm ar gyfer/TOTALS for Penmaenmawr(Private)		0	0	23	23	0	0.15	0	0	7	0	0	0	0	0	0
													0	7	16	0

Cymuned/Settlement: Pensarn

Cyfeirnod ACLI LPA Ref No	Cyfeiririad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioidio/Categorisation			
		Cyfanswm eu cwblhau Completed	wedi ei cwblhau Total	Maint y safle ei cwblhau ers Since Last	ar ôl Capacity	Wrtyh'n cael ei adeiladu Remaining		U/C	2017	2018	2019	2020	2021	2*	3(i)	3(ii)
5	Interleisure Camp, Marine Road, Pensarn	3	0	192	189	0	3.05	0	10	30	30	30	0	0	0	
* Cyfanswm ar gyfer/TOTALS for Pensarn(Private)		3	0	192	189	0	3.05	0	10	30	30	30	0	0	0	
													0	100	31	58

N.B. Units Remaining excludes units Under Construction

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Conwy County Borough Council**

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

Cymuned/Settlement: Rhos-on-Sea

Cyfeirnod ACLI LPA Ref No	Cyfeiriad safle Site Name	Cyfanswm Unedau/No of dwellings Units					Arwynebe dd sydd yn weddill/ Area (Ha) Remaining	Rhagolygon cwblhau/Forecast completions					Pre 2015 categorioid/Categorisation			
		Cyfanswm wedi eu cwblhau Completed Total	Maint y safle ei cwblhau ers Since Last Capacity	ar ôl Remaining	Wrtyh'n cael ei adeiladu U/C	2017		2018	2019	2020	2021	2*	3(i)	3(ii)		
266	Rothsay Hotel, West Promenade, Rhos On Sea, Colwyn Bay, Conwy, LL28 4BY	0	0	40	0	40	0.00	0	40	0	0	0	0	0	0	0
													1	2	3	4
													40	0	0	0
1250	(Former) St Winifreds Marine Drive Rhos On Sea Conwy LL28 4NL	18	18	18	0	0	0.00	0	0	0	0	0	0	0	0	0
													1	2	3	4
													0	0	0	0
1280	Dinerth Road (Allocation)	0	0	65	65	0	1.81	0	0	0	15	25	0	0	0	0
													1	2	3	4
													0	40	25	0
1281	Dinarth Hall Farm (Allocation)	0	0	80	80	0	2.70	0	10	25	25	20	0	0	0	0
													1	2	3	4
													0	80	0	0
* Cyfanswm ar gyfer/TOTALS for Rhos-on-Sea(Private)		18	18	203	185	40	4.51	0	50	25	40	45	0	0	0	0
													40	120	25	0

N.B. Units Remaining excludes units Under Construction

Atodlen tir ar gael ar gyfer Tai / Residential Land Availability Schedule -- Agreed Forecasts
Conwy County Borough Council

Wedi ei seilio ar ragolygon cwblhau yr Awdurdod. Safleoedd wedi eu grwpio fesul sector yn y farchnad a fesul Pentref
 Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

** Cyfanswm ar gyfer/TOTALS for Private	337	112	2777	2440	211	95.47	173	229	350	407	292	0	0	0
											205	1204	807	221

*** Prif gyfanswm/GRAND TOTALS	337	112	3792	3455	262	126.13	241	244	455	537	367	0	0	0
											256	1546	1399	251

N.B. Units Remaining excludes units Under Construction

Appendix 2 – Past Completion Data

Year	Number of homes completed on		Total
	Large sites	Small sites	
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
2015-16	112	71	183
Total for past five years	740	334	1074
Average per annum	148	66.8	214.8
Total for past ten years	1554	1021	2575
Average per annum	155.4	102.1	257.5

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
2011-12	126	606	4.0	929	0
2012-13	343	500	4.1	1086	52
2013-14	216	1824	4.8	1526	85
2014-15	84	1794	4.0	1341	260
2015-16	256	1546	3.7	1399	251

Appendix 4 – Planning Inspector’s Recommendation

Adroddiad ar Gyd- astudiaeth Argaeledd Tir ar gyfer Tai

gan Christopher Sweet MPlan

Swyddog o'r Arolygiaeth Gynllunio

Dyddiad: 04/08/16

Joint Housing Land Availability Study Report

by Christopher Sweet MPlan

an officer of the Planning Inspectorate

Date: 04/08/16

Ref: JHLAS/16/T6905/516218

Local Planning Authority: Conwy County Borough Council

- This report concerns the Conwy County Borough Council Joint Housing Land Availability Study (JHLAS) 2016.
 - The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in June 2016.
-

Recommendation to the Welsh Ministers

1. That the 2016 JHLAS housing land supply figure for the Conwy County Borough Council area be determined as 3.7 years.

Context of the Recommendation

2. Local Planning Authorities have a duty to ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing¹. The purpose of preparing a JHLAS is to:
 - Monitor the provision of market and affordable housing; and
 - Provide an agreed statement of residential land availability for development management purposes and for inclusion in the Annual Monitoring Report for the relevant Local Development Plan.
3. The Local Planning Authority and Study Group have not reached agreement on all matters and have prepared a Statement of Common Ground (SoCG) in accordance with TAN 1 'Joint Housing Land Availability Studies' (2015).
4. The purpose of this report is to recommend an appropriate housing land supply figure to the Welsh Ministers 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 report has been prepared in line with section 7.6 of TAN 1 by an officer of the Planning Inspectorate.

¹ PPW Edition 8 paragraph 9.2.3

Main Issue

5. The SoCG confirms that there is one site in dispute. The main issue is whether each of the units in dispute should count towards the five year housing land supply.

Reasons

Former Interleisure Site, Pensarn (100 Units in dispute)

6. This site, though not allocated in the adopted Conwy Local Development Plan, is located within the settlement boundary for Kinmel Bay / Pensarn. There is an extant planning permission dating from 1981 for 192 chalet units which by its owners' assessment would, following the compulsory purchase of part of the site to provide an easement for a wind farm grid connection, be restricted to approximately 172 of the original units. The Local Planning Authority (LPA) has previously accepted that there are no restrictions on the permitted units and that they could therefore be occupied on a full time residential basis. I note that an application for an amended scheme has been made and is being considered by the LPA. However, that application was submitted after the base date of the 2016 JHLAS period and as such, does not form part of my consideration.
7. From the evidence before me, it is clear that although no work was completed on site for some time, sufficient development has taken place for the extant planning permission to have been implemented and therefore secured; some earthworks and a small number of units have been completed in recent years. There is therefore no legal impediment to the remaining part of the extant permission being built out and neither party has suggested that the site is physically constrained in a way that would prevent such development taking place within the 5 year period.
8. The current owners were not in possession of the site while it lay dormant, having acquired it in 2015. Whilst there is some debate over the likelihood of the owners going ahead with the rest of the permitted scheme, I have no firm evidence to contradict their clearly stated intention to build out the remaining units if another, updated scheme cannot be secured. The owners' position in this respect is supported by the fact that they have produced evidence which demonstrates that the permitted units can be insured and mortgaged, and by the fact that they have undertaken marketing using the units completed thus far. I am therefore satisfied that there is clear and recent evidence of landowner / developer intention.
9. I acknowledge that the site is within a C1 Flood Zone and that at the planning application stage, because of its location, development would have to be justified in light of the tests set out in Technical Advice Note 15: Development and Flood Risk (2004). Were there no existing planning permission, this could represent a considerable constraint on development of the site, such that it may be considered unlikely to come forward. However, completion of the extant permission would not need to overcome that policy barrier and in this instance, I do not consider that this issue prevents the site being considered genuinely available.
10. There is no dispute regarding the suggested figure of 100 units over the five year period. Given that there are no immediate barriers to development of the remaining permitted units and that they could be constructed relatively quickly using modular building methods, I see no reason to come to a different view on this point.

11. For the above reasons, I conclude that the 100 disputed units should be counted towards the five year land supply figure. I therefore find that the total number of units in the five year land supply is 2261.

Conclusion

12. Based on the foregoing analysis I recommend that the five year housing land supply for the Conwy County Borough Council planning area as at 1 April 2016 is **3.7** years.

C Sweet

Planning Officer