

CYNGOR BWRDEISTREF SIROL CONWY

CYD-ASTUDIAETH ARGAELEDD TIR AR GYFER TAI
(JHLAS) 2016

RHWNG ACLL CYNGOR BWRDEISTREF SIROL CONWY
A'R GRŴP ASTUDIAETH:

FFEDERASIWN ADEILADWYR TAI
BEECH DEVELOPMENTS
CWMNI ADEILADU ANWYL
MACBRYDE HOMES
CYFOETH NATURIOL CYMRU
DŴR CYMRU
CYMDEITHAS TAI GOGLEDD CYMRU
CYMDEITHAS TAI CLWYD
PENNAF

DYDDIAD CYHOEDDI: Awst 2016



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CYNNWYS

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2 Cyflenwad Tir Tai

3 Sylwebaeth

4 Data Monitro

Atodiad 1 - Cofrestri Safle

Atodiad 2 - Data Datblygiadau a Gwblhawyd

Atodiad 3 - Data Cyflenwad Tir Tai Blaenorol

Atodiad 4 - Argymhellion yr Arolygiaeth Gynllunio

1.0 CRYNODEB

- 1.1 Dyma Gyd-astudiaeth Argaeledd Tir ar gyfer Tai (JHLAS) Cyngor Bwrdeistref Sirol Conwy ar gyfer 2016 sy'n cyflwyno'r cyflenwad tir tai ar gyfer yr ardal ar 1 Ebrill 2016. Mae'n disodli'r adroddiad ar gyfer 1 Ebrill 2015.
- 1.2 Paratowyd y gyd-astudiaeth yn unol â gofynion *Polisi Cynllunio Cymru* a Nodyn Cyngor Technegol 1 (TAN 1). Cyfeiriwch at y dogfennau hyn am fanylion ynghylch y gofynion i gynnal cyflenwad pum mlynedd o dir ar gyfer tai ym mhob ardal Awdurdod Cynllunio Lleol a'r broses ar gyfer cynnal cyd-astudiaethau
- <http://gov.wales/topics/planning/policy/ppw/?skip=1&lang=cy>
 - <http://gov.wales/topics/planning/policy/tans/tan1/?lang=cy>
- 1.3 Mae Adran 2 yn nodi manylion y cyflenwad tir tai a sut y mae wedi'i gyfrifo. Mae'n dangos, ar sail y dull gweddillol a nodwyd yn TAN 1 bod gan Gyngor Bwrdeistref Sirol Conwy gyflenwad tir tai o **3.7 mlynedd**.

Ymglymiad

- 1.4 Aseswyd y cyflenwad tir tai mewn ymgynghoriad â'r canlynol:

- Ffederasiwn Adeiladwyr Tai
- Beech Developments
- Cwmni Adeiladu Anwyl
- MacBryde Homes
- Cyfoeth Naturiol Cymru
- Dŵr Cymru
- Cymdeithas Tai Gogledd Cymru
- Cymdeithas Tai Clwyd
- Pennaf

Cynhyrchu'r Adroddiad

- 1.5 Cyhoeddodd Cyngor Bwrdeistref Sirol Conwy (CBSC) restrau a phrofformas safle drafft ar gyfer ymgynghoriad rhwng 4 Ebrill 2016 a 15 Ebrill 2016. Darparwyd sylwadau gan y HBF, Beech Developments, MacBryde Homes a Chwmni Adeiladu Anwyl yn ystod y cyfnod hwn. Yna paratowyd Datganiad Tir Cyffredin ac yn dilyn ymgynghoriad gyda'r Grŵp Astudio, cafodd ei gyflwyno i Lywodraeth Cymru ar 13 Mehefin, 2016.
- 1.6 Ni ddaethpwyd i gonsensws ar bob un o'r materion oedd yn destun dadl, felly roedd angen i'r Arolygiaeth Gynllunio adolygu'r materion hynny.
- 1.7 Yna gwnaed argymhelliad gan yr Arolygiaeth Gynllunio i Lywodraeth Cymru ynghylch y cyflenwad o dir ar gyfer tai (Atodiad 4), gan gynnwys argymhellion ynghylch y materion sy'n destun dadl. Ystyriwyd

argymhellion yr Arolygiaeth Gynllunio gan Lywodraeth Cymru, gwnaed y diwygiadau perthnasol i'r rhestr safleoedd gan (Enw'r Awdurdod Cynllunio Lleol) ac mae'r wybodaeth wedi'i hymgorffori i'r adroddiad hwn.

2.0 CYFLENWAD TIR TAI

- 2.1 Mae'r cyflenwad pum mlynedd o dir yn cynnwys safleoedd sydd â chaniatâd cynllunio llawn neu amlinellol, safleoedd sydd â phenderfyniad i roi caniatâd cynllunio yn amodol ar lofnodi cytundeb adran 106 a safleoedd sydd wedi'u dyrannu ar gyfer tai mewn cynlluniau datblygu mabwysiedig, wedi'u dosbarthu fel y rhagnodir yn TAN 1.
- 2.2 Cyfrifwyd y cyflenwad tir gan ddefnyddio'r dull gweddillol, ar sail Cynllun Datblygu Lleol Conwy (2007-2022), a fabwysiadwyd ar 24 Hydref, 2013.
- 2.3 Mae'r CDLI yn cynnwys nifer o Safleoedd Wrth Gefn, i'w rhyddhau ar gyfer datblygu petai'r cyflenwad tir yn gostwng o dan 5 mlynedd. Dangosodd cyfrifiadau cyflenwad tir yn seiliedig ar safleoedd cydastudiaeth argaeledd tir ar gyfer tai, ac eithrio'r safleoedd wrth gefn a nodwyd yn Cynllun Datblygu Lleol, na fyddai'r Awdurdod Cynllunio Lleol yn cyflawni cyflenwad 5 mlynedd. Gan hynny, mae'r safleoedd hyn wedi cael eu rhyddhau yn unol â Pholisi HOU/1, ac mae'r cyfrifiad yn Nhabl 4 yn dangos lleoliad y cyflenwad tir gan gynnwys safleoedd wrth gefn.

Tabl 1 – Cyflenwad Tir Tai a Nodwyd

Cyflenwad Tir Tai 1/4/2016 – 31/3/2021 – Safleoedd Mawr							
	Tai arfaethedig	Cyflenwad 5 Mlynedd o Dir (Categoriâu TAN 1)			Tu hwnt i 5 mlynedd		Tai a gwblhawyd ers yr astudiaeth ddiwethaf
		1	2		3	4	
			ac eithrio Safleoedd Wrth Gefn	yn cynnwys Safleoedd Wrth Gefn			
Cyfanswm	3452	256	1431	1546	1399	251	183

- 2.4 Dadansoddiad cyflenwad tir pum mlynedd (h.y. Categoriâu 1 a 2):

Preifat	1524
Cyhoeddus	175
Cymdeithas Tai	103
Cyfanswm	1802

- 2.5 **Cyflenwad Safleoedd Bychain** – Mae cyfraniad safleoedd bach llai na 10 annedd ar sail y gwaith a gwblhawyd dros y pum mlynedd ddiwethaf.

Tabl 2 – Cartrefi a Gwblhawyd ar Safleoedd Bychain yn y 5 mlynedd ddiwethaf

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

2.6 Cartrefi Gwag a Ailddefnyddiwyd ers 01/04/2007

Mae CDLI Conwy yn cynnwys cartrefi gwag fel ffynhonnell o gyflenwad, yn seiliedig ar y gwir ddarpariaeth yn y gorffennol a'r ddarpariaeth a amcangyfrifir yn y dyfodol ar gyfradd o 25 y flwyddyn (cyfanswm o **125** dros 5 mlynedd), ond mae'r cyfartaledd dros gyfnod y CDLI wedi bod yn uwch.

Blwyddyn	Tai Gwag yn ôl mewn defnydd
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
Cyfanswm 2007 - 2016	539

Cyfanswm y cyflenwad tir 5 mlynedd (safleoedd mawr + bach) yw 2261

Tabl 4 – Cyfrifiad Cyflenwad Pum Mlynedd o Dir

A	Cyfanswm gofynion y CDLI (1/4/2007 – 31/3/2022)	6520
B	Wedi'u cwblhau 1/4/2007 – 31/3/2015	2274
C	Cartrefi Gwag a Ailddefnyddiwyd 1/4/2007 – 31/3/2015	539
D	Nifer y Datblygiadau a Gwblhawyd 1/4/2007 – 31/3/2015 (B + C)	2813
E	Gweddill y Gofynion (A - D)	3707
F	Blynyddoedd CDLI sy'n Weddill	6
G	Gofyniad Gweddilliol Blynyddol (E / F)	618
H	Safleoedd Cyd-astudiaeth Argaeledd Tir ar gyfer Tai (yn cynnwys Safleoedd Wrth Gefn)	1802
I	Cyfraniad Safleoedd Bychain	334
J	Cyfraniad Cartrefi Gwag	125
K	Cyfanswm Cyflenwad 5 Mlynedd o Dir (H + I + J)	2261
L	Cyflenwad Tir yn ôl Blynyddoedd (K / G)	3.7

Atodiad 1 – Cofrestri Safleoedd

**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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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

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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 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)			
1316	West of Penmaen Park (Contingency)	0	0	45	45	0	2.43	0	0	15	15	15	0	0	0			
											Diwygiedig 2015 categorioiddio/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 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)			
1315	Site C NE of Llanrwst (Contingency)	0	0	70	70	0	2.00	0	0	0	0	0	0	0	0			
											Diwygiedig 2015 categorioiddio/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

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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 categorioid/Categorisation					
		Cyfanswm eu cwblhau Completed Total	wedi ei cwblhau Since Last	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)			
1310	Llysfaen Road (Contingency)	0	0	20	20	0	0.67	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 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 categorioid/Categorisation					
		Cyfanswm eu cwblhau Completed Total	wedi ei cwblhau Since Last	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)			
1317	Conway Road (Contingency)	0	0	15	15	0	0.40	0	0	0	0	0	0	0	0	0		
											Diwygiedig 2015 categorioid/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

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Conwy County Borough Council**

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Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Contingency

Cymuned/Settlement: Penrhyn 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	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)	
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

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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 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 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 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)
1289	Adjacent to Glanafon (Allocation)	0	0	28	17	11	0.00	28	0	0	0	0	0	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

**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: 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 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)			
1303	Land fronting B5106 (Allocation)	0	0	20	20	0	2.51	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 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 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)			
1294	Off Ysguborwen Road, Dwygyfylchi (Allocation)	0	0	15	15	0	0.50	0	15	0	0	0	0	0	0	0		
											Diwygiedig 2015 categorioiddio/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: 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	Cyfeirriad 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	Cyfeirriad 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	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

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 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 categorio/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 categorio/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 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)
* 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 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)
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

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: 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 Total Since 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 categorioidd/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 categorioidd/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 categorioidd/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
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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: 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)		
1288	West Coast Building (Allocation)	0	0	10	10	0	0.24	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 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 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)		
1290	Bryn Hyfryd/Ffordd Tan yr Ysgol (Allocation)	0	0	40	40	0	1.17	0	0	10	10	10	0	0	0		
											Diwygiedig 2015 categorioiddio/Categorisation			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		
											Diwygiedig 2015 categorioiddio/Categorisation			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	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)	
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	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)	
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

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

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Dyddiad Astudiaeth/Study Base Date: 01 Apr 2016

Sector y farchnad/Market sector: Private

Cymuned/Settlement: Llansannan

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 Llansannan(Private)		0	0	25	25	0	1.05	0	5	7	7	6	0	0	0
												0	25	0	0

Cymuned/Settlement: Lllysfaen

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)
1088	Land at Bod Hyfryd, Tan y Graig Road, Lllysfaen. 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 Lllysfaen(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**

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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 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)	
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 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)	
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

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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 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 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 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)	
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**

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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 categorioidio/Categorisation			
		Cyfanswm wedi eu cwblhau Completed	wedi ei cwblhau ers Total Since Last	Maint y safle ar ôl Capacity	Wrtyh'n cael ei adeiladu Remaining	U/C		2017	2018	2019	2020	2021	2*	3(i)	3(ii)	
266	Rothesay 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	0

N.B. Units Remaining excludes units Under Construction

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Conwy County Borough Council

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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

Atodiad 2 – Data a Gwblhawyd yn y Gorffennol

Blwyddyn	Nifer y cartrefi a gwblhawyd ar		Cyfanswm
	Safleoedd Mawr	Safleoedd Bach	
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
Cyfanswm ar gyfer y pum mlynedd ddiwethaf	740	334	1074
Cyfartaledd bob blwyddyn	148	66.8	214.8
Cyfanswm ar gyfer y deng mlynedd ddiwethaf	1554	1021	2575
Cyfartaledd bob blwyddyn	155.4	102.1	257.5

Atodiad 3 – Data Cyflenwad Tir Blaenorol

Blwyddyn	Cyflenwad 5 mlynedd – Nifer y cartrefi (Categoriâu TAN 1)		Cyflenwad mewn blynnyddoedd	Cyflenwad ar ôl 5 mlynedd – Nifer cartrefi	
	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

Atodiad 4 – Argymhellion yr Arolygiaeth Gynllunio

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.
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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