

CONWY COUNTY BOROUGH COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY
(JHLAS) 2017

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

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

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www.conwy.gov.uk/jhlas

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1.0 SUMMARY

- 1.1 This is the Conwy County Borough Council Joint Housing Land Availability Study (JHLAS) for 2017 which presents the housing land supply for the area at the base date of 1st April 2017. It replaces the report for the previous base date of 1st April 2016.
- 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 JHLAS.
- <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 **3.1 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
 - Mostyn Estates
 - Natural Resources Wales
 - Dwr Cymru/Welsh Water
 - Cartrefi Conwy
 - North Wales Housing Association
 - Cymdeithas Tai Clwyd
 - Pennaf

Report production

- 1.5 Conwy County Borough Council published the draft site schedules and site proformas for consultation on 12th May 2017 and comments were received from the HBF. A Statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group, was submitted to the Welsh Government on 16th June, 2017.
- 1.6 All matters were agreed following the consultation and set out in the SoCG.
- 1.7 This JHLAS report has been prepared on the basis of the SoCG.

2.0 HOUSING LAND SUPPLY

- 2.1 The five year land supply comprises sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.
- 2.2 The land supply has been calculated using the residual methodology, based on the CCBC Local Development Plan (2007-2022), adopted on 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 3 shows the land supply position including Contingency sites.

Table 1 – Identified Housing Land Supply

Housing Land Supply 1/4/2017 – 31/3/2022 - Large Sites						
	Proposed homes	5 Year Land Supply (TAN 1 categories)		Beyond 5 years		Homes completed since last study
		1	2	3	4	
Total	3403	205	1544	1203	425	195

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

Private	1510
Public	205
Housing Association	34
Total	1749

- 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

2012-2013	2013-2014	2014-2015	2015-2016	2016-2017	Total 2012-2017
50	68	44	71	38	271

2.6 Empty Homes

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

2.7 The overall **total 5 year land supply** (large sites + small sites + empty homes) is **2145**

Table 3 – 5 Year Land Supply Calculation (Residual Method)

A	Total LDP requirement (1/4/2007 – 31/3/2022)	6520
B	Completions 1/4/2007 – 31/3/2017	2507
C	Empty Homes Delivery 1/4/2007 – 31/3/2017	607
D	Total Completions 1/4/2007 – 31/3/2017 (B + C)	3114
E	Residual Requirement (A - D)	3406
F	Years Remaining of LDP	5
G	Residual Annual Requirement (E / F)	681
H	JHLAS Sites (including Contingency Sites)	1749
I	Small sites contribution	271
J	Empty Homes contribution	125
K	Total 5 Year Land Supply (H + I + J)	2145
L	Land Supply in Years (K / G)	3.1

Appendix 1 – Site Schedules

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Allocation

Settlement: Abergele

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)
1274	Abergele Business Park (Allocation)	0	0	200	200	0	10.40	15	40	40	40	21	0	0	0
												1	2	3	4
												0	156	0	44
1275	Tandderwen Farm (Allocation)	0	0	300	300	0	9.90	0	0	0	20	40	0	0	0
												1	2	3	4
												0	60	240	0
1276	Rhuddlan Road (Allocation)	0	0	50	50	0	8.20	0	0	0	0	0	0	0	0
												1	2	3	4
												0	0	0	50
1277	Abergele SE (Allocation)	0	0	150	150	0	7.50	0	0	0	25	25	0	0	0
												1	2	3	4
												0	50	100	0
1314	Llanfair Road (Contingency)	0	0	100	100	0	3.00	0	0	20	20	20	0	0	0
												1	2	3	4
												0	60	20	20
* TOTALS for Abergele(Allocation)		0	0	800	800	0	39.00	15	40	60	105	106	0	0	0
												0	326	360	114

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Allocation

Settlement: Betws-yn-Rhos

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)
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
* TOTALS for Betws-yn-Rhos(Allocation)		0	0	20	20	0	1.55	0	0	10	10	0	0	0	0
												0	20	0	0

Settlement: Cerrigydrudion

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)
1303	Land fronting B5106 (Allocation)	0	0	20	20	0	2.51	0	0	0	0	0	0	0	0
												1	2	3	4
												0	0	20	0
* TOTALS for Cerrigydrudion(Allocation)		0	0	20	20	0	2.51	0	0	0	0	0	0	0	0
												0	0	20	0

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Allocation

Settlement: Colwyn Bay

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)	3(ii)
1278	Lawson Road (Allocation)	0	0	35	35	0	0.53	0	0	15	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	15	0	20	
1279	BT Exchange (Allocation)	0	0	70	70	0	1.21	0	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	0	70	0	
1309	Glyn Farm (Contingency)	0	0	27	27	0	0.90	0	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	0	0	27	
* TOTALS for Colwyn Bay(Allocation)		0	0	132	132	0	2.64	0	0	15	0	0	0	0	0	0
												0	15	70	47	

Settlement: Conwy

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)	3(ii)
1311	Henryd Road, Gyffin (Contingency)	0	0	10	10	0	0.65	0	10	0	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	10	0	0	
* TOTALS for Conwy(Allocation)		0	0	10	10	0	0.65	0	10	0	0	0	0	0	0	0
												0	10	0	0	

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Allocation

Settlement: Dolgarrog

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	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	
												Revised 2015 Categorisation		1	2	3	4
														0	0	0	30
1305	Tan y Ffordd (Allocation)	0	0	15	15	0	1.70	0	0	4	4	4	0	0	0	0	
												Revised 2015 Categorisation		1	2	3	4
														0	12	0	3
* TOTALS for Dolgarrog(Allocation)		0	0	45	45	0	22.04	0	0	4	4	4	0	0	0	0	
														0	12	0	33

Settlement: Dwygyfylchi

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	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	
												Revised 2015 Categorisation		1	2	3	4
														0	15	0	0
* TOTALS for Dwygyfylchi(Allocation)		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

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Allocation

Settlement: Eglwysbach

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	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		
											Revised 2015 Categorisation				1	2	3	4
															0	10	0	0
* TOTALS for Eglwysbach(Allocation)		0	0	10	10	0	0.64	0	5	5	0	0	0	0	0	0		
															0	10	0	0

Settlement: Glan Conwy

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)		
1296	Top Llan Road, Glan Conwy (Allocation)	0	0	80	80	0	0.00	0	20	40	20	0	0	0	0	0		
											Revised 2015 Categorisation				1	2	3	4
															0	80	0	0
* TOTALS for Glan Conwy(Allocation)		0	0	80	80	0	0.00	0	20	40	20	0	0	0	0	0		
															0	80	0	0

Settlement: Llanddulas

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)		
1297	Pencoed Road (Allocation)	0	0	20	20	0	0.85	0	0	0	0	0	0	0	0	0		
											Revised 2015 Categorisation				1	2	3	4
															0	0	0	20

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Allocation

Settlement: Llanddulas

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)	3(ii)
1298	South of the Mill, Llanddulas (Allocation)	0	0	20	20	0	0.83	0	0	0	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4	
												0	0	0	20	
* TOTALS for Llanddulas(Allocation)		0	0	40	40	0	1.68	0	0	0	0	0	0	0	0	0
												0	0	0	40	

Settlement: Llandudno

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	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
Revised 2015 Categorisation												1	2	3	4	
												0	0	60	0	
* TOTALS for Llandudno(Allocation)		0	0	60	60	0	1.76	0	0	0	0	0	0	0	0	0
												0	0	60	0	

Settlement: Llandudno Junction

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)	3(ii)
1285	Adjacent to Woodlands (Allocation)	0	0	75	75	0	1.92	0	40	15	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4	
												0	55	0	20	

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Allocation

Settlement: Llandudno Junction

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)	3(ii)
* TOTALS for Llandudno Junction(Allocation)		0	0	75	75	0	1.92	0	40	15	0	0	0	0	0	0
													0	55	0	20

Settlement: Llanfair Talhaearn

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	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
* TOTALS for Llanfair Talhaearn(Allocation)		0	0	25	25	0	1.14	0	0	0	0	0	0	0	0	0
													0	0	0	25

Settlement: Llanfairfechan

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)	3(ii)
1287	Dexter Products (Allocation)	0	0	15	15	0	0.00	0	0	0	0	0	0	0	0	0
* TOTALS for Llanfairfechan(Allocation)		0	0	15	15	0	0.00	0	0	0	0	0	0	0	0	0
1316	West of Penmaen Park (Contingency)	0	0	45	45	0	2.43	0	0	0	15	30	0	0	0	0
* TOTALS for Llanfairfechan(Contingency)		0	0	45	45	0	2.43	0	0	0	15	30	0	0	0	0
													0	45	0	0

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Allocation

Settlement: Llanfairfechan

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)
* TOTALS for Llanfairfechan(Allocation)		0	0	60	60	0	2.43	0	0	0	15	30	0	0	0
												0	45	15	0

Settlement: Llanrwst

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)	3(ii)
1290	Bryn Hyfryd/Ffordd Tan yr Ysgol (Allocation)	0	0	40	40	0	1.17	0	0	10	10	10	0	0	0	
												Revised 2015 Categorisation	1	2	3	4
												0	30	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	
												Revised 2015 Categorisation	1	2	3	4
												0	0	60	0	
1292	Site E adjacent to Bryn Hyfryd (Allocation)	0	0	50	50	0	1.42	0	0	0	0	0	0	0	0	
												Revised 2015 Categorisation	1	2	3	4
												0	0	50	0	
1293	Site A North of Llanrwst (Allocation)	0	0	50	50	0	2.06	0	0	0	0	0	0	0	0	
												Revised 2015 Categorisation	1	2	3	4
												0	0	50	0	

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Allocation

Settlement: Llanrwst

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)		
1315	Site C NE of Llanrwst (Contingency)	0	0	70	70	0	2.00	0	0	0	0	0	0	0	0	0		
											Revised 2015 Categorisation				1	2	3	4
															0	0	70	0
* TOTALS for Llanrwst(Allocation)		0	0	270	270	0	8.35	0	0	10	10	10	0	0	0			
															0	30	230	10

Settlement: Llansannan

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	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			
											Revised 2015 Categorisation				1	2	3	4
															0	25	0	0
* TOTALS for Llansannan(Allocation)		0	0	25	25	0	1.05	0	5	7	7	6	0	0	0			
															0	25	0	0

Settlement: Llysfaen

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	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			
											Revised 2015 Categorisation				1	2	3	4
															0	40	0	0

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Allocation

Settlement: Llysfaen

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)
1300	Adjacent to former rectory (Allocation)	0	0	30	30	0	1.04	0	5	15	10	0	0	0	0
Revised 2015 Categorisation												1	2	3	4
												0	30	0	0
* TOTALS for Llysfaen(Allocation)		0	0	70	70	0	2.34	0	5	25	30	10	0	0	0
												0	70	0	0

Settlement: Old Colwyn

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)
1068	Land at Ty Mawr Farm, Old Colwyn (Allocation)	0	0	255	255	0	7.10	0	0	20	30	30	0	0	0
Revised 2015 Categorisation												1	2	3	4
												0	80	155	20
1282	Ysgol y Graig (Allocation)	0	0	30	30	0	1.18	0	0	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4
												0	0	0	30
1310	Llysfaen Road (Contingency)	0	0	20	20	0	0.67	0	0	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4
												0	0	20	0
* TOTALS for Old Colwyn(Allocation)		0	0	305	305	0	8.95	0	0	20	30	30	0	0	0
												0	80	175	50

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Allocation

Settlement: Penmaenmawr

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	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
Revised 2015 Categorisation											1	2	3	4		
											0	0	15	0		
* TOTALS for Penmaenmawr(Allocation)		0	0	15	15	0	0.40	0	0	0	0	0	0	0	0	0
											0	0	15	0		

Settlement: Penrhyn Bay

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)	3(ii)
1286	Plas Penrhyn (Allocation)	0	0	30	30	0	0.67	0	30	0	0	0	0	0	0	0
Revised 2015 Categorisation											1	2	3	4		
											0	30	0	0		
1313	Off Derwen Lane (Contingency)	0	0	175	175	0	5.06	0	0	0	0	0	0	0	0	0
Revised 2015 Categorisation											1	2	3	4		
											0	0	175	0		
* TOTALS for Penrhyn Bay(Allocation)		0	0	205	205	0	5.73	0	30	0	0	0	0	0	0	0
											0	30	175	0		

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Housing Association

Settlement: Abergele

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)	3(ii)
1266	Former Slaters car dealership, Bridge Street, Abergele LL22 7HA	21	21	21	0	0	0.00	0	0	0	0	0	0	0	0	0
Revised 2015 Categorisation											1	2	3	4		
											0	0	0	0		
* TOTALS for Abergele(Housing Association)		21	21	21	0	0	0.00	0	0	0	0	0	0	0	0	0
											0	0	0	0		

Settlement: Colwyn Bay

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	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
Revised 2015 Categorisation											1	2	3	4		
											19	0	0	0		
* TOTALS for Colwyn Bay(Housing Association)		0	0	19	19	19	0.00	19	0	0	0	0	0	0	0	0
											19	0	0	0		

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Housing Association

Settlement: Llanfairfechan

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation					
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)			
1289	Adjacent to Glanafon (Allocation)	28	28	28	0	0	0.00	0	0	0	0	0	0	0	0	0			
												Revised 2015 Categorisation				1	2	3	4
												0	0	0	0				
* TOTALS for Llanfairfechan(Housing Association)		28	28	28	0	0	0.00	0	0	0	0	0	0	0	0	0			
												0	0	0	0				
** TOTALS for Housing Association		49	49	68	19	19	0.00	19	0	0	0	0	0	0	0	0			
												19	0	0	0				

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Private

Settlement: Abergele

LPA Ref No	Site Name	No of dwellings Units					Area (Ha) U/C Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity	Remaining		2018	2019	2020	2021	2022	2*	3(i)	3(ii)	
38	Gainsborough House, St. George Road, Abergele, Conwy, LL22 9AR	1	0	54	53	0	3.22	0	15	19	19	0	0	0	0	
													1	2	3	4
												0	53	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	
													1	2	3	4
												10	0	0	0	
1360	Land off St George Road, Abergele (Anwyl)	20	20	100	65	15	0.00	20	20	20	20	0	0	0	0	
													1	2	3	4
												15	65	0	0	
* TOTALS for Abergele(Private)		21	20	164	143	25	3.22	30	35	39	39	0	0	0	0	
												25	118	0	0	

Settlement: Colwyn Bay

LPA Ref No	Site Name	No of dwellings Units					Area (Ha) U/C Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity	Remaining		2018	2019	2020	2021	2022	2*	3(i)	3(ii)	
103	Adj 65 Victoria Park, Colwyn Bay	0	0	22	22	0	0.14	0	0	12	10	0	0	0	0	
													1	2	3	4
												0	22	0	0	

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Private

Settlement: Colwyn Bay

LPA Ref No	Site Name	No of dwellings Units					Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity	Remaining		U/C	2018	2019	2020	2021	2022	2*	3(i)	3(ii)
236	Land at Oak Drive, Colwyn Bay.	13	6	13	0	0	0.00	0	0	0	0	0	0	0	0	0
													1	2	3	4
													0	0	0	0
284	53 & 55 Oak Drive, Colwyn Bay, Conwy, LL29 7YP	-2	0	17	0	19	0.00	19	0	0	0	0	0	0	0	0
													1	2	3	4
													19	0	0	0
285	35 Pwllcrochan Avenue, Colwyn Bay, Conwy, LL29 7BW	-1		11	12	0	0.32	6	6	0	0	0	0	0	0	0
													1	2	3	4
													0	12	0	0
386	Imperial Buildings, Princes Drive, Colwyn Bay, Conwy, LL29 8LF	0	0	21	21	0	0.10	0	21	0	0	0	0	0	0	0
													1	2	3	4
													0	21	0	0
387	Land at Glyn Farm, Off Glyn Farm Avenue, Colwyn Bay, Conwy, LL29 8RB	0	0	39	39	0	3.17	0	20	17	0	0	0	0	0	0
													1	2	3	4
													0	37	2	0
1359	Nant-y-Glyn Holiday Park	0	0	32	32	0	0.00	0	0	10	12	10	0	0	0	0
													1	2	3	4
													0	32	0	0

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Private

Settlement: Colwyn Bay

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)
* TOTALS for Colwyn Bay(Private)		10	6	155	145	19	3.72	25	47	39	22	10	0	0	0
												19	124	2	0

Settlement: Conwy

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)
485	Three Gables, Sychnant Pass Road, Conwy, Conwy, LL32 8RE	26	17	29	0	3	0.00	3	0	0	0	0	0	0	0
												1	2	3	4
												3	0	0	0
1385	Pinewood, Sychnant Pass Road, Conwy	0		93	93	0	0.00	0	0	60	33	0	0	0	0
												1	2	3	4
												0	93	0	0
* TOTALS for Conwy(Private)		26	17	122	96	3	0.00	3	0	60	33	0	0	0	0
												3	93	0	0

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Private

Settlement: Deganwy

LPA Ref No	Site Name	No of dwellings Units					Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity	Remaining		U/C	2018	2019	2020	2021	2022	2*	3(i)	3(ii)
530	Deganwy Castle Hotel, Station Road, Deganwy, Conwy, LL31 9DA	26		33	7	0	0.00	0	7	0	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4	
												0	7	0	0	
* TOTALS for Deganwy(Private)		26		33	7	0	0.00	0	7	0	0	0	0	0	0	0
												0	7	0	0	

Settlement: Dwygyfylchi

LPA Ref No	Site Name	No of dwellings Units					Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity	Remaining		U/C	2018	2019	2020	2021	2022	2*	3(i)	3(ii)
1295	North of Groesffordd (Allocation)	0	0	46	8	38	0.19	46	0	0	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4	
												38	8	0	0	
* TOTALS for Dwygyfylchi(Private)		0	0	46	46	38	0.19	46	0	0	0	0	0	0	0	0
												38	8	0	0	

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Private

Settlement: Llanddulas

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)
592	Ocean View, Pencoed Road. LL22 8LS	11	1	22	6	5	1.10	2	3	2	2	2	0	0	0
								Revised 2015 Categorisation				1	2	3	4
												5	6	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
								Revised 2015 Categorisation				1	2	3	4
												0	15	0	0
* TOTALS for Llanddulas(Private)		11	1	37	26	5	1.10	2	3	7	7	7	0	0	0
												5	21	0	0

Settlement: Llandudno

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)
736	Corner of Maelgwyn Road/Gloddath Avenue, Llandudn	0		12	12	0	0.36	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4
												0	0	12	0
826	Penmorfa Hotel, Abbey Road, Llandudno, Conwy, LL30 2QY	0	0	28	28	0	0.69	0	10	10	8	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4
												0	28	0	0
* TOTALS for Llandudno(Private)		0	0	40	40	0	1.05	0	10	10	8	0	0	0	0
												0	28	12	0

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Private

Settlement: Llandudno Junction

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)	3(ii)
522	Caravan Park, Marl Lane, Llandudno Junction	0	0	56	56	0	1.69	0	0	0	0	0	0	0	0	0
													1	2	3	4
													0	0	0	56
1283	Social Club/Youth Club (Allocation)	0	0	40	30	10	0.74	10	0	0	0	0	0	0	0	0
													1	2	3	4
													10	0	0	30
1284	Esgyryn (Allocation)	121	57	128	0	7	0.00	7	0	0	0	0	0	0	0	0
													1	2	3	4
													7	0	0	0
* TOTALS for Llandudno Junction(Private)		121	57	224	103	17	2.43	17	0	0	0	0	0	0	0	0
													17	0	0	86

Settlement: Llanfairfechan

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)	3(ii)
913	Land off Valley Road (Cae America) Llanfairfechan	70	71	1	0	0	0.05	0	1	0	0	0	0	0	0	0
													1	2	3	4
													0	1	0	0

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Private

Settlement: Llanfairfechan

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)	3(ii)
915	Land adjacent Fernbank, Penmaenmawr Road, Llanfairfechan, LL33 0PL	0	0	17	0	17	0.00	17	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												17	0	0	0	0
1288	West Coast Building (Allocation)	0	0	10	10	0	0.24	0	5	5	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	10	0	0	0
* TOTALS for Llanfairfechan(Private)		70	0	98	28	17	0.29	17	6	5	0	0	0	0	0	0
												17	11	0	0	0

Settlement: Llysfaen

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)	3(ii)
1088	Land at Bod Hyfryd, Tan y Graig Road, Llysfaen. LL29 8TH	0	0	19	19	0	0.40	0	3	6	6	4	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												0	19	0	0	0
* TOTALS for Llysfaen(Private)		0	0	19	19	0	0.40	0	3	6	6	4	0	0	0	0
												0	19	0	0	0

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Private

Settlement: Old Colwyn

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)
212	Colwyn Bay Hotel, Abergele Road, Old Colwyn, Colwyn Bay, LL29 9LD	27	8	58	29	2	0.46	2	15	14	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4
												2	29	0	0
1260	Land off Dolwen Road, Old Colwyn	37	37	76	19	20	0.00	39	0	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4
												20	19	0	0
* TOTALS for Old Colwyn(Private)		64	45	134	70	22	0.46	41	15	14	0	0	0	0	0
												22	48	0	0

Settlement: Penmaenmawr

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)
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
								Revised 2015 Categorisation				1	2	3	4
												0	7	16	0
* TOTALS for Penmaenmawr(Private)		0	0	23	23	0	0.15	0	0	7	0	0	0	0	0
												0	7	16	0

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Private

Settlement: Pensarn

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)
5	Interleisure Camp, Marine Road, Pensarn	3	0	131	128	0	3.03	0	10	30	30	30	0	0	0
Revised 2015 Categorisation												1	2	3	4
												0	100	28	0
* TOTALS for Pensarn(Private)		3	0	131	128	0	3.03	0	10	30	30	30	0	0	0
												0	100	28	0

Settlement: Rhos-on-Sea

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)
266	Rothsay Hotel, West Promenade, Rhos On Sea, Colwyn Bay, Conwy, LL28 4BY	0	0	40	0	40	0.00	40	0	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4
												40	0	0	0
340	20 College Avenue, Rhos on Sea. LL28 4NT	0		17	17	0	0.13	0	0	17	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4
												0	17	0	0
* TOTALS for Rhos-on-Sea(Private)		0	0	57	57	40	0.13	40	0	17	0	0	0	0	0
												40	17	0	0

N.B. Units Remaining excludes units Under Construction

RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed Forecasts

Conwy County Borough Council

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

JHLAS Study Base Date: 01 Apr 2017

Market sector: Private

** TOTALS for Private	352	146	1283	931	186	16.17	221	136	234	145	51	0	0	0
											186	601	58	86
*** GRAND TOTALS	401	195	3778	3377	205	125.96	255	311	470	416	297	0	0	0
											205	1544	1203	425

N.B. Units Remaining excludes units Under Construction

Appendix 2 – Past Completion Data

Year	Number of homes completed on		Total
	Large sites	Small sites	
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
2016-17	195	38	233
Total for past five years	818	271	1089
Average per annum	164	54	218
Total for past ten years	1608	899	2507
Average per annum	161	90	251

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
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
2016-17	205	1544	3.1	1203	425

Appendix 4 – Empty Homes

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
2016 – 17	68
Total 2007 - 2017	607