

Kath Evans

From: Nigel.Thomas2@gov.wales
Sent: 18 December 2025 10:12
To: Kath Evans
Subject: Parc Hanes – Resident Concerns and Potential Community Use
Attachments: JJ0002424_Outgoing_0.pdf

Dear Kath.

Thank you for your recent email regarding land owned by Welsh Ministers at Parc Hanes.

May I begin by confirming we are not aware of proposals for housing development within the holding and have not applied for planning permission to carry out any works. In addition, we have not placed the asset on the open market.

Picking up your query about guidance, the Minister for Climate Change wrote to Cllr Griffiths in January last year (copy attached) explaining that should the land become surplus there is a published method to follow for disposal. I have included a revised link to that process document below. As set out in the letter, we are examining the sites suitability for use by Welsh Government (across departments) but the publication of the revised technical advice note (TAN) 15 has accelerated that work.

<https://www.gov.wales/sites/default/files/publications/2020-11/identification-and-disposal-of-welsh-government-non-core-surplus-land-and-buildings.pdf>

If enquires do not identify an internal policy use for the land, it would be offered to the wider public sector (and public sector partners) before any open marketing through an agent. If an expression of interest is received within the offer period, and broad heads of terms are agreed, an independent valuer is appointed to represent both parties in assessing the exchange price. Details can be found in the 'Land Transfer Protocol' section of the guide viewable from the link below.

<https://www.gov.wales/sites/default/files/publications/2020-11/estate-co-location-and-land-transfer-protocol.pdf>

We are aware of your interest and will contact the Town Council (and Conwy County Borough Council) when internal reviews are concluded confirming if the holding can be made available.

Kind regards

Nigel Thomas MRICS

*Pennaeth Ystadau / Head of Estates
Is-adran Lle / Place Division
Adran Tai ac Adfywio / Housing & Regeneration Directorate
Llywodraeth Cymru / Welsh Government*

From: Kath Evans <deputy@towynkinmelbay-tc.gov.uk>
Sent: 16 December 2025 13:37

Subject: Parc Hanes – Resident Concerns and Potential Community Use

Good afternoon,

I am writing on behalf of Towyn and Kinmel Bay Town Council to highlight concerns raised by residents regarding the Parc Hanes site in Kinmel Bay, North Wales.

Residents living in the vicinity of Parc Hanes recently attended a Community Place Plan Committee meeting to express concerns about a rumoured development on the site and a recent feasibility study conducted on the land. They also informed us that they had received correspondence from the Welsh Government indicating that their grazing leases would not be renewed or extended.

Cllr Barry Griffiths clarified at the meeting that the Town Council is not aware of any proposed development on the Parc Hanes site. However, Conwy County Council has indicated that there may be an opportunity for the Town Council to take over the site for community use as Parc Hanes is an integral part of our Place Plan, and its future use is of significant importance to the local community.

To this end, the Town Council has written to Conwy County Borough Council to formally express an interest in principle in taking on the land. This would be subject to further information regarding practical arrangements, associated costs, the precise extent of the land involved, and whether this would include ownership and maintenance responsibility for the access road.

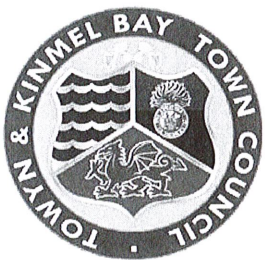
We would welcome any information or guidance the Welsh Government can provide regarding the current status and future plans for Parc Hanes to assist us in considering community use options.

Thank you for your attention to this matter.

Kind regards

Kath

Dirprwy Glerc y Dref /Deputy Town Clerk
Cyngor Tref Tywyn a Bae Cinmel/Towyn & Kinmel Bay Town Council
Canolfan Adnoddau Cymunedol/Community Resource Centre
Y Sgwâr/ The Square
Oddi ar Foryd Road/Off Foryd Road,
Bae Cinmel/Kinmel Bay
Conwy, LL18 5BB
Ffôn 01745 355899/Telephone 01745 355899
e-bost/e-mail: deputy@towynkinmelbay-tc.gov.uk
WWW.towynkinmelbay-tc.gov.uk



This email and any attachments are confidential and intended for the named recipient only. This email does not necessarily represent the views of the Town Council.

Towyn & Kinmel Bay Town Council is collecting/managing your personal data under the Data Protection Act 2018. See email disclaimer – [E-mail Disclaimer](#). To find out more about our privacy

Julie James AS/MS
Y Gweinidog Newid Hinsawdd
Minister for Climate Change



Llywodraeth Cymru
Welsh Government

Ein cyf/Our ref JJ/00024/24

Barry Griffiths
Councillor, Community Councillor, Co-Chair TKB PI

BarryBees@outlook.com

16 January 2024

Dear Barry,

Thank you for your letter of 2 January to the Minister for Finance and Local Government regarding Welsh Government held land at Kinmel Bay.

I understand the Community Council have been working with Conwy Council and will know that there have been communications with Land Division (which sits within my portfolio) regarding this matter. Land is a limited resource, so it is prudent and good practice that assets, particularly those in the development category, are thoroughly examined prior to any decisions on their future.

I recognise the importance of community space and taking opportunities to enhance the natural environment when they present themselves. To assist with any future decisions, my officials together with external advisors have been considering planning and associated matters. This work includes reports on the potential for flooding, involving assessment of all pertinent constraints including emerging technical advice notes and any alterations to local defences. When that information is to hand, officials will work through available options and examine how best they align to policy priorities.

Should the land become available it will follow the disposal path set out in our published guidance and for your convenience I attached a link to that document.
<https://www.gov.wales/sites/default/files/publications/2020-11/identification-and-disposal-of-welsh-government-non-core-surplus-land-and-buildings.pdf>

Canolfan Cyswllt Cyntaf / First Point of Contact Centre:
0300 0604400

Bae Caerdydd • Cardiff Bay
Caerdydd • Cardiff
CF99 1SN

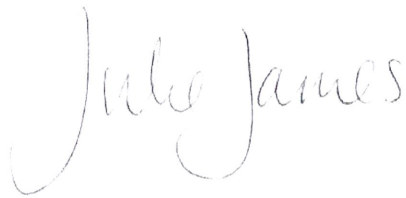
Gohebiaeth, Julie.James@llyw.cymru
Correspondence.Julie.James@gov.Wales

Rydym yn croesawu derbyn gohebiaeth yn Gymraeg. Byddwn yn ateb gohebiaeth a dderbynnir yn Gymraeg yn Gymraeg ac ni fydd gohebu yn Gymraeg yn arwain at oedi.

We welcome receiving correspondence in Welsh. Any correspondence received in Welsh will be answered in Welsh and corresponding in Welsh will not lead to a delay in responding.

We continue to find an appropriate short term use for the land, and you will already know that many areas are let to local individuals, mainly for grazing. It produces an income, helps maintain the land but also supports site security. If the land is deemed surplus in the future, I have asked officials to ensure that the County and Community Council are informed of that decision.

Yours sincerely,

A handwritten signature in cursive script that reads "Julie James". The ink is dark and the signature is fluid.

Julie James AS/MS

Y Gweinidog Newid Hinsawdd
Minister for Climate Change