



GWYNEDD COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY 2012

BETWEEN GWYNEDD COUNCIL LPA AND THE STUDY GROUP:

**HOME BUILDERS' FEDERATION
DŴR CYMRU WELSH WATER
ENVIRONMENT AGENCY WALES (NOW PART OF NATURAL RESOURCES
WALES)
GWYNEDD RURAL HOUSING ENABLER
NORTH WALES HOUSING ASSOCIATION
TAI ERYRI**

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1.0 SUMMARY

1.1 This is the Gwynedd Council Joint Housing Land Availability Study for 2012 which presents the housing land supply for the area at the base date of 1st April 2012. It replaces the report for the previous base date of 2011.

1.2 The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales, Technical Advice Note 1 (TAN 1) and the Guidance Note on the JHLAS process (September 2012). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLASs.

TAN 1:

<http://wales.gov.uk/desh/publications/planning/technicaladvisenotes/tan1/tan1e.pdf?lang=en>

Guidance Note – Joint Housing Land Availability Study process:

<http://wales.gov.uk/docs/desh/publications/120919jhlasguidancenoteen.pdf>

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 Gwynedd Council has **4.8 years** housing land supply.

1.4 The housing land supply has been assessed in consultation with:

- Home Builders Federation
- Dŵr Cymru Welsh Water
- Environment Agency Wales (now part of Natural Resources Wales)
- Gwynedd Rural Housing Enabler
- North Wales Housing Association
- Tai Eryri

Report production

1.5 Gwynedd Council issued draft site schedules, site proformas, a draft Schedule of Common Ground and accompanying information for consultation on 23rd November, 2012 for a period of 3 weeks until 14th December, 2012. Comments were provided by the HBF and Environment Agency Wales within this period. As there were disputed matters between Gwynedd Council and the HBF in relation to some of the details noted in the sites schedule and site proformas, a further consultation period was held between 12th February, 2013 and 26th February, 2013. Comments were provided by Environment Agency Wales and Dŵr Cymru Welsh Water within this period. A finalised Statement of Common Ground (SoCG) was subsequently prepared and was submitted to the Welsh Government on 7th March, 2013.

- 1.6 It was necessary for an appointed Planning Inspector to resolve a number of disputed matters because details within the site schedule could not be agreed by all parties through the SoCG stage.
- 1.7 The appointed Planning Inspector subsequently made a recommendation to the Welsh Government on the housing land supply (Appendix 4), including recommendations on the points of dispute. The Planning Inspector's recommendations were considered by the Welsh Government, relevant amendments were made to the site schedules by Gwynedd Council and this information has been incorporated into this report.
- 1.8 In addition, the method of calculating the land supply figure was amended to reflect TAN 1 and Welsh Government guidance that notes, in relation to supply, that small site allowances should be based on the contribution such sites have made to housing provision over the last 5 years rather than the previous 10 years as noted in the SoCG. This information has also been incorporated into this report.

2.0 HOUSING LAND SUPPLY

- 2.1 The five year land supply comprises sites with planning permission (outline or full) 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 Gwynedd Unitary Development Plan (GUDP) 2001-16, adopted on 16th July, 2009.

Table 1 – Identified Housing Land Supply

Housing Land Supply 1 st April 2012-2017 - Large Sites								
	Proposed homes	5 Year Land Supply (TAN 1 categories)				Beyond 5 Years		Homes completed since last study
		Under construction	1	2	2*	3 (i)	3 (ii)	
Total	2682	82	83	1640	0	866	11	47

- 2.3 Five year land supply breakdown (i.e. Categories 1, 2, 2* and Under construction):

Private	1661
Public	90
Housing Association	54
Total	1805

2.4 **Small Site Supply** – The contribution from small sites of less than 5 dwellings is based on the completions for the last five years.

Table 2 – Small Site Completions for previous 5 years

2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	Total
119	130	72	66	74	461

2.5 The overall **total 5 year land supply** (large + small sites) is **2266** (1805 + 461).

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

A	Total Housing Requirement (as set out in the adopted Gwynedd Unitary Development Plan)	4178
B	Completions to base date (large and small sites)	2085
C	Residual Requirement	2093
D	5 Year Requirement	2372 ¹
E	Annual Need	474
F	Total 5 Year Land Supply	2266
G	Land Supply in Years (F / E)	4.8

3.0 COMMENTARY

3.1 Given that Table 3 notes a land supply that is below 5 years, this section of the report states the action that is proposed in order to address this shortfall.

3.2 Whilst the Council acknowledge that the residual method should remain the primary method of calculating the land supply, it is considered that the past building rates figure should also be included for comparison purposes within the study. The past build rate method reveals a significantly higher land supply figure (which is also significantly higher than a 5 year land supply).

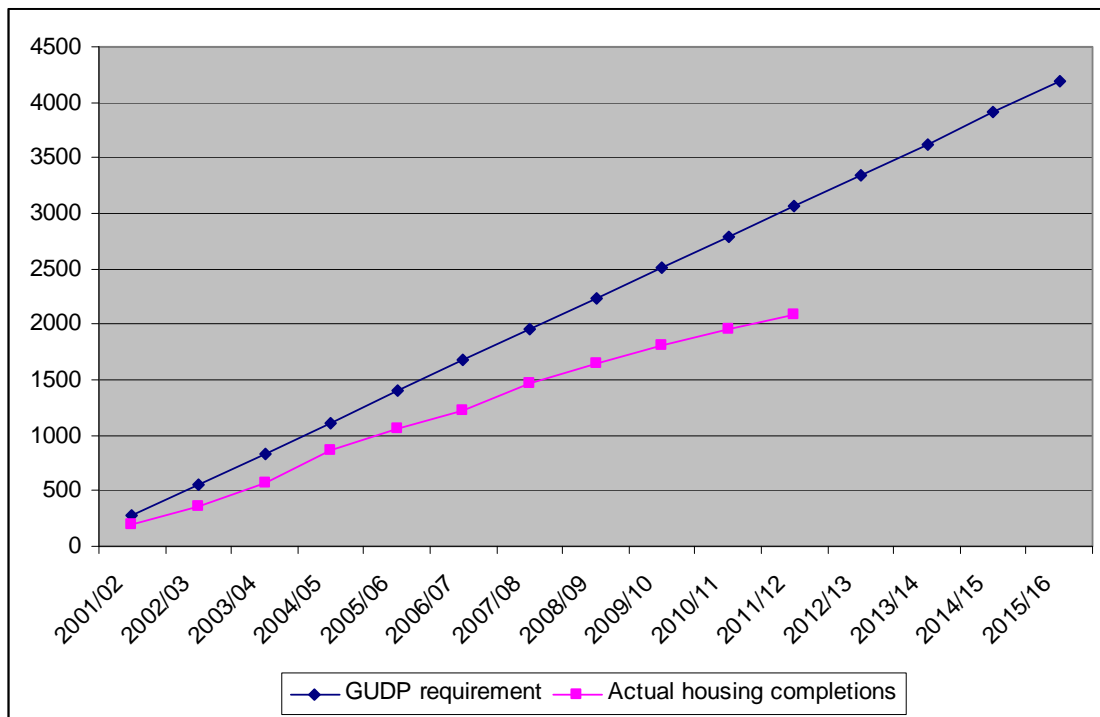
¹ The method of establishing the 5 year requirement for the study period:

- UDP Housing Requirement 2001-2016 = 4178 dwellings
- Less completions 2001-2012 = 2085 dwellings
- Gives Residual Requirement 2012-2016 = 2093 dwellings.
- As study period extends to 2017, an additional 1 year's requirement is added based on the annual housing requirement of the UDP: $4178 \div 15 = 279$ dwellings
- The 5 year requirement 2012-2017: $2093 + 279 = \mathbf{2372}$ dwellings

Table 4 - 5 Year Land Supply Calculation (Past Building Rates Method)

A	Total Previous 10 Year Completions (1/4/02 – 31/3/12)	1882
B	Average Annual Completions	188
C	Total 5 Year Land Supply	2266
D	Land Supply in Years (C / B)	12.1

3.3 Whilst the housing land supply in the Gwynedd Local Planning Authority, based on the residual method, is less than 5 years, the LPA do not believe that there is a shortage of land for housing. The annual residual housing requirement for the remainder of the UDP period is unrealistically high when compared to the annual completion rates for the previous 10 years. The chart below illustrates how the actual cumulative delivery of new housing since the base date of the Unitary Development Plan relates to the housing requirement of the plan.



3.4 It is clear from the chart that build rates have not kept pace with the anticipated rate of development. The actual completions have tailed further away from the GUDP requirements in recent years. If the annual need figure reflected the figure noted in the UDP (i.e. 279 units per annum), the land supply figure would be significantly higher than 5 years ($2266 / 279 = 8.1$ years).

3.5 Given that the UDP was adopted in 2009, the downturn in the economy has affected the deliverability of allocated housing sites. If the UDP was adopted earlier (i.e. earlier within the Plan period), it is more likely that a number of

these sites would have been developed. This would have severely reduced the residual requirement for the remainder of the Plan period.

3.6 There are factors that when taken together have lead to a comparatively high number of housing units being included as category 3(i) units. These factors include:

- *Economic issues* - The availability of mortgages (for both market and shared ownership properties), the ability of first-time buyers to afford deposits, and the reluctance of banks to fund developments.
- *Type of development* - A perceived general oversupply of flats and that such accommodation is unlikely to come forward in the short-term although some exceptions are identified.
- *Infrastructure issues*.-The failure of some infrastructure providers to resolve capacity issues which impacts on the short-term availability of land for housing e.g. 50 houses on allocated housing sites in Chwilog located within category 3(i) due to problems with sewage capacity in the village. Exerting pressure on these providers to resolve these issues would bring numerous units back into the 5 year land supply.

3.7 Planning applications have been submitted on four allocated housing sites that have an element of units within category 3(i) (as noted in Appendix 1). No decision has yet been made on these applications. The granting of planning permission on these sites could lead to an increase in the number of units within the 5 year land supply. The Council will aim to progress these and any future applications on allocated sites as efficiently as possible in order to provide an element of certainty for these sites. These sites are:

- Maes Coetmor, Bethesda
- Land near Primary School, Deiniolen
- Land to the rear of Ffordd Cynan, Bangor (Pentir)
- Land near Caeathro Bach, Caeathro

3.8 Applications are usually submitted for windfall sites each year that will add previously unidentified sites to the supply. The Council will also continue to maintain contact with owners and developers of identified sites to ensure that the forecasts of completions and the categorisation of sites are as meaningful as possible.

3.9 Work on preparing the Joint Local Development Plan (with the Isle of Anglesey County Council) is progressing. The Preferred Strategy, which was published in May 2013, notes a housing requirement of 286 houses per annum for the Gwynedd LPA area. The Deposit Plan is due to be published in May 2014 with the JLDP to be adopted in 2016. It will have to proven that the sites identified in the JLDP are deliverable.

4.0 MONITORING DATA

4.1 TAN 1 requires the JHLAS report to provide additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed (i.e. houses, flats, other). This data is set out below.

Table 5 – Re-use of Previously Developed Land (large sites)

Total Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3 ii Categories				Completions 2011-12			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	1182	68	552	32	757	79	197	21	77	80	19	20
2012	1111	62	694	38	652	74	225	26	27	57	20	43
2013												
2014												
2015												
2016												

Table 6 – Sites subject to flood risk constraints (large sites)

Total Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3 ii Categories				Completions 2011-12			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	52	3	29	2	26	3	52	5	0	0	0	0
2012	77	4	3	0.2	6	0.7	27	3	2	4	0	0
2013												
2014												
2015												
2016												

Table 7 – Completions by House Type – 1st April 2011 to 31st March 2012

- 64 (52.9%) houses completed
- 25 (20.7%) apartments/flats completed
- 32 (26.4%) other (e.g. bungalows) completed

Appendix 1 – Site Schedules

RHIF NO	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2013	2014	2015	2016	2017	2*	3(i)	3(ii)
			Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C								
Abermaw (00)															
1	C11/0147/00/LL	TIR GER / LAND NEAR ORIELTON, FFORDD PANORAMA ROAD (SWN Y DAIL)	4	25	18	2	1	0	3	3	1	0	0	10	0
2	5/51/137	PROMENADE	0	26	26	2	0	0	0	0	0	0	0	26	0
3	C07M/0161/00/LL	TIR GER / LAND NEAR CRAIG FACH, CHURCH STREET	0	14	14	0.21	0	0	5	5	4	0	0	0	0
4	C07M/0203/00/LL	CYN DEPO RHEILFFORDD / FORMER RAIL DEPOT, MARINE ROAD	0	7	7	0.08	0	0	0	0	3	4	0	0	0
Arthog (04)															
5	C04M/0072/01/LL	LLEINIAU / PLOTS 15-23 HEOL SEITHENDRE, FAIRBOURNE	2	9	3	0.29	0	0	2	1	0	0	0	0	0
Bangor (11)															
6	3/11/722B	30 - 32 FFORDD / HOLYHEAD ROAD	0	8	8	0.09	0	0	0	0	0	0	0	8	0
7	C03A/0717/11/LL	POPLARS 27/ 29 FFORDD Y COLEG / COLLEGE ROAD	0	6	6	0.1	6	0	0	0	0	0	0	0	0
8	GWYN UDP	PEN Y FRIDD	0	330	330	11	0	0	0	80	80	85	0	85	0
9	C06A/0089/11/LL	NEUADD DEINIOL A WAYSIDE, FFORDD CAERGYBI HOLYHEAD ROAD	0	24	24	0.11	0	0	0	0	0	0	0	24	0
10	C07A/0105/11/AM C07A/0755/11/MG	SAFLE / SITE AT ADEILAD VICTORIA BUILDING	0	10	10	0.11	0	10	0	0	0	0	0	0	0
11	C08A/0009/11/LL	BRYN ADDA	2	6	0	0	0	0	0	0	0	0	0	0	0
12	C11/0112/11/LL	HAFOD ELFYN A BRYN ADDA	0	42	42	2.3	1	24	17	0	0	0	0	0	0
13	C06A/0727/11/LL	CYFFORDD FFORDD GARTH/STRYD DEON / JUNCTION OF GARTH AND DEAN STREET	0	52	52	0.13	0	0	52	0	0	0	0	0	0
14	C08A/0108/11/LL	BANGOR CITY SOCIAL CLUB, FFORDD DEINIOL ROAD	0	49	49	0.19	0	0	49	0	0	0	0	0	0
15	C07A/0627/11/LL	CLWB PELDROED BANGOR FOOTBALL CLUB, FFORDD DEINIOL ROAD	0	25	25	0.16	0	0	0	0	0	0	0	25	0

RHIF NO	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2013	2014	2015	2016	2017	2*	3(i)	3(ii)
			Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C								
16	C08A/0626/11/LL	ELIAS GARAGE, 347 STRYD FAWR / HIGH STREET	0	12	12	0.04	0	0	0	0	0	0	0	12	0
17	C09A/0410/11/LL	DICKES BOAT YARD, FFORDD GARTH ROAD	0	72	72	1.08	0	12	36	24	0	0	0	0	0
Bethesda (13)															
18	3/13/130A	O.S 8361,8958,8650, BRYN CASEG	0	22	1	0	0	0	1	0	0	0	0	0	0
19	GWYN UDP	TIR GER / LAND NEAR MAES COETMOR	0	60	60	2	0	0	0	0	20	20	0	20	0
Bontnewydd (19)															
20	C08A/0287/19/LL	LLAIN O DIR I FFWRDD O LON / PLOT OF LAND OFF LON CEFNWERTHYD	0	26	26	0.87	0	0	0	14	12	0	0	0	0
Botwnnog (32)															
21	C02D/0322/32/LL	TIR GER / LAND ADJ TO B4413	0	5	1	0	0	0	0	0	0	0	0	1	0
Caernarfon (14)															
22	GWYN UDP	TIR GER / LAND NEAR GLAN PERIS	0	114	114	4	0	0	0	0	30	30	0	54	0
23	GWYN UDP	TIR GER MYNWENT LLANPEBLIG / LAND NEAR LLANPEBLIG CEMETERY	0	123	123	4	0	0	20	30	30	30	0	13	0
24	C06A/0780/14/LL	MINMANTON, LON PARC / SOUTH ROAD	0	7	7	0.05	0	0	0	0	0	0	0	7	0
25	C09A/0374/14/LL	LLAIN O DIR GER / PLOT OF LAND NEAR MOEL EILIO, Y HENDRE	2	5	3	0	3	0	0	0	0	0	0	0	0
26	C09A/0108/14/LL	1, STRYD Y FARCHNAD	0	6	6	0.02	0	0	0	0	3	3	0	0	0
27	C09A/0534/14/LL	GRONANT, PENRALLT ISAF	6	7	0	0	0	0	0	0	0	0	0	0	0
Clynnog (34)															
28	GWYN UDP	TIR AR / LAND AT TAILLEUAR, PONTLLYFNI	0	6	6	0.3	0	0	0	0	3	3	0	0	0
Criccieth (35)															
29	2/5/143A	YSTAD GORSEDDFA ESTATE	0	13	1	0.1	0	0	0	0	0	0	0	0	1
30	2/15/264B	YSTAD WERN Y WYLAN ESTATE	0	9	1	0.1	0	0	0	0	1	0	0	0	0
31	GWYN UDP	GER / NEAR NORTH TERRACE	0	35	35	1	0	0	0	0	0	0	0	35	0

RHIF NO	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2013	2014	2015	2016	2017	2*	3(i)	3(ii)
			Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C								
32	C06D/0578/35/AM	TIR YN NGHEFN / LAND TO THE REAR OF STATION BAKERY, STRYD FAWR/HIGH ST.	0	7	7	0.07	0	0	0	0	7	0	0	0	0
33	C08D/0478/355/AM	TIR GER / LAND NEAR GWESTY GEORGE IV HOTEL, STRYD FAWR/HIGH STREET	0	37	37	0.41	0	0	0	0	20	17	0	0	0
Dolbenmaen (36)															
34	C10D/0162/36/LL	CAE / FIELD 6775 (HENDREGADREDD), PENTREFELIN	0	6	1	0.01	0	0	1	0	0	0	0	0	0
Ffestiniog (03)															
35	GWYN UDP	GWYLFA GARAGE, FFORDD MANOD ROAD, BLAENAU FFESTINIOG	0	5	5	0.1	0	0	0	0	0	0	0	5	0
36	C09M/0036/03/LL	TIR GER / LAND NEAR CAE CLYD, BLAENAU FFESTINIOG	0	18	17	1	0	0	0	0	0	8	0	9	0
Trefor (37)															
37	C10D/0388/37/MG	RHAN O CAE 5993 / PART OF LAND 5933 GER/NEAR LLWYNAETHREN, TREFOR	2	6	4	0.1	2	2	0	0	0	0	0	0	0
Llanberis (15)															
38	3/15/129D	TIR GER / LAND AT FRON GOCH	0	6	3	0.22	0	0	0	0	0	0	0	3	0
39	GWYN UDP	TIR GER / LAND NEAR GWESTY VICTORIA HOTEL	0	15	15	1	0	0	0	0	7	8	0	0	0
Llanddeiniolen (18)															
40	GWYN UDP	BRO EGLWYS, SARON, BETHEL	0	24	24	1	0	0	0	0	0	0	0	24	0
41	GWYN UDP	TIR GER YR YSGOL GYNRADD / LAND NEAR PRIMARY SCHOOL, DEINIOLEN	0	30	30	1	0	0	0	5	5	5	0	15	0
42	GWYN UDP	CAPEL MAES Y DREF CHAPEL, DEINIOLEN	0	12	12	0.7	0	0	0	0	6	6	0	0	0
43	GWYN UDP	TIR TU CEFN I / LAND TO THE REAR OF BRO EGLWYS, BETHEL (3/18/202J)	0	50	14	2	0	0	0	0	0	0	0	14	0

RHIF NO	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	
			Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C									
44	C08A/0187/18/AM	THE OLD BOWLING GREEN / CAE PENFRIDD, DEINIOLLEN	0	8	8	1	3	5	0	0	0	0	0	0	0	0
45	C10A/0125/18/LL – C08A/0386/18/LL	CAPEL BRYNREFAIL, BRYNREFAIL	5	5	0	0	0	0	0	0	0	0	0	0	0	0
46	C05A/0292/18/AM	INTERNATIONAL SAFETY COMPONENTS, RHIW GOCH, DEINIOLLEN	0	15	15	1.1	0	0	0	5	5	5	0	0	0	0
Llandwrog (17)																
47	C09A/0245/17/AM	TIR GER / LAND NEAR BRYN LLAN	0	9	9	1	0	0	2	3	2	2	0	0	0	0
Llandygai (16)																
48	GWYN UDP	GER / NEAR PENTWMPATH (C09A/0518/16/AM)	0	20	20	1.1	0	0	0	0	10	10	0	0	0	0
Llanengan (39)																
49	C05D/0220/39/LL – 9403207FL	TIR GER / LAND NEAR BRYN HEDD, MYNYTHO	0	6	2	0	2	0	0	0	0	0	0	0	0	0
51	C08D/0436/39/LL	ABERSOCH POWER BOAT CLUB,ABERSOCH	0	9	9	0.2	0	0	3	3	3	0	0	0	0	0
Llanllechid (21)																
52	C10A/0040/21/MG C09A/0067/13/AM	LLAIN O DIR CYFAGOS I / PLOT OF LAND NEAR BRON ARFON (LLWYN BEDW)	0	13	9	0.45	2	0	4	3	0	0	0	0	0	0
Llanllyfni (22)																
53	GWYN UDP	TIR GER CAE PELDROED / LAND NEAR FOOTBALL GROUND, PENYGGROES	0	104	104	3.1	0	0	0	0	10	10	0	84	0	0
54	GWYN UDP	TIR GER / LAND NEAR BRO LLWYDU, PENYGGROES	0	12	12	0.2	0	0	0	0	6	6	0	0	0	0
55	GWYN UDP	TIR GER / LAND NEAR HEN DOMEN,TALYSARN	0	36	36	1	0	0	0	0	10	10	0	16	0	0
56	GWYN UDP	TU CEFN / BEHIND CAE CAPEL BACH,	0	8	8	0.7	0	0	0	0	4	4	0	0	0	0
Llannor (40)																
57	GWYN UDP	TIR GER / LAND NEAR STAD DDIWDYDIANOL, Y FFOR	0	10	10	0.5	0	0	0	5	5	0	0	0	0	0

RHIF NO	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2013	2014	2015	2016	2017	2*	3(i)	3(ii)
			Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C								
58	GWYN UDP	GER / NEAR TY GWYN, ABERERCH	0	9	9	0.5	0	0	0	3	3	3	0	0	0
59	GWYN UDP	GER / NEAR HAFOD LON, Y FFOR	0	44	44	1.2	0	0	0	0	10	10	0	24	0
Llanrug (23)															
60	C98A/0125/23/LL – 3/23/265B-Q	YSTAD NANT Y GLYN ESTATE	0	56	4	0.1	0	0	2	2	0	0	0	0	0
61	C05A/0051/23/LL – C01A/0560/23/AM	LLAIN O DIR TY CAPEL / LAND AT TY CAPEL, CWM Y GLO	0	6	6	0.3	2	0	2	2	0	0	0	0	0
62	GWYN UDP	TIR GYFERBYN / LAND OPPOSITE TREFLAN	0	12	12	1	0	0	0	6	6	0	0	0	0
63	C08A/0122/23/LL C06A/0114/23/AM	CEIR CWM, CWM Y GLO	0	8	8	1	0	0	5	3	0	0	0	0	0
64	C09A/0026/23/MG C08A/0398/23/AM	PEN CAE, FFORDD LLANBERIS ROAD	1	12	7	1.2	0	0	4	3	0	0	0	0	0
65	C11/0959/23/LL	HEN YSGOL / OLD SCHOOL GLAN MOELYN	0	7	7	0.15	0	7	0	0	0	0	0	0	0
Llanwnda (24)															
66	C10A/0426/24/LL	TIR GER / LAND ADJ TO BODAWEN,RHOSTRYFAN	2	18	16	1.5	2	0	4	4	4	2	0	0	0
67	GWYN UDP	TIR GER / LAND NEAR GWELFOR,RHOSGADFAN	0	14	14	1	0	0	0	0	7	7	0	0	0
68	C09A/0532/24/LL - C08A/0568/24/LL	LLAIN O DIR I FFWRDD O A487 / PLOT OF LAND OFF THE A487 AT DINAS	0	24	24	1.4	0	0	0	6	6	6	0	6	0
Llanystumdwy (41)															
70	GWYN UDP	TIR GER / LAND NEAR BRYN HYFRYD, CHWILOG	0	20	20	1	0	0	5	0	0	0	0	15	0
71	GWYN UDP	TIR TU CEFN I / LAND TO THE REAR OF MADRYN, CHWILOG	0	14	14	0.7	0	0	0	0	0	0	0	14	0
72	GWYN UDP	TIR GER / LAND AT STAD TY'N RHOS, CHWILOG	0	21	21	1.2	0	0	0	0	0	0	0	21	0
Nefyn (42)															
73	C10D/0358/42/MG C07D/0117/42/AM	CAE / FIELD 3751, GROESFFORDD (BORTH WERN), EDERN	0	12	11	0.47	0	5	6	0	0	0	0	0	0
74	C07D/0699/42/LL	YSTAD BRO GWYLLWYR ESTATE	0	35	2	0.1	1	0	1	0	0	0	0	0	0

RHIF NO	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2013	2014	2015	2016	2017	2*	3(i)	3(ii)
			Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C								
75	C01D/0164/42/LL - 2/22/102A-Z	YSTAD HOLBORN ESTATE	0	68	3	0.1	2	0	1	0	0	0	0	0	0
76	GWYN UDP	TIR GER / LAND NEAR STAD HOLBORN ESTATE	0	35	35	1.2	0	0	0	0	10	10	0	15	0
77	C05D/0192/42/LL	LLEINIAU 5 - 12 MAES TERFYN, MORFA NEFYN	2	8	1	0	1	0	0	0	0	0	0	0	0
78	C07D/0325/42/MG C06D/0025/42/AM	RHAN O CAEAU / PART OF FIELDS 1220_1413, LON ISAF, MORFA NEFYN	1	10	5	0.15	1	2	2	0	0	0	0	0	0
79	C04D/0106/42/LL	SAFLE YN NHHEFN / LAND AT THE REAR OF TY CERRIG, STRYD FFYNNON	0	5	1	0.1	0	0	1	0	0	0	0	0	0
80	C04D/0722/42/LL	CAPEL SEION, STRYD Y PLAS	0	7	7	0	7	0	0	0	0	0	0	0	0
Penrhyndeudraeth (08)															
81	GWYN UDP	TIR GER / LAND NEAR CANOL CAE	0	39	39	1	0	0	0	0	0	0	0	39	0
82	GWYN UDP	TIR GER / LAND NEAR MAES PARCIO	0	27	27	1.1	0	0	0	0	0	0	0	27	0
Pentir (25)															
83	3/25/195AB	BREWERY FIELD - (COED Y MAES), PENRHOSGARNEDD	0	20	2	0.1	0	0	1	0	0	0	0	1	0
84	C06A/0663/25/LL - 3/25/206CDF	TIR GER / LAND AT Y GARNEDD, PENRHOSGARNEDD	0	5	1	0.1	0	0	1	0	0	0	0	0	0
86	GWYN UDP	TIR TU CEFN I / LAND TO THE REAR OF FFORDD CYNAN	0	270	270	9	0	0	0	50	50	50	0	120	0
Porthmadog (44)															
87	2/24/91A-M	YSTAD TU HWNT I'R BWLCH ESTATE (AWEL Y GRUG)	0	21	1	0.1	0	0	1	0	0	0	0	0	0
88	C04D/0041/44/LL	AWEL Y GRUG	0	10	1	0.1	0	0	1	0	0	0	0	0	0
89	C07D/0707/44/LL - C06D/0160/44/LL	SNOWDON MILL, HEOL YR WYDDFA	0	24	24	0	24	0	0	0	0	0	0	0	0
90	C04D/0434/44/LL	HEN SAFLE HEWDEN HIRE OLD SITE	0	8	8	0.09	0	0	8	0	0	0	0	0	0
91	C05D/0444/44/AM	TIR GER / LAND NEAR MAES CHWARAE, MORFA BYCHAN	0	9	9	0.38	0	0	0	3	3	3	0	0	0

RHIF NO	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2013	2014	2015	2016	2017	2*	3(i)	3(ii)
			Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C								
92	C05D/0645/44/LL	CAPEL GARTH, STRYD Y BANC	0	8	8	0.06	0	0	0	8	0	0	0	0	0
Pwllheli (45)															
93	C11/0854/45/LL - C06D/0447/45/LL	YSTAD INNES ESTATE, LON GOLFF	0	12	2	0.1	1	0	1	0	0	0	0	0	0
94	GWYN UDP	TIR GER / LAND NEAR CAE DEINIO	0	16	16	1	0	0	0	0	8	8	0	0	0
95	C06D/0376/45/LL	SAFLE PAFILIWN, MARIAN Y MOR	0	62	62	0.4	0	0	0	0	20	22	0	20	0
96	GWYN UDP	TIR GER GAREJ / LAND NEAR GLANDON GARAGE	0	24	24	1	0	0	0	0	12	12	0	0	0
97	C07D/0189/45/LL	BON MARCHE, SGWAR YR ORSAF	0	12	12	0.03	0	0	0	12	0	0	0	0	0
98	C08D/0351/45/LL	CHURCH HALL, LLEINIAU	0	5	5	0.02	0	0	0	5	0	0	0	0	0
99	C11/0378/45/LL - C05D/0417/45/AM	TIR GER / LAND NEAR HEOL HAMDDEN	0	8	8	0	8	0	0	0	0	0	0	0	0
100	C09D/0195/45/LL	ADEILADAU MADOG BUILDINGS, LON DYWOD	0	5	5	0.02	0	0	0	0	0	5	0	0	0
Tudweiliog (46)															
101	C08D/0368/46/LL - 2/26/57A-J	CAER ODYN (YSTAD Y LION ESTATE)	0	11	4	0.2	1	0	1	2	0	0	0	0	0
102	C09D/0420/46/MG C07D/0423/46/AM	RHAN O CAE / PART OF LAND 8166 GER/NEAR BRYNCYN A RHIW VIEW	0	8	8	0.19	0	0	2	2	2	2	0	0	0
Tywyn (09)															
103	5/79/134	BRYN GARREG LLWYD (GARREG LWYD)	0	23	14	0.83	0	0	0	0	0	0	0	14	0
104	C02M/0182/09/LL C00M/0208/09/LL	TIR GER / LAND NEAR CORBETT AVENUE	0	10	4	0.1	0	0	0	0	0	0	0	4	0
105	C03M/0080/09/LL	GLANMOR HOTEL, MARINE PARADE	0	12	12	0	12	0	0	0	0	0	0	0	0
106	C06M/0069/09/LL	TIR GER / LAND NEAR GLAN Y MOR, MARINE PARADE (SWN Y TONNAU)	0	33	24	0.98	0	0	8	8	4	4	0	0	0
107	C08M/0079/09/AM	TIR GER / LAND NEAR PENDRE GARDENS, STRYD BROOKS STREET,	0	11	11	0.39	0	0	4	4	3	0	0	0	0
Waunfawr (26)															
108	GWYN UDP	TIR GER / LAND NEAR CAEATHRO BACH, CAEATHRO	0	23	23	1	0	0	0	0	0	0	0	23	0

RHIF NO	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2013	2014	2015	2016	2017	2*	3(i)	3(ii)
			Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C								
109	C05A/0153/26/AM	MODURDY WHITEWAYS GARAGE	0	6	6	0.18	0	0	0	0	0	0	0	6	0
110	C06A/0058/26/LL	CAPEL BETHEL	0	5	3	0.09	0	0	1	2	0	0	0	0	0
Y Felinheli (20)															
111	GWYN UDP	TIR GER / LAND NEAR TYDDYN PERTHI	0	16	16	1	0	0	0	0	8	8	0	0	0
112	C05A/0750/20/LL - C02A/0568/20/LL	HARBWR FELINHELI HARBOUR	0	22	3	0.2	0	0	3	0	0	0	0	0	0
113	C05A/0152/20/LL	GWESTY PLAS DINORWIC HOTEL	0	8	8	0.2	0	0	5	3	0	0	0	0	0
114	C06A/0752/20/LL	BODARWY	0	18	18	0.12	0	0	0	0	18	0	0	0	0
115	C10A/0305/20/MG C06A/0901/20/AM	CLWB Y FELIN	5	5	0	0	0	0	0	0	0	0	0	0	0
116	GWYN UDP	GER / NEAR DRWS Y COED	0	52	52	2.1	0	12	14	16	10	0	0	0	0
117	C09A/0424/20/LL	LLAIN O DIR DROS FFORDD I / PLOT OF LAND NEAR TY HANNER FFORDD	0	7	7	0.26	0	0	0	3	3	1	0	0	0
Safleoedd Sector Cyhoeddus / Public Sector Sites															
Bangor (11)															
118	GWYN UDP	EITHINOG	0	39	39	5	0	0	0	10	10	19	0	0	0
Caernarfon (14)															
119	GWYN UDP	FORMER LOWER SCHOOL, SYR HUW OWEN	0	10	10	0.5	0	0	0	0	0	0	0	0	10
120	GWYN UDP	LAND NEAR FRONDEG, MAESINCLA	0	29	29	1	0	0	0	0	5	10	0	14	0
Llandwrog (17)															
121	GWYN UDP	TIR GER YR YSGOL / LAND NEAR THE SCHOOL, GROESLON	0	5	5	0.2	0	0	5	0	0	0	0	0	0
Ffestiniog (03)															
122	GWYN UDP	TIR GER / LAND NEAR MAES Y PLAS, BLAENAU FFEISTINIOG	0	18	18	1	0	0	0	0	6	6	0	6	0
Pwllheli (45)															
123	GWYN UDP	TIR GER CAE HOCI / LAND NEAR HOCKEY FIELD	0	14	14	0.5	0	0	0	0	7	7	0	0	0
124	GWYN UDP	SAFLE YSBYTY / HOSPITAL SITE	0	12	12	0.4	0	0	0	0	2	3	0	7	0

Safleoedd Cymdeithas Tai – Cyhoeddus / Housing Association Sites – Public

RHIF NO	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2013	2014	2015	2016	2017	2*	3(i)	3(ii)
			Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C								
Llanwnda (24)															
69	C08A/0423/24/AM	GLANRHYD ISAF	0	6	6	0.22	0	0	0	6	0	0	0	0	0
Pentir (25)															
85	C09A/0610/25/LL	CAE GARNEDD, PENRHOSGARNEDD	0	42	42	0.56	0	0	42	0	0	0	0	0	0
Botwnnog (32)															
125	C08D/0423/32/LL	CONGL MEINCIAU	1	13	0	0	0	0	0	0	0	0	0	0	0
Llanbedrog (38)															
126	C09D/0452/38/LL	TIR GER / LAND NEAR FFORDD Y TRAETH	12	12	0	0	0	0	0	0	0	0	0	0	0
Llanengan (39)															
50	C09D/0288/39/MG C08D/0112/39/AM	RHAN O CAE 3910 GER EGLWYS ST ENGAN / PART OF FIELD 3910 NEAR ST ENGAN CHURCH	0	6	6	0.2	0	4	2	0	0	0	0	0	0

Safleoedd Cymdeithas Tai – Preifat / Housing Association Sites – Private

			0	0	0	0	0	0	0	0	0	0	0	0	0
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CRYNODEB / SUMMARY

2012	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2013	2014	2015	2016	2017	2*	3(i)	3(ii)
	Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C								
	47	3132	2682	96.7	82								

Appendix 2 – Past Completion Data

Number of Homes completed on			
Year	Large Sites	Small Sites	Total Completions
2007-08	131	119	250
2008-09	57	130	287
2009-10	77	72	149
2010-11	96	66	162
2011-12	47	74	121

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	2*		3i	3ii
2007	7	561	0	5.53	306	154
2008	8	647	0	6.32	357	154
2009	5	1412	0	5.13	1224	11
2010	10	1629	0	5.0	943	11
2011	83	1640	0	4.8	866	11

Appendix 4 – Inspector’s Recommendation



Argymhelliad i Lywodraeth Cymru ar Gyd-astudiaeth Argaeledd Tir ar gyfer Tai

gan P J Davies BSc (Hons) MA MRTPI
Arolygydd o'r Arolygiaeth Gynllunio
Dyddiad: 01/08/2013

Recommendation to Welsh Government on Joint Housing Land Availability Study

by P J Davies BSc (Hons) MA MRTPI
an Inspector of the Planning Inspectorate
Date: 01/08/2013

Ref: APP/Q6810/JHLAS/12/515704
Local Planning Authority: Gwynedd County Council

- This report concerns the Gwynedd County Council Joint Housing Land Availability Study (JHLAS) 2012.
- The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted in March 2013

Recommendation

1. That the 2012 JHLAS housing land supply figure, as at 1 April 2012, for the Gwynedd County Council planning area be determined as 4.8 years.

Context of the Recommendation

2. Planning Policy Wales (Edition 5 November 2012) states that 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. Technical Advice Note 1 Joint Housing Land Availability Studies (TAN 1) advises that the purpose of preparing a JHLAS is to:
 - Monitor the provision of market and affordable housing;
 - Provide an agreed statement of residential land availability for development planning and control purposes; and
 - Set out the need for action in situations where an insufficient supply is identified².
3. The scope of this report is to recommend an appropriate housing land supply figure in respect of the Gwynedd County Council's area of responsibility as local planning authority (LPA), in the light of the matters in dispute concerning the calculation of such a figure and the available evidence.

¹ PPW Edition 5 paragraph 9.2.3

² TAN 1: Joint Housing Land Availability Studies (June 2006) paragraph 2.1

Main Issues

4. These are the appropriate method to be used in calculating the 5 year land supply, and whether or not each of the disputed sites should be counted as contributing to the 5-year supply of land for housing as at the base date of the study.

Reasons

Method of Calculation

5. The study group agree that the residual method is the most appropriate method of calculation and this is set out in Section 4 of the SoCG. When applying this methodology TAN 1 and the Welsh Government's Guidance Note on the JHLAS Process (Version 2, September 2012) are clear that the small site allowance should be based on the contribution such sites have made to housing provision over the last five years. However, in this case, the SoCG, uses small site completions data over the last 10 years. It is important that the methodology is consistent with that set out in TAN 1 and I therefore consider that the small site allowance should be calculated using completions data over the last five years. Based on the information provided in the SoCG, this brings the small site allowance to 461 units, and I have used this in my calculations.

Disputed Sites

6. There is agreement on the majority of sites to be included within the 5 year land supply, amounting to an agreed land supply of 2266 units (taking into account the amended allowance for small sites as outlined above).
7. The four disputed sites amount to an additional 16 units. For all four sites, the Home Builders' Federation (HBF) and Dŵr Cymru dispute the LPA's contention that they should remain in the land supply.
8. TAN 1 (paragraphs 7.3.3 and 7.3.4) provides advice on the criteria to be applied in considering whether sites may be regarded as being genuinely available within a five year period. TAN 1 paragraph 7.4.1 goes on to make it clear that where sites in category 2 remain undeveloped for more than five years there should be a presumption to reclassify them into category 3i, unless there is an explanation for them remaining in category 2. I note the Council's arguments in relation to the timeframe for reclassification of sites to category 3(i) but my recommendation must be made in line with current national policy and guidance. I have therefore assessed each of the disputed sites on the available evidence and in line with the advice in the TAN:
 - Tir ger / Land adj. to B4413, Botwnnog (1 unit) – this site is subject to a full planning permission for five units, granted in 2002; four of the five units had been developed by the base date of the 2012 JHLAS study period. The remaining unit has been undeveloped for longer than the five year limit stipulated by the TAN. No correspondence has been sent from the LPA to the owner or developer. The LPA offers no site specific explanation as to why this unit should not be reclassified, only the general point I refer to above about varying the timeframe for reclassification. There is therefore no explanation for the LPA's preferred approach of keeping this unit in category 2. I therefore conclude that, in line with paragraph 7.4.1 of TAN 1,

this site should be reclassified into category 3i and not included in the 5 year land supply.

- Bryn Garreg Llwyd (Garreg Lwyd), Tywyn (5 units) – this site is subject to a planning permission for 23 units, granted in 1990. Nine units have been completed, nine units have been moved to category 3i and five units are in dispute, with the LPA contending that they should remain in category 2. The LPA have not received any indication of a timeframe for development from the owner / developer. There has been a five year gap since any units were completed, and the LPA has not provided an explanation as to why these units should remain in category 2. I conclude that, in line with paragraph 7.4.1 of TAN 1, this site should be reclassified into category 3i and not included in the 5 year land supply.
- Tir ger / Land near Corbett Avenue, Tywyn (4 units) – this site was granted permission for 10 units in 2002. Six of those units have been completed. The LPA has sent no correspondence to the owner / developer to try to establish a timeframe for development. There has been a five year gap since any units have been built, and as with the Bryn Garreg Llwyd site, the LPA do not offer any explanation as to why the units should remain in category 2. I conclude that, in line with paragraph 7.4.1 of TAN 1, this site should also be reclassified into category 3i and not included in the 5 year land supply.
- Modurdy Whiteways Garage, Waunfawr (6 units) – planning permission was granted for six units in 2005, and a garage was demolished to secure the planning permission. The LPA provide confirmation that the permission was live in 2009. No work has been completed since the demolition of the garage, and the LPA have not received an update on the current situation from the site owner / developer, despite having written to request one. I cannot therefore see an explanation as to why the units should not be reclassified from category 2 to category 3i, in line with paragraph 7.4.1 of TAN 1. I therefore conclude that these units should not be included in the 5 year land supply.

Overall Conclusions

9. Based on a total land supply of 2266 units and the agreed 5 year annual housing requirement of 474 units, I conclude that the housing land supply for the Gwynedd County Council planning area as at 1 April 2012 is 4.8 years.

P J Davies

INSPECTOR