



GWYNEDD COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY 2013

BETWEEN GWYNEDD COUNCIL LPA AND THE STUDY GROUP:

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

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CONTENTS

1. Summary

2. Housing Land Supply

3. Commentary

4. Monitoring data

Appendix 1 - Site Schedules

Appendix 2 - Past Completions Data

Appendix 3 - Previous Land Supply Data

Appendix 4 - Inspector's Recommendation

1.0 SUMMARY

- 1.1 This is the Gwynedd Council Joint Housing Land Availability Study for 2013 which presents the housing land supply for the area at the base date of 1st April 2013. It replaces the report for the previous base date of 2012.
- 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/technicaladvicenotes/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 **4.5 years** housing land supply.

Involvement

- 1.4 The housing land supply has been assessed in consultation with:
- Home Builders Federation
 - Dŵr Cymru Welsh Water
 - Natural Resources Wales
 - Gwynedd Rural Housing Enabler
 - North Wales Housing Association
 - Tai Eryri (now part of Grŵp Cynefin)

Report production

- 1.5 Gwynedd Council published the site schedules and site proformas for the 2013 JHLAS study for consultation between 20th November and 13th December 2013. As, following the initial consultation there were disputed matters between Gwynedd Council and the HBF in relation to some of the details noted in the sites schedule, further consultation took place with the HBF between 7th and 17th February 2014. A Statement of Common Ground (SoCG) identifying the sites in dispute was subsequently prepared and was published for consultation

on 3rd March 2014. A finalised Statement of Common Ground (SoCG) was subsequently prepared and was submitted to the Welsh Government on 26th March 2014.

- 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. As a consequence of the Planning Inspector's recommendations, which were also considered by the Welsh Government, no amendments were required to be made to the site schedules accompanying 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 1st April 2013 - 2018 - Large Sites								
		5 Year Land Supply (TAN 1 categories)				Beyond 5 Years		
	Proposed homes	Under construction	1	2	2*	3(i)	3(ii)	Homes completed since last study
Total	2661	155	73	1584	0	838	11	92

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

Private	1669
Public	85
Housing Association	58
Total	1812

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

2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	Total
130	72	66	74	79	421

2.5 The overall **total 5 year land supply** (large + small is **2233** (1812 + 421).

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)	2256
C	Residual Requirement	1922
D	5 Year Requirement	2480 ¹
E	Annual Need	496
F	Total 5 Year Land Supply	2233
G	Land Supply in Years (F / E)	4.5

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 2001-2013 = 2256 dwellings
- Gives Residual Requirement 2013-2016 = 1922 dwellings.
- As study period extends to 2018, an additional 2 year's requirement is added based on the annual housing requirement of the UDP: $4178 \div 15 = 279$ dwellings
- This gives a 5 year requirement 2013-2018 of $1922 + 558 (2 \times 279) = 2480$ dwellings

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

A	Total Previous 10 Year Completions (1/4/03 – 31/3/13)	1902
B	Average Annual Completions	190
C	Total 5 Year Land Supply	2233
D	Land Supply in Years (C / B)	11.75

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 requirements of the Plan.



3.4 It is clear from the chart that build rates have not kept pace with the anticipated rate of development. Actual completions have tailed further away from the GUDP requirements in recent years. Given that the UDP was adopted in 2009, in the view of the LPA it is clear that the downturn in the economy has affected the house building industry and the annual build rate.

- 3.5 As a result, in order to achieve a five year supply based on the residual method of comparison, the LPA would need to achieve an annual build rate over the next five years of 496 units per annum. This is over double the actual average annual completion rate over the last 10 years (190 units per annum) and a build rate which has never been achieved in even a single year since the Council came into existence.
- 3.6 It should also be noted that if the annual requirement figure noted in the UDP (i.e. 279 units per annum) had been used for the comparison in the Study, the land supply figure would be significantly higher than 5 years ($2233 / 279 = 8.0$ years).
- 3.7 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. Exerting pressure on these providers to resolve these issues would bring numerous units back into the 5 year land supply.
- 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 early 2015 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 2012-13			
	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	1369	76	443	24	723	85	126	15	46	50	46	50
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 2012-13			
	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	72	4	103	6	63	7	0	0	0	0	1	1
2014												
2015												
2016												

Table 7 – Completions by House Type – 1st April 2012 to 31st March 2013

- 118 (69.0%) houses completed
- 23 (13.5%) apartments/flats completed
- 30 (17.5%) other (e.g. bungalows) completed

Appendix 1 – Site Schedules

ATODIAD 1 / APPENDIX 1

Safleoedd Sector Preifat / Private Sector Sites

RHIF NO	JHLAS	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	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	STATWS
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C									STATUS
Abermaw (00)																	
1	651	C11/0147/00/LL	TIR GER / LAND NEAR ORIELTON, FFORDD PANORAMA ROAD (SWN Y DAIL)	2	25	16	2	1	0	3	4	4	4	0	0	0	L
2	743	5/51/137	PROMENADE	0	26	26	2	0	0	0	0	0	0	0	26	0	L
3	2399	C07M/0161/00/LL	TIR GER / LAND NEAR CRAIG FACH, CHURCH STREET	0	14	14	0.21	0	0	0	0	0	0	0	14	0	L
4	2488	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	L
Arthog (04)																	
5	1669	C04M/0072/01/LL	LLEINIAU / PLOTS 15-23 HEOL SEITHENDRE, FAIRBOURNE	0	9	5	0.29	0	0	2	2	1	0	0	0	0	L
Bangor (11)																	
6	4	3/11/722B	30 - 32 FFORDD / HOLYHEAD ROAD	0	8	8	0.09	0	0	0	0	0	0	0	8	0	L
7	1192	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	L
8	1359	GWYN UDP	PEN Y FRIDD	0	330	330	11	0	0	0	60	70	70	0	130	0	L
9	1932	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	L
10	2051	C07A/0105/11/AM C07A/0755/11/MG	SAFLE / SITE AT ADEILAD VICTORIA BUILDING	0	10	10	0.11	0	0	10	0	0	0	0	0	0	L
12	2774	C11/0112/11/LL	HAFOD ELFYN A BRYN ADDA	24	42	18	2.3	2	16	0	0	0	0	0	0	0	L
13	2227	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	L
14	2364	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	L
15	2380	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	L

RHIF NO	JHLAS	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	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	STATWS
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C									STATUS
16	2462	C08A/0626/11/LL	ELIAS GARAGE, 347 STRYD FAWR / HIGH STREET	0	12	12	0.04	0	0	6	6	0	0	0	0	0	L
125	3672	C12/1504/11/LL	147-149 STRYD FAWR / HIGH STREET	0	11	11	0.04	0	0	11	0	0	0	0	0	0	N
17	2754	C09A/0410/11/LL	DICKES BOAT YARD,FFORDD GARTH ROAD	22	72	50	0.69	4	23	23	0	0	0	0	0	0	L
Bethesda (13)																	
18	24	3/13/130A	O.S 8361,8958,8650, BRYN CASEG	0	22	1	0	0	0	1	0	0	0	0	0	0	L
126	3598	C10A/0206/13/AM	GRAY GARAGE, LON NEWYDD	0	8	8	0.28	0	0	4	4	0	0	0	0	0	N
19	1365	GWYN UDP	TIR GER / LAND NEAR MAES COETMOR	0	60	60	2	0	0	0	10	20	20	0	10	0	L
Bontnewydd (19)																	
20	2478	C08A/0287/19/LL	LLAIN O DIR I FFWRDD O LON / PLOT OF LAND OFF LON CEFNWERTHYD	0	26	26	0.87	0	0	12	14	0	0	0	0	0	L
Botwnnog (32)																	
21	1330	C02D/0322/32/LL	TIR GER / LAND ADJ TO B4413	0	5	1	0	0	0	0	0	0	0	0	1	0	L
Caernarfon (14)																	
22	1371	GWYN UDP	TIR GER / LAND NEAR GLAN PERIS	0	114	114	4	0	0	0	0	30	30	0	54	0	L
23	1732	C09A/0411/14/LL	TIR GER MYNWENT LLANPEBLIG / LAND NEAR LLANPEBLIG CEMETERY	0	136	136	4	0	10	20	30	30	30	0	16	0	N
25	2463	C09A/0374/14/LL	LLAIN O DIR GER / PLOT OF LAND NEAR MOEL EILIO, Y HENDRE	3	5	0	0	0	0	0	0	0	0	0	0	0	C
26	2498	C09A/0108/14/LL	1, STRYD Y FARCHNAD	0	6	6	0.02	0	0	0	0	3	3	0	0	0	L
Clynnog (34)																	
28	1376	GWYN UDP	TIR AR / LAND AT TAI LLEUAR, PONTLLYFNI	0	6	6	0.3	0	0	0	0	3	3	0	0	0	L
Criccieth (35)																	
29	224	2/5/143A	YSTAD GORSEDDFA ESTATE	0	13	1	0.1	0	0	0	0	0	0	0	0	1	L
30	225	2/15/264B	YSTAD WERN Y WYLAN ESTATE	0	9	1	0.1	0	0	0	0	1	0	0	0	0	L
31	2205	GWYN UDP	GER / NEAR NORTH TERRACE	0	35	35	1	0	0	0	10	12	13	0	0	0	L

RHIF NO	JHLAS	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	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	STATWS
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C									STATUS
33	2528	C08D/0478/355/AM - C13//0028/35/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	L
Dolbenmaen (36)																	
34	228	C10D/0162/36/LL	CAE / FIELD 6775 (HENDREGADREDD), PENTREFELIN	0	6	1	0.01	0	0	1	0	0	0	0	0	0	L
Ffestiniog (03)																	
35	1966	GWYN UDP	GWYLFA GARAGE, FFORDD MANOD ROAD, BLAENAU FFESTINIOG	0	5	5	0.1	0	0	0	0	0	0	0	5	0	L
36	2206	GWYN UDP	TIR GER / LAND NEAR CAE CLYD, BLAENAU FFESTINIOG	0	17	17	1	0	0	0	3	0	5	0	9	0	L
Llanaelhaearn (37)																	
37	2402	C10D/0388/37/MG	RHAN O CAE 5993 / PART OF LAND 5933 GER/NEAR LLWYNAETHREN, TREFOR	1	6	3	0.1	2	1	0	0	0	0	0	0	0	L
Llanberis (15)																	
38	2790	C11/1103/15/AM	TIR GER / LAND NEAR TY DU ROAD	0	11	11	0.69	0	0	5	6	0	0	0	0	0	N
39	1374	GWYN UDP	TIR GER / LAND NEAR GWESTY VICTORIA HOTEL	0	15	15	1	0	0	0	0	7	8	0	0	0	L
Llanddeiniolen (18)																	
40	1387	GWYN UDP	BRO EGLWYS, SARON, BETHEL	0	24	24	1	0	0	0	0	0	0	0	24	0	L
41	1381	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	L
42	1382	GWYN UDP	CAPEL MAES Y DREF CHAPEL, DEINIOLEN	0	12	12	0.7	0	0	0	0	6	6	0	0	0	L
43	76	3/18/202J	TIR TU CEFN I / LAND TO THE REAR OF BRO EGLWYS, BETHEL	0	50	14	2	0	0	0	0	0	0	0	14	0	L
44	1720	C08A/0187/18/AM C11/0485/18/MG	THE OLD BOWLING GREEN / CAE PENFRIDD, DEINIOLEN	8	8	0	0	0	0	0	0	0	0	0	0	0	C
46	2539	C05A/0292/18/AM	INTERNATIONAL SAFETY COMPONENTS, RHIW GOCH, DEINIOLEN	0	15	15	1.1	0	0	0	5	5	5	0	0	0	L
Llandwrog (17)																	

RHIF NO	JHLAS	RHIF CYF ACLI	CYFEIRIAD	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	STATWS
		LPA REF NO	ADDRESS	Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C									STATUS
47	2502	GWYN UDP	TIR GER / LAND NEAR BRYN LLAN (C09A/0245/17/AM)	0	9	9	1	0	0	2	3	2	2	0	0	0	L
Llandygai (16)																	
48	2204	C09A/0518/16/AM	GER / NEAR PENTWMPATH	0	15	15	0.63	0	0	0	5	10	0	0	0	0	N
Llanengan (39)																	
49	240	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	L
50	2428	C09D/0288/39/MG C08D/0112/39/AM	RHAN O CAE 3910 GER EGLWYS ST ENGAN / PART OF FIELD 3910 NEAR ST	0	6	6	0.2	0	1	2	3	0	0	0	0	0	L
51	2497	C08D/0436/39/LL	ABERSOCH POWER BOAT CLUB,ABERSOCH	0	9	9	0.2	0	0	3	3	3	0	0	0	0	L
Llanllechid (21)																	
52	2477	C10A/0040/21/MG C09A/0067/13/AM C11/0847/21/MG	LLAIN O DIR CYFAGOS I / PLOT OF LAND NEAR BRON ARFON (LLWYN BEDW)	2	13	7	0.45	0	0	4	3	0	0	0	0	0	L
Llanllyfni (22)																	
53	1379	GWYN UDP	TIR GER CAE PELDROED / LAND NEAR FOOTBALL GROUND, PENYGROES	0	104	104	3.1	0	0	0	0	10	10	0	84	0	L
54	1380	GWYN UDP	TIR GER / LAND NEAR BRO LLWYDU, PENYGROES	0	12	12	0.2	0	0	0	0	6	6	0	0	0	L
55	1386	GWYN UDP	TIR GER / LAND NEAR HEN DOMEN,TALYSARN	0	36	36	1	0	0	0	0	10	10	0	16	0	L
56	2211	C12/1123/22/LL	TU CEFN / BEHIND CAE CAPEL BACH,	0	6	6	0.7	2	0	0	4	0	0	0	0	0	N
Llannor (40)																	
57	2214	C08D/0257/40/AM	TIR GER / LAND NEAR STAD DDIWYDIANOL, Y FFOR	0	9	9	0.5	0	0	0	4	5	0	0	0	0	N
58	2250	GWYN UDP	GER / NEAR TY GWYN, ABERERCH	0	9	9	0.5	0	0	0	3	3	3	0	0	0	L
59	2251	GWYN UDP	GER / NEAR HAFOD LON, Y FFOR	0	44	44	1.2	0	0	0	0	10	10	0	24	0	L
Llanrug (23)																	
60	144	C98A/0125/23/LL – 3/23/265B-Q	YSTAD NANT Y GLYN ESTATE	0	54	4	0.1	0	0	2	2	0	0	0	0	0	L

RHIF NO	JHLAS	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	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	STATWS
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C									STATUS
61	1222	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	L
62	1385	GWYN UDP	TIR GYFERBYN / LAND OPPOSITE TREFLAN	0	6	6	1	0	0	0	2	0	0	0	4	0	L
63	2216	C08A/0122/23/LL C06A/0114/23/AM	CEIR CWM, CWM Y GLO	0	8	8	1	0	3	3	2	0	0	0	0	0	L
127	3602	C12/0891/23/LL	CAE'R EGLWYS FFORDD LLANBERIS ROAD	0	10	10	0.39	0	0	5	5	0	0	0	0	0	N
128	2567	C09A/0361/23/AM	LLAIN O DIR CYFAGOS I / PLOT OF LAND NEAR PARC ISAF	0	6	6	0.19	0	0	0	3	3	0	0	0	0	L
64	2374	C09A/0026/23/MG C08A/0398/23/AM C12/1277/23/LL	PEN CAE, FFORDD LLANBERIS ROAD	0	13	8	1.2	1	0	4	3	0	0	0	0	0	L
65	2776	C11/0959/23/LL	HEN YSGOL / OLD SCHOOL GLAN MOELYN	7	7	0	0	0	0	0	0	0	0	0	0	0	C
Llanwnda (24)																	
66	772	C10A/0426/24/LL	TIR GER / LAND ADJ TO BODAWEN,RHOSTRYFAN	0	18	16	1.5	2	0	4	4	4	2	0	0	0	L
67	1395	GWYN UDP	TIR GER / LAND NEAR GWELFOR,RHOSGADFAN	0	14	14	1	0	0	0	0	7	7	0	0	0	L
68	2114	C09A/0532/24/LL - C08A/0568/24/LL	LLAIN O DIR I FWRDD O A487 / PLOT OF LAND OFF THE A487 AT DINAS	0	24	24	1.4	0	0	0	8	8	8	0	0	0	L
Llanystumdwy (41)																	
70	1364	GWYN UDP	TIR GER / LAND NEAR BRYN HYFRYD, CHWILOG	0	20	20	1	0	0	5	0	0	0	0	15	0	L
71	1391	GWYN UDP	TIR TU CEFNT / LAND TO THE REAR OF MADRYN, CHWILOG	0	14	14	0.7	0	0	0	0	0	0	0	14	0	L
72	1392	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	L
Nefyn (42)																	
73	283	C10D/0358/42/MG C07D/0117/42/AM	CAE / FIELD 3751, GROESFFORDD (BORTH WERN), EDERN	0	11	11	0.47	2	3	3	3	0	0	0	0	0	L
74	285	C07D/0699/42/LL	YSTAD BRO GWYLWYR ESTATE	1	35	1	0.1	0	0	1	0	0	0	0	0	0	L
75	286	C01D/0164/42/LL - 2/22/102A-Z	YSTAD HOLBORN ESTATE	1	68	2	0.1	2	0	0	0	0	0	0	0	0	L
76	1398	GWYN UDP	TIR GER / LAND NEAR STAD HOLBORN ESTATE	0	35	35	1.2	0	0	0	0	10	10	0	15	0	L
77	1916	C05D/0192/42/LL	LLEINIAU 5 - 12 MAES TERFYN, MORFA NEFYN	1	8	0	0	0	0	0	0	0	0	0	0	0	C

RHIF NO	JHLAS	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	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	STATWS
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C									STATUS
78	2018	C07D/0325/42/MG C06D/0025/42/AM C13/0121/42/LL	RHAN O CAEAU / PART OF FIELDS 1220_1413, LON ISAF, MORFA NEFYN	0	10	5	0.15	1	2	2	0	0	0	0	0	0	L
129	3630	C12/0892/42/RC - C12/1498/42/RC	TYWOD ARIAN APARTMENTS, MORFA NEFYN	15	15	0	0	0	0	0	0	0	0	0	0	0	C
79	2021	C04D/0106/42/LL	SAFLE YN NHHEFN / LAND AT THE REAR OF TY CERRIG, STRYD FFYNNON	0	5	1	0.1	1	0	0	0	0	0	0	0	0	L
80	2495	C04D/0722/42/LL	CAPEL SEION, STRYD Y PLAS	0	7	7	0	7	0	0	0	0	0	0	0	0	L
Penrhyndeudraeth (08)																	
81	1405	GWYN UDP	TIR GER / LAND NEAR CANOL CAE	0	39	39	1	0	0	0	0	0	0	0	39	0	L
130	3666	C10M/0101/08/AM	TIR GER / LAND NEAR PEN Y BRYN	0	8	8	0.43	0	0	4	4	0	0	0	0	0	N
82	2212	GWYN UDP	TIR GER / LAND NEAR MAES PARCIO	0	27	27	1.1	0	0	0	0	0	0	0	27	0	L
Pentir (25)																	
83	178	3/25/195AB	BREWERY FIELD - (COED Y MAES), PENRHOSGARNEDD	0	20	2	0.1	0	0	1	0	0	0	0	1	0	L
84	179	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	L
86	1361	GWYN UDP	TIR TU CEFN I / LAND TO THE REAR OF FFORDD CYNAN, PENRHOSGARNEDD	0	270	270	9	0	0	40	50	50	50	0	80	0	L
Porthmadog (44)																	
87	364	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	L
88	1640	C04D/0041/44/LL	AWEL Y GRUG	0	10	1	0.1	0	0	1	0	0	0	0	0	0	L
89	1969	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	L
90	2278	C04D/0434/44/LL	HEN SAFLE HEWDEN HIRE OLD SITE	0	8	8	0.09	0	0	0	8	0	0	0	0	0	L
131	3595	C11/0755/44/AM	GARDEN CRAFT, STRYD FAWR / HIGH STREET, TREMADOG	0	9	9	0.23	0	0	5	4	0	0	0	0	0	N
132	3654	C11/0871/44/AM	COMMERCIAL AND NEWELLS BAKERIES, LON BOPTY	0	7	7	0.08	0	0	4	3	0	0	0	0	0	N

RHIF NO	JHLAS	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	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	STATWS
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C									STATUS
91	2334	C05D/0444/44/AM - C11/0862/44/AM	TIR GER / LAND NEAR MAES CHWARAE, MORFA BYCHAN	0	9	9	0.38	0	0	2	2	2	3	0	0	0	L
92	2518	C05D/0645/44/LL	CAPEL GARTH, STRYD Y	0	8	8	0.06	0	0	0	8	0	0	0	0	0	L
Pwllheli (45)																	
93	387	C11/0854/45/LL - C06D/0447/45/LL	YSTAD INNES ESTATE, LON GOLFF	1	12	1	0.1	0	0	1	0	0	0	0	0	0	L
94	1400	GWYN UDP	TIR GER / LAND NEAR CAE DEINIO	0	16	16	1	0	0	0	0	8	8	0	0	0	L
95	2016	C06D/0376/45/LL	SAFLE PAFILIWN, MARIAN Y MOR	0	62	62	0.4	0	0	25	0	0	0	0	37	0	L
96	2213	GWYN UDP	TIR GER GAREJ / LAND NEAR GLANDON GARAGE	0	24	24	1	0	0	0	0	12	12	0	0	0	L
97	2322	C07D/0189/45/LL	BON MARCHE, SGWAR YR ORSAF	0	12	12	0.03	0	0	0	0	0	0	0	12	0	L
98	2365	C08D/0351/45/LL	CHURCH HALL, LLEINIAU	0	5	5	0.02	5	0	0	0	0	0	0	0	0	L
99	2429	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	L
100	2597	C09D/0195/45/LL	ADELIDAU MADOG BUILDINGS, LON DYWOD	0	5	5	0.02	0	0	0	0	0	0	0	5	0	L
Tudweiliog (46)																	
101	361	C08D/0368/46/LL - 2/26/57A-J C12/1364/46/MG	CAER ODYN (YSTAD Y LION ESTATE)	1	11	3	0.2	1	0	2	0	0	0	0	0	0	L
102	2372	C09D/0420/46/MG	RHAN O CAE / PART OF	0	8	8	0.19	0	0	0	0	0	0	0	8	0	L
Tywyn (09)																	
103	667	5/79/134	BRYN GARREG LLWYD (GARREG LWYD)	0	23	14	0.83	0	0	1	1	1	2	0	9	0	L
104	669	C02M/0182/09/LL C00M/0208/09/LL	TIR GER / LAND NEAR CORBETT AVENUE	0	10	4	0.1	0	0	2	1	1	0	0	0	0	L
105	1497	C03M/0080/09/LL	GLANMOR HOTEL, MARINE PARADE	0	12	12	0	12	0	0	0	0	0	0	0	0	L
106	2142	C06M/0069/09/LL	TIR GER / LAND NEAR GLAN Y MOR, MARINE PARADE (SWN Y TONNAU)	0	33	24	0.98	1	2	2	4	5	4	0	6	0	L
Waunfawr (26)																	
108	1378	GWYN UDP	TIR GER / LAND NEAR CAEATHRO BACH, CAEATHRO	0	23	23	1	0	0	6	6	0	0	0	11	0	L
109	1729	C05A/0153/26/AM	MODURDY WHITEWAYS GARAGE	0	6	6	0.18	0	0	0	0	3	3	0	0	0	L
110	1962	C06A/0058/26/LL	CAPEL BETHEL	0	5	3	0.09	0	0	1	2	0	0	0	0	0	L
Y Felinheli (20)																	

RHIF NO	JHLAS	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	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	STATWS
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C									STATUS
111	1368	GWYN UDP	TIR GER / LAND NEAR TYDDYN PERTHI	0	16	16	1	0	0	0	5	5	6	0	0	0	L
112	1428	C05A/0750/20/LL - C02A/0568/20/LL	HARBWR FELINHELI HARBOUR	0	22	3	0.2	0	0	0	0	0	0	0	3	0	L
113	1730	C05A/0152/20/LL	GWESTY PLAS DINORWIC HOTEL	0	8	8	0.2	0	0	2	3	3	0	0	0	0	L
114	2060	C06A/0752/20/LL	BODARWY	0	18	18	0.12	0	0	6	12	0	0	0	0	0	L
116	2203	C12/0144/20/LL	GER / NEAR DRWS Y COED	3	54	51	2.1	26	12	13	0	0	0	0	0	0	N
117	2517	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	L
Safleoedd Sector Cyhoeddus / Public Sector Sites																	
Bangor (11)																	
118	1362	GWYN UDP	EITHINOG	0	39	39	5	0	0	0	10	10	19	0	0	0	L
Caernarfon (14)																	
119	1590	GWYN UDP	FORMER LOWER SCHOOL, SYR HUW OWEN	0	10	10	0.5	0	0	0	0	0	0	0	0	10	L
120	1373	GWYN UDP	LAND NEAR FRONDEG, MAESINCLA	0	29	29	1	0	0	0	0	5	10	0	14	0	L
Llandwrog (17)																	
121	2209	GWYN UDP	TIR GER YR YSGOL / LAND NEAR THE SCHOOL, GROESLON	0	5	5	0.2	0	0	0	5	0	0	0	0	0	L
Ffestiniog (03)																	
122	2207	GWYN UDP	TIR GER / LAND NEAR MAES Y PLAS, BLAENAU FFESTINIOG	0	18	18	1	0	0	0	0	6	6	0	6	0	L
Pwllheli (45)																	
123	1399	GWYN UDP	TIR GER CAE HOCI / LAND NEAR HOCKEY FIELD	0	14	14	0.5	0	0	0	0	7	7	0	0	0	L
124	1402	GWYN UDP	SAFLE YSBYTY / HOSPITAL SITE	0	12	12	0.4	0	0	0	0	0	0	0	12	0	L
Safleoedd Cymdeithas Tai – Cyhoeddus / Housing Association Sites – Public																	
Pentir (25)																	
85	2544	C09A/0610/25/LL	CAE GARNEDD, PENRHOSGARNEDD	0	41	41	0.56	41	0	0	0	0	0	0	0	0	L
Tywyn (09)																	

RHIF NO	JHLAS	RHIF CYF ACLI	CYFEIRIAD	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	STATWS
		LPA REF NO	ADDRESS	Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C									STATUS
107	2450	C08M/0079/09/AM C12/0974/09/LL	TIR GER / LAND NEAR PENDRE GARDENS, STRYD BROOKS STREET,	0	17	17	0.39	0	0	17	0	0	0	0	0	0	L

CRYNODEB / SUMMARY

2013	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
	Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C								
	92	3146	2661	96	155								

Appendix 2 – Past Completion Data

Number of Homes completed on			
Year	Large Sites	Small Sites	Total Completions
2003-05 (2yrs)	285	217	502
2005-07 (2yrs)	114	225	339
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
2012-13	92	79	171

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
2009	8	647	0	6.32	357	154
2010	5	1412	0	5.13	1224	11
2011	10	1629	0	5.0	943	11
2012	83	1640	0	4.8	866	11
2013	73	1584	0	4.5	838	11

Appendix 4 – Inspector’s Recommendation

Adroddiad ar gyd-astudiaethau argaeledd tir ar gyfer tai

gan P J Davies BSc (Hons) MA MRTPI
Arolygydd a benodir gan Weinidogion Cymru
Dyddiad: 11/08/2014

Report on Joint Housing Land Availability Study

by P J Davies BSc (Hons) MA MRTPI
an Inspector appointed by the Welsh Ministers
Date: 11/08/2014

Ref: JHLAS/13/Q6810/515957
Local Planning Authority: Gwynedd Council

- This report concerns the Gwynedd Council Joint Housing Land Availability Study (JHLAS) 2013.
- The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in March 2014.

Recommendation

1. That the 2013 JHLAS housing land supply figure for the Gwynedd Council area be determined as 4.5 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;
 - 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 Council area, in the light of the matters in dispute concerning the calculation of such a figure and the available evidence.

Main Issues

4. The adopted Gwynedd Unitary Development Plan (UDP) has a plan period of 2001 to 2016, expiring part way through this JHLAS study period. Accordingly, the SoCG confirms that the Study Group members are in agreement that the correct method of calculation is the Residual Method as outlined in section 7.5 of TAN 1. Whilst agreement has been reached on the majority of sites there are 4 sites in dispute. The main issue therefore is whether, at the base date of the study, the 4 disputed sites should be counted as contributing to the 5-year housing land supply.

¹ PPW Edition 7 paragraph 9.2.3

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

Reasons

5. The Local Planning Authority (LPA) contend that the number of units in the land supply should be taken as 2,233. The SoCG indicates that the Home Builders' Federation (HBF) contest the inclusion of 193 units, resulting in an agreed supply of 2,040 units. However, examining the details of the disputed sites shows that only 191 units are disputed. TAN 1 provides advice on the criteria to be applied in considering whether sites may be regarded as genuinely available within a five year period. The TAN also provides advice on sites that have remained in the land supply for periods well in excess of five years. I have considered the disputed sites in line with the advice in the TAN and the WG Guidance, and on the basis of the available evidence in the SoCG and appendices.
6. Site Ref 1: Land near Orierton, Panorama Road, Abermaw: (5 units in dispute):
 This site is currently being delivered. There are a total of 16 units still to be completed on site, with one under construction. Of the remaining 15 units, the LPA wish to include them all in the 5 year land supply, based on the delivery of 2 units since last year and the completion of 4 units the year before. This also accords with the latest stated intention of the developer to complete all units within the study period. HBF state that the LPA's delivery rate is too high, and that a maximum of 2 units per annum should be forecast. This would give a total of 10 units in the land supply. As it has been shown that delivery of 4 units in a single year is possible on site, and the latest position of the developer is that all units will be completed by the end of the study period, I find no reason to discount any of these units from the supply. I therefore find that these 5 disputed units should be counted towards the 5 year land supply figure.
7. Site Ref 8: Pen y Ffridd, Bangor: (120 units in dispute): This is an allocated site within the UDP with a capacity of 330 units. The LPA forecast 200 units being completed within the study period. HBF argue that this is based on an unrealistically high rate of delivery, and that 40 units per annum for the last two years of the study period is a realistic maxima. The LPA have based their forecast on the intentions of a developer which is currently seeking permission on the site; this resulted in a modification of the forecast down from 245 units to 200 units. I note that an application was submitted in August 2013, however this post-dates the base date of this study. Nevertheless, there is active developer interest in the site, and in the absence of any specific information as to why the LPA's forecast is undeliverable I see no reason to discount any of these units from the land supply. I therefore find that these 120 disputed units should be counted towards the 5 year land supply figure.
8. Site Ref 22: Land near Glan Peris, Caernarfon: (60 units in dispute): This is an allocated site in the adopted UDP. HBF claim that the site has been in the supply for longer than 5 years without development, and therefore meets the terms of the presumption to reclassify to Category 3i from Para 7.4.1 of TAN 1. However, the LPA confirm that the site first entered the supply in 2010 following the adoption of the UDP in 2009. The site does not therefore meets the requirements of the presumption to reclassify. In the absence of any information regarding constraints to development on site, I see no reason to discount any of these units from the land supply. I therefore find that these 60 disputed units should be counted towards the 5 year land supply figure.

9. Site Ref 28: Land at Tai Lleuar: (6 units in dispute): This site is also an allocated site in the adopted UDP. HBF query its inclusion on the basis that it has remained in the supply undeveloped for more than 5 years. However, the LPA confirm it was first included in the supply in 2010. It does not therefore meet the terms of the presumption to reclassify to Category 3i from Para 7.4.1 of TAN 1. I note that in the relevant Site Proforma submitted with the SoCG that approximately 3 units would be in a Zone C2 Flood Plain. Any planning application would need to justify the proposed development in light of the tests laid out in section 6.2 of TAN 15: Development and Flood Risk. No Study Group member has identified flood plain issues as a constraint to development; I have therefore proceeded on the basis that the site is not constrained by its partial Zone C2 status. In the absence of any specific information regarding constraints to development on site I find no reason to discount any of these units. I therefore find that these 6 disputed units should be counted towards the 5 year land supply figure.
10. For the foregoing reasons I find that the LPA's suggested figure of 2,233 units is the correct figure for the 5 year land supply.

Conclusion

11. Based on the foregoing analysis and utilising the residual method in line with paragraph 7.5.2 of TAN 1, I conclude that the housing land supply for the Gwynedd Council planning area as at 1 April 2013 is 4.5 years.

P J Davies

Inspector