



## **GWYNEDD COUNCIL**

# **JOINT HOUSING LAND AVAILABILITY STUDY 2014**

**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  
GRŴP CYNEFIN**

**PUBLICATION DATE: JUNE 2015**

## **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 (JHLAS) for 2014 which presents the housing land supply for the area at the base date of 1<sup>st</sup> April 2014. It replaces the report for the previous base date of 2013.
- 1.2 The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales, the 2006 Technical Advice Note (TAN) 1 (A revised TAN 1 has recently been published, however this applies to the 2015 JHLAS process) 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.

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 **3.7 years<sup>1</sup>** housing land supply.

### Involvement

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

### Report production

- 1.5 Gwynedd Council published the site schedules and site proformas for the 2014 JHLAS study for consultation between 27<sup>th</sup> November and 19<sup>th</sup> December 2014. There were disputed matters between Gwynedd Council and the HBF in relation to some of the details noted in the sites schedule. A draft Statement of Common Ground (SoCG), which identified the sites in dispute, was subsequently prepared and was published for consultation between 11<sup>th</sup> March and 26<sup>th</sup> March 2015. A finalised Statement of Common Ground (SoCG) was

---

<sup>1</sup> Whilst the Planning Inspectors recommendation suggested a land supply of 3.6 years, the information noted in section 2 of this report identifies a land supply that is 3.7 years (see also paragraphs 1.6 and 1.7).

subsequently prepared and was submitted to the Welsh Government on 27<sup>th</sup> March 2015.

- 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 and accepted by the Welsh Government, a relevant amendment has been made to the site schedules by Gwynedd Council and this information has 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<sup>2</sup>**

<b>Housing Land Supply 1st April 2014 - 2019 - Large Sites (sites with 5 or more housing units)</b>								
		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
<b>Total</b>	2430	181	121	1233	0	880	15	111

<sup>2</sup> Sites are categorised as follows:

**Sites under construction:** Sites or the phases of sites, which are under construction (relating only to the area where building is in progress);

**Category 1:** Sites or the phases of sites where development can commence immediately, and which are likely to be completed within the first year of the study period;

**Category 2:** Sites or the phases of sites where development cannot commence immediately, but where the constraint on development is likely to be removed in time for dwellings to be completed within 5 years;

**Category 2\*:** Sites which are capable of being developed within the 5 year period but which lie within areas where the market demand is such that development is unlikely to occur within 5 years;

**Category 3:** Sites or the phases of sites where either:

3i. development is unlikely within 5 years by virtue of major physical constraints or other constraints as may be agreed by the Group; or

3ii. development is unlikely to occur in the foreseeable future by virtue of major long term constraints.

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

Private	1396
Public	85
Housing Association	54
<b>Total</b>	<b>1535</b>

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**

2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	<b>Total</b>
72	66	74	79	65	356

2.5 The overall **total 5 year land supply** (large + small is **1891** (1535 + 356)).

**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)	2432
C	Residual Requirement	1746
D	5 Year Requirement	2583 <sup>3</sup>
E	Annual Need	517
F	Total 5 Year Land Supply	1891
<b>G</b>	<b>Land Supply in Years (F / E)</b>	<b>3.7</b>

### 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.

<sup>3</sup> The method of establishing the 5 year requirement for the study period:

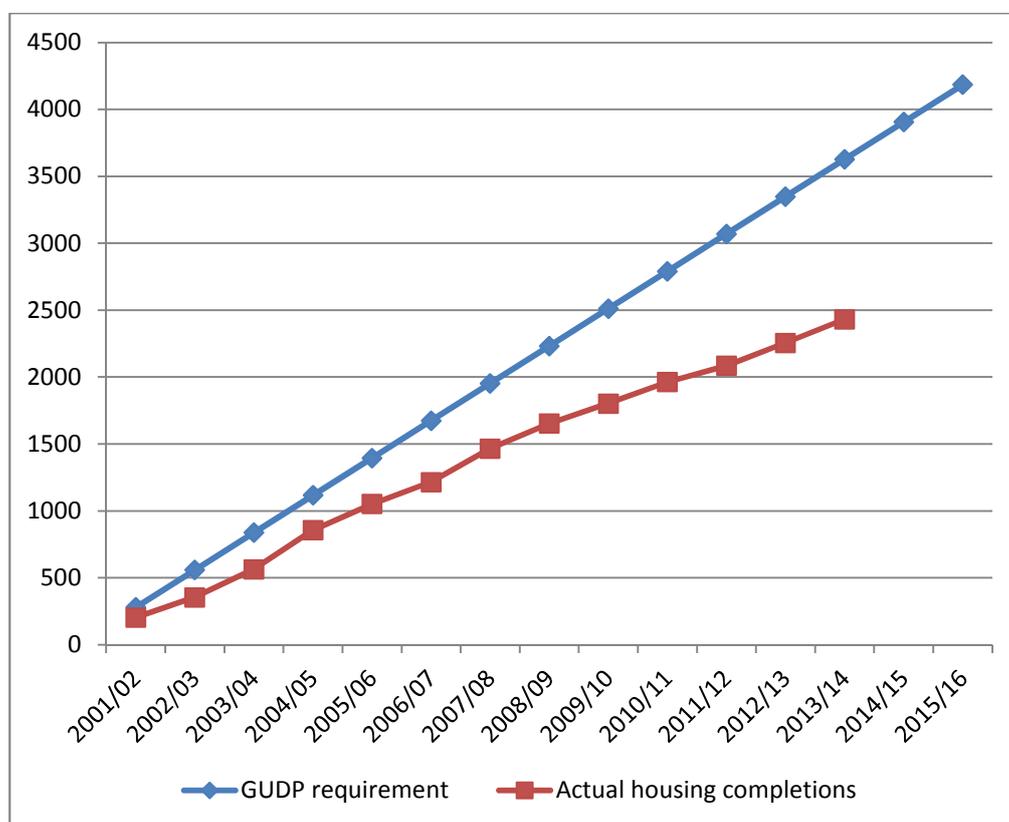
- UDP Housing Requirement 2001-2016 = 4178 dwellings
- Less completions 2001-2014 = 2432 dwellings
- Gives Residual Requirement 2014-2016 = 1746 dwellings.
- As study period extends to 2019, an additional 3 year's requirement is added based on the annual housing requirement of the UDP:  $4178 \div 15 = 279$  dwellings
- This gives a 5 year requirement 2014-2019 of  $1746 + 837$  ( $3 \times 279$ ) = **2583 dwellings**

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).

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

A	Total Previous 10 Year Completions (1/4/04 – 31/3/14)	1868
B	Average Annual Completions	187
C	Total 5 Year Land Supply	1891
<b>D</b>	<b>Land Supply in Years (C / B)</b>	<b>10.1</b>

3.3 Whilst the housing land supply in the Gwynedd Local Planning Authority (LPA), 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 517 units per annum. This is well over double the actual average annual completion rate over the last 10 years (187 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 higher than 5 years ( $1891 / 279 = 6.8$  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 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 increased the build rate and reduced the residual requirement for the remainder of the Plan period.
- 3.9 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.

- 3.10 The Council is progressing a new Local Development Plan which will contain additional housing allocations to meet demand. The Plan was placed on Public Deposit in February and March 2015. The Deposit Plan notes a housing requirement of 272 houses per annum for the Gwynedd LPA area. The intention is to adopt the plan by the end of 2016 and it is the Council's opinion that this should be the vehicle to increase the available land supply (since it is based upon an SA /SEA assessment) rather than speculative development that is contrary to the plan's strategy (which is based upon an SA /SEA assessment).

#### 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)**

<b>Total Number and Percentage of Homes by Category and Land Type</b>												
Year	5 Year Supply				3i and 3 ii Categories				<b>Completions 2013-14</b>			
	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	1066	69	469	31	705	79	190	21	63	57	48	43
2015												
2016												

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

<b>Total Number and Percentage of Homes by Category and Land Type</b>												
Year	5 Year Supply				3i and 3 ii Categories				Completions 2013-14			
	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	74	5	0	0	39	4	27	3	12	11	1	1
2015												
2016												

**Table 7 – Completions by House Type – 1st April 2013 to 31st March 2014**

- 140 (79.5%) houses completed
- 17 (9.7%) apartments/flats completed
- 19 (10.8%) 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	CYFEIRIAD	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2015	2016	2017	2018	2019	2*	3(i)	3(ii)	STATWS	BF	FLOOD
		LPA REF NO	ADDRESS	Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C									STATUS	GF	ZONE
<b>Abermaw (00)</b>																			
1	651	C11/0147/00/LL	TIR GER / LAND NEAR ORIELTON, FFORDD PANORAMA ROAD ( SWN Y DAIL )	1	25	15	1.2	0	3	2	2	2	2	0	4	0	L	BF	NO
2	743	5/51/137	PROMENADE	0	26	26	1.54	0	0	0	0	0	0	0	26	0	L	GF	C1
4	2488	C07M/0203/00/LL	CYN DEPO RHEILFFORDD / FORMER RAIL DEPOT, MARINE ROAD	0	7	7	0.08	0	0	0	0	0	0	0	7	0	L	BF	NO
<b>Arthog (04)</b>																			
5	1669	C04M/0072/01/LL	LLEINIAU / PLOTS 15-23 HEOL SEITHENDRE, FAIRBOURNE	0	9	5	0.29	0	0	0	0	0	0	0	5	0	L	GF	C1
<b>Bangor (11)</b>																			
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	BF	NO
7	1192	C03A/0717/11/LL	POPLARS 27/ 29 FFORDD Y COLEG / COLLEGE ROAD	6	6	0	0	0	0	0	0	0	0	0	0	0	C	BF	NO
8	1359	GWYN UDP	PEN Y FRIDD	0	330	330	11	0	0	0	35	35	35	0	225	0	L	BF 22.7% GF 77.3%	NO
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	BF	NO
12	2774	C11/0112/11/LL	HAFOD ELFYN A BRYN ADDA	9	42	9	0.16	6	0	0	0	0	0	0	3	0	L	BF	NO
14	2364	C08A/0108/11/LL	BANGOR CITY SOCIAL CLUB, FFORDD DEINIOL ROAD	0	49	49	0.19	0	0	0	0	0	49	0	0	0	L	BF	NO
16	2462	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	L	BF	NO
125	3672	C12/1504/11/LL	147-149 STRYD FAWR / HIGH STREET	0	11	11	0	11	0	0	0	0	0	0	0	0	L	BF	NO
17	2754	C09A/0410/11/LL	DICKES BOAT YARD, FFORDD GARTH ROAD	19	72	31	0.2	18	13	0	0	0	0	0	0	0	L	BF	NO
133	3867	C13/0049/11/LL	346-350 STRYD FAWR / HIGH STREET	0	7	7	0	7	0	0	0	0	0	0	0	0	N	BF	NO

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	2015	2016	2017	2018	2019	2*	3(i)	3(ii)	STATWS	BF	FLOOD	
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C									STATUS	GF	ZONE	
<b>Bethesda (13)</b>																				
18	24	3/13/130A	O.S 8361,8958,8650, BRYN CASEG	0	22	1	0.1	0	1	0	0	0	0	0	0	0	0	L	GF	NO
126	3598	C10A/0206/13/AM	GRAY GARAGE, LON NEWYDD	0	8	8	0.28	0	4	4	0	0	0	0	0	0	0	L	BF	NO
19	1365	GWYN UDP	TIR GER / LAND NEAR MAES COETMOR	0	60	60	2	0	0	0	10	20	20	0	10	0	0	L	GF	NO
<b>Bontnewydd (19)</b>																				
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	8	9	9	0	0	0	0	0	L	GF	NO
<b>Botwnnog (32)</b>																				
21	1330	C02D/0322/32/LL	TIR GER / LAND ADJ TO B4413	0	5	1	0.01	0	0	0	0	0	0	0	0	1	0	L	GF	NO
<b>Caernarfon (14)</b>																				
22	1371	GWYN UDP	TIR GER / LAND NEAR GLAN PERIS	0	114	114	4	0	0	0	22	20	20	0	52	0	0	L	GF	NO
23	1732	C09A/0411/14/LL	TIR GER MYNWENT LLANPEBLIG / LAND NEAR LLANPEBLIG CEMETERY	4	136	132	3.95	9	0	0	0	20	20	0	83	0	0	L	GF	NO
26	2498	C09A/0108/14/LL	1, STRYD Y FARCHNAD	0	6	6	0.02	0	0	0	3	3	0	0	0	0	0	L	BF	NO
<b>Clynnog (34)</b>																				
28	1376	GWYN UDP	TIR AR / LAND AT TAI LLEUAR, PONTLLYFNI	0	6	6	0.3	0	0	0	3	3	0	0	0	0	0	L	GF	NO
<b>Criccieth (35)</b>																				
29	224	2/5/143A	YSTAD GORSEDDFA ESTATE	0	13	1	0.1	0	0	0	0	0	0	0	0	0	1	L	GF	NO
30	225	2/15/264B	YSTAD WERN Y WYLAN ESTATE	0	9	1	0.1	0	0	0	1	0	0	0	0	0	0	L	GF	NO
31	2205	GWYN UDP	GER / NEAR NORTH TERRACE	0	35	35	1	0	0	0	10	12	13	0	0	0	0	L	GF	NO
33	2528	C08D/0478/35/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	20	17	0	0	0	0	0	L	BF	NO
134	2436	C12/0476/35/AM	TIR YN NGHEFN / LAND TO THE REAR OF STATION BAKERY, STRYD FAWR / HIGH STREET	0	7	7	0.07	0	0	0	7	0	0	0	0	0	0	N	BF	NO

RHIF	JHLAS	RHIF CYF ACLI	CYFEIRIAD	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2015	2016	2017	2018	2019	2*	3(i)	3(ii)	STATWS	BF	FLOOD
NO		LPA REF NO	ADDRESS	Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C									STATUS	GF	ZONE
<b>Dolbenmaen (36)</b>																			
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	GF	NO
<b>Ffestiniog (03)</b>																			
35	1966	GWYN UDP	GWYLFA GARAGE, FFORDD MANOD ROAD, BLAENAU FFESTINIOG	0	5	5	0.1	0	0	0	5	0	0	0	0	0	L	BF	NO
36	2206	GWYN UDP	TIR GER / LAND NEAR CAE CLYD, BLAENAU FFESTINIOG	0	17	17	1	0	0	3	2	0	0	0	12	0	L	GF	NO
<b>Llanaelhaearn (37)</b>																			
37	2402	C10D/0388/37/MG	RHAN O CAE 5993 / PART OF LAND 5933 GER/NEAR LLWYNAETHREN, TREFOR	1	6	2	0.02	1	1	0	0	0	0	0	0	0	L	GF	NO
<b>Llanberis (15)</b>																			
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	L	BF	NO
39	1374	GWYN UDP	TIR GER / LAND NEAR GWESTY VICTORIA HOTEL	0	15	15	1	0	0	0	7	8	0	0	0	0	L	GF	NO
<b>Llanddeiniolen (18)</b>																			
40	1387	GWYN UDP	BRO EGLWYS, SARON, BETHEL	0	24	24	1	0	0	0	0	0	0	0	24	0	L	GF	NO
41	1381	GWYN UDP	TIR GER YR YSGOL GYNRADD / LAND NEAR PRIMARY SCHOOL, DEINIOLEN	0	30	30	1	0	0	5	5	5	0	0	15	0	L	GF	NO
42	1382	GWYN UDP	CAPEL MAES Y DREF CHAPEL, DEINIOLEN	0	12	12	0.7	0	0	0	6	6	0	0	0	0	L	GF	NO
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	GF	NO
<b>Llandwrog (17)</b>																			
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	GF	NO
<b>Llandygai (16)</b>																			
48	2204	C09A/0518/16/AM	GER / NEAR PENTWMPATH	0	15	15	0.63	0	0	0	5	10	0	0	0	0	L	GF	NO
135	3807	C11/1077/16/LL	PLAS-Y-COED	0	29	29	6.7	0	12	17	0	0	0	0	0	0	N	BF	NO

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	2015	2016	2017	2018	2019	2*	3(i)	3(ii)	STATWS	BF	FLOOD
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C									STATUS	GF	ZONE
<b>Llanengan (39)</b>																			
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	GF	NO
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	0.25	1	2	3	0	0	0	0	0	0	L	GF	NO
51	2497	C08D/0436/39/LL	ABERSOCH POWER BOAT CLUB,ABERSOCH	0	9	9	0	9	0	0	0	0	0	0	0	0	L	BF	NO
136	3825	C12/0441/39/LL	RIVERSIDE HOTEL & RESTAURANT SITE, ABERSOCH	0	15	15	0.12	0	0	5	5	5	0	0	0	0	N	BF	C1
<b>Llanllechid (21)</b>																			
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)	1	13	6	0.17	1	2	3	0	0	0	0	0	0	L	GF	NO
<b>Llanllyfni (22)</b>																			
53	1379	GWYN UDP	TIR GER CAE PELDROED / LAND NEAR FOOTBALL GROUND, PENYGROES	0	104	104	3.1	0	0	0	10	10	0	0	84	0	L	GF	NO
54	1380	GWYN UDP	TIR GER / LAND NEAR BRO LLWYDU, PENYGROES	0	12	12	0.2	0	0	0	6	6	0	0	0	0	L	GF	NO
55	1386	GWYN UDP	TIR GER / LAND NEAR HEN DOMEN,TALYSARN	0	36	36	1	0	0	0	5	5	0	0	26	0	L	BF	NO
56	2211	C12/1123/22/LL	TU CEFN / BEHIND CAE CAPEL BACH,	3	6	3	0.08	1	0	2	0	0	0	0	0	0	L	GF	NO
<b>Llannor (40)</b>																			
57	2214	C08D/0257/40/AM	TIR GER / LAND NEAR STAD DDIWYDIANOL, Y FFOR	0	9	9	0.5	0	0	5	4	0	0	0	0	0	L	GF	NO
58	2250	GWYN UDP	GER / NEAR TY GWYN, ABERERCH	0	9	9	0.5	0	0	0	3	3	3	0	0	0	L	GF	NO
59	2251	GWYN UDP	GER / NEAR HAFOD LON, Y FFOR	0	44	44	1.2	0	0	0	10	10	0	0	24	0	L	GF	NO
<b>Llanrug (23)</b>																			
60	144	C98A/0125/23/LL – 3/23/265B-Q	YSTAD NANT Y GLYN ESTATE	0	54	4	0.1	0	2	2	0	0	0	0	0	0	L	GF	NO
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	2	2	0	0	0	0	0	0	L	GF	NO
62	1385	GWYN UDP	TIR GYFERBYN / LAND OPPOSITE TREFLAN	0	6	6	1	0	0	2	0	0	0	0	0	4	L	GF	NO
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	BF	NO
127	3602	C12/0891/23/LL	CAE'R EGLWYS FFORDD LLANBERIS ROAD	0	10	10	0.39	0	5	5	0	0	0	0	0	0	L	GF	NO

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	2015	2016	2017	2018	2019	2*	3(i)	3(ii)	STATWS	BF	FLOOD
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C									STATUS	GF	ZONE
128	2567	C09A/0361/23/AM	LLAIN O DIR CYFAGOS I / PLOT OF LAND NEAR PARC ISAF	0	6	6	0.19	0	0	3	3	0	0	0	0	0	L	GF	NO
64	2374	C09A/0026/23/MG C08A/0398/23/AM C12/1277/23/LL	PEN CAE, FFORDD LLANBERIS ROAD	2	13	6	0.14	0	4	2	0	0	0	0	0	0	L	GF	NO
<b>Llanwnda (24)</b>																			
66	772	C10A/0426/24/LL	TIR GER / LAND ADJ TO BODAWEN, RHOSTRYFAN	0	18	16	0.31	5	4	4	3	0	0	0	0	0	L	GF	NO
67	1395	GWYN UDP	TIR GER / LAND NEAR GWELFOR, RHOSGADFAN	0	14	14	1	0	0	0	7	7	0	0	0	0	L	GF	NO
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	8	8	8	0	0	0	0	L	GF	NO
<b>Llanystumdwy (41)</b>																			
70	1364	GWYN UDP	TIR GER / LAND NEAR BRYN HYFRYD, CHWILOG	0	20	20	1	0	0	0	6	7	7	0	0	0	L	GF	NO
71	1391	GWYN UDP	TIR TU CEFN I / LAND TO THE REAR OF MADRYN, CHWILOG	0	14	14	0.7	0	0	0	7	7	0	0	0	0	L	GF	NO
72	1392	GWYN UDP	TIR GER / LAND AT STAD TY'N RHOS, CHWILOG	0	21	21	1.2	0	0	0	0	7	7	0	7	0	L	GF	NO
<b>Nefyn (42)</b>																			
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	GF	NO
74	285	C07D/0699/42/LL	YSTAD BRO GWYLWYR ESTATE	0	35	1	0.25	0	1	0	0	0	0	0	0	0	L	GF	NO
75	286	C01D/0164/42/LL - 2/22/102A-Z	YSTAD HOLBORN ESTATE	0	68	2	0	2	0	0	0	0	0	0	0	0	L	GF	NO
76	1398	GWYN UDP	TIR GER / LAND NEAR STAD HOLBORN ESTATE	0	35	35	1.2	0	0	0	10	10	0	0	15	0	L	GF	NO
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	1	10	4	0.06	0	0	4	0	0	0	0	0	0	L	GF	NO
79	2021	C04D/0106/42/LL	SAFLE YN NHHEFN / LAND AT THE REAR OF TY CERRIG, STRYD FFYNNON	1	5	0	0	0	0	0	0	0	0	0	0	0	C	GF	NO
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	BF	NO
137	3832	C12/1372/42/LL	NEFYN ALLOTMENTS, STRYD FAWR	0	10	10	1.9	0	0	5	5	0	0	0	0	0	N	BF	NO
<b>Penrhyndeudraeth (08)</b>																			
81	1405	GWYN UDP	TIR GER / LAND NEAR CANOL CAE	0	39	39	1	0	0	0	6	7	7	0	19	0	L	GF	NO
130	3666	C10M/0101/08/AM	TIR GER / LAND NEAR PEN Y BRYN	0	8	8	0.43	0	4	4	0	0	0	0	0	0	L	BF	NO
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	BF	C2

RHIF	JHLAS	RHIF CYF ACLI	CYFEIRIAD	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2015	2016	2017	2018	2019	2*	3(i)	3(ii)	STATWS	BF	FLOOD
NO		LPA REF NO	ADDRESS	Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C									STATUS	GF	ZONE
<b>Pentir (25)</b>																			
83	178	3/25/195AB	BREWERY FIELD - ( COED Y MAES ), PENRHOSGARNEDD	0	20	2	0.1	0	1	0	0	0	0	0	1	0	L	GF	NO
84	179	C06A/0663/25/LL - 3/25/206CDF	TIR GER / LAND AT Y GARNEDD, PENRHOSGARNEDD	0	5	1	0.1	0	1	0	0	0	0	0	0	0	L	GF	NO
86	1361 - 3944	GWYN UDP - C121347/25/LL	TIR TU CEFN I / LAND TO THE REAR OF FFORDD CYNAN, PENRHOSGARNEDD	0	245	245	10.55	0	34	34	34	34	34	0	75	0	L	GF	NO
<b>Porthmadog (44)</b>																			
87	364	2/24/91A-M	YSTAD TU HWNT I'R BWLCH ESTATE ( AWEL Y GRUG )	0	21	1	0.1	0	1	0	0	0	0	0	0	0	L	GF	NO
88	1640	C04D/0041/44/LL	AWEL Y GRUG	0	10	1	0.1	0	1	0	0	0	0	0	0	0	L	GF	NO
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	BF	C1
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	L	BF	C1
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	L	BF	NO
91	2334	C05D/0444/44/AM - C11/0862/44/AM	TIR GER / LAND NEAR MAES CHWARAE, MORFA BYCHAN	0	9	9	0.38	2	2	2	2	1	0	0	0	0	L	GF	NO
92	2518	C05D/0645/44/LL	CAPEL GARTH, STRYD Y BANC	0	8	8	0.06	0	0	8	0	0	0	0	0	0	L	BF	NO
<b>Pwllheli (45)</b>																			
93	387	C11/0854/45/LL - C06D/0447/45/LL	YSTAD INNES ESTATE, LON GOLFF	1	12	0	0	0	0	0	0	0	0	0	0	0	C	GF	C2
94	1400	GWYN UDP	TIR GER / LAND NEAR CAE DEINIO	0	16	16	1	0	0	0	8	8	0	0	0	0	L	GF	NO
95	2016	C06D/0376/45/LL - C12/1395/45/LL	SAFLE PAFILIWN, MARIAN Y MOR	0	25	25	0.4	0	0	0	0	7	7	0	11	0	L	BF	NO
96	2213	GWYN UDP	TIR GER GAREJ / LAND NEAR GLANDON GARAGE	0	24	24	1	0	0	0	12	12	0	0	0	0	L	GF	NO
98	2365	C08D/0351/45/LL	CHURCH HALL, LLEINIAU	5	5	0	0	0	0	0	0	0	0	0	0	0	C	BF	NO
99	2429	C11/0378/45/LL - C05D/0417/45/AM	TIR GER / LAND NEAR HEOL HAMDDEN	8	8	0	0	0	0	0	0	0	0	0	0	0	C	BF	C1
100	2597	C09D/0195/45/LL	ADEILADAU MADOG BUILDINGS, LON DYWOD	0	5	5	0.02	0	0	0	0	0	0	0	5	0	L	BF	C1
<b>Tudweiliog (46)</b>																			
101	361	C08D/0368/46/LL - 2/26/57A-J C12/1364/46/MG	CAER ODYN (YSTAD Y LION ESTATE)	0	11	3	0.04	1	2	0	0	0	0	0	0	0	L	GF	NO
<b>Tywyn (09)</b>																			

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	2015	2016	2017	2018	2019	2*	3(i)	3(ii)	STATWS	BF	FLOOD
		LPA REF NO	ADDRESS	Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C									STATUS	GF	ZONE
103	667	5/79/134	BRYN GARREG LLWYD (GARREG LWYD)	0	23	14	0.83	0	1	1	1	2	0	0	9	0	L	GF	NO
104	669	C02M/0182/09/LL C00M/0208/09/LL	TIR GER / LAND NEAR CORBETT AVENUE	0	10	4	0.26	0	2	1	1	0	0	0	0	0	L	GF	NO
105	1497	C03M/0080/09/LL	GLANMOR HOTEL, MARINE PARADE	0	12	12	0	12	0	0	0	0	0	0	0	0	L	BF	NO
106	2142	C06M/0069/09/LL	TIR GER / LAND NEAR GLAN Y MOR, MARINE PARADE (SWN Y TONNAU)	1	33	23	0.62	2	2	4	5	4	0	0	6	0	L	GF	NO
139	3790	C13/0102/09/LL	TIR Y FACHNAD, SANDILANDS ROAD	0	18	18	0.32	0	0	0	6	6	6	0	0	0	N	BF	C1
Waunfawr (26)																			
108	1378	GWYN UDP	TIR GER / LAND NEAR CAEATHRO BACH, CAEATHRO	0	23	23	1	0	0	0	0	6	6	0	11	0	L	GF	NO
110	1962	C06A/0058/26/LL	CAPEL BETHEL	0	5	3	0.09	0	1	2	0	0	0	0	0	0	L	BF	NO

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	2015	2016	2017	2018	2019	2*	3(i)	3(ii)	STATWS	BF	FLOOD
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C									STATUS	GF	ZONE
<b>Y Felinheli (20)</b>																			
111	1368	GWYN UDP	TIR GER / LAND NEAR TYDDYN PERTHI	0	16	16	1	0	0	0	5	5	6	0	0	0	L	GF	NO
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	GF	C1
113	1730	C05A/0152/20/LL	GWESTY PLAS DINORWIC HOTEL	0	8	8	0.2	0	2	3	3	0	0	0	0	0	L	GF	C1
114	2060	C06A/0752/20/LL	BODARWY	0	18	18	0.12	0	0	6	12	0	0	0	0	0	L	BF	NO
116	2203	C12/0144/20/LL	GER / NEAR DRWS Y COED	38	54	13	0.14	8	5	0	0	0	0	0	0	0	L	GF	NO
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	3	3	1	0	0	0	0	L	GF	NO
<b>Safleoedd Sector Cyhoeddus / Public Sector Sites</b>																			
<b>Bangor (11)</b>																			
118	1362	GWYN UDP	EITHINOG	0	39	39	5	0	0	0	10	10	19	0	0	0	L	GF	NO
<b>Caernarfon (14)</b>																			
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	GF	NO
120	1373	GWYN UDP	LAND NEAR FRONDEG, MAESINCLA	0	29	29	1	0	0	0	5	10	0	0	14	0	L	GF	NO
<b>Llandwrog (17)</b>																			
121	2209	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	L	GF	NO
<b>Ffestiniog (03)</b>																			
122	2207	GWYN UDP	TIR GER / LAND NEAR MAES Y PLAS, BLAENAU FFESTINIOG	0	18	18	1	0	0	0	6	6	0	0	6	0	L	GF	NO
<b>Pwllheli (45)</b>																			
123	1399	GWYN UDP	TIR GER CAE HOCI / LAND NEAR HOCKEY FIELD	0	14	14	0.5	0	0	0	7	7	0	0	0	0	L	GF	NO
124	1402	GWYN UDP	SAFLE YSBYTY / HOSPITAL SITE	0	12	12	0.4	0	0	0	0	0	0	0	12	0	L	BF	NO

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	2015	2016	2017	2018	2019	2*	3(i)	3(ii)	STATWS	BF	FLOOD	
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C									STATUS	GF	ZONE	
<b>Safleoedd Cymdeithas Tai – Cyhoeddus / Housing Association Sites – Public</b>																				
<b>Pentir (25)</b>																				
85	2544	C09A/0610/25/LL	CAE GARNEDD, PENRHOSGARNEDD	0	41	41	0.56	41	0	0	0	0	0	0	0	0	0	L	BF	NO
<b>Pwllheli (45)</b>																				
138	3915	C13/1209/45/LL	LÔN ABERERCH	0	6	6	0.17	0	0	6	0	0	0	0	0	0	0	N	BF	NO
<b>Tywyn (09)</b>																				
107	2450	C08M/0079/09/AM C12/0974/09/LL	TIR GER / LAND NEAR PENDRE GARDENS, STRYD BROOKS STREET,	10	17	7	0	7	0	0	0	0	0	0	0	0	0	L	GF	NO
<b>CRYNODEB / SUMMARY</b>																				
<b>2014</b>				Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2015	2016	2017	2018	2019	2*	3(i)	3(ii)				
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C												
				111	2983	2430	95	181	121	196	391	383	263	0	880	15				

## Appendix 2 – Past Completion Data

<b>Number of Homes completed on:</b>			
<b>Year</b>	<b>Large Sites</b>	<b>Small Sites</b>	<b>Total Completions</b>
2003-05 (2yrs)	285	217	<b>502</b>
2005-07 (2yrs)	114	225	<b>339</b>
2007-08	131	119	<b>250</b>
2008-09	57	130	<b>187</b>
2009-10	77	72	<b>149</b>
2010-11	96	66	<b>162</b>
2011-12	47	74	<b>121</b>
2012-13	92	79	<b>171</b>
2013-14	111	65	<b>176</b>

## Appendix 3 – Previous Land Supply Data

<b>Year</b>	<b>5 year supply - Number of homes (TAN 1 categories)</b>			<b>Number of years supply</b>	<b>Supply beyond 5 years - Number of homes</b>	
	<b>1</b>	<b>2</b>	<b>2*</b>		<b>3i</b>	<b>3ii</b>
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
2014	121	1233	0	3.7	880	15

## **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: 27/05/2015**

## **Report on Joint Housing Land Availability Study**

**by P J Davies BSc(Hons) MA MRTPI**  
**an Inspector appointed by the Welsh Ministers**  
**Date: 27/05/2015**

**Ref: JHLAS/14/Q6810/516079**  
**Local Planning Authority: Gwynedd Council**

- This report concerns the Gwynedd Council Joint Housing Land Availability Study (JHLAS) 2014.
- The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in March 2015.

### **Recommendation**

1. That the 2014 JHLAS housing land supply figure for the Gwynedd Council planning area be determined as 3.6 years.

### **Context of the Recommendation**

2. Local Planning Authorities (LPAs) have a duty to ensure that sufficient land is genuinely available or will become available to provide a 5 year supply of land for housing<sup>1</sup>. 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 identified.
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. The SoCG has been prepared in accordance with the 2006 TAN 1 'Joint Housing Land Availability Studies'. A revised TAN 1 has recently been published however this applies to the 2015 JHLAS process.

### **Main Issue**

4. There is agreement on the use of the residual method for calculating the land supply and the SoCG confirms that the average annual housing requirement is 517 units per annum. The agreed land supply is 1,863 units and there are 52 disputed units across

<sup>1</sup> PPW Edition 7 paragraph 9.2.3

3 sites. The main issue therefore is whether or not each of the disputed units should contribute towards the supply of land for housing as at the base date of the study.

### Reasons

5. Neuadd Deiniol / Wayside, Holyhead Road, Bangor (24 units in dispute): The LPA issued a Lawful Development Certificate in 2011 to confirm that there is an extant planning permission secured on site. However, the site has been in the land supply for over 5 years. There is no recent confirmation of developer intentions for this site, although the LPA do refer to another site where the same owner has indicated they hope to develop towards the end of the study period. I do not consider that this is sufficient explanation as to why this site should remain in the land supply and these 24 disputed units should therefore be discounted at this time.
6. Land to the rear of Ffordd Cynan, Penrhosgarnedd (20 units in dispute): HBF consider that the build rate should be reduced from 34 units to 30 units per annum, resulting in an extra 20 units in Category 3i. There is no evidence before me to suggest that the LPA's projected build rate of 34 units per annum is unachievable, and the latest information from the Council's Monitoring officer indicates there is substantial activity on site. I therefore see no reason to exclude any of the units forecast by the LPA from the land supply, and these 20 disputed units should be counted towards the 5 year land supply figure.
7. Gray Garage, Lôn Newydd, Bethesda (8 units in dispute): This site has been in the supply for over 5 years. The LPA confirm that there has been a recent renewal of permission on the site, and that this latest application indicates the involvement of a Registered Social Landlord. I consider that this indicates an intention to develop within the study period and a change in circumstances that provides sufficient explanation as to why these units should remain in the land supply at this time. I therefore find that these 8 disputed units should be counted towards the 5 year land supply figure.

### Conclusion

8. For the above reasons, I find that 28 units should be added to the agreed land supply of 1,863 which brings the total land supply figure to 1,891 units.
9. Using the residual method of calculation, I conclude that, as at 1 April 2014, the housing land supply for the Gwynedd Council planning area is 3.6 years.

*P J Davies*

**Inspector**