



CYNGOR SIR
YNYS MńN
ISLE OF ANGLESEY
COUNTY COUNCIL



Background

This is one of a range of topic papers prepared to offer more detailed information and explain the approach of the Plan to different topics and issues affecting the Joint Local Development Plan Area. This paper will look specifically at the **Urban Capacity Study**. It will explain the background which will help to identify the issues, objectives and options for the Deposit Plan.

The Deposit Plan is the second statutory stage in the preparation of the Joint Local Development Plan (JLDP). The JLDP shapes the future growth of communities in the Joint Local Development Plan Area and will set out the policies and land allocations against which planning applications will be assessed.

The Deposit Plan will be submitted to the Welsh Government, which will appoint an independent inspector to assess the soundness of the Plan in the Examination in Public. If the inspector considers the Plan to be sound it will be recommended for adoption. When adopted the JLDP will supersede the Gwynedd Unitary Development Plan (2009) for the Gwynedd Local Planning Authority Area and the Gwynedd Structure Plan (1993) and Ynys Môn Local Plan (1996) for the Ynys Môn Local Planning Authority.

This topic paper can be read in isolation or in conjunction with the other Topic Papers and Background Papers that have been prepared to give a full picture the Joint Local Development Plan Area.

You may refer to the Topic Paper as a basis for making comments about the Deposit Plan. It must be noted that only comments on the Deposit Plan will be considered by the Inspector at the Examination in Public rather than specific comment made on the Topic Papers.

If you have any questions or would like to discuss any of the Topic Papers or Background Papers with a member of the Joint Planning Policy Unit you can [contact us](#):

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1. Introduction

Purpose of the Study

- 1.1 The purpose of this study is to establish the capacity of the main Centres within the Joint Local Development Plan area i.e. the Gwynedd and Anglesey planning authorities, to provide new residential units during the Plan's lifetime. This is a means of establishing the potential for developing extra housing within the Centres. This information will be of assistance in establishing the Joint LDP's housing strategy.
- 1.2 Information about the urban capacity is a key factor to consider when deciding on the number of housing sites that need to be allocated within the Joint LDP. This information is important in establishing whether or not there is a need to extend the built form of the centres into greenfield land in order to meet the recognised need for housing. It will also assist in apportioning housing to smaller settlements within the Plan area.
- 1.3 This study promotes the use of the sequential approach for providing the required additional residential units;
 - Prioritise housing developments on previously developed land and sites located within the built form of centres;
 - Following this, consideration should be given to greenfield sites (not previously developed) within the built form;
 - Finally, urban extensions to greenfield land can be considered.
- 1.4 Paragraph 9.2.8 of Planning Policy Wales (Version 7) notes *"In identifying sites to be allocated for housing in development plans, local planning authorities should follow a search sequence, starting with the re-use of previously developed land and buildings within settlements, then settlement extensions and then new developments around settlements with good public transport links."*
- 1.5 This is reiterated by paragraph 4.4.3 Planning Policy Wales which states that planning policies, decisions and proposals should *"promote resource-efficient... settlement patterns that minimise land take (and especially extensions to the land area of impermeable land surfaces) and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings wherever possible avoiding development on greenfield sites."*
- 1.6 There is no specific guidance in Wales for undertaking an Urban Capacity Study. This study is therefore based on the guidance of the 'Housing Land Availability

Assessments: Identifying appropriate land for housing development’ published by the Office of the Deputy Prime Minister (ODPM) in December 2005. Whilst this document has been used as guidance to undertake the study, its content has been tailored so that it is relevant to the Plan area. This is based on the area’s rural nature and the relatively small size of the defined centres.

- 1.7 This study provides a ‘snapshot in time’ of the level of urban capacity. It is inevitable that some sites identified in the fieldwork survey, for example, will not be developed, while other sites that have not been identified will be developed for residential use. However, the study provides the best possible indication of the potential that exists for new residential units in the centres of the Joint Local Development Plan area.

Study Area

- 1.8 The study concentrates on the main centres of the Joint Local Development Plan area:

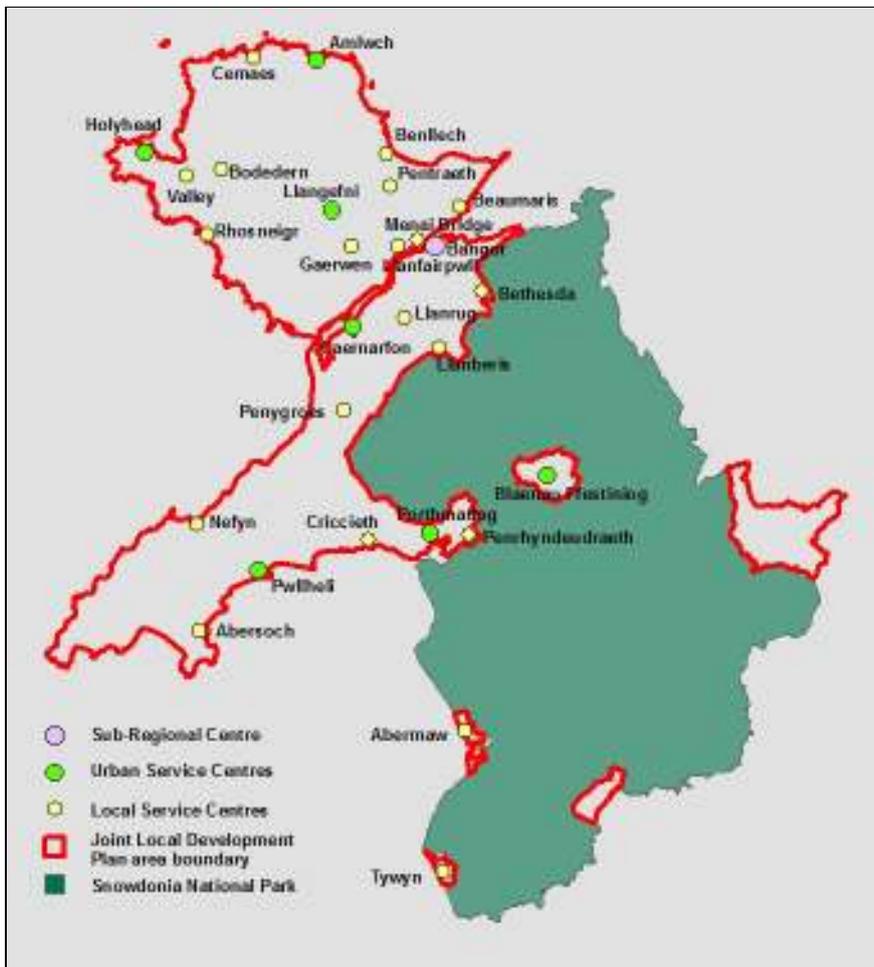
Gwynedd	Anglesey
Settlement	Settlement
Sub-regional Centre	
Bangor	
Urban Service Centres	
Caernarfon	Amlwch
Pwllheli	Holyhead
Porthmadog	Llangefni
Blaenau Ffestiniog	
Local Service Centres	
Abermaw	Beaumaris
Abersoch	Benllech
Bethesda	Bodedern
Criccieth	Cemaes
Llanberis	Gaerwen
Llanrug	Llanfairpwll
Nefyn	Menai Bridge

Penrhyndeudraeth	Pentraeth
Penygroes	Rhosneigr
Tywyn	Valley

1.9 The subject paper has been divided in two, with the Sub-regional Centre and the Urban Service Centres assessed separately from the Local Service Centres. All the information will be merged at the end of the topic paper.

1.10 Unlike what has been noted in the ODPM guidance, this study, including the fieldwork survey, has concentrated on the centres as a whole. Due to the relatively small size of these centres, there is no need to consider urban character areas, case studies or priority area studies as suggested by that guidance.

Map 1: The Centres which are the subject of the Urban Capacity Study



2. Overview of the Methodology

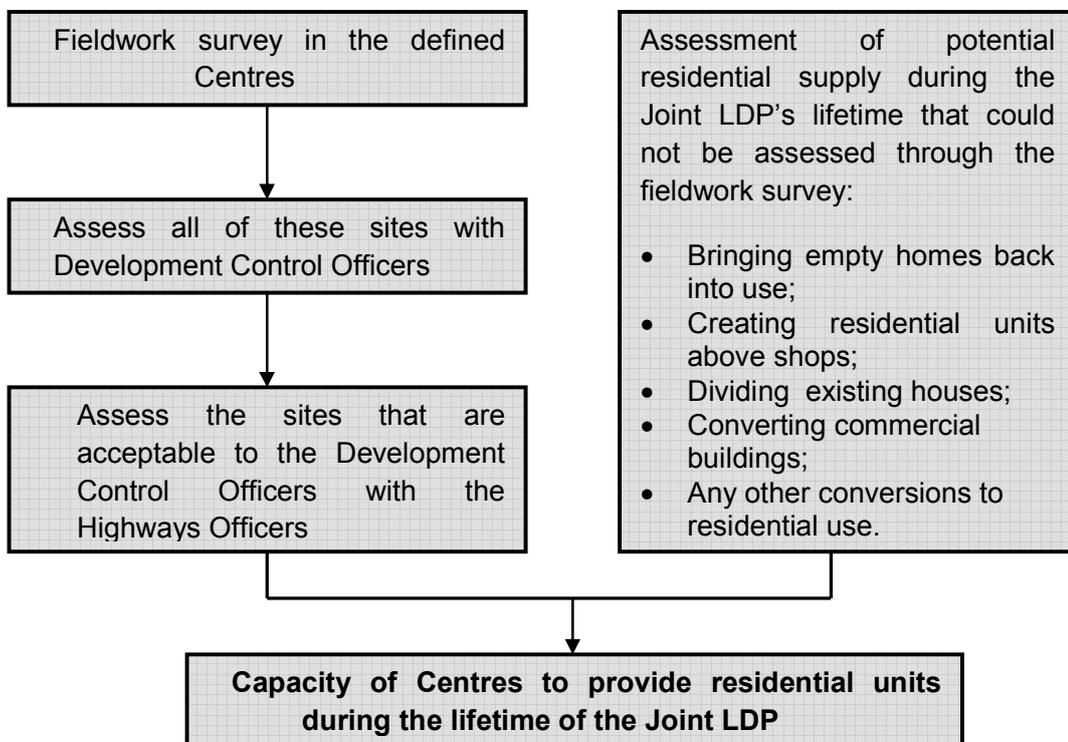
2.1 The method used to calculate the urban capacity is as follows:

Step 1: Field survey in the defined centres to identify possible sites suitable for residential development.

Step 2: Filter the possible sites through discussions with the Development Control Officers and the Highways Officers of Gwynedd Council and Isle of Anglesey County Council. In doing so, the sites that are acceptable on grounds of relevant planning and highways considerations were identified. This was also a way of establishing the viability of developing specific sites, giving consideration to, for example, the maximum number of units acceptable for development on these sites.

Step 3: Assessment of the possible residential supply that could not be assessed by means of the field survey. These include new units created through the following sources: 'empty homes' brought back into use; 'residential units above shops'; 'splitting existing houses' and 'converting commercial buildings'. An assumption of this possible supply was formed on the basis of background information, presumptions and past trends.

Figure 1: *The process of calculating the urban capacity*



3. Fieldwork survey

- 3.1 The objective of the first phase of the study was to record land and buildings within the built form of the centres that were empty or being underutilised and which could be acceptable for locating new residential units.
- 3.2 For the purposes of this survey, development boundaries of centres, as identified in the Gwynedd UDP and the stopped Anglesey UDP, were used to define the exact size of the built form.
- 3.3 The field work concentrated on visual sources of providing new residential units. The background of how this element of the study was undertaken is discussed in Appendix 1. In particular, it includes the information submitted to the officers who were responsible for the fieldwork. In order to facilitate the work of recording the possible sites/buildings, the centres which are the subject of this study were grouped into a number of smaller areas based on a series of individual maps. This was a way of assessing the potential in an organised and consistent manner. The possible sites were identified on these maps with further details provided in a table accompanying the individual maps.
- 3.4 In considering the possible sites, all reasonable sites were recorded. It would be possible to fully assess whether or not it would actually be possible to develop any residential units there during the next phase of the study.
- 3.5 The fieldwork survey considered every site that was of sufficient size to accommodate at least one residential unit. No specific minimum was set for the size of any relevant sites.
- 3.6 Clear exceptions were noted, in terms of the type of locations that were unsuitable for recording sites during the fieldwork survey. These were as follows:
- **Statutory environmental designations** e.g. Special Areas of Conservation, Special Protection Areas, Sites of Special Scientific Interest, National Nature Reserve.
 - **Thriving employment sites**
 - **Land needed for a specific non-residential use** e.g. employment, a building within the defined main shopping area (as noted in the Gwynedd UDP and the stopped Anglesey UDP).
 - **Formal open / playing spaces** – Exceptions to this include allotments, open land, sports fields and/or school playing fields that are underutilised and which have the potential of being available for development (as these are relevant to be considered in this study – as noted in table 1 below).

- **Churches and other public buildings** – Such buildings should be excluded from this study if they are in a good condition and if they have been well maintained. Such buildings should only be considered for the purpose of this study when there is a chance that the site could be available for development e.g. if specific discussions have taken place or if the site is dormant or underutilised.
- **Sites where it would not be possible to provide suitable access** i.e. sites that are land locked.

3.7 In accordance with the ODPM guidance, the potential sites that were identified within the field work were grouped into different categories. This is a way of assessing and giving further consideration to the type of sites/units that could be developed during the Joint LDP’s lifetime. These categories are noted below along with further explanation of what is meant in relation to some of these categories.

Table 1: Site categories for the fieldwork survey

A	Vacant /dormant land and buildings that have been previously developed (and that is not housing).
B	Redevelopment of car parks
C	Intensification of land use (in residential areas).
Further explanation: This means appropriate ‘backland’ sites such as large gardens around existing houses, as well as spaces within residential areas that are underutilised and which have the potential to be available for development e.g. garage forecourts, buildings within retail areas that are not protected for that specific purpose in the development plan and buildings in community use (public buildings, public houses etc.) which are empty, dormant or which have not been well maintained.	
Ch	Land use designations in the development plans ¹ other than those for housing e.g. employment.
D	Land and buildings not in employment use.
Further explanation (to sections Ch and D): Sites that were excluded from the study i.e. thriving employment sites and sites that are needed specifically for employment use, were not considered.	
Dd	Conversion of commercial buildings that are dormant or underused.

¹ Gwynedd Unitary Development Plan and Anglesey Local Plan / stopped Anglesey Unitary Development Plan.

<p><u>Further explanation:</u> This category refers to commercial buildings that are obviously being underused, along with buildings that have been vacant for some time.</p> <p>Ground floor units located within defined ‘Shopping Areas’ were not considered. However, such units were considered in the remainder of the defined ‘town centres’.</p>	
E	Derelict land which has not been previously developed (within development boundaries)
<p><u>Further explanation:</u> This category refers to sites where there is no apparent development history. If there is no clear evidence to indicate that land has been previously used, a decision had to be made at the time of the field work as to whether or not it is a greenfield site.</p>	
F	Assessment of existing housing allocations in the development plans ² (undeveloped sites).
<p><u>Further explanation:</u> This part of the work identified whether or not it would still be possible to develop the allocated housing sites identified in the relevant development plans.</p>	
Ff	Assessment of unimplemented planning permissions.
<p><u>Further explanation:</u> Whilst the purpose of this phase of the work was to identify such sites, it was important to identify if there were any apparent factors that could prohibit the development, or an aspect of the development that has been approved.</p>	
G	Allotments that are underutilised and which have the potential to be available for development.
Ng	Open land which is underutilised and which has the potential to be available for development.
H	Sports fields that are underutilised and which have the potential to be available for development.
I	School playing fields that are underutilised and which have the potential to be available for development.
<p><u>Further explanation (to sections G, Ng, H and I):</u> If a site is protected specifically as a play area or open space in the development plans², it was presumed that it would not be available for residential use development. If it is apparent that such sites are being underutilised, not being maintained, or are of a very poor standard, it was noted that there was potential for residential use development. It would then be possible to assess if they are actually available for development.</p>	

² Gwynedd Unitary Development Plan and Anglesey Local Plan / Anglesey Unitary Development Plan (stopped).

3.8 As there is no certainty that there is a sufficient supply of land available within the existing built form of the Centres to meet the recognised need for housing within the Joint LDP, the fieldwork survey also considered sites that could be acceptable as urban extensions i.e. sites that adjoin development boundaries. These sites were not considered when calculating the urban capacity. These sites are an additional element to this study. Whilst this element of the work informs the assessment of possible sites for the Joint LDP (Subject Paper 1), it is important that it does not prejudge the outcomes of that assessment.

Table 2: *Additional category – Sites that form an urban extension*

L	Land within 250 metres of the development boundary (as noted in the Gwynedd UDP or the stopped Anglesey UDP).
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4. Assessing the Results of the Fieldwork Survey - Gwynedd

4.1 The fieldwork surveys were conducted in the Sub-regional Centre and the Urban Service Centres of Gwynedd between March and June 2010. In terms of Gwynedd's Local Service Centres, the fieldwork surveys were held between March 2013 and April 2014. This work highlighted the following number of sites that could be suitable for residential development:

Table 3: *Number of sites that may be relevant for residential development.*

Sub-regional Centre and the Urban Service Centres

Bangor	283 sites
Caernarfon³	178 sites
Pwllheli	130 sites
Porthmadog	98 sites
Blaenau Ffestiniog	200 sites
TOTAL	889 sites

Local Service Centres

Abermaw	26 sites
Abersoch	19 sites
Bethesda	20 sites
Criccieth	18 sites
Llanberis	20 sites
Llanrug	29 sites
Nefyn	19 sites
Penrhyndeudraeth	13 sites
Penygroes	23 sites
Tywyn	23 sites
TOTAL	210 sites

4.2 The table below notes the number of sites highlighted during the fieldwork survey based on the different site categories.

³ Two sites in Caernarfon were identified twice in the field work. Therefore, the number of sites actually identified in Caernarfon was 176 (An overall total of 887 sites).

Table 4: Sites highlighted by the fieldwork survey

Sub-regional Centre and the Urban Service Centres

	Bangor	Caernarfon ³	Pwllheli	Porthmadog	Blaenau Ffestiniog	Total
A	14	37	11	21	23	106
B	15	17	12	8	7	59
C	108	30	51	40	62	291
Ch	1	-	2	6	5	14
D	-	5	-	1	1	7
Dd	15	25	13	2	15	70
E	59	29	11	3	34	136
F	3	5	1	-	2	11
Ff	10	4	4	3	4	25
G	-	-	-	-	-	-
Ng	18	9	2	2	2	33
H	7	3	1	1	6	18
I	-	3	-	-	-	3
L	20	9	10	7	23	69
Others / Combination	13	2	12	4	16	47
Total	283	178	130	98	200	889

Local Service Centres

	Abermaw	Abersoch	Bethesda	Criccieth	Llanberis	Llanrug
A	5	0	5	1	4	3
B	2	0	0	0	0	1
C	7	8	1	5	6	8
Ch	0	0	0	0	0	0
D	0	0	0	0	0	0
Dd	0	0	0	0	0	0
E	9	3	6	5	7	2
F	0	0	1	1	1	2
Ff	0	0	0	0	0	0
G	0	2	0	0	0	0
Ng	0	1	1	0	0	1
H	0	0	0	0	1	0
I	0	0	0	1	0	0

	Abermaw	Abersoch	Bethesda	Criccieth	Llanberis	Llanrug
L	3	5	6	5	1	12
Others / Combination	0	0	0	0	0	0
Total	26	19	20	18	20	29
	Nefyn	Penrhyndeudraeth	Penygroes	Tywyn	Total	
A	1	0	4	1	24	
B	2	0	0	0	5	
C	8	1	4	1	49	
Ch	0	0	0	0	0	
D	0	0	0	0	0	
Dd	0	0	1	0	1	
E	5	3	0	12	52	
F	1	2	2	0	10	
Ff	0	0	0	0	0	
G	1	0	6	0	9	
Ng	0	3	0	1	7	
H	0	0	0	1	2	
I	0	0	0	0	1	
L	1	4	6	7	50	
Others / Combination	0	0	0	0	0	
Total	19	13	23	23	210	

4.3 130 of the sites identified by the fieldwork survey were ones that form urban extensions (81 in the Sub-regional Centre and the Urban Service Centres and 49 in the Local Service Centres) i.e. sites identified as category 'L', either individually or in combination with other land categories. These sites were excluded from the work of assessing the urban capacity. (See an assessment of these sites in paragraphs 4.10 and 4.11 below).

4.4 The following table notes the number of sites that were suitable to be assessed having excluded the urban extensions and after recalculating the sites in Caernarfon (having recorded two sites twice – see footnote 3).

Table 5: Sites that are relevant for assessment following the fieldwork survey

Sub-regional Centre and the Urban Service Centres

Centre	Total sites	Sites in category L	Number of remaining sites
Bangor	283	20	263
Caernarfon	176 ⁴	9	167
Pwllheli	130	11	119
Porthmadog	98	11	87
Blaenau Ffestiniog	200	30	170
Total	887	81	806

Local Service Centres

Centre	Total sites	Sites in category L	Number of remaining sites
Abermaw	26	3	23
Abersoch	19	5	14
Bethesda	20	6	14
Cricieth	18	5	13
Llanberis	20	1	19
Llanrug	29	12	17
Nefyn	19	1	18
Penrhyndeudraeth	13	4	9
Penygroes	23	6	17
Tywyn	23	7	16
Total	210	50	160

⁴ The number of sites actually identified in Caernarfon based on recording two sites twice. This has also affected the 'total' number.

Discussing sites with Development Control and Highways Officers

- 4.5 Having highlighted the sites that could be suitable for residential developments, the next step in the study was to assess these sites in order to establish which ones could actually be suitable for development.
- 4.6 This was done by first discussing and assessing sites with Development Control Officers, before discussing the remaining sites with Gwynedd Council’s Highways Officer. In this process the sites identified in the fieldwork were filtered in order to remove the unsuitable ones. This was also a way of establishing the viability of developing the sites considered suitable by, for example, highlighting any physical constraints related to fully developing the sites and also noting the maximum number of units that would acceptable for development on the specific sites.
- 4.7 The sites were first discussed with the relevant Development Control Officers i.e. the officers dealing specifically with planning applications in the centres in question. (The information presented to Officers can be seen in Appendix 2). It was important that sites were excluded on grounds of suitable planning reasons. The list of reasons given to the Officers for excluding sites were as follows:

Table 6: *Planning reasons for excluding sites*

1	Too small	10	Safeguarding the site for another use
2	Too close to existing houses – impact on amenities e.g. overlooking	11	Site contains more than one property
3	Backland development	12	Site has been (or has started to be) developed
4	Unsuitable access	13	Site is unsuitable e.g. steep
5	Unacceptable impact on the amenity space of an existing house i.e. garden	14	Environmental reason
6	Site is being used for another use	15	Building conservation
7	Flooding	16	Nearby land uses
8	Playing field	17	Protecting town centres
9	Open space	18	Others (please note)

4.8 The table below notes how the sites were filtered following discussions with the Development Control Officers. The table notes the number of sites acceptable in the Officers' opinion, and divides them into the specific categories that are noted in section 3.

Table 7: Sites that are acceptable in terms of Development Control considerations

Sub-regional Centre and the Urban Service Centres

Centre	Acceptable sites	Site categories				
Bangor	64 sites	A = 4	B/C = 1	E = 13	F = 3	Others = 1
		A/Ff = 1	B/E = 1	E/F = 2	Ff = 7	
		B = 3	C = 25	E/Ff = 2	Ng = 1	
Caernarfon	31 sites	A = 11	C = 5	F = 3	Ng = 2	
		A/Ff = 1	E = 5	Ff = 2	I = 2	
Pwllheli	18 sites	A = 1	B = 2	Ch = 1	F = 1	
		A/F = 2	C = 8	E = 1	Ff = 2	
Porthmadog	21 sites	A = 8	C = 5	E = 2		
		B = 2	Ch = 2	Ff = 2		
Blaenau Ffestiniog	55 sites	A = 7	B = 4	Ch/E = 1	E/Ff = 1	
		A/B/Ff = 1	Ch = 3	Dd = 1	F = 1	
		A/Ff = 1	C = 18	E = 14	Ff = 3	
TOTAL	189 sites					

Local Service Centres

Centre	Acceptable sites	Site categories				
Abermaw	10 sites	A = 1	B = 2	C = 3	E = 4	
Abersoch	9 sites	C = 6	E = 2	G = 1		
Bethesda	2 sites	A = 2				
Cricieth	9 sites	A = 1	C = 3	E = 3	F = 1	I = 1
Llanberis	6 sites	A = 1	C = 2	E = 2	F = 1	
Llanrug	5 sites	A = 1	C = 1	E = 2	F = 1	
Nefyn	9 sites	A = 1	C = 3	E = 4	F = 1	

Penrhyndeudraeth	4 sites	E = 2	F = 1	Ng = 1	
Penygroes	5 sites	C = 1	F = 2	G = 2	
Tywyn	8 sites	C = 1	E = 5	Ng = 1	H = 1
TOTAL	67 sites				

4.9 Following the assessment by the Development Control Officers, the remaining sites were assessed by the Gwynedd Council Highways Officer. In doing so, the sites were filtered further in order to establish those that would actually be suitable for residential development.

Table 8: Sites that are acceptable following the Highways Officer's input

Sub-regional Centre and the Urban Service Centres

Centre	Acceptable sites	Site categories			
Bangor	58 sites	A = 4	B/C = 1	E = 10	Ff = 7
		A/Ff = 1	B /E = 1	E/F = 2	Ng = 1
		B = 3	C = 24	F = 3	Others = 1
Caernarfon	23 sites	A = 8	C = 3	F = 3	Ng = 2
		A/Ff = 1	E = 4	Ff = 1	I = 1
Pwllheli	16 sites	A = 1	B = 2	E = 1	Ff = 2
		A/F = 2	C = 6	F = 1	
Porthmadog	14 sites	A = 8	C = 2	Ff = 2	
		B = 1	E = 1		
Blaenau Ffestiniog	43 sites	A = 7	B = 2	Ch/E = 1	E/Ff = 1
		A/B/Ff = 1	C = 11	Dd = 1	F = 1
		A/Ff = 1	Ch = 3	E = 11	Ff = 3
TOTAL	154 sites				

Local Service Centres

Centre	Acceptable sites	Site categories
Abermaw	10 sites	A = 1 B = 2 C = 3 E = 4
Abersoch	9 sites	C = 6 E = 2 G = 1
Bethesda	2 sites	A = 2
Cricieth	9 sites	A = 1 C = 3 E = 3 F = 1 I = 1
Llanberis	6 sites	A = 1 C = 2 E = 2 F = 1
Llanrug	5 sites	A = 1 C = 1 E = 2 F = 1
Nefyn	6 sites	A = 1 C = 2 E = 2 F = 1
Penrhyndeudraeth	4 sites	E = 2 F = 1 Ng = 1
Penygroes	4 sites	C = 1 F = 2 G = 1
Tywyn	6 sites	E = 4 Ng = 1 H = 1
TOTAL	61 sites	

Urban extensions

- 4.10 The table below conveys those urban extensions noted in the fieldwork survey and which are acceptable in terms of Development Control and Highways considerations. The table below notes the number of suitable sites in category L, either individually or in combination with another land category.
- 4.11 As already noted, this element of the work is an additional factor to the urban capacity study. This has been included for information only, but it could be used in order to assist with other background work e.g. Assessment of the Candidate Sites. It is crucial to note that this information will not in any way prejudice any other work.

Table 9: *Urban extensions that are acceptable in terms of development control and highways considerations*

Sub-regional Centre and the Urban Service Centres

Centre	Number of acceptable urban extensions
Bangor	3 sites
Caernarfon	2 sites
Pwllheli	2 sites
Porthmadog	1 sites
Blaenau Ffestiniog	3 sites
Total	11 sites

Local Service Centres

Centre	Number of acceptable urban extensions
Abermaw	1 sites
Abersoch	3 sites
Bethesda	1 sites
Criciceth	3 sites
Llanberis	1 sites
Llanrug	7 sites
Nefyn	0 sites
Penrhyndeudraeth	2 sites
Penygroes	2 sites
Tywyn	4 sites
Total	24 sites

Further filtering of sites

4.12 When considering the sites that were suitable in development control and highway terms, it became apparent that there was a need to filter these sites even further in order to effectively convey the capacity of the Centres. Specifically, the following points were implemented:

- Remove sites where it is known that development has commenced on them since the fieldwork was undertaken.

- Remove sites that have been allocated for housing in the UDP if they form an extension to the existing built form. As there is no certainty that these sites will be developed, they cannot be considered to be within the existing built form. An exception to this is the site of Garej Gwelfor in Blaenau Ffestiniog which is located within the existing built form of the Centre.
- Look again at sites located on land that have been designated in the UDP for a land use other than housing e.g. remove sites if they form an urban extension within a safeguarded employment site or the Railway Terminal to be safeguarded in Blaenau Ffestiniog.
- Remove sites that are considered in section 3 of this assessment i.e. the possible supply that could not be assessed by means of a fieldwork survey. This relates to buildings that have received planning permission to be converted and that also appear as acceptable sites following the fieldwork. This means that sites are not counted twice.
- Remove individual plots that have not been developed within a wider development where the remainder of the units are being developed or have been completed.
- Remove sites that have an extant planning permission or where a site has been allocated for housing in the deposit version of the Joint LDP. This is done to avoid sites from being counted twice when calculating housing needs for the Plan's lifetime (as consideration is given to the land bank).
- Remove sites that are acceptable to Development Control Officers and Highways Officers but do in fact form an urban extension to the Centres.

Urban capacity based on the fieldwork survey

4.13 The number of residential units which can be developed on individual sites was calculated as follows:

- In the majority of cases, the number of units that can be developed on a site is based on a density of 30 units per hectare (as noted in Policy PCYFF1 of the Joint LDP).
- When the Development Control or Highways Officer noted the maximum units acceptable on a specific site, this figure was used.

4.14 Based on the fieldwork survey alone, the capacity of Gwynedd's centres to provide residential units is seen below. The information conveys the number of relevant sites per Centre, along with the number of units that have been calculated for these sites (also distributing the information according to each site category).

Table 10: Urban capacity based on the fieldwork survey

Sub-regional Centre and the Urban Service Centres

Centre	Number of units	Number of sites	Site categories [Number of units / Number of sites]						
Bangor	75	34	A = [5 / 2]	B = [2 / 1]	B/C = [1 / 1]	B/E = [2 / 1]			
			B/Ng = [4 / 1]	C = [29 / 18]	E = [31 / 9]	Ff = [1 / 1]			
Caernarfon	97	15	A = [40 / 5]	A/Ff = [1 / 1]	C = [5 / 3]	E = [22 / 3]			
			E/Ng = [21 / 1]	Ng = [4 / 1]	I = [4 / 1]				
Pwllheli	37	8	A = [2 / 1]	B = [8 / 1]	C = [15 / 5]	E = [12 / 1]			
Porthmadog	20	9	A = [9 / 4]	B = [1 / 1]	C = [6 / 2]	E = [3 / 1]	Ff = [1 / 1]		
Blaenau Ffestiniog	73	33	A = [5 / 5]	A/B/ Ff = [1 / 1]	A/Ff = [2 / 1]	B = [2 / 2]	C = [15 / 10]		
			C/Ff = [5 / 1]	Dd = [2 / 1]	E = [30 / 9]	E/Ff = [2 / 1]	Ff = [9 / 2]		
Total	302	99	A = [61 / 17]	A/B/ Ff = [1 / 1]	A/Ff = [3 / 2]	B = [13 / 5]	B/C = [1 / 1]	B/E = [2 / 1]	
			B/Ng = [4 / 1]	C = [70 / 38]	C/Ff = [5 / 1]	Dd = [2 / 1]	E = [98 / 23]	E/Ff = [2 / 1]	
			E/Ng = [21 / 1]	Ff = [11 / 4]	Ng = [4 / 1]	I = [4 / 1]			

Local Service Centres

Centre	Number of units	Number of sites	Site categories [Number of units / Number of sites]					
Abermaw	12	9	A = [1 / 1]	B = [4/2]	C = [3 / 3]	E = [4 / 3]		
Abersoch	26	9	C = [21 / 6]	E = [4 / 2]	G = [1 / 1]			
Bethesda	0	0						
Criccieth	42	7	A = [2 / 1]	C = [24 / 3]	E = [8 / 2]	I = [8 / 1]		
Llanberis	10	4	A = [1 / 1]	C = [7 / 2]	E = [2 / 1]			
Llanrug	8	3	A = [3 / 1]	C = [2 / 1]	E = [3 / 1]			
Nefyn	17	4	A = [6 / 1]	C = [10 / 2]	E = [1 / 1]			
Penrhyndeudraeth	9	3	E = [8 / 2]	Ng = [1 / 1]				
Penygroes	9	2	C = [1 / 1]	F = [8 / 1]				
Tywyn	40	6	E = [28 / 4]	Ng = [9 / 1]	H = [3 / 1]			
Total	173	47	A = [13 / 5]	B = [4 / 2]	C = [68 / 18]	E = [58 / 16]	F = [8 / 1]	
			G = [1 / 1]	Ng = [10 / 2]	H = [3 / 1]	I = [8 / 1]		

5. Assessing the Results of the Fieldwork Survey - Anglesey

5.1 The fieldwork surveys of the Urban Service Centres of Anglesey were held during August 2011. In terms of Anglesey's Local Service Centres, the field surveys were conducted between March 2013 and April 2014. This work highlighted the following number of sites that could be suitable for residential development:

Table 11: *Number of sites that may be relevant for residential development.*

Urban Service Centres

Amlwch	46
Holyhead	35
Llangefni	58
TOTAL	139

Local Service Centres

Beaumaris	8 sites
Benllech	14 sites
Bodedern	13 sites
Cemaes	7 sites
Gaerwen	10 sites
Llanfairpwll	18 sites
Menai Bridge	14 sites
Pentraeth	10 sites
Rhosneigr	24 sites
Valley	14 sites
TOTAL	132 sites

5.2 The table below notes the number of sites highlighted during the field survey based on the different site categories.

Table 12: Sites highlighted by the fieldwork survey

Urban Service Centres

	Amlwch	Holyhead	Llangefni	Total
A	4	3	7	14
B	1	1	-	2
C	5	1	5	11
Ch	1	-	-	1
D	3	1	5	9
Dd	-	-	4	4
E	14	13	9	36
F	2	1	-	3
Ff	-	3	1	4
G	-	-	-	-
Ng	1	1	3	5
H	-	-	4	4
I	-	-	1	1
L	15	11	19	45
Others / Combination	-	-	-	-
Total	46	35	58	139

Local Service Centres

	Beaumaris	Benllech	Bodedern	Cemaes	Gaerwen	Llanfairpwll
A	1	1	0	1	0	0
B	0	0	1	0	0	0
C	0	2	3	4	1	9
Ch	0	0	0	0	0	0
D	0	0	0	0	0	0
Dd	0	1	0	0	0	0
E	5	0	2	1	3	3
F	0	0	2	0	3	0
Ff	0	0	0	0	0	0
G	0	1	0	0	0	0
Ng	0	0	0	0	0	4

	Beaumaris	Benllech	Bodedern	Cemaes	Gaerwen	Llanfairpwll
H	1	0	0	1	0	0
I	0	0	0	0	0	0
L	1	9	5	0	3	2
Others / Combinati on	0	0	0	0	0	0
Total	8	14	13	7	10	18
	Menai Bridge	Pentraeth	Rhosneigr	Valley	Total	
A	0	1	2	5	11	
B	0	0	0	0	1	
C	5	0	7	6	37	
Ch	0	0	0	0	0	
D	0	0	0	0	0	
Dd	0	0	0	0	1	
E	2	1	13	3	33	
F	0	1	0	0	6	
Ff	0	0	0	0	0	
G	3	0	0	0	4	
Ng	2	0	0	0	6	
H	0	0	0	0	2	
I	0	0	0	0	0	
L	2	7	2	0	31	
Others / Combinati on	0	0	0	0	0	
Total	14	10	24	14	132	

5.3 76 of the sites identified by the fieldwork survey were ones that form urban extensions (45 in the Urban Service Centres and 31 in the Local Service Centres) i.e. sites identified as category 'L', either individually or in combination with other land categories. These sites were excluded from the work of assessing the urban capacity. (See an assessment of these sites in paragraphs 5.10 and 5.11 below).

5.4 The table below notes the number of sites that were suitable for assessment after excluding the urban extensions.

Table 13: *Sites that are relevant for assessment following the fieldwork survey*

Urban Service Centres

Centre	Total sites	Sites in category L	Number of remaining sites
Amlwch	46	15	31
Holyhead	35	11	24
Llangefni	58	19	39
Total	139	45	94

Local Service Centres

Centre	Total sites	Sites in category L	Number of remaining sites
Beaumaris	8	1	7
Benllech	14	9	5
Bodedern	13	5	8
Cemaes	7	0	7
Gaerwen	10	3	7
Llanfairpwll	18	2	16
Menai Bridge	14	2	12
Pentraeth	10	7	3
Rhosneigr	24	2	22
Valley	14	0	14
Total	132	31	101

Discussing sites with Development Control and Highways Officers

5.5 Having highlighted the sites that could be suitable for residential development, the next step in the study was to assess these sites in order to establish which ones would actually be suitable for development.

- 5.6 The sites were first discussed with the relevant Development Control Officers i.e. the officers dealing specifically with planning applications in the centres in question. See the list of relevant planning reasons given to the Officers for excluding sites in table 6 (chapter 4).
- 5.7 This was also a way of establishing the viability of developing the sites considered suitable as the Officers, for example, have highlighted any physical constraints related to fully developing the sites and also noted the maximum number of units acceptable for development on the specific sites.
- 5.8 The table below notes how the sites were filtered following discussion with the Development Control Officers, dividing the relevant sites between the categories noted in section 3. Along with the sites that were excluded on grounds of relevant planning reasons (i.e. those noted in table 6), the sites below were also removed on the grounds of the following reasons:
- Four sites in Amlwch – The Development Control Officers were of the opinion that these sites would be suitable for industrial use rather than residential use;
 - 1 site in Holyhead – The Development Control Officers were of the opinion that the site would be suitable for industrial use or possible accommodation for Wylfa workers rather than a residential use; and
 - 10 sites in Llangefni - The Development Control Officers were of the opinion that these sites would be more suitable for industrial / commercial use rather than residential use.

Table 14: *Sites that are acceptable in terms of Development Control considerations.*

Urban Service Centres

Centre	Acceptable sites	Site categories		
Amlwch	11	A = 1	C = 1	
		E = 7	F = 2	
Holyhead	22	A = 2	B = 1	C = 1
		D = 1	E = 12	F = 1
		Ff = 3	Ng = 1	
Llangefni	19	A = 2	C = 3	D = 3
		E = 6	Ff = 1	Ng = 2
		H = 1	I = 1	
TOTAL	51			

Local Service Centres

Centre	Acceptable sites	Site categories
Beaumaris	3 sites	A = 1 E = 2
Benllech	2 sites	C = 1 G = 1
Bodedern	4 sites	C = 1 E = 1 F = 2
Cemaes	2 sites	A = 1 C = 1
Gaerwen	6 sites	C = 1 E = 3 F = 2
Llanfairpwll	4 sites	C = 4
Menai Bridge	4 sites	C = 3 G = 1
Pentraeth	1 sites	E = 1
Rhosneigr	12 sites	A = 2 C = 3 E = 7
Valley	7 sites	A = 3 C = 3 E = 1
TOTAL	45 sites	

5.9 Following the assessment by the Development Control Officers, the remaining sites were assessed by the Isle of Anglesey County Council Highways Officers. In doing so, the sites were filtered further in order to establish which ones would actually be suitable for a residential development.

Table 15: Sites that are acceptable following the Highways Officers' input

Urban Service Centres

Centre	Acceptable sites	Site categories									
Amlwch	11	<table border="1"> <tr> <td>A = 1</td> <td>C = 1</td> <td>E = 7</td> </tr> <tr> <td>F = 2</td> <td></td> <td></td> </tr> </table>	A = 1	C = 1	E = 7	F = 2					
A = 1	C = 1	E = 7									
F = 2											
Holyhead	20	<table border="1"> <tr> <td>A = 2</td> <td>C = 1</td> <td>D = 1</td> </tr> <tr> <td>E = 11</td> <td>F = 1</td> <td>Ff = 3</td> </tr> <tr> <td>Ng = 1</td> <td></td> <td></td> </tr> </table>	A = 2	C = 1	D = 1	E = 11	F = 1	Ff = 3	Ng = 1		
A = 2	C = 1	D = 1									
E = 11	F = 1	Ff = 3									
Ng = 1											
Llangefni	17	<table border="1"> <tr> <td>A = 2</td> <td>C = 3</td> <td>D = 3</td> </tr> <tr> <td>E = 6</td> <td>Ff = 1</td> <td>Ng = 1</td> </tr> <tr> <td>H = 1</td> <td></td> <td></td> </tr> </table>	A = 2	C = 3	D = 3	E = 6	Ff = 1	Ng = 1	H = 1		
A = 2	C = 3	D = 3									
E = 6	Ff = 1	Ng = 1									
H = 1											
TOTAL	48										

Local Service Centres

Centre	Acceptable sites	Site categories			
Beaumaris	3 sites	<table border="1"> <tr> <td>A = 1</td> <td>E = 2</td> </tr> </table>	A = 1	E = 2	
A = 1	E = 2				
Benllech	2 sites	<table border="1"> <tr> <td>C = 1</td> <td>G = 1</td> </tr> </table>	C = 1	G = 1	
C = 1	G = 1				
Bodedern	3 sites	<table border="1"> <tr> <td>C = 1</td> <td>E = 1</td> <td>F = 1</td> </tr> </table>	C = 1	E = 1	F = 1
C = 1	E = 1	F = 1			
Cemaes	1 sites	<table border="1"> <tr> <td>A = 1</td> </tr> </table>	A = 1		
A = 1					
Gaerwen	6 sites	<table border="1"> <tr> <td>C = 1</td> <td>E = 3</td> <td>F = 2</td> </tr> </table>	C = 1	E = 3	F = 2
C = 1	E = 3	F = 2			
Llanfairpwll	4 sites	<table border="1"> <tr> <td>C = 4</td> </tr> </table>	C = 4		
C = 4					
Menai Bridge	4 sites	<table border="1"> <tr> <td>C = 3</td> <td>G = 1</td> </tr> </table>	C = 3	G = 1	
C = 3	G = 1				
Pentraeth	1 sites	<table border="1"> <tr> <td>E = 1</td> </tr> </table>	E = 1		
E = 1					
Rhosneigr	10 sites	<table border="1"> <tr> <td>A = 2</td> <td>C = 2</td> <td>E = 6</td> </tr> </table>	A = 2	C = 2	E = 6
A = 2	C = 2	E = 6			
Valley	7 sites	<table border="1"> <tr> <td>A = 3</td> <td>C = 3</td> <td>E = 1</td> </tr> </table>	A = 3	C = 3	E = 1
A = 3	C = 3	E = 1			
TOTAL	41 sites				

Urban extensions

5.10 The table below conveys those urban extensions noted in the fieldwork survey which are acceptable in terms of Development Control and Highways considerations. The table below notes the number of suitable sites in category L, either individually or in combination with another land category.

5.11 As already noted, this element of the work is an additional factor to the urban capacity study. This has been included for information only, but it could be used to inform other pieces of background work e.g. Assessment of the Candidate Sites. It is crucial to note that this information will not in any way prejudice any other work.

Table 16: *Urban extensions that are acceptable in terms of development control and highways considerations*

Urban Service Centres

Centre	Number of acceptable urban extensions
Amlwch	9 sites
Holyhead	6 sites
Llangefni	12 sites
Total	27 sites

Local Service Centres

Centre	Number of acceptable urban extensions
Beaumaris	0 sites
Benllech	6 sites
Bodedern	4 sites
Cemaes	0 sites
Gaerwen	0 sites
Llanfairpwll	1 sites
Menai Bridge	2 sites
Pentraeth	1 sites
Rhosneigr	0 sites
Valley	0 sites
Total	14 sites

Further filtering of sites

5.12 When considering the sites that were suitable in terms of development control and highway terms, it became apparent that there was a need to filter these sites even further in order to effectively convey the capacity of the Centres. In addition to following the points noted in paragraph 4.12, the following points were also implemented:

- Remove sites that remain in use as it is not clear whether it will be possible to develop residential units on these sites.
- Remove site where it would not be possible to provide suitable access i.e. sites that are land locked.
- As noted in relation to the Centres in Gwynedd, sites that are acceptable to Development Control Officers and Highways Officers but which in fact form an urban extension to the Centres were removed. Whilst sites in Anglesey are often located within a development boundary, they are not actually within the built form of the Centres.
- Remove sites that have an extant planning permission or where a site has been allocated for housing in the deposit version of the Joint LDP. This is done to avoid sites being counted twice when calculating housing needs for the Plan's lifetime (as consideration is given to the land bank).

Urban capacity based on the fieldwork survey

5.13 The way in which the number of residential units that can be developed on individual sites was calculated is consistent with paragraph 4.13.

5.14 Based on the fieldwork survey alone, the capacity of Anglesey's centres to provide residential units is seen in the following table. The information conveys the number of relevant sites per Centre, along with the number of units that have been calculated for these sites (also distributing the information according to each site category).

Table 17: Urban capacity based on the fieldwork survey

Urban Service Centres

Centre	Number of units	Number of sites	Site categories [Number of units / Number of sites]
Amlwch	47	6	A = [10 / 1] E = [37 / 5]
Holyhead	81	6	D = [1 / 1] E = [80 / 5]
Llangefni	63	8	A = [10 / 1] C = [8 / 3] E = [45 / 4]
Total	191	20	A = [20 / 2] C = [8 / 3] D = [1 / 1] E = [162 / 14]

Local Service Centres

Centre	Number of units	Number of sites	Site categories [Number of units / Number of sites]
Beaumaris	6	2	A = [4 / 1] E = [2 / 1]
Benllech	8	2	C = 4 / 1 G = [4 / 1]
Bodedern	2	2	C = 1 / 1 E = [1 / 1]
Cemaes	1	1	A = [1 / 1]
Gaerwen	10	2	C = [1 / 1] F = [9 / 1]

Centre	Number of units	Number of sites	Site categories [Number of units / Number of sites]
Llanfairpwll	4	4	C = [4 / 4]
Menai Bridge	7	4	C = [5 / 3] G = [2 / 1]
Pentraeth	2	1	E = [2 / 1]
Rhosneigr	13	8	A = [3 / 1] C = [2 / 2] E = [8 / 5]
Valley	28	5	A = [23 / 1] C = [3 / 3] E = [2 / 1]
Total	81	31	A = [31 / 4] C = [20 / 15] E = [15 / 9] F = [9 / 1] G = [6 / 2]

6. Assessment of the potential residential supply that could not be assessed by means of the fieldwork survey - Gwynedd

6.1 It was not possible to assess the Centres' capacity to provide new residential units during the Joint LDP's lifetime by means of a fieldwork survey alone. It was also important to consider the possible new sources of supply that are not visibly apparent. The following sources in particular were considered in this study:

- Creating residential units above shops;
- Creating new units by dividing existing houses;
- New units by converting commercial buildings;
- Creating new residential units by converting any other type of building; and
- Bringing empty homes back into use.

6.2 The assumption for the likely supply that will derive from these sources was based on background information, presumptions and past trends. By adding the results for this part of the study to the information from the fieldwork, the Centres' urban capacity was established.

6.3 The presumptions in terms of the number of new units that can be established by means of 'residential units above shops'; 'dividing existing houses' and 'converting commercial buildings' are based on trends from past planning approvals. It is important that these trends are based on a sufficient period of time which includes periods of economic growth and periods of recession. All planning permissions between 1 January, 2000 and 9 October 2012 were therefore considered.

6.4 In order to filter all of the permissions to those which apply to this stage of the assessment, a specific search was made for the following terms in the descriptions to planning applications:

- 'adapt';
- 'divide';
- 'change of use'; and
- 'convert'.

6.5 Having filtered the permissions, the relevant planning permissions were divided into the categories noted in paragraph 6.1. In the table below, 'other conversions' refers to buildings that have received planning permission to convert them into residential use but do not belong to any of the three other categories noted e.g. converting old chapels and school buildings.

Table 18: Number of units that have received planning permission in the defined centres between 1 January, 2000 and 9 October 2012, based on building conversions.

Sub-regional Centre and the Urban Service Centres

Centre	Flats above shops	Dividing existing houses	Converting commercial buildings	Other conversions	Total
Bangor	23	18	37	13	91
Caernarfon	21	10	22	1	54
Pwllheli	6	19	27	5	57
Porthmadog	2	12	14	9	37
Blaenau Ffestiniog	4	2	9	4	19
Total	56	61	109	32	258

Local Service Centres

Centre	Flats above shops	Dividing existing houses	Converting commercial buildings	Other conversions	Total
Abermaw	0	23	44	1	68
Abersoch	0	4	1	1	6
Bethesda	0	3	26	6	35
Criccieth	0	8	10	2	20
Llanberis	0	5	8	3	16
Llanrug	0	0	2	2	4
Nefyn	0	0	8	1	9
Penrhyndeudraeth	0	0	3	3	6
Penygroes	0	1	8	1	10
Tywyn	0	4	32	3	39
Total	0	48	142	23	213

6.6 Table 19 sets out the assumptions in terms of the number of residential units that can be formed within the relevant Centres during the Joint LDP's lifetime by converting buildings. This was done by establishing the average number of units that have received planning permission every year by means of the four defined sources (12 year period) and then transferring this information to the duration of the Joint LDP period (i.e. 15 years)⁵

Table 19: Assumption of the number of new residential units that could be formed by converting buildings during the Joint LDP's lifetime⁶.

Sub-regional Centre and the Urban Service Centres

Centre	Flats above shops	Dividing existing houses	Converting commercial buildings	Other conversions	Total
Bangor	$(23/12) \times 15 = 29$	$(18/12) \times 15 = 23$	$(37/12) \times 15 = 46$	$(13/12) \times 15 = 16$	114
Caernarfon	$(21/12) \times 15 = 26$	$(10/12) \times 15 = 13$	$(22/12) \times 15 = 28$	$(1/12) \times 15 = 1$	68
Pwllheli	$(6/12) \times 15 = 8$	$(19/12) \times 15 = 24$	$(27/12) \times 15 = 34$	$(5/12) \times 15 = 6$	72
Porthmadog	$(2/12) \times 15 = 3$	$(12/12) \times 15 = 15$	$(14/12) \times 15 = 18$	$(9/12) \times 15 = 11$	47
Blaenau Ffestiniog	$(4/12) \times 15 = 5$	$(2/12) \times 15 = 3$	$(9/12) \times 15 = 11$	$(4/12) \times 15 = 5$	24
Total	71	78	137	39	325

Local Service Centres

Centre	Flats above shops	Dividing existing houses	Converting commercial buildings	Other conversions	Total
Abermaw	0	$(23/12) \times 15 = 29$	$(44/12) \times 15 = 55$	$(1/12) \times 15 = 1$	85
Abersoch	0	$(4/12) \times 15 = 5$	$(1/12) \times 15 = 1$	$(1/12) \times 15 = 1$	7
Bethesda	0	$(3/12) \times 15 = 4$	$(26/12) \times 15 = 33$	$(6/12) \times 15 = 8$	45

⁵ Divide the figures in table 18 by 12 (i.e. 12 years, namely the sample period) and then multiply the answers by 15 (i.e. the Joint LDP period).

⁶ Note: The figures have been rounded off to the nearest unit.

Centre	Flats above shops	Dividing existing houses	Converting commercial buildings	Other conversions	Total
Criccieth	0	$(8/12) \times 15 = 10$	$(10/12) \times 15 = 13$	$(2/12) \times 15 = 3$	26
Llanberis	0	$(5/12) \times 15 = 6$	$(8/12) \times 15 = 10$	$(3/12) \times 15 = 4$	20
Llanrug	0	$(0/12) \times 15 = 0$	$(2/12) \times 15 = 3$	$(2/12) \times 15 = 3$	6
Nefyn	0	$(0/12) \times 15 = 0$	$(8/12) \times 15 = 10$	$(1/12) \times 15 = 1$	11
Penrhyndeudraeth	0	$(0/12) \times 15 = 0$	$(3/12) \times 15 = 4$	$(3/12) \times 15 = 4$	8
Penygroes	0	$(1/12) \times 15 = 1$	$(8/12) \times 15 = 10$	$(1/12) \times 15 = 1$	12
Tywyn	0	$(4/12) \times 15 = 5$	$(32/12) \times 15 = 40$	$(3/12) \times 15 = 4$	49
Total	0	60	179	30	269

6.7 It is important to consider whether or not the assumptions presented on the number of new units that can be formed during the lifetime of the Joint LDP are realistic. This is most relevant in relation to the number of units that can be formed above shops and by converting commercial buildings. It must be ensured that a sufficient number of relevant units exist with the potential to be converted for residential use.

6.8 This was done in two ways for the Gwynedd Centres:

- (i) Gwynedd Council's LLPG database (Local Land and Property Gazetteer) was used to establish the number of registered commercial addresses located within the development boundaries of the Centres (as noted in the UDP).
- (ii) Consideration of the information of the Retail Study undertaken by Gwynedd Council in 2009. This information recorded the number of units belonging to different use classes within the Centres' main shopping areas. In particular, consideration was given to units that could be considered to have a commercial use. Additionally, when considering the number of units belonging to the A1 class use (i.e. shops), it is possible to consider the appropriateness of the presumed figures for converting units above shops.

Table 20: *The number of registered commercial addresses located within the development boundaries of the Centres based on information from Gwynedd Council's LLPG database.*

Sub-regional Centre and the Urban Service Centres (February 2013)

Centre	Commercial addresses	All registered addresses
Bangor	856	7851
Caernarfon	703	5679
Pwllheli	398	2812
Porthmadog	354	1862
Blaenau Ffestiniog	246	2328
Total	2,557	20,532

Local Service Centres (October 2014)

Centre	Commercial addresses	All registered addresses
Abermaw	225	1517
Abersoch	84	877
Bethesda	115	1854
Criccieth	138	1099
Llanberis	80	900
Llanrug	20	738
Nefyn	70	755
Penrhyndeudraeth	83	808
Penygroes	121	958
Tywyn	228	2018
Total	1,164	11,524

Table 21: Information from Gwynedd Council's Retail Study, 2009

Sub-regional Centre and the Urban Service Centres

Use Class	A1	A2	A3	B1	B8	C1	D2	Vacant	<i>Sui Generis</i>	Total
Bangor⁷	190	24	53	12	1	1	1	58	9	349
Caernarfon	111	21	46	8	-	-	1	41	-	228
Pwllheli	118	24	29	5	-	4	2	30	2	214
Porthmadog	95	11	23	4	-	2	5	14	2	156
Blaenau Ffestiniog	37	9	16	1	-	2	-	20	-	85
Total	551	89	167	30	1	9	9	163	13	1032

Local Service Centres

Class Use	A1	A2	A3	B1	B8	C1	D2	Vacant	<i>Sui Generis</i>	Total
Abermaw	77	8	31	-	-	10	-	14	2	142
Abersoch	25	2	15	-	-	-	-	1	1	44
Bethesda	28	7	16	-	-	-	-	12	-	63
Criccieth	34	3	16	3	-	2	-	4	-	62
Llanberis	23	1	10	-	-	11	1	10	1	57

⁷ 'High Street and peripheries', 'Upper Bangor' and 'Caernarfon Road'

Class Use	A1	A2	A3	B1	B8	C1	D2	Vacant	<i>Sui Generis</i>	Total
Llanrug	Not part of the study									
Nefyn	9	1	5	-	-	-	-	13	-	28
Penrhyndeudraeth	12	3	7	-	-	-	-	3	1	26
Penygroes	23	1	5	3	-	-	-	7	4	43
Tywyn	59	8	19	1	-	4	1	14	-	106
Total	290	34	124	7	0	27	2	78	9	571

6.9 In considering the information presented above, it is believed that the assumptions noted in table 19 in terms of the number of new residential units that can be formed during the Joint LDP's lifetime by means of conversion, is realistic and acceptable. There are plenty of commercial units, including shops, located within the Centres to cope effectively with the expected level of conversions.

Returning empty homes back into use

6.10 Returning empty properties back into residential use is another source that cannot be ascertained through a fieldwork survey.

6.11 In Gwynedd's Empty Homes Strategy 2009-12 that was adopted in October 2009, it is noted that it is a strategic target to bring 150 units back into residential use in the period 2012/13 – 2014/15, namely an average of 50 units a year.

6.12 Information obtained from Gwynedd Council's Council Tax Department (November 2012) noted there were 1,030 empty units in Gwynedd i.e. empty for six months or longer. In particular, it was noted that the following number of empty properties were apparent within the relevant Centres (i.e. within the built form of the Centres):

Sub-regional Centre and the Urban Service Centres

- Bangor: **46 units**
- Caernarfon: **43 units**

- Pwllheli: **34 units**
- Porthmadog: **23 units**
- Blaenau Ffestiniog: **67 units**

Local Service Centres

- Abermaw: **24 units**
- Abersoch: **8 units**
- Bethesda: **11 units**
- Criccieth: **30 units**
- Llanberis: **67 units**
- Llanrug: **9 units**
- Nefyn: **9 units**
- Penrhyndeudraeth: **12 units**
- Penygroes: **16 units**
- Tywyn: **20 units**

6.13 Based on the abovementioned information, assumptions were formed on the number of empty units that will return to residential use in Gwynedd's centres during the lifetime of the Joint LDP (i.e. until 2026). This is done by first of all ascertaining the percentage of empty units in Gwynedd that are located in the relevant centres, before transferring this percentage to the target of 50 units to be returned to use every year. Then, this information was noted for the duration of the Joint LDP period i.e. multiplied by 15 years.

6.14 These figures are assumptions that are based on the latest data and background information. These assumptions help to assess the potential for creating new residential units in the Centres during the Plan's lifetime. It is important to note that these figures do not convey the objectives or the targets of Gwynedd Council's Private Sector Housing Service (which is responsible for bringing empty homes back into use), especially given that the Joint LDP extends until 2026.

Table 22: Assumption of the number of empty units to be returned to residential use during the Plan's lifetime.

Sub-regional Centre and the Urban Service Centres

Centre	Number of Empty Properties	Percentage of total empty units in Gwynedd	Number of units to be brought back into use annually ⁸	Number of units to be brought back into use during the Plan's lifetime ⁹
Bangor	46	4.5%	2.25	$(2.25 \times 15) = 33.75 = \mathbf{34 \text{ units}}$
Caernarfon	43	4.2%	2.1	$(2.1 \times 15) = 31.5 = \mathbf{32 \text{ units}}$
Pwllheli	34	3.3%	1.5	$(1.5 \times 15) = 22.5 = \mathbf{23 \text{ units}}$
Porthmadog	23	2.2%	1	$(1 \times 15) = 15 = \mathbf{15 \text{ units}}$
Blaenau Ffestiniog	67	6.5%	3.25	$(3.25 \times 15) = 48.75 = \mathbf{49 \text{ units}}$
Total	1030	-	-	153 units

⁸ Transfer the percentage in column 3 (Percentage of total empty units in Gwynedd) to the target of bringing 50 empty units back into use in Gwynedd every year.

⁹ Multiply the figure in column 4 by 15 (i.e. period of 15 years) in order to make an assumption of the number of empty units that can be returned to residential use during the Plan's lifetime.

Local Service Centres

Centre	Number of Empty Properties	Percentage of total empty units in Gwynedd	Number of units to be brought back into use every year	Number of units to be brought back into use during the Plan's lifetime
Abermaw	24	2.3%	1.2	$(1.2 \times 15) = 18$ units
Abersoch	8	0.8%	0.4	$(0.4 \times 15) = 6$ units
Bethesda	11	1.1%	0.6	$(0.6 \times 15) = 9$ units
Criccieth	30	2.9%	1.5	$(1.5 \times 15) = 22.5 = 23$ units
Llanberis	16	1.6%	0.8	$(0.8 \times 15) = 12$ units
Llanrug	9	0.9%	0.5	$(0.5 \times 15) = 7.5 = 8$ units
Nefyn	9	0.9%	0.5	$(0.5 \times 15) = 7.5 = 8$ units
Penrhyndeudraeth	12	1.2%	0.6	$(0.6 \times 15) = 9$ units
Penygroes	16	1.6%	0.8	$(0.8 \times 15) = 12$ units
Tywyn	20	1.9%	1.0	$(1.0 \times 15) = 15$ units
Total	155	-	-	120 units

7. Assessment of the possible residential supply that could not be assessed by means of the fieldwork survey - Anglesey

7.1 In relation to the Urban Service Centres in Anglesey, every planning permission granted between 1 January 2005 and 30 November 2012 was considered. For the Local Service Centres, every planning permission granted between 1 January 2000 and 30 November 2012 was considered.

Table 23: *Number of units that have received planning permission in the defined centres between 1 January, 2005 and 30 November 2012, based on building conversions.*

Urban Service Centres

Centre	Flats above shops	Dividing existing houses	Converting commercial buildings	Other conversions	Total
Amlwch	3	10	1	18	32
Holyhead	12	9	32	13	66
Llangefni	8	4	12	8	32
Total	23	23	45	39	130

Local Service Centres

Centre	Flats above shops	Dividing existing houses	Converting commercial buildings	Other conversions	Total
Beaumaris	0	3	4	6	13
Benllech	1	0	5	3	9
Bodedern	0	0	1	0	1
Cemaes	0	1	2	1	4
Gaerwen	0	0	2	2	4
Llanfairpwll	0	0	2	1	3
Menai Bridge	0	4	14	22	40
Pentraeth	0	3	0	3	6
Rhosneigr	0	5	3	5	13
Valley	0	1	1	0	2
Total	1	17	34	43	95

7.2 Table 24 sets out the assumptions in terms of the number of residential units that can be formed within the relevant Centres during the Joint LDP's lifetime by converting buildings. This was done by establishing the average number of units that have received planning permission every year by means of the four defined sources (8 year period for Urban Service Centres and 12 year period for Local Service Centres) and then transferring this information to the duration of the Joint LDP period (i.e. 15 years)

Table 24: Assumption of the number of new residential units that could be formed by converting buildings during the Joint LDP's lifetime¹⁰.

Urban Service Centres¹¹

Centre	Flats above shops	Dividing existing houses	Converting commercial buildings	Other conversions	Total
Amlwch	$(3/8) \times 15 = 6$	$(10/8) \times 15 = 19$	$(1/8) \times 15 = 2$	$(18/8) \times 15 = 34$	61
Holyhead	$(12/8) \times 15 = 23$	$(9/8) \times 15 = 17$	$(32/8) \times 15 = 60$	$(13/8) \times 15 = 24$	124
Llangefni	$(8/8) \times 15 = 15$	$(4/8) \times 15 = 8$	$(12/8) \times 15 = 23$	$(8/8) \times 15 = 15$	61
Total	44	44	85	73	246

Local Service Centres¹²

Centre	Flats above shops	Dividing existing houses	Converting commercial buildings	Other conversions	Total
Beaumaris	0	$(3/12) \times 15 = 4$	$(4/12) \times 15 = 5$	$(6/12) \times 15 = 8$	17
Benllech	$(1/12) \times 15 = 1$	0	$(5/12) \times 15 = 6$	$(3/12) \times 15 = 4$	11
Bodedern	0	0	$(1/12) \times 15 = 1$	0	1

¹⁰ Note: The figures have been rounded off to the nearest unit.

¹¹ Divide the figures in table 23 (Urban Service Centres) by 8 (i.e. 8 years, namely the sample period) and then multiply the answers by 15 (i.e. the duration of the Joint LDP).

¹² Divide the figures in table 23 (Local Service Centres) by 12 (i.e. 12 years, namely the sample period) and then multiply the answers by 15 (i.e. the duration of the Joint LDP).

Centre	Flats above shops	Dividing existing houses	Converting commercial buildings	Other conversions	Total
Cemaes	0	$(1/12) \times 15 = 1$	$(2/12) \times 15 = 3$	$(1/12) \times 15 = 1$	5
Gaerwen	0	0	$(2/12) \times 15 = 3$	$(2/12) \times 15 = 3$	6
Llanfairpwll	0	0	$(2/12) \times 15 = 3$	$(1/12) \times 15 = 1$	4
Menai Bridge	0	$(4/12) \times 15 = 5$	$(14/12) \times 15 = 18$	$(22/12) \times 15 = 28$	51
Pentraeth	0	$(3/12) \times 15 = 4$	0	$(3/12) \times 15 = 4$	8
Rhosneigr	0	$(5/12) \times 15 = 6$	$(3/12) \times 15 = 4$	$(5/12) \times 15 = 6$	16
Valley	0	$(1/12) \times 15 = 1$	$(1/12) \times 15 = 1$	0	2
Total	1	21	44	55	121

7.3 In order to ascertain whether or not assumptions submitted in terms of the number of new units that can be formed in the Anglesey centres during the lifetime of the Joint LDP are realistic and whether or not there is a sufficient number of relevant units that have the potential to be converted for residential use, the following information was considered:

- (i) The Isle of Anglesey County Council's LLPG database (Local Land and Property Gazetteer) was used to establish the number of registered commercial addresses located within the development boundaries of the Centres (as noted in the stopped UDP).
- (ii) Consideration of the information of the Retail Study undertaken by Isle of Anglesey County Council in 2009. This information recorded the number of units belonging to different use classes within the Centres' main shopping areas. In particular, consideration was given to units that could be considered to have a commercial use. Additionally, when considering the number of units belonging to the A1 class use (i.e. shops), it is possible to consider the appropriateness of the presumed figures for converting units above shops.

Table 25: *The number of registered commercial addresses located within the development boundaries of the Centres based on information from Isle of Anglesey County Council's LLPG database.*

Urban Service Centres (February 2013)

Centre	Commercial addresses	All registered addresses
Amlwch	191	1812
Holyhead	540	6695
Llangefni	301	2647
Total	1,032	11,154

Local Service Centres (October 2014)

Centre	Commercial addresses	All registered addresses
Beaumaris	157	1127
Benllech	83	1250
Bodedern	19	404
Cemaes	50	684
Gaerwen	111	683
Llanfairpwll	55	1421
Porthaethwy	181	1905
Pentraeth	36	464
Rhosneigr	38	943
Valley	60	1103
Total	790	9984

Table 26: Information from Isle of Anglesey County Council's Retail Study, 2009

Urban Service Centres

Use Class	A1	A2	A3	B1	B8	C1	D2	Vacant	<i>Sui Generis</i>	Total
Amlwch	35	8	15	2	-	-	-	7	6	73
Holyhead	64	18	35	10	-	4	-	40	15	186
Llangefni	54	14	19	14	1	-	1	25	3	131
Total	153	40	69	26	1	4	1	72	24	390

Local Service Centres

Class Use	A1	A2	A3	B1	B8	C1	D2	Vacant	<i>Sui Generis</i>	Total
Beaumaris	43	3	13	4	0	1	0	8	0	72
Benllech	27	4	11	2	0	0	0	6	2	52
Bodedern	Not part of the study									
Cemaes	18	0	6	1	0	0	0	4	1	30
Gaerwen	5	0	1	0	0	0	0	1	3	10
Llanfairpwll	12	0	6	2	0	0	0	0	2	22
Menai Bridge	40	9	15	4	0	1	0	4	1	74
Pentraeth	Not part of the study									
Rhosneigr	9	0	8	0	0	0	0	1	1	19
Valley	24	2	10	4	0	0	0	2	4	46
Total	178	18	70	17	0	2	0	26	14	325

- 7.4 In considering the information presented above, it is believed that the assumptions noted in table 19 in terms of the number of new residential units that can be formed during the Joint LDP's lifetime by means of conversion, are realistic and acceptable. There are plenty of commercial units, including shops, located within the Centres to cope effectively with the expected level of conversions.

Returning empty homes back into use

- 7.5 Isle of Anglesey County Council has a target to bring 38 empty units back into residential use in 2012/13.
- 7.6 Information obtained from Isle of Anglesey County Council's Empty Homes Officer noted that 699 empty units were registered in Anglesey on 1 April 2012 (empty for six months or longer). In particular, it was noted that the following number of empty properties were apparent within the relevant Centres (i.e. within the built form of the Centres):

Urban Service Centres

- Amlwch: **52 units**
- Holyhead: **105 units**
- Llangefni: **30 units**

Local Service Centres

- Beaumaris: **49 units**
- Benllech: **16 units**
- Bodedern: **10 units**
- Cemaes: **12 units**
- Gaerwen: **27 units**
- Llanfairpwll: **15 units**
- Pentraeth: **25 units**
- Menai Bridge: **20 units**
- Rhosneigr: **43 units**
- Valley: **14 units**

- 7.7 Based on the abovementioned information, assumptions were formed on the number of empty units that will be brought back into residential use in Anglesey's centres during the lifetime of the Joint LDP (i.e. until 2026). This is done by first of all ascertaining the percentage of empty units in Anglesey that are located in the relevant centres, before transferring this percentage to the target of 38 units to be returned to use every year. Then, this information was noted for the duration of the Joint LDP period i.e. multiplied by 15 years.

7.8 These figures are assumptions that are based on the latest data and background information. These assumptions help to assess the potential for creating new residential units in the Centres during the Plan’s lifetime. It is important to note that these figures do not convey the objectives or the targets of Isle of Anglesey County Council’s Housing Service (which is responsible for bringing empty homes back into use), especially given that the Joint LDP extends until 2026.

Table 27: Assumption of the number of empty units to be brought back into residential use during the Plan’s lifetime.

Urban Service Centres

Centre	Number of Empty Properties	Percentage of total empty units in Anglesey	Number of units to be brought back into use every year ¹³	Number of units to be brought back into use during the Plan’s lifetime ¹⁴
Amlwch	52	7.4%	2.8	$(2.8 \times 15) = 42.4 = \mathbf{42 \text{ units}}$
Holyhead	105	15.0%	5.7	$(5.7 \times 15) = 85.6 = \mathbf{86 \text{ units}}$
Llangefni	20	4.3%	1.6	$(1.6 \times 15) = 24.5 = \mathbf{25 \text{ units}}$
Total	699	-	-	153 units

¹³ Transfer the percentage in column 3 (Percentage of total empty units in Anglesey) to the target of bringing 38 empty units back into use in Anglesey during 2012/13.

¹⁴ Multiply the figure in column 4 by 15 (i.e. period of 15 years) in order to make an assumption of the number of empty units that can be returned to residential use during the Plan’s lifetime.

Local Service Centres

Centre	Number of Empty Properties	Percentage of total empty units in Anglesey	Number of units to be brought back into use every year	Number of units to be brought back into use during the Plan's lifetime
Beaumaris	49	7.0%	2.7	$(2.7 \times 15) = 40.5 = 41$ units
Benllech	16	2.3%	0.9	$(0.9 \times 15) = 13.5 = 14$ units
Bodedern	10	1.4%	0.5	$(0.5 \times 15) = 7.5 = 8$ units
Cemaes	12	1.7%	0.6	$(0.6 \times 15) = 9$ units
Gaerwen	27	3.9%	1.5	$(1.5 \times 15) = 22.5 = 23$ units
Llanfairpwll	15	2.1%	0.8	$(0.8 \times 15) = 12$ units
Menai Bridge	25	3.6%	1.4	$(1.4 \times 15) = 21$ units
Pentraeth	20	2.9%	1.1	$(1.1 \times 15) = 16.5 = 17$ units
Rhosneigr	43	6.2%	2.4	$(2.4 \times 15) = 36$ units
Valley	14	2.0%	0.8	$(0.8 \times 15) = 12$ units
Total	231	-	-	193 units

8. Urban capacity in the main Centres of Gwynedd and Anglesey

8.1 By merging the information from the fieldwork with the figures deriving from the assumptions work, the potential that exists for providing new residential units within the built form of the centres during the lifetime of the Joint LDP is noted below.

Table 28: Urban capacity of the defined centres for the duration of the Joint LDP (based on the number of units)

Gwynedd

Centre	Fieldwork survey	Flats above shops	Dividing existing houses	Converting commercial buildings	Other conversions	Empty Housing	Total
Sub-regional Centre							
Bangor	75	29	23	46	16	34	223
Urban Service Centres							
Caernarfon	97	26	13	28	1	32	197
Pwllheli	37	8	24	34	6	23	132
Porthmadog	20	3	15	18	11	15	82
Blaenau Ffestiniog	73	5	3	11	5	49	146
Local Service Centres							
Barmouth	12	0	29	55	1	18	115
Abersoch	26	0	5	1	1	6	39
Bethesda	0	0	4	33	8	9	54
Cricieth	42	0	10	13	3	23	91
Llanberis	10	0	6	10	4	12	42
Llanrug	8	0	0	3	3	8	22
Nefyn	17	0	0	10	1	8	36
Penrhyndeudraeth	9	0	0	4	4	9	26
Penygroes	9	0	1	10	1	12	33
Tywyn	40	0	5	40	4	15	104
TOTAL	475	71	138	316	69	273	1342

Anglesey

Centre	Fieldwork survey	Flats above shops	Dividing existing houses	Converting commercial buildings	Other conversions	Empty Housing	Total
Urban Service Centres							
Amlwch	47	6	19	2	34	42	150
Holyhead	81	23	17	60	24	86	291
Llangefni	63	15	8	23	15	25	149
Local Service Centres							
Beaumaris	6	0	4	5	8	41	64
Benllech	8	1	0	6	4	14	33
Bodedern	2	0	0	1	0	8	11
Cemaes	1	0	1	3	1	9	15
Gaerwen	10	0	0	3	3	23	39
Llanfairpwll	4	0	0	3	1	12	20
Menai Bridge	7	0	5	18	28	17	75
Pentraeth	2	0	4	0	4	21	31
Rhosneigr	13	0	6	4	6	36	65
Valley	28	0	1	1	0	12	42
TOTAL	272	45	65	129	128	346	985

Total

Centre	Fieldwork survey	Flats above shops	Splitting existing houses	Converting commercial buildings	Other conversions	Empty Housing	Total
Gwynedd Centres	475	71	138	316	69	273	1342
Anglesey Centres	272	45	65	129	128	346	985
TOTAL	747	116	203	445	197	619	2327

APPENDIX 1 - The information presented to the officers who were responsible for conducting the fieldwork

1. The aim of the study

The overall aim

- 1.1 The objective of this study is to firstly assess the amount of land and buildings within the development boundaries of the main centres which are vacant and are being underused (the urban capacity). After this it will be possible to establish the actual development potential of these sites for residential use. This will be of assistance when establishing the housing strategy of the Joint Local Development Plan and will be a means of assessing if it is necessary to extend the built form of the centres (to 'greenfield' sites) to meet recognized housing needs.
- 1.2 This study promotes the use of the sequential approach for providing the necessary residential units. The Ministerial Interim Planning Policy Statement 01/2006 - 'Housing' (paragraph 9.2.8) [now PPW, Edition 5] notes "in identifying sites to be allocated for housing in development plans, local planning authorities should follow a search sequence, starting with the reuse of previously developed land and buildings in settlements, then settlement extensions and then new development around settlements with good public transport links".
- 1.3 Priority is therefore given to sites that have been previously developed which are located within the built form, before considering greenfield sites (not previously developed) within the built form and then extensions to the settlements on greenfield sites.

The aim of this part of the study

- 1.4 There are two objectives specifically related to the first part of the study. Firstly, in order to establish the urban capacity of the relevant centres, land/buildings within the development boundaries (as set out in the UDP / stopped UDP) which are vacant and are underused and that may be acceptable for the development of residential units, should be recorded. As there is no certainty that there will be an adequate supply of land available within the development boundaries to meet the recognized demand for housing, there is also a need to identify 'greenfield' land near to the development boundaries of the centres (i.e. urban extension) which could be acceptable for the development of residential units.
- 1.5 Planning Policy Wales states that planning policies and proposals should "promote resource-efficient ... settlement patterns that minimise land-take (and especially extensions to the area of impermeable surfaces) and urban sprawl, especially through preference for the re-use of suitable previously developed land and buildings, wherever possible avoiding development on greenfield sites".

2. Guidelines

- 2.1 It would be difficult to assess the potential of some possible sources for providing new residential units by way of site visits e.g. empty houses and new residential units above shops. The information for these aspects will rather come from background information and assumptions. The site studies will therefore focus on more visible sources of providing new residential units.
- 2.2 Site studies should identify the potential of developing residential units on the following types of land (the categories are based on 'Housing Land Availability Assessments: Identifying appropriate land for housing development' guidelines by the Office of the Deputy Prime Minister, December 2005):

A	Vacant /dormant land and buildings that have been previously developed (and that is not housing).
B	Redevelopment of car parks
C	Intensification of land use (in residential areas).
Further explanation: This means appropriate 'backland' sites such as large gardens around existing houses, as well as spaces within residential areas that are underutilised and which have the potential to be available for development e.g. garage forecourts, buildings within retail areas that are not protected for that specific purpose in the development plan and buildings in community use (public buildings, public houses etc.) which are empty, dormant or which have not been well maintained.	
Ch	Land use designations in the development plans ¹⁵ other than those for housing e.g. employment.
D	Land and buildings not in employment use.
Further explanation (to sections Ch and D): Sites that were excluded from the study i.e. thriving employment sites and sites that are needed specifically for employment use, were not considered.	
Dd	Conversion of commercial buildings that are dormant or underused.
Further explanation: This category refers to commercial buildings that are obviously being underused, along with buildings that have been vacant for some time. Ground floor units located within defined 'Shopping Areas' were not considered. However, such units were considered in the remainder of the defined 'town centres'.	
E	Derelict land which has not been previously developed (within development boundaries)

¹⁵ Gwynedd Unitary Development Plan and Anglesey Local Plan / stopped Anglesey Unitary Development Plan.

<u>Further explanation:</u> This category refers to sites where there is no apparent development history. If there is no clear evidence to indicate that land has been previously used, a decision had to be made at the time of the field work as to whether or not it is a greenfield site.	
F	Assessment of existing housing allocations in the development plans ¹⁶ (undeveloped sites).
<u>Further explanation:</u> This part of the work identified whether or not it would still be possible to develop the allocated housing sites identified in the relevant development plans.	
Ff	Assessment of unimplemented planning permissions.
<u>Further explanation:</u> Whilst the purpose of this phase of the work was to identify such sites, it was important to identify if there were any apparent factors that could prohibit the development, or an aspect of the development that has been approved.	
G	Allotments that are underutilised and which have the potential to be available for development.
Ng	Open land which is underutilised and which has the potential to be available for development.
H	Sports fields that are underutilised and which have the potential to be available for development.
I	School playing fields that are underutilised and which have the potential to be available for development.
<u>Further explanation (to sections G, Ng, H and I):</u> If a site is protected specifically as a play area or open space in the development plans ² , it was presumed that it would not be available for residential use development. If it is apparent that such sites are being underutilised, not being maintained, or are of a very poor standard, it was noted that there was potential for residential use development. It would then be possible to assess if they are actually available for development.	

- 2.3 The definition of 'Previously Developed Land', as set out in Planning Policy Wales, is included with this information.
- 2.4 As there is no certainty that there is an adequate supply of land available within the existing boundaries of the Centres to meet the requirements that the Joint Local Development Plan attempts to fulfil, there will also be a need to consider, as part of the study, sites which may be acceptable as urban extensions. In this regard the following source of land should be considered:

¹⁶ Gwynedd Unitary Development Plan and Anglesey Local Plan / Anglesey Unitary Development Plan (stopped).

Urban extensions	
L	Land within 250 metres of the development boundary (as noted in the Gwynedd UDP or the stopped Anglesey UDP).

2.5 Any extension to an urban centre must be reasonable in relation to the character of that particular settlement. Due to the relatively small size of the main Centres of Gwynedd and Anglesey, it is believed that they cannot be significantly extended. This is the reason why no site that is more than 250 metres from the development boundary should be considered. This is also advantageous in terms of sustainability because it would encourage people to walk to the centre's services and facilities.

3. Recording

3.1 Every site that complies with one of the categories set out in section 2.2 and is of sufficient size to cope with at least one house should be recorded. No specific minimum has been established in terms of the size of relevant sites.

3.2 An open mind should be kept when considering potential sites (during the fieldwork). Every reasonable site should be recorded, although there may be a possibility that no residential units will actually be developed there e.g. due to problems with ensuring an acceptable access. However, sites where it would not be possible to provide adequate access should not be considered (i.e. sites that are 'land locked'). The acceptability of sites for development will be considered in the next phase of the study, where the actual urban supply is established.

Exceptions

3.3 It will not be appropriate to develop residential units on each parcel of land which complies with one of the categories set out in the table in section 2.2. In this respect, sites that conform to one of the following points should not be recorded:

- Statutory environmental designations e.g. Special Areas of Conservation, Special Protection Areas, Sites of Special Scientific Interest, National Nature Reserves.
- Prosperous employment sites e.g. Cibyn, Caernarfon.
- Land needed for a specific use e.g. employment, building within the main defined shopping area (as set out in the UDP).
- Formal play/open areas - The exceptions to this are allotments, open spaces, sports fields and/or school playing fields which are underused and have the potential to be available for development (as these are relevant to be considered in this study - as indicated in the table in section 2.2).
- Churches and other public buildings - Such buildings should be excluded from this study if they are in good condition and have been well maintained. Such buildings should only be considered for the purpose of this study if there is an opportunity that the site could be available for development (e.g. if specific discussions had taken place or if it was a dormant site or was underused). This is consistent with what is set out in table 2.2 in relation to intensifying the use of land (part C).

3.4 Sites that are located within flood zones, as set out in Technical Advice Note 15 (i.e. C2, C1 and B), are relevant for consideration in this particular phase of the study. There is an opportunity to assess the actual suitability of these sites for residential use in the next phase of the work.

4. How to record the information

4.1 To facilitate the inspection work, Centres which are the subject of this study have been distributed into a number of smaller areas (which are based on a scale of 1:2000). The study should be undertaken according to these smaller areas. Each officer is responsible for assessing a certain number of these defined areas.

4.2 It is recommended that some research is done as regards the specific areas to be inspected before undertaking the site survey. In this respect a map of the area, aerial photographs, and address points should be looked at in order to identify sites that might be relevant for consideration as part of the study. It will also serve to identify the areas where it is unlikely that a relevant site exists e.g. possibly a row of terraced houses. Doing some background work will facilitate the fieldwork.

4.3 On the 'identifying potential sites' leaflet, the specific area being assessed should be noted (i.e. the number of the relevant map). The relevant sites should be recorded and enumerated on these maps. In the relevant table (which corresponds to each map), the number of the identified site should be noted in the column that corresponds to the type of site that it is (i.e. in terms of the categories set out in the table in section 2.2).

4.4 The boundaries of the identified sites should be shown clearly on the relevant map.

4.5 In order to facilitate the next phase of the study, any relevant comments about the sites recorded on the assessment sheet should be noted - for example, if a question exists about the actual development potential of the site due to reasons such as:

- Substandard vehicular access;
- Impact on the amenities of neighbouring residents e.g. overlooking; and
- Problems with flooding.

This will help in assessing the amount of land that is actually available for the provision of new residential units.

4.6 The maps show the land that is located within 250 metres of the development boundary. Sites for urban extension outside this line should not be considered.

4.7 The maps used to record the sites also show the development boundary, UDP housing allocations, environmental designations, extant planning permissions for residential development (permissions that had not been started in April 2009 as well as the permissions that have been granted since then) and also the open spaces and play areas that are safeguarded in the UDP.

<p>have the potential to be available for development.</p>				
Urban extensions				
<p>L. Land within 250 metres of the development boundary (as noted in the Gwynedd UDP or the stopped Anglesey UDP).</p>				

APPENDIX 2 – Information presented to the Development Control Officers

1. The aim of the study

- 1.1 The objective of this study is to assess the capacity of Urban Centres for providing new residential units. This will be of assistance when establishing the housing strategy of the Joint Local Development Plan and will be a means of assessing if it is necessary to extend the built form of the centres (to 'greenfield' sites) to meet recognized housing needs.
- 1.2 Therefore priority is given to sites that have been previously developed which are located within the built form, prior to considering greenfield sites (that have not been previously developed) within the built form, and then extensions to the settlements on greenfield sites.
- 1.3 The study has focused on the main Centres of the Gwynedd (as defined in the Unitary Development Plan) [Bangor, Caernarfon, Pwllheli, Porthmadog and Blaenau Ffestiniog] and Anglesey (as defined in the Stopped Unitary Development Plan) [Amlwch, Holyhead and Llangefni] planning areas.

2. Work so far

- 2.1 Fieldwork was undertaken between March and June 2010 (Gwynedd) and in August 2011 (Anglesey) to identify sites that may be suitable to develop for residential use in the relevant Centres.
- 2.2 Given that the study focuses on the capacity within the boundaries of urban Centres (defined as the development boundary in the UDP), land/buildings that could be acceptable to develop as residential units were recorded. However, as there is no certainty that there is adequate supply of land available within the development boundaries to meet the recognized housing needs, 'greenfield' sites located near the development boundaries of Centres (i.e. urban extension) which may be acceptable for housing were also noted.
- 2.3 Given that it is difficult to assess the potential of some potential sources for providing new residential units by the means of site visits e.g. vacant units and new residential units above shops, the information for these aspects will be established by way of background information and assumptions. The fieldwork focused on more visible sources of providing new residential units. These are set out below (these categories are based on the 'Housing Land Availability Assessments: Identifying appropriate land for housing development' guidelines issued by the Office of the Deputy Prime Minister, December 2005):

A	Vacant /dormant land and buildings that have been previously developed (and that is not housing).
B	Redevelopment of car parks
C	Intensification of land use (in residential areas).

<u>Further explanation:</u> This means appropriate ‘backland’ sites such as large gardens around existing houses, as well as spaces within residential areas that are underutilised and which have the potential to be available for development e.g. garage forecourts, buildings within retail areas that are not protected for that specific purpose in the development plan and buildings in community use (public buildings, public houses etc.) which are empty, dormant or which have not been well maintained.	
Ch	Land use designations in the development plans ¹⁸ other than those for housing e.g. employment.
D	Land and buildings not in employment use.
<u>Further explanation (to sections Ch and D):</u> Sites that were excluded from the study i.e. thriving employment sites and sites that are needed specifically for employment use, were not considered.	
Dd	Conversion of commercial buildings that are dormant or underused.
<u>Further explanation:</u> This category refers to commercial buildings that are obviously being underused, along with buildings that have been vacant for some time. Ground floor units located within defined ‘Shopping Areas’ were not considered. However, such units were considered in the remainder of the defined ‘town centres’.	
E	Derelict land which has not been previously developed (within development boundaries)
<u>Further explanation:</u> This category refers to sites where there is no apparent development history. If there is no clear evidence to indicate that land has been previously used, a decision had to be made at the time of the field work as to whether or not it is a greenfield site.	
F	Assessment of existing housing allocations in the development plans ¹⁹ (undeveloped sites).
<u>Further explanation:</u> This part of the work identified whether or not it would still be possible to develop the allocated housing sites identified in the relevant development plans.	
Ff	Assessment of unimplemented planning permissions.
<u>Further explanation:</u> Whilst the purpose of this phase of the work was to identify such sites, it was important to identify if there were any apparent factors that could prohibit the development, or an aspect of the development that has been approved.	
G	Allotments that are underutilised and which have the potential to be available for development.

¹⁸ Gwynedd Unitary Development Plan and Anglesey Local Plan / stopped Anglesey Unitary Development Plan.

¹⁹ Gwynedd Unitary Development Plan and Anglesey Local Plan / Anglesey Unitary Development Plan (stopped).

Ng	Open land which is underutilised and which has the potential to be available for development.
H	Sports fields that are underutilised and which have the potential to be available for development.
I	School playing fields that are underutilised and which have the potential to be available for development.
<i>Further explanation (to sections G, Ng, H and I):</i> If a site is protected specifically as a play area or open space in the development plans ² , it was presumed that it would not be available for residential use development. If it is apparent that such sites are being underutilised, not being maintained, or are of a very poor standard, it was noted that there was potential for residential use development. It would then be possible to assess if they are actually available for development.	

2.4 As there is no certainty that there is an adequate supply of land available within the existing boundaries of the Centres to meet the requirements that the Joint Local Development Plan attempts to fulfil, sites that could be acceptable as urban extensions were considered:

Urban extensions	
L	Land within 250 metres of the development boundary (as noted in the Gwynedd UDP or the stopped Anglesey UDP).

2.5 Sites were recorded which (in the opinion of the officers) complied with one of the categories set out in the table above and were of sufficient size to cope with at least one house. (The importance of keeping an open mind when considering the sites that should be recorded was noted).

Exceptions

2.6 It was noted that it would not be appropriate to develop residential units on each parcel of land which complies with one of the categories set out in the table above. In this regard, the following exceptions were noted, where sites should not be recorded (during the site survey):

- Statutory environmental designations e.g. Special Areas of Conservation, Special Protection Areas, Sites of Special Scientific Interest, National Nature Reserves.
- Prosperous employment sites e.g. Cibern, Caernarfon.
- Land needed for a specific use e.g. employment, building within the main defined shopping area (as set out in the UDP).
- Formal play/open areas - The exceptions to this are allotments, open spaces, sports fields and/or school playing fields which are underused and have the potential to be available for development (as these are relevant to be considered in this study - as indicated in the above table).
- Churches and other public buildings - Such buildings should be excluded from this study if they are in good condition and have been well maintained. Such buildings should only be considered for the purpose of this study if there is an opportunity that the site could be available for development (e.g. if specific discussions had taken place or if it was a dormant site or was underused). This is

consistent with what is set out in the above table in relation to intensifying the use of land (part C).

3. Assessing the results of fieldwork

- 3.1 The next stage of the study is to assess all identified sites and to establish those that would actually be relevant for residential development.
- 3.2 A list of specific criteria has been formed to exclude sites believed to be unsuitable for residential development. The list of these criteria ('Reasons for excluding sites') is included with this information.
- 3.3 In order to assist with the process of assessing the sites, it is necessary to assess the potential of all sites that have been identified in the fieldwork for residential development. In this regard, the relevant columns are shown in the tables for each centre that would establish whether the specific sites are relevant for residential development or not.
- 3.4 In the column titled 'Keep?' a '✓' should be noted for the sites that is believed should be kept (i.e. relevant for residential development) and 'X' for the sites that should be excluded/deleted (i.e. that are not relevant for residential development). If there is uncertainty regarding a site, you can note '?' in this column. A meeting can be arranged to discuss these sites later.
- 3.5 It is important that a reason is given for excluding sites. This should be noted in the column titled 'Reason'. The codes for the reasons for excluding sites are noted below:

1	Too small
2	Too close to existing houses - amenity impact e.g. overlooking
3	Backland development
4	Unsuitable access
5	Unacceptable impact on existing house's amenity space i.e. garden
6	Site is used for another purpose
7	Flooding
8	Playing field
9	Open space
10	Safeguarding site for another use
11	Site contains more than 1 property
12	Site has been (or has started to be) developed already
13	Site is unsuitable e.g. steep
14	Environmental reason
15	Building conservation
16	Nearby land uses
17	Protection of town centres
18	Other (please specify)