

Snowdonia National Park Authority
Joint Housing Land Availability Study 2013



**Between Snowdonia National Park Authority,
The Home Builders Federation,
Dŵr Cymru,
Natural Resources Wales,
Tai Eryri
Gwynedd Rural Housing Enabler**

February 2014

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1.0 SUMMARY

- 1.1 This is the Snowdonia National Park Authority (SNPA) Joint Housing Land Availability Study for 2013. It replaces the report for the previous base date of 2012.
- 1.2 This report presents the housing land supply for the area at the base date of 1st April 2013.
- 1.3 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales*, Technical Advice Note 1 (TAN 1) and the Guidance Note on the JHLAS process (September 2012). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLASs
<http://wales.gov.uk/topics/planning/policy/ppw/?lang=en>
<http://wales.gov.uk/topics/planning/policy/tans/tan1/?lang=en>
<http://wales.gov.uk/docs/desh/publications/120206jhlasguidancenoteen.pdf>
- 1.4 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 Snowdonia National Park Authority has **9.5** housing land supply.

Involvement

- 1.5 The housing land supply has been assessed in consultation with:
- Home Builders Federation, Dŵr Cymru, Natural Resources Wales, Tai Eryri & Gwynedd Rural Housing Enabler

Report production

- 1.6 Snowdonia National Park Authority issued draft site schedules and site proformas for consultation on 28th June 2013 for a period of 4 weeks until 26th July 2013. Comments were provided by the HBF and other parties within this period.
- 1.7 It was necessary for an appointed Planning Inspector to resolve disputed matters because details within the site schedule could not be agreed by all parties through the SoCG stage.
- 1.8 The appointed Planning Inspector subsequently prepared a report for the Welsh Government on the housing land supply (Appendix 5), making recommendations on the points of dispute. The Planning Inspector's recommendations were considered by the Welsh Government, relevant amendments were made to the

site schedules by Snowdonia National Park Authority 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 Snowdonia National Park Authority Local Development Plan, adopted on July 13th 2011.

Table 1 – Identified Housing Land Supply

Housing Land Supply - Large Sites								
	Proposed homes	Under construction	5 Year Land Supply (TAN 1 categories)			Beyond 5 Years		Homes completed since last study
			1	2	2*	3 (i)	3 (ii)	
Total	735	26	25	266	3	123	292	38

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

Private	265
Public	15
Housing Association	40
Total	320

Small Site Supply

- 2.4 Small sites of less than 5 dwellings are calculated based on the completions for the last five years.

Table 2 – Small Site Completions for previous 5 years

2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	Total
29	50	25	39	19	162

- 2.5 The overall total 5 year land supply (large + small sites) is **482**

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

A	Total Housing Requirement (as set out in the adopted Development Plan)	800
B	Completions to base date (large and small sites) 2007-2013	344
C	Residual Requirement (a-b)	456
D	5 Year Requirement (c/9*5)	253
E	Annual Need (d/5)	51
F	Total 5 Year Land Supply	482
G	Land Supply in Years (F / E)	9.5

For comparative purposes the five year supply has also been worked out using the past completions method which is shown in Appendix 2.

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

Year	Total Number and Percentage of Homes by Category and Land Type											
	5 Year Supply				3i and 3 ii Categories				Completions			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	193	68	92	32	426	100	0	0	7	100	0	0
2012	262	81	61	19	476	98	10	2	19	79	5	21
2013	260	81	60	19	415	91	40	9	30	79	8	21
2014												
2015												
2016												
2017												

Table 5 - Sites subject to flood risk constraints (large sites)

Year	Total Number and Percentage of Homes by flood risk category ¹											
	5 Year Supply				3i and 3 ii categories				Completions			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	7	2	2	1	0	0	19	4	0	0	0	0
2012	17	5	2	0.6	0	0	0	0	5	8	0	0
2013	22	12	0	0	0	0	0	0	1	3	0	0
2014												
2015												
2016												
2017												

Table 6 - Completions by House Type – 1 April 2012 to 31 March 2013

- 6 (16%) houses completed
- 30 (79%) apartments/flats completed
- 2 (5%) other (e.g. bungalows) completed

¹ Categories defined in TAN 15:

- C1: Areas of floodplain which are developed and served by significant infrastructure, including flood defences.
- C2: Areas of floodplain without significant flood defence infrastructure.

Appendix 1 Sites Schedule

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Eryri/Snowdonia National Parc Authority

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2013

Market sector: Housing Association

Settlement: Dolgellau

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
2565	Pen y Caeau	0	0	18	18	0	0.36	0	0	12	6	0	0	0	0	0
* TOTALS for Dolgellau (Housing Association)		0	0	18	18	0	0.36	0	0	12	6	0	0	0	0	

Settlement: Dyffryn Arduwy & Coed Ystumgwern

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
2566	Land adjacent to Pentre Uchaf, Dyffryn Arduwy	0	0	10	10	0	0.21	0	0	0	0	10	0	0	0	
* TOTALS for Dyffryn Arduwy & Coed Ystumgwern(Hou		0	0	10	10	0	0.21	0	0	0	0	10	0	0	0	

Settlement: Penmachno

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
1243	Land at Maes y Waen Penmachno	0	0	12	12	0	0.42	6	0	0	0	6	0	0	0	
* TOTALS for Penmachno(Housing Association)		0	0	12	12	0	0.42	6	0	0	0	6	0	0	0	

** TOTALS for Housing Association		0	0	40	40	0	0.99	6	0	12	6	16	0	0	0
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RESIDENTIAL LAND AVAILABILITY SCHEDULE
Eryri/Snowdonia National Parc Authority

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2013

Market sector: Private

Settlement: Aberdyfi

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
80	Aberdyfi Hillside, Aberdyfi	20	0	381	361	2	11.55	3	3	3	3	0	0	63	284	
* TOTALS for Aberdyfi(Private)		20	0	381	361	2	11.55	3	3	3	3	0	0	63	284	

Settlement: Betws y Coed

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
24	Parc Trawsafon	2	0	6	4	1	0.40	1	1	0	0	1	0	0	0	
* TOTALS for Betws y Coed(Private)		2	0	6	4	1	0.40	1	1	0	0	1	0	0	0	

Settlement: Brithdir

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
206	OS 465, Trian Brithdir	3	0	5	2	0	0.25	0	0	1	0	0	0	1	0	
1241	Land adjacent to village hall Rhydymain	2	0	8	6	0	0.55	0	0	0	3	3	0	0	0	
2543	Tir ger Neuadd y Pentref, Rhydymain	0	0	5	5	0	0.00	0	0	0	0	0	0	5	0	
* TOTALS for Brithdir(Private)		5	0	18	13	0	0.80	0	0	1	3	3	0	6	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Eryri/Snowdonia National Parc Authority

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2013

Market sector: Private

Settlement: Bryncreug

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
		Completed	Total	Since Last	Capacity			Remaining	2014	2015	2016	2017	2018	2*	3(i)	3(ii)
2410	Y Ddol Bryncreug	4	0	6	2	2	0.00	0	0	0	0	0	0	0	0	0
2572	Land adjacent Ffordd y Felin, Bryncreug	0	0	10	10	0	0.64	0	4	0	0	6	0	0	0	
* TOTALS for Bryncreug(Private)		4	0	16	12	2	0.64	0	4	0	0	6	0	0	0	

Settlement: Dolgellau

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2014	2015	2016	2017	2018	2*	3(i)
257	Uwch y Maes (Wenallt)	68	0	80	12	1	0.54	0	2	3	3	3	0	0	0
258	Fronallt (Coed y Bryn)	15	0	46	31	0	2.26	0	0	15	0	16	0	0	0
1540	Land at Maes Brith Dolgellau.	5	0	17	12	1	0.61	1	1	1	1	1	0	6	0
2411	Iard y Llew Aur, Dolgellau	0	0	7	7	3	0.00	4	0	0	0	0	0	0	0
* TOTALS for Dolgellau (Private)		88	0	150	62	5	3.42	5	3	19	4	20	0	6	0

Settlement: Dyffryn Ardudwy & Coed Ystumgwern

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2014	2015	2016	2017	2018	2*	3(i)
312	Land r/o Smithy Garage Dyffryn Ardudwy	9	0	31	22	0	1.67	0	0	1	1	1	0	11	8
2567	Land adjacent to Capel Horeb, Dyffryn Ardudwy	0	0	9	9	0	0.44	0	0	3	4	2	0	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Eryri/Snowdonia National Parc Authority

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2013

Market sector: Private

Settlement: Dyffryn Ardudwy & Coed Ystumgwern

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
* TOTALS for Dyffryn Ardudwy & Coed Ystumgwern(Priv		9	0	40	31	0	2.11	0	0	4	5	3	0	11	8	

Settlement: Harlech

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
408	Ty Canol Estate, Harlech	69	0	73	4	0	0.22	0	0	0	1	0	3	0	0	
* TOTALS for Harlech (Private)		69	0	73	4	0	0.22	0	0	0	1	0	3	0	0	

Settlement: Llan Ffestiniog

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
2163	Land at the rear of Penrhiw, Llan Ffestiniog.	0	0	14	14	1	1.00	0	0	0	6	7	0	0	0	
2243	Former Garage Site Llan Ffestiniog	0	0	13	13	0	0.32	0	0	6	7	0	0	0	0	
2421	Abbey Arms Hotel Ffestiniog	6	6	14	8	0	0.10	0	0	0	0	8	0	0	0	
* TOTALS for Llan Ffestiniog(Private)		6	6	41	35	1	1.42	0	0	6	13	15	0	0	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Eryri/Snowdonia National Parc Authority

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2013

Market sector: Private

Settlement: Llanbedr

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
2429	Former Youth Hostel, Llanbedr	0	0	12	12	0	0.20	0	9	3	0	0	0	0	0	0
* TOTALS for Llanbedr(Private)		0	0	12	12	0	0.20	0	9	3	0	0	0	0	0	0

Settlement: Llanegryn

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
2571	Land adj Y Rhos, Llanegryn	0	0	8	8	0	0.40	0	0	4	4	0	0	0	0	0
* TOTALS for Llanegryn(Private)		0	0	8	8	0	0.40	0	0	4	4	0	0	0	0	0

Settlement: Llanfachreth

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
204	Land adj. Village School Llanfachreth	0	0	13	13	0	1.90	0	0	5	5	3	0	0	0	0
* TOTALS for Llanfachreth(Private)		0	0	13	13	0	1.90	0	0	5	5	3	0	0	0	0

Settlement: Llanfair

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
470	Pant yr Onnen Llanfair	7	0	15	8	0	0.69	0	0	2	2	0	0	4	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Eryri/Snowdonia National Parc Authority

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2013

Market sector: Private

Settlement: Llanfair

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
* TOTALS for Llanfair(Private)		7	0	15	8	0	0.69	0	0	2	2	0	0	4	0	

Settlement: Maentwrog

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
525	Land adj. Craig y Nos Maentwrog	11	0	15	4	1	0.10	0	1	1	1	0	0	0	0	
* TOTALS for Maentwrog(Private)		11	0	15	4	1	0.10	0	1	1	1	0	0	0	0	

Settlement: Pennal

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
2244	Land south of Felindre Pennal	0	0	5	5	0	0.25	0	0	5	0	0	0	0	0	
* TOTALS for Pennal(Private)		0	0	5	5	0	0.25	0	0	5	0	0	0	0	0	

Settlement: Talsarnau

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
2568	Land adjacent Maes Gwndwn, Talsarnau	0	0	6	6	0	0.20	0	0	0	2	4	0	0	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Eryri/Snowdonia National Parc Authority

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2013

Market sector: Private

Settlement: Talsarnau

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
* TOTALS for Talsarnau(Private)		0	0	6	6	0	0.20	0	0	0	2	4	0	0	0	

Settlement: Trawsfynydd

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
607	OS 1266 Bryn Madog Trawsfynydd	4	0	18	14	0	0.86	0	0	2	2	2	0	8	0	
* TOTALS for Trawsfynydd (Private)		4	0	18	14	0	0.86	0	0	2	2	2	0	8	0	

Settlement: Trefriw

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
2569	Land next to Ty Capel Peniel, Woollen Mill, Trefriw	0	0	5	5	0	0.32	0	0	0	2	3	0	0	0	
2570	Land next to Roualeyn Nursery, Trefriw	0	0	8	8	0	0.36	4	4	0	0	0	0	0	0	
* TOTALS for Trefriw(Private)		0	0	13	13	0	0.68	4	4	0	2	3	0	0	0	

Settlement: Y Bala

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
2305	Arran Buildings Bala	7	2	15	8	8	0.00	0	0	0	0	0	0	0	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Eryri/Snowdonia National Parc Authority

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2013

Market sector: Private

Settlement: Y Bala

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)	
2318	Plas yn Dre Bala	0			12	12	6	0.03	6	0	0	0	0	0	0	0	0
2564	Land behind Red Lion Farm, Bala	0	0		55	55	0	1.56	0	0	0	15	15	0	25	0	
* TOTALS for Y Bala(Private)		7	2		82	75	14	1.59	6	0	0	15	15	0	25	0	
** TOTALS for Private		232	8		912	680	26	27.43	19	25	55	62	75	3	123	292	

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Eryri/Snowdonia National Parc Authority

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2013

Market sector: Public

Settlement: Dolwyddelan

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
2509	Tir ger Rathbone Terrace, Dolwyddelan	4	0	11	7	0	0.08	0	0	0	3	4	0	0	0	
* TOTALS for Dolwyddelan(Public)		4	0	11	7	0	0.08	0	0	0	3	4	0	0	0	

Settlement: Llanuwchllyn

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2014	2015	2016	2017	2018	2*	3(i)	3(ii)
520	Land adj. Maes y Pandy Estate Llanuwchllyn	4	0	12	8	0	0.26	0	0	0	4	4	0	0	0	
* TOTALS for Llanuwchllyn(Public)		4	0	12	8	0	0.26	0	0	0	4	4	0	0	0	
** TOTALS for Public		8	0	23	15	0	0.34	0	0	0	7	8	0	0	0	

*** GRAND TOTALS	240	8	975	735	26	28.76	25	25	67	75	99	3	123	292
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Appendix 2 – 5 Year Land Supply Calculation (Past Completions Method)

A	Total Previous 5 Year Completions (2008-2013)	283
B	Average Annual Completions	56.6
C	Total 5 Year Land Supply	482
D	Land Supply in Years (C / B)	8.5

Appendix 3 – Past Completion Data

Year	Number of Homes Completed On		
	Large Sites	Small Sites	Total Completions
2008-2009	39	29	68
2009-2010	13	50	63
2010-2011	7	25	32
2011-2012	39	24	63
2012-2013	38	19	57

Appendix 4 – Previous Land Supply Data

Year	5 year supply - Number of Homes (Tan 1 categories)			Number of years supply	Supply beyond 5 years – Number of homes	
	1	2	2*		3i	3ii
2008	8	188	0	6.3	104	312
2009	12	155	0	5.18	177	292
2010	28	151	0	5.7	167	292
2011	11	213	0	7.5	134	292
2012	12	221	23	9.3 (residual method)	194	292
2013	25	266	3	9.5 (residual method)	123	292

Adroddiad ar gyd-astudiaethau argaeledd tir ar gyfer tai

gan Siân Worden BA DipLH MCD MRTPI

Arolygydd a benodir gan Weinidogion Cymru
Dyddiad: 10/02/2014

Report on Joint Housing Land Availability Study

by Siân Worden BA DipLH MCD MRTPI

an Inspector appointed by the Welsh Ministers
Date: 10/02/2014

Ref: JHLAS/13/H9504/515832

Local Planning Authority: Snowdonia National Park Authority

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- This report concerns the Snowdonia National Park Authority Joint Housing Land Availability Study (JHLAS) 2013.
 - The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) submitted to the Welsh Government in August 2013.
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Recommendation

1. That the 2013 JHLAS housing land supply figure for the Snowdonia National Park Authority area be determined as 9.5 years.

Context of the Recommendation

2. Local Planning Authorities have a duty to ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing¹. The purpose of preparing a JHLAS is to:
 - Monitor the provision of market and affordable housing;
 - Provide an agreed statement of residential land availability for development planning and control purposes; and
 - Set out the need for action in situations where an insufficient supply is identified².
3. The scope of this report is to recommend an appropriate housing land supply figure in respect of the Snowdonia National Park Authority area, in the light of the matters in dispute concerning the calculation of such a figure and the available evidence.

Main Issues

4. The Statement of Common Ground (SoCG) shows that the Study Group agrees that the appropriate method for calculating the 5 year land supply is the residual method as described in TAN 1. The main issue is whether, at the base date of the study, the one disputed site should be counted as contributing to the 5-year housing land supply.

¹ PPW Edition 5 paragraph 9.2.3

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

Reasons

5. The agreed number of units in the land supply in the SoCG constitutes 452 units. In addition to this there is one disputed site, representing a total of 30 units. TAN 1 provides advice on the criteria to be applied in considering whether sites may be regarded as genuinely available within a five year period. The TAN also provides advice on sites that have remained in the land supply for periods well in excess of five years. I have considered the disputed site on the available evidence and in line with the advice in the TAN and the WG Guidance.
6. Land behind Red Lion Farm, Bala (30 units in dispute): This site is allocated within the adopted Eryri Local Development Plan (LDP) for 55 dwellings over two phases (30 units up to 2016, and 25 units from 2016 to 2022). The site was first identified for inclusion in the JHLAS in July 2011. The Home Builders Federation considers that, due to constraints associated with the site's ownership and prevailing market conditions, the entire site is unlikely to deliver any units within the 5 year period and should be reclassified as TAN category 3(i). The National Park Authority considers that there are no constraints to the first phase of delivery, and had recently contacted the site owner to confirm the site's phasing. His position appeared to be that, whilst waiting for market conditions to improve, he would progress development of the site within five years. Furthermore, he would be likely to develop the site himself working with a local builder. The Authority therefore considers that the first phase of delivery should remain within TAN category 2 (albeit with an amended delivery timescale – 2016 to 2018 – to that identified in the LDP).
7. I consider that, as there are no major physical or other constraints associated with the delivery of the site, all 30 units should be included in the 5 year land supply. Combined with the already agreed figure of 452 units, this brings the total land supply figure to 482 units.

Conclusion

8. Based on the foregoing analysis I conclude that the housing land supply for the Snowdonia National Park Authority planning area as at 1 April 2013 is 9.5 years.

Siân Worden

Inspector