

Snowdonia National Park Authority
Joint Housing Land Availability Study 2012



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

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1.0 SUMMARY

- 1.1 This is the Snowdonia National Park Authority (SNPA) Joint Housing Land Availability Study for 2012. It replaces the report for the previous base date of 2011.
- 1.2 This report presents the housing land supply for the area at the base date of 1st April 2012.
- 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 (February 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 **9.3** housing land supply.

Involvement

- 1.5 The housing land supply has been assessed in consultation with:
 - Home Builders Federation, Dŵr Cymru, Environment Agency 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 29th June 2012 for a period of 3 weeks until 20th July 2012. Comments were provided by the HBF and other parties within this period.
- 1.7 All matters were agreed following the consultation and set out in a Statement of Common Ground (SoCG).
- 1.8 This JHLAS report has been prepared on the basis of the SoCG.

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	809	67	12	221	23	194	292	24

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

Private	267
Public	42
Housing Association	14
Total	323

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

2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	Total
28	29	50	25	39	171

2.5 The overall total 5 year land supply (large + small sites) is **494**

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)	63
C	Residual Requirement	737
D	5 Year Requirement	265
E	Annual Need	53
F	Total 5 Year Land Supply	494
G	Land Supply in Years (F / E)	9.3

3.0 COMMENTARY

3.1 A new Local Development Plan was formally adopted by the Authority on July 13 2011. Advice contained in Para 7.5.2 of TAN 1 stipulates that Authorities should use the residual method to calculate the five year housing supply where there is an up to date adopted Local development Plan. As the new Local plan only covers three quarters of the study period the five year supply has also been worked out using the past completions method which is shown in Appendix 1.

4.0 MONITORING DATA

4.1 TAN 1 requires the J HLAS 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 3ii 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												
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												
2014												
2015												
2016												
2017												

Table 6 - Completions by House Type – 1 April 2011 to 31 March 2012

- 19 (79%) houses completed
- 0 apartments/flats completed
- 5 (21%) 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.

Cyfeirnod ACLI / LPA Reference	Cymuned / Community	Cyfeiriad safle/ Site address	Maint y safle/ Site Capacity	Cyfanswm Unedau a adeiladwyd/ Total Completed units	Unedau a adeiladwyd/ Completed units	Unedau ar ôl/ Plots remaining	Wrthi'n cael ei adeiladu/ Under construction	Categoriadau/ Categorisation								
								2013	2014	2015	2015	2016	2*	3(I)	3(II)	
DEU R/3516	HARLECH	Pant Mawr	36	36	1	0	0	0	0	0	0	0	0	0	0	0
NP5/61/PIAW126A	HARLECH	Ty Canol	73	69	0	4	0	0	2	0	2	0	0	0	0	0
NP5/62/126b	LLANBEDR	Former Youth Hostel	12	0	0	12	0	0	0	9	3	0	0	0	0	0
Dyraniad/ Allocation	LLANEGRYN	Tir ger Y Rhos	8	0	0	8	0	0	0	0	4	4	0	0	0	0
NP5/66/70	LLANFAIR	Pant yr Onnen	15	7	0	8	0	0	0	2	0	2	0	4	0	0
NP5/71/399A	LLANUWCHLLYN	Maes y Pandy	12	4	0	8	0	0	0	0	4	4	0	0	0	0
NP5/73/1J	MAENTWROG	Craig y Nos	15	11	0	4	1	0	1	1	1	0	0	0	0	0
NP5/75/PIAW196 PENNAL	NAL	Felindre	5	0	0	5	0	0	0	5	0	0	0	0	0	0
Dyraniad/ Allocation	TALSARNAU	Tir ger maes Gwndwn	6	0	0	6	0	0	0	2	2	2	0	0	0	0
NP5/78/79*	TRAWSFYNYDD	Bryn Madog	18	4	0	14	0	0	0	2	0	2	10	0	0	0
Dyraniad/ Allocation	TREFRIW	Tir ger Capel Peniel	5	0	0	5	0	0	0	0	2	3	0	0	0	0
Dyraniad/ Allocation	TREFRIW	Tir ger Roualeyn Nursery	8	0	0	8	0	0	4	4	0	0	0	0	0	0
Cyfanswm/ Total			1082	273	24	809	67	12	25	56	72	68	23	194	292	

Appendix 2 – 5 Year Land Supply Calculation (Past Completions Method)

A	Total Previous 5 Year Completions (2007-2012)	287
B	Average Annual Completions	57.4
C	Total 5 Year Land Supply	494
D	Land Supply in Years (C / B)	8.6

Appendix 3 – Past Completion Data

Year	Number of Homes Completed On		
	Large Sites	Small Sites	Total Completions
2008	33	28	61
2009	39	29	68
2010	13	50	63
2011	7	25	32
2012	39	24	63

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	9.4(residual method)	194	292