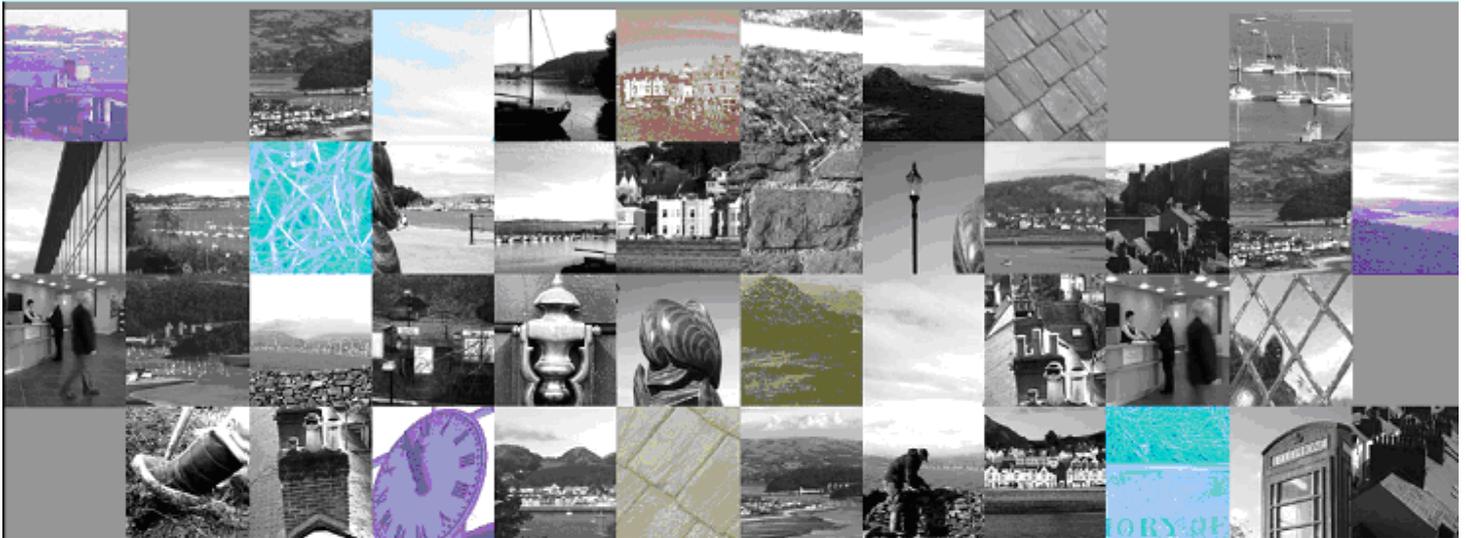


Conwy Deposit Local Development Plan 2007 – 2022 (Revised edition 2011)



REVISED BACKGROUND PAPER 4 – SUBMISSION

Housing Land Supply

August 2012

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1 Introduction

- 1.1 In Conwy, housing has traditionally been concentrated in towns and villages along the coast and, to a lesser extent, in the valleys. As the need to provide more housing continues, the amount of suitable building land is becoming increasingly scarce, especially in those areas where development pressures are greatest. It is therefore necessary to try and predict how much housing land can be provided from different sources.
- 1.2 This Background Paper looks at the possible and realistic sources of housing land supply over the Local Development Plan (LDP) period of 2007-2022. It should be read in conjunction with the Revised LDP Deposit document and other related background papers, including the 2010 Joint Housing Land Availability Study (JHLAS). It relates to all of the County Borough, except the area that is within the Snowdonia National Park boundary.
- 1.3 This Background Paper was originally published as an Urban Land Capacity Study that accompanied the consultation on the Conwy LDP Preferred Strategy in October 2006. It was modified for the LDP Deposit in 2009, in order to reflect its focus on housing in all of the plan area, not just the urban areas. It focussed on both urban and rural 'windfall sites': sites that are too small or whose development prospects are too uncertain to be allocated for housing in the LDP. These sites can still make a substantial contribution to the overall amount of housing land.
- 1.4 Following consultation comments received in 2009, the paper has been amended again for the Revised LDP Deposit 2011, to attempt to clarify the methodology used to estimate the windfall figure, to demonstrate that it is not exaggerated and eliminate possibilities of double counting. It has been revised again in 2012 following further comments from the Revised Deposit LDP 2011 and to update the figures.
- 1.5 The purpose of the Background Paper can therefore be summarised as follows:

To assess the contribution that windfall sites can make to meet the housing needs of the Plan Area.

- 1.6 It is stressed that this study is not a statement of Council policy; rather it is a technical document to inform the LDP. The study merely considers past completions and attempts to estimate the potential future supply from windfall sites. Other sources of potential housing supply are also looked at.
- 1.7 In this Background Paper, the term 'Plan Area' refers to that part of Conwy County Borough that is outside the National Park, and corresponds to the area of the LDP. Unless otherwise stated, the data presented in this report relates to the Plan Area. In cases where the source data does not distinguish between the Plan Area and the National Park, the term 'County Borough' is used.

2 Context

2.1 Meeting the housing requirement

2.1.1 The housing requirements can be met through three main ways:

- i) Land which already has planning permission: Existing permissions are known as 'commitments'. Commitments also include any existing adopted plan allocations. Commitments are identified in the annual JHLAS, which are agreed between the Council, the Welsh Government, the Planning Inspectorate and house builders. See the 2010 JHLAS for more details.
- ii) Windfall sites: An allowance is made for potential new build developments, conversions or redevelopment opportunities, which are too small or whose development prospects are too uncertain to be allocated in the LDP; but which can make a significant contribution to the overall amount of housing land. By their nature, it is impossible to provide a precise indication of the number and location of homes on windfall sites that are likely to be developed. Therefore it is only a general estimate of their number that is provided, and potential sources for these sites are identified in Section 3.
- iii) New housing allocations: The LDP will allocate new sites for housing in accordance with the criteria listed in Planning Policy Wales. The overall contribution of this source is stated in the Revised Deposit LDP.

2.1.2 The contribution of these sources is summarised in Table 1.

Table 1: Sources of housing supply

Sources of supply	Data sources
Commitments	JHLAS
+	
Windfall sites	Housing Land Supply Study
+	
New allocations	Revised Deposit LDP
=	
Total new housing	

2.1.3 For the LDP, the Plan Area is characterised by a Hierarchy of Settlements (see below), which are split into two groups of settlements; the **Urban Development Strategy Area** and **Rural Development Strategy Area**. The Urban Development

Strategy Area refers to the Urban Areas as defined in the settlement hierarchy, whereas the Rural Development Strategy Area covers the defined Main and Minor Villages and Hamlets. The strategy is shown in diagram 1.

2.2 Development Strategy Areas

Urban Development Strategy Area

Abergele / Pensarn	Llanfairfechan
Bay of Colwyn	Llanrwst
Conwy	Mochdre
Deganwy / Llanrhos	Penmaenmawr
Llandudno	Penrhyn Bay / Penrhynside
Llandudno Junction	Towyn / Kinmel Bay

Rural Development Strategy Area

Main Villages

Tier 1

Llanddulas
Dwygyfylchi*
Llysfaen
Glan Conwy

Tier 2

Betws-yn-Rhos
Cerrigydrudion
Dolgarrog*
Eglwysbach
Llanfair Talhaearn
Llangernyw
Llansannan
Trefriw*
Tal-y-Bont */ Castell

Minor Villages

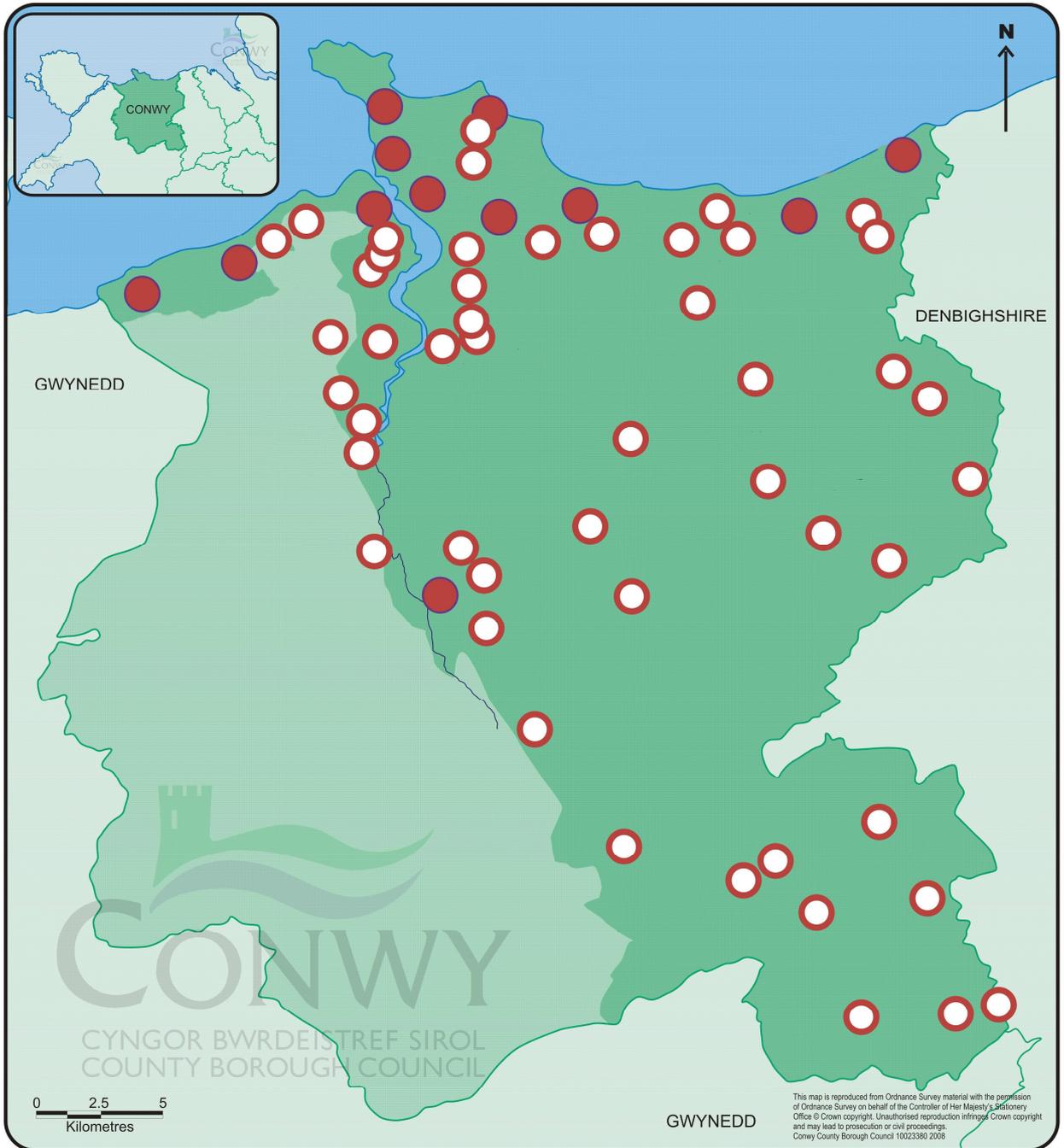
Bryn Pydew	Llanelian	Rowen*
Glanwydden	Llangwm	St George
Groes	Llanefydd	Tal-y-Cafn
Henryd	Pentrefelin	Tyn-y-Groes
Llanbedr-y-Cennin	Pentrefoelas	
Llanddoged	Rhyd-y-Foel	

Hamlets

Bodtegwel	Dinmael	Melin y Coed
Bryn-y-Maen	Glan Rhyd	Nebo*
Brymbo	Glasfryn	Pandy Tudur
Bryn Rhyd-yr-Arian	Groesffordd	Pentre-llyn-cymmer
Bylchau	Gwytherin	Pentre Isa
Capelulo*	Hendre	Pentre Tafarn-y-Fedw
Cefn Berain	Llanfihangel GM	Rhydlydan
Cefn Brith	Maerdy	Tan-y-Fron

* villages that lie partly in Snowdonia National Park Authority

Diagram 1 – Conwy Spatial Strategy



**CONWY LOCAL DEVELOPMENT
PLAN STRATEGY 2007 - 2022**

**CONWY SPATIAL
STRATEGY**

Legend

-  County Borough
-  The Plan Area
-  National Park within Conwy
-  Urban Development Strategy Areas
-  Rural Development Strategy Area

3 Sources of windfall sites

3.1 Categories

Windfall sites can be divided into four main categories, which can be subdivided into further categories, as shown in Table 2 below. A small number of sites overlap more than one category, but are recorded only once.

Table 2: Sources of windfall sites

Main category	Sub-categories
New buildings on previously developed land	New housing in existing gardens
	Redevelopment of existing housing sites
	Redevelopment of non-residential land
	Primary Schools Modernisation
Conversions	Subdivision of existing housing
	Conversion of non-residential buildings
	Flats above shops
Empty dwellings	Long term empty dwellings
New buildings on greenfield sites	Undeveloped land in urban areas
	Land allocated in existing development plans for uses other than housing
	Rural exception sites
	Agricultural workers' dwellings

3.2 New buildings on previously developed land (PDL)

This category includes a large variety of sites, for example, former businesses that have become vacant or underused, vacant land within the curtilage of a building, or non-domestic buildings that may be suitable for demolition and redevelopment.

3.2.1 New housing in existing gardens

Since many houses have gardens which are larger than their householders' needs, there are often opportunities to build housing in larger back gardens (known as 'backland development') or to build on 'infill' sites between two buildings. It is evident that a number of applications for this type of development are approved each year.

3.2.2 Redevelopment of existing housing sites

Analysing the housing completion information on a site-by-site basis indicated that several applications for this are approved each year. Properties tend to be on large plots that are able to accommodate more than the single dwelling currently occupying it.

3.2.3 Redevelopment of non-residential land

There are a number of sites that have planning permission for change of use to residential. These are often previous commercial or retail units that are no longer required, and residential use of the land is considered acceptable. Such developments include the sites of former nursing homes, garages and community buildings.

3.2.4 Redevelopment of car parks

There are currently 22 pay and display car parks in the County Borough, providing 1,904 parking spaces. In addition there are around 18 free car parks and two coach parks, along with some privately owned car parks. If they become surplus to requirements and are suitable for development, they are likely to be considered as allocations rather than as windfall sites. For the purpose of this Study therefore, no allowance has been made from this source.

3.2.5 Primary School Modernisation

In September 2009, the Education Services Department published a consultation document outlining plans for an in-depth review of its Primary Education Service in Conwy County Borough Council. Facilities at each primary school, the number of pupils and how resources were distributed were reviewed and detailed in the document. Based in this information, schools were then grouped into three groups, for initial review, for review in 2-5 years and where a review is unnecessary. Details of schools that are potentially to be closed will not be available in time for inclusion as allocated sites in the LDP. Instead, schools marked for review have been assessed by officers for their suitability as residential sites. Those considered suitable have been included in this document as there are a substantial number of potential sites. This follows confirmation of the approach by the Welsh Government to assess the Primary Schools Modernisation programme as a potential source of windfall. Most of the suitable schools are in the urban areas.

3.3 Conversions and subdivision

This group consists of three categories – subdivision of existing dwellings, conversion of non-residential buildings and flats above shops. The market has changed recently and the number of flats being developed may reduce during the plan period. No allowance has been made for this in the windfall calculations, as a

contingency is applied to the overall number of dwellings (see Background Paper 41 Contingency for more details). It is, therefore, not considered necessary for a reduction to be applied in these calculations.

3.3.1 Subdivision of existing housing

The subdivision of existing housing into two or more units is a significant potential source of new dwellings, especially in areas containing large older properties. It is important, however, to ensure that any such development provides good quality accommodation, in the form of separate and self contained units in line with LDP policy and SPG.

As households are becoming smaller, there may be a potential to increase the number of dwellings provided by sub-division. In theory, there are a large number of dwellings which are larger than the needs of their households. The 2001 census showed that 27,190 dwellings in the County Borough were occupied at a density of 0.5 persons per room or under, and that 25,698 had an occupancy rating (see glossary) of 2 or more. This is theoretically a large supply, although in practice the number of sub-divisions is constrained by the suitability of the properties, building costs and the householders' wishes.

3.3.2 Conversion of non residential buildings

Non-residential buildings can provide a good source of potential housing. These include, for example, farm buildings, hotels, offices, places of worship and care or nursing homes. Policies on safeguarding the loss of office and hotel accommodation, for example, constrain the potential contribution to housing from this sector. It is also possible that there may be a future reduction in the number of agricultural buildings that are suitable for conversions, as the supply of more suitable buildings diminishes.

3.3.3 Flats above shops

There is often potential to convert the space over shops, offices and so on into dwellings. Whilst this is supported by Government policy, it is difficult to assess the scale of this contribution, since these conversions can often be carried out without needing planning permission. Some owners may not want to bring upper floors forward for residential use for security purposes, e.g. above betting shops or banks, or they may be used already for storage. There may be no demand for flats above

certain commercial premises, such as takeaways. Flats above shops that require planning permission are recorded and make up part of the windfall calculation.

3.4 Empty dwellings, holiday/second homes and dwellings for sale

When converting household projections to dwelling requirements, an allowance for vacant dwellings and second/holiday homes of about 6% is made. This cannot be included as a source of housing in the LDP because there is a need to provide more dwellings than there are households to allow for churn within the housing market. This 6% is in line with past trends and is applied to the whole of the dwelling stock. Part of this 6% is an allowance for holiday/second homes within the dwelling stock, which also cannot be included as part of the LDP housing delivery. A continued supply of this kind of accommodation is an important contributor to the local economy, which is heavily reliant on the tourism industry.

Dwellings that are currently for sale are not included, as they are part of the existing housing supply and therefore cannot be used to meet future need. They are not vacant properties; the vast majority will already have residents.

Long-term empty dwellings that are brought back into use are a potential supply of housing that can be included in the LDP. The Council has developed a strategy to reduce the number of dwellings that are vacant for more than six months. The Corporate Plan (2008-12) committed the Housing Strategy Team to deliver 25 empty homes back into use per year. New delivery mechanisms, including the appointment of an Empty Homes Officer and additional commuted sums, means that it is anticipated that delivering 25 per year will continue beyond 2012 to the end of the LDP period. Actual figures for empty homes that have been brought back into use have been used where possible (2007-2011) and 25 a year for the remainder of the plan period. The figures are for dwellings that have been returned to occupation following direct action by the local authority. Direct action can include advice on renting, renovation, and selling; enforcement action, or threat thereof or a visit to discuss options for bringing the property back into use. Table 3 shows the location of where empty homes brought back into use.

Table 3: Location of empty homes brought back into use 01/04/2007-31/03/2011

	Empty dwellings brought back into use	
Urban Development Strategy Area		
Abergele/Pensarn, Towyn and Kinmel Bay	55	25%
Colwyn Bay, Rhos on Sea and Mochdre	73	33%
Conwy, Llandudno, Llandudno Junction, Deganwy Lanrhos & Penrhyn Bay/Penrhynside	54	24%
Llanfairfechan & Penmaenmawr	14	6%
Llanrwst	7	3%
Rural Development Strategy Area	19	9%
Total	222	100%

In its Housing Bill due in 2013, Welsh Government is currently considering allowing local authorities to charge a higher level of Council Tax on empty homes (200% is currently being considered). It is being proposed that this additional revenue received by local authorities would be ring-fenced and only used in connection with bringing empty homes back into use. Whilst there is little detail available on the mechanics of the proposal and no guarantee of its inclusion in the Bill, should it be included it will represent a significant opportunity to address the issue of empty homes, by creating an incentive for owners not to leave their properties empty indefinitely.

3.5 New buildings on greenfield sites

Whilst PDL is generally preferred to greenfield sites, it must be acknowledged that there will be a need for some housing development on greenfield sites to meet the housing needs of the Plan Area. Most greenfield sites will be identified as allocations rather than ‘windfalls’ and, therefore, fall outside the scope of this Background Paper. However, there may be a potential for windfall housing sites to be developed, for example, under rural ‘exception site’ policies or as rural enterprise dwellings.

3.5.1 Undeveloped land in urban areas

This is defined as greenfield land and, therefore, a sequential approach should be taken to development so that these sites are only considered for development after the opportunities for PDL have been defined.

Significant areas of this undeveloped land are a valued asset and play a key role in contributing to the urban environment. Therefore, it is important that an assessment of the opportunities such land may offer in promoting more sustainable urban development is undertaken.

Within urban areas, this type of land includes urban greenspace, informal open space and rural land within urban area. It does not include land in built up areas that are used for public open space, playing fields, allotments and landscaping. The potential contribution from this source has been analysed via completions information.

3.5.2 Reallocation of existing employment, allotments or open space allocations

A review of employment allocations may show that it is appropriate in some cases to change the proposed use of the land rather than have over-allocations. However, as there isn't a surplus of employment land within the Plan Area, and there is a particular need to safeguard smaller sites, it is unlikely that such land will be a significant source of potential. There is also a shortfall of allotments and open space in the plan area, so it is unlikely for these to be developed.

3.5.3 Rural exception sites

This category has been included to reflect the potential contribution of sites for affordable housing for local needs. They are allowed in circumstances where open market housing would not be permitted; adjoining Llanrwst, main villages, minor villages and hamlets. Planning Policy Wales also allows for small-scale development in rural clusters. For the purpose of this study, it is assumed that the number of permissions granted for 'exception sites' will increase over the Plan period through the implementation of the LDP Policies related to exception sites and promotion of Council and Government owned sites. It is also possible, however, that such applications, particularly those for affordable housing, will rise to reflect increases in house prices and improved evidence on local housing needs.

3.5.4 Rural enterprise dwellings

This is another type of development that is an exception to the normal constraint against housing in the countryside. Applications for rural enterprise dwellings must meet stringent tests including the need to ensure that there is an existing functional need for a dwelling on the rural enterprise (including farms) and that the business is financially secure in the long term. It is assumed that the number of rural enterprise dwellings will remain constant based on average completions of agricultural workers dwellings for 2005-2010.

4 Managing uncertainties

4.1 By their definition, 'windfall sites' are unpredictable. It is useful to identify the factors that cause uncertainties and how they might affect future trends. These are summarised in Table 4. Whilst the number and significance of these uncertainties is high, it is also possible that constraints and opportunities could balance each other out.

Table 4: Uncertainties and their consequences

Uncertainty	Consequence on development of windfall sites	Required action
Redefining flood risk areas. For example, TAN15's Development Advice Maps, the Conwy Tidal Flood Risk Study or flood consequences assessments.	Potentially significant. Redefinition could release areas currently considered unsuitable. Alternatively, it could mean that development in areas not previously considered at flood risk is constrained.	Monitor extent of areas at flood risk and assessment of consequences
Increasing house prices	This could make backland and infill development more attractive, and increase the number of rural 'exception' sites. Mortgagees' ability to borrow a constraint.	Monitor long-term trends in house prices
Impact of the recession	House prices have declined recently, which will make some PDL developments unviable. It is anticipated the effects of this are short term only.	Monitor trends in house prices
Changes in mortgage interest rates	Increase could restrain the housing market generally. It could also cause repossessions, thus increasing vacancy rates, albeit temporarily.	Monitor vacancy rates
Demographic changes For example, a reduction in average household size	This could result in more subdivisions, however, householders' wishes and the suitability of properties for subdivision may constrain this source.	Monitor demographic trends and number of applications / completions for subdivisions.
Rate of development on small sites declining	This could mean that the windfall allowance is not fully developed.	Monitor % completions on windfall and allocated sites
Decline in the number of empty dwellings brought back into use	Unlikely to be significant. 182 were brought back into use 20010/11, far exceeding the 25 a year target.	Monitor number brought back into use. Keep informed on Housing Bill 2013 proposals.

5 Calculating the windfall

5.1 Completions

5.1.1 JHLA Studies and the residential land availability study database provide information on the number of dwellings completed, the type of development (new build or conversions), whether the development involved previously developed land (PDL) or greenfield land, and where they were located. Information for each site completed in the last five years was analysed and split into the categories above. An average was calculated based on this five year figure and then projected forward for the remainder of the plan period (12 years).

Table 5: Type of windfall by Greenfield / PDL projected for remainder of plan period

Type of windfall	Greenfield			PDL		
	5 year total	Average	12 year total	5 year total	Average	12 year total
New housing in existing gardens*	-	-	-	60	12	144
Redevelopment of existing housing sites*	-	-	-	30	6	72
Primary Schools Modernisation	-	-	-	-	-	199
Subdivision of existing housing*	-	-	-	119	24	286
Conversion of non-residential buildings*	-	-	-	166	33	399
Redevelopment of non-residential land	-	-	-	123	25	295
Flats above shops*	-	-	-	38	8	91
Empty dwellings	-	-	-	-	-	509
Undeveloped land in urban areas*	34	7	82	-	-	-
Rural exception sites*	24	5	58	-	-	-
Rural enterprise dwellings*	15	3	36	1	0.2	2
Total	73	15	176	537	108	1,997

* sites less than 10 only

5.1.2 There is a possibility that the number of sites for less than 10 dwellings has been higher in the past than it would be once the LDP is adopted, as there has been no

supply of allocated sites across the whole plan area. Denbighshire has similar characteristics to Conwy CB and has an adopted UDP in place. Comparing past completions rates detailed in the JHLAS on large and small sites in Conwy plan area and Denbighshire show that both counties have similar proportions on large and small sites. Although this is not wholly reliable, it does indicate that there is not an over reliance on windfall sites in the LDP.

Table 6: Past housing completions in Conwy and Denbighshire

	Conwy sites		Denbighshire sites	
	Large	Small	Large	Small
2006	53%	47%	43%	57%
2007	50%	50%	66%	34%
2008	51%	49%	43%	57%
2009	51%	49%	57%	43%
2010	60%	40%	50%	50%
5 year average	53%	47%	52%	48%

5.1.3 The LDP plan period began in 2007. The windfall calculation runs from 2010-2022 and the landbank is based on the 2010 JHLAS. This means that there is no allowance for the number of dwellings built between 2007 and 2010. The number of completions for these three years has been included to allow for this.

Table 7: Past gross housing completions (01/04/2007-31/03/2010)

	Completions
2007-2008	421
2008-2009	332
2009-2010	215
Total	968

5.1.4 This gives a total calculated windfall figure of 2,173 and 968 past completions.

5.2 Commitments

5.2.1 The JHLAS also provides information on the housing land supply. This gives a total landbank of 2,825. If this figure was added to the windfall and completions for the period 01/04/2007-31/03/2010, there would be an element of double counting, as a certain proportion of the windfall will already have planning permission. For this reason, all commitments for nine or less have been removed from the commitments

figure. Undeveloped allocations that are in development plans have also been removed, as these will be replaced by new LDP allocations.

Table 8: Commitments applicable to the LDP

Total commitments (01/04/2010)	2,825
Minus allocations	
Minus all sites for 9 or less dwellings	
Commitments relevant to LDP	1,063

5.2.2 The table below shows the distribution of the commitments that will be included in the LDP housing figures. By far, the highest number of committed dwellings is in the Llandudno and Conwy area.

Table 9: Commitments included in the LDP housing figures by land designation on 1st April 2010

	Total no. of dwellings	Greenfield		PDL	
		No. of dwellings	%	No. of dwellings	%
Urban Development Strategy Area					
Abergele/Pensarn, Towyn and Kinmel Bay	97	29	30%	68	70%
Colwyn Bay, Rhos on Sea and Mochdre	248	0	0%	248	100%
Conwy, Llandudno, Llandudno Junction, Deganwy, Llanrhos & Penrhyn Bay/Penrhynside	570	253	44%	317	56%
Llanfairfechan & Penmaenmawr	83	24	29%	59	71%
Llanrwst	0	0	0%	0	0%
Rural Development Strategy Area					
Main villages: Tier 1	65	65	100%	0	0%
Main villages: Tier 2	0	0	0%	0	0%
Minor villages	0	0	0%	0	0%
Hamlets	0	0	0%	0	0%
Outside settlement hierarchy	0	0	0%	0	0%
Total	1,063	371	35%	692	65%

5.2.3 If all these sources of housing are added together, a total of 4,204 dwellings are expected to come forward alongside LDP allocations.

6 Avoiding double counting

6.1 Consultation responses to the Deposit LDP highlighted double counting as an area of concern regarding calculation of the windfall figure. It has been ensured that there is no double counting in calculating the above potential sources of housing supply, by the following means:

- Sites have been analysed individually and categorised according to their previous land use on this basis. This means that completed sites have only been analysed and included once.
- These sites were then projected forward based on average completion rates. It has been assumed that some of these, which will be developed in the next few years, will already have planning permission. For this reason, any potential duplicated sites have been removed from the commitments list (all PDL and greenfield sites under 10).
- Allocations from the Colwyn Borough Local Plan and the Llandudno and Conwy District Plan that have no current planning permission have been removed from the commitments.
- Allocations from the Colwyn Borough Local Plan and the Llandudno and Conwy District Plan that have residential completions (01/04/2006-31/03/2010) have been excluded from all windfall analysis.
- The five year average was calculated using net figures instead of gross, as the PDL sites include a large number of losses. The net figures will better reflect the actual gains.

7 Conclusion

7.1 Table 10 presents the conclusion to this Study. It shows that windfall sites will provide around 2,173 dwellings throughout the remainder of the plan period. The Urban Development Strategy Area will provide the highest number of these windfall dwellings and a significant proportion will be on PDL. In addition to LDP allocations, a total of 4,204 dwellings are expected to be developed during the LDP plan period.

Table 10: Sources of housing supply, other than LDP allocations

Source of housing supply	Number of dwellings
Completions (01/04/2007-31/03/2010)	968
Relevant commitments (01/04/2010)	1,063
Total windfall	2,173
Total	4,204

Glossary

Terms shown in **bold** text are defined elsewhere in the glossary

Allocations – Land which is designated for a particular purpose (such as housing) in a development plan.

Brownfield land – Informal term which generally corresponds with **previously developed land**.

Commitments – All land with current planning permission for housing or which has been allocated for housing in an adopted local plan.

Conversions – In this Background Paper, conversions mean the change of use of a building, or part of a building, to a **dwelling** from another use (for example, places of worship, barns or care homes), together with related alterations. It also includes **subdivisions**.

County Borough – This refers to the whole area for which Conwy County Borough Council is the unitary authority, including that part of the Council's area that lies in the Snowdonia National Park.

Curtilage – The area normally within the boundaries of a property surrounding the main building and uses in connection with it (such as the garden of a **dwelling**).

Development Area – Two main development areas comprise the Plan's spatial strategy – the Urban Development Strategy Area and the Rural Development Strategy Area. It is acknowledged that a number of the Areas experience close links and roles, and these are identified as Llandudno, Llandudno Junction and Conwy; Colwyn Bay, Mochdre and Rhos on Sea; and Abergele, Towyn and Kinmel Bay.

Dwelling – comprises all permanent, self-contained accommodation, including houses and flats, which can be provided either on green-field sites or by conversions or redevelopment on **previously developed land**.

Greenfield land – Informal term, which generally corresponds with land which is not previously developed, such as agricultural land and woodland.

Gross completions – The total number of **dwellings** completed, which does not take account of any dwellings that may have been lost through demolition, **conversion** or **subdivision**.

Joint Housing Land Availability Study (JHLAS) – annual study of housing land supply (including **allocations** and **commitments**) to monitor the take up and future availability of housing land.

Local Development Plan (LDP) – The required statutory development plan for each local planning authority in Wales under the Planning and Compulsory Purchase Act 2004 that is used to determine planning applications.

Local Planning Authority – the body that is responsible for planning decisions in its area. Conwy County Borough Council is the local planning authority for the **Plan Area**.

Net Completions – The total number of **dwellings** completed, which takes account of any dwellings that may have been lost through demolition, **conversion** or **subdivision**.

Occupancy rating – This provides a measure of under-occupancy and over-crowding. For example, a value of +2 implies that there are two rooms more than the number ‘required’ by the members of the household (based on an assessment of the relationship between household members, their ages and gender). A fuller definition is available at www.ons.gov.uk

Plan Area – The County Borough of Conwy, excluding that part that is within the Snowdonia National Park.

Previously developed land (PDL) – Land which is or was occupied by a permanent structure and associated fixed surface infrastructure. It includes areas around buildings such as gardens, but not parks, agricultural or forestry buildings or land on which the remains of buildings have blended into the landscape over time. There is a fuller definition of PDL in Figure 2.1 of the Welsh Government’s document ‘Planning Policy Wales’.

Redevelopment – The construction of new dwellings on the site of a demolished building.

Subdivisions – The division of a dwelling into a larger number of dwellings, for example, from a house to a number of flats.

Windfall site – A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan.