

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



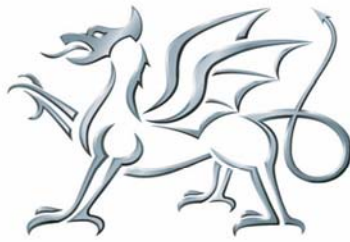
REVISED BACKGROUND PAPER 5 – SUBMISSION

Housing Land Availability Study

August 2012

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Llywodraeth Cynulliad Cymru
Welsh Assembly Government

Joint Housing Land Availability Study

**Conwy County Borough Council
(Excluding Snowdonia National Park)**

1 April 2010

Co-ordinated and published by
The Department for the Economy and Transport
of the Welsh Assembly Government

In co-operation with:

Conwy County Borough Council

Home Builders Federation

Local Housing Associations

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JOINT HOUSING LAND AVAILABILITY STUDY

CONWY COUNTY BOROUGH (EXCLUDING SNOWDONIA NATIONAL PARK) – APRIL 2010

**ANNUAL REPORT CO-ORDINATED AND PUBLISHED BY THE
DEPARTMENT FOR THE ECONOMY AND TRANSPORT OF THE WELSH
ASSEMBLY GOVERNMENT.**

1 INTRODUCTION

- 1.1 This is the annual Joint Housing Land Availability Study Report for Conwy County Borough and is produced under Planning Policy Wales (PPW), issued in March 2002.
- 1.2 The current report presents the findings for the area at a base date of 1 April 2010. The report has been prepared by a study group in accordance with the advice contained in Planning Policy Wales (2002) as amended in respect of the Housing Chapter by updated guidance issued through the Ministerial Interim Planning Policy Statement on Housing (MIPPS) 01/2006, and the revised Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (2006). The studies are carried out on an annual basis and the current report replaces the previous 2009 report for the County Borough.
- 1.3 The study group was co-ordinated by the Department for the Economy and Transport of the Welsh Assembly Government (formally the Department for Enterprise, Innovation and Networks) and included the Unitary Authority, the Home Builders Federation, the Environment Agency Wales, and local housing associations.
- 1.4 The study involved discussions of individual land allocations and planning permissions on an area by area basis and included consideration of the likely rate of progress in building on each site and an examination, where appropriate, of the problems inhibiting the provisions of an adequate supply.
- 1.5 The report which follows represents the views of the group involved in its preparation and points of difference within the group which were not resolved through joint discussion are recorded as such and included within Part 3 of the Report.
- 1.6 A copy of the relevant section of Planning Policy Wales (PPW) as amended, together with TAN1 (2006) are appended at Appendix 4.

2 PART 1: THE SURVEY

2.1 Requirements of Planning Policy Wales (as amended by MIPPS 01/06)

- 2.1.1 Paragraph 9.2.3 of Planning Policy Wales (as amended) states that local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5 year supply of housing.
- 2.1.2 To be genuinely available sites must satisfy various minimum criteria set out in TAN 1 (2006).
- 2.1.3 As set out in TAN 1(2006), Para. 7.1.1, for sites to be included in the Joint Housing Land Availability Studies they must satisfy at least one of the following conditions:
- the grant outline or full planning permissions for residential purposes; or,
 - the land should be identified for residential purposes in an adopted development plan.
- 2.1.4 To allow the comparison of land available with the housing provision in the adopted development plan, the sites are categorised as to their availability. The categorisation establishes when the development of a site or a portion of a site is likely to be completed. The allocation of a site to several categories indicates the rate at which development is expected to proceed.

2.2 Method

- 2.2.1 The group has met to consider all sites of 10 or more units which satisfy the minimum criteria for being included in the study, to estimate the number of completions likely within the 5 year period and to seek to agree categorisation. Copies of the schedules listing the individual sites considered by the group are attached as Appendix 3. The findings are set out in Table 1 which follows and are summarised in paragraphs 3-6.
- 2.2.2 Small sites accommodating less than 10 units, which by definition have not been assessed individually in this study, may make an important contribution to meeting housing needs. In recognition of this, as in previous studies, assessments of the likely completions on small sites appear as a footnote to Table 1 and have been taken into account in the comparison exercises in Parts 2 & 3 of the report.
- 2.2.3 The assessment of likely completions on small sites over the five year period is based on the rate of past completions on small sites in the County Borough over the previous five years.
- 2.2.4 It should be noted that the land supply information contained in Table 1 includes conversions on large sites and the small sites allowance also includes conversions on sites of under 10 units.

2.3 Additional requirements of TAN 1 (2006)

- 2.3.1 As with the previous 2009 Conwy Study, this Report incorporates further information in accordance with the requirements of TAN 1 (2006). This includes measuring the number of completions in terms of:
- market and affordable housing units;
 - Brownfield and Greenfield land;
 - dwellings by house type; and,
 - Sites affected by flood risk.
- 2.3.2 The Study Report also includes data on how the future land supply position is likely to provide for future affordable housing provision, development on previously developed land and what anticipated level of provision is likely to come forward from sites subject to flood risk.

3 Factual findings

- 3.1 At the base date of the study, the 1 April 2010, the total land supply on sites of 10 or more units in Conwy County Borough could accommodate 2205 dwellings. Of these, 1063 were identified as contributing to the five year supply. With the inclusion of sites of under 10 units, the five year land supply in the County Borough increased by 620 dwellings to 1683 dwellings. This information is shown in Table 1 which follows. Diagram 1 Appendix 2 demonstrates the fluctuating nature of the land supply position in Conwy County Borough since 2003.
- 3.2 Outside the 5 year supply, category 3(i) contained a further 1142 dwellings.
- 3.3 There were 129 dwellings under construction on large sites in Conwy at the base date, compared to 188 in the previous year.
- 3.4 On large sites a total of 129 dwellings (all private) were completed over the period 1st April 2009 to 31st March 2010, with a further 86 dwellings completed on small sites. This gives a total 12 months completions figure for Conwy County Borough of 215 dwellings, compared to 332 in the previous year.
- 3.5 There were no Unadopted Plan sites in the study, and no sites categorised as awaiting the completion of a section 106 Agreement.

LAND SUPPLY TABLE

Table 1

Table 1: Land available for housing as at 1 April 2010

Sites capable of accommodating 10 or more units in Conwy County Borough

	Proposed Units	Area (Ha)	CATEGORISATION						Units Completed
			U/C	1	2	2*	3(i)	3(ii)	
Private Sector	2002	63.25	107	69	684	0	1142	0	87
Public Sector	0	0	0	0	0	0	0	0	0
Housing Association	203	4.38	22	0	181	0	0	0	42
Total	2205	67.63	129	69	865	0	1142	0	129

Five year supply:

Private	860
Public	0
Housing Association	203
Total	1063

Small sites capable of accommodating fewer than ten units contribute an additional **620** dwellings to the land available for housing within five years.

Total five year supply, including small sites = **1063 + 620 = 1683 dwellings.**

4 Part 2: Land Supply Comparison Exercise

4.1 Basis of comparison

- 4.1.1 TAN 1 (2006) requires the study report to incorporate an assessment of the adequacy of the identified land supply, normally on the basis of the 'residual method', i.e. land available should be compared to the residual need, which is defined as the total forecast needed less completions to date.
- 4.1.2 Planning Policy Wales indicates that sufficient land should be genuinely available or become available to provide a five year supply of land for housing. This should be judged against the general objectives of the Development Plan and the scale and location of the development to be provided.
- 4.1.3 TAN 1 (2006) advises that the land supply should be measured against the remaining housing provision in the Development Plan (i.e. the residual comparison). In cases where the Approved or Adopted Development Plan covers only part of the period of the Land Availability study, the TAN advises that published modifications may be used for the land supply calculation.
- 4.1.4 In Conwy at the study base date, no Adopted Local Plan coverage existed for the whole of the County Borough. Whilst work is ongoing on a new Local Development Plan for the area, work has ceased on the emerging Unitary Development Plan which did not reach deposit stage.
- 4.1.5 The former Colwyn Borough area of the County Borough is covered by the Adopted Colwyn Borough Local Plan, which was adopted in March 1999 and which contains housing development figures for the period between 1996 and 2006. The Gwynedd Structure Plan was approved in 1993 and includes requirement figures for the period to 2006 for the former Aberconwy Borough area. The study period (2010-2015) is therefore wholly outside the period of the development plans.
- 4.1.6 Having regard to this lack of an up to date development plan upon which to base a comparison, the Group agreed that the most appropriate comparison of the land supply would be that based on past completions. Table A which follows therefore contains details of past housing completions in Conwy over the past five years, and Table B comprises a comparison of the identified Planning Policy Wales land five year land

supply with the average rate of annual completions over this five year period.

Table A: Past completions – Conwy County Borough

	2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
Conwy County Borough	384	301	421	332	215

4.1.7 Table B below comprises a comparison of the PPW (Wales) land supply based upon the average build rate in the County Borough since 2005.

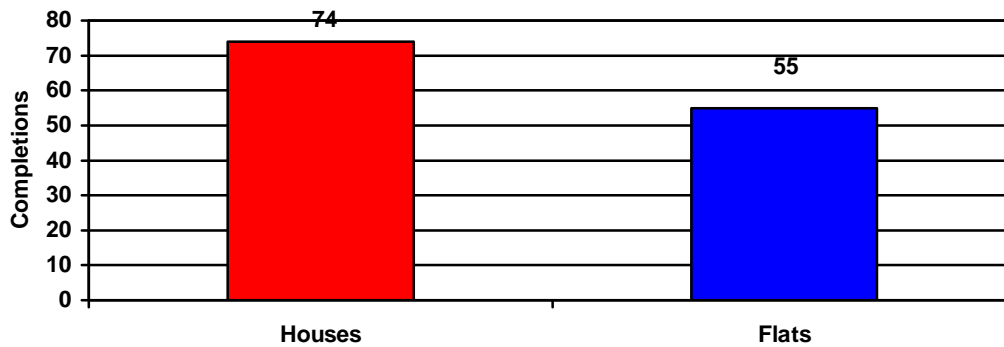
Table B: Comparison based on average build rates 2004-2009 Planning Policy Wales sites only

	Completions 2005-2010	Average Annual Completions (2005-2010)	Total Land Available by 2015 (as at 1.4.2010)	Planning Policy Wales land supply in Years
	(a)	(b) = (a) ÷ 5	(c)	(d) = (c) ÷ (b)
Conwy County Borough	1653	331	1683	5.08

4.1.8 It can be seen from the tables that based on a comparison with the average build rate (331) since 2005, Conwy County Borough has a Planning Policy Wales land supply amounting to 5.08 years.

4.1.9 The study has also been required to identify completions by dwelling type and this is indicated in figure 1 overleaf.

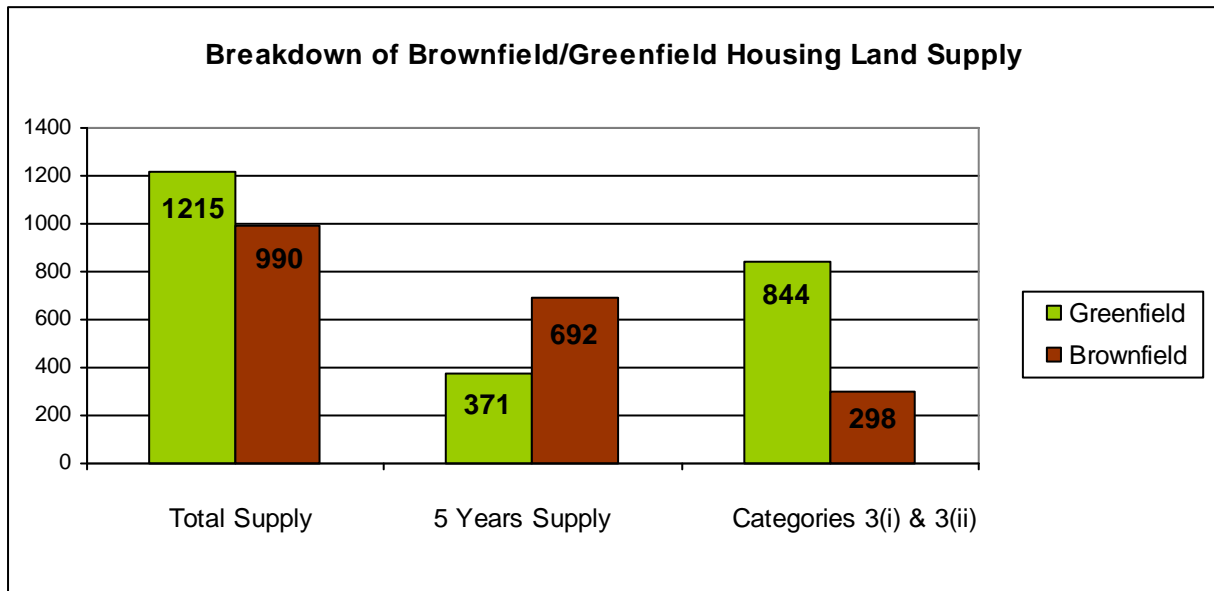
Fig.1 Large site completions by dwelling type (2009-2010)



4.2 Brownfield and Greenfield development

- 4.2.1 While Government guidance promotes the provision of a range of sites for housing development, recent guidance advocates an emphasis on the development of brownfield sites (i.e. previously developed land)
- 4.2.2 It is, however, acknowledged that brownfield sites often suffer from physical or ownership constraints which can make them more difficult to develop.
- 4.2.3 To assist in informing and monitoring the brownfield sites situation, the study incorporates, in figure 2 overleaf, a disaggregation of the five year and total land supplies on sites of 10 or more dwellings in Conwy County Borough into Greenfield and brownfield elements.

Fig. 2 Breakdown of brownfield/greenfield housing land supply

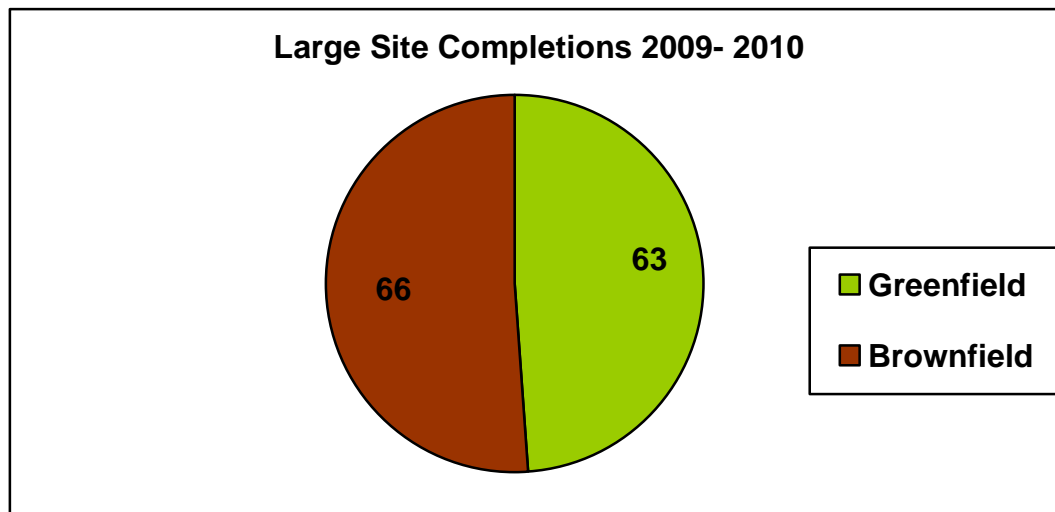


4.2.4 Figure 2 demonstrates that a significant proportion (44.9%) of the total land supply on large sites in Conwy County Borough is located on brownfield sites. This is a slight increase on the previous year's figure of 43.4%.

4.2.5 Of the dwellings available within the five year period, the percentage of brownfield land is substantially higher at 65%, again an increase on the previous year's figure of 59%.

4.2.6 Figure 3, overleaf, similarly indicates completions over the 12 month period split between Greenfield and Brownfield; it can be seen that the majority of completions have occurred on brownfield sites.

Fig. 3 **Comparison of greenfield/brownfield for large site completions 2009– 2010**

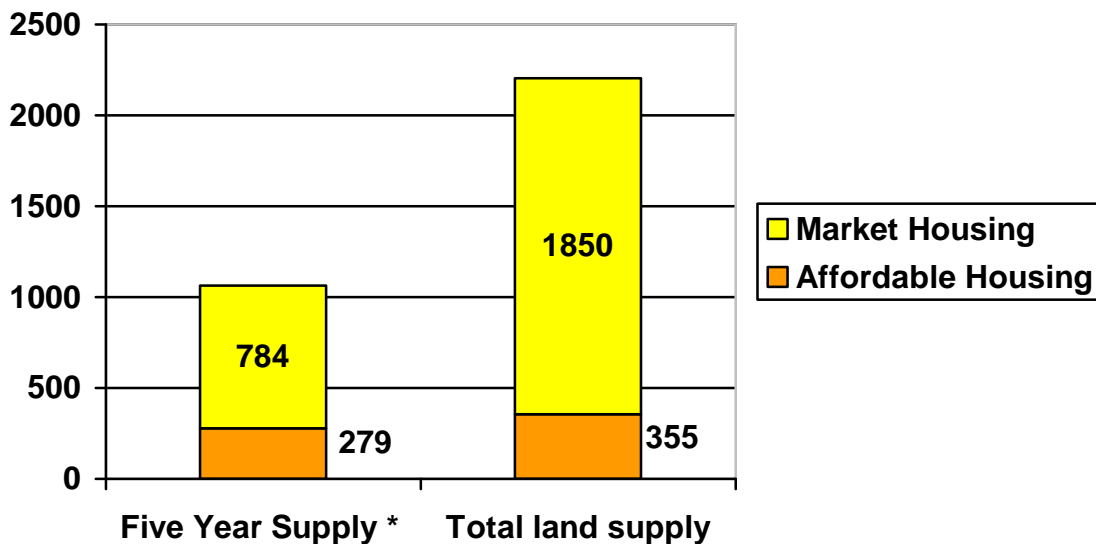


4.2.7 The brownfield/greenfield contribution will continue to be monitored in future studies.

4.3 Affordable housing

4.3.1 To assist in informing and monitoring the affordable housing situation, the study incorporates, in Figure 4 below, a disaggregation of the five year and total land supplies on large sites in the County Borough into affordable housing elements.

Fig.4 Affordable housing contribution to the land supplies

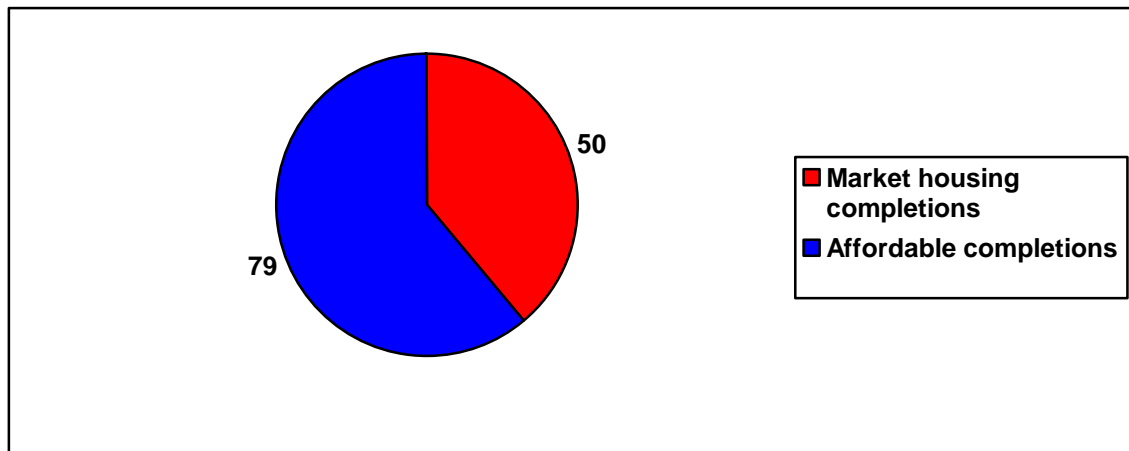


4.3.2 Figure 4, above, demonstrates that overall approximately 16% of Conwy County Borough's overall housing supply comprises affordable housing.

4.3.3 Of the dwellings available within the five year period, the percentage of affordable housing is higher, at 26.25%.

4.3.4 Figure 5, similarly indicates completions over the 12 month period, split between affordable housing and market housing; it can be seen that of the 129 completions on large sites, 79 were for affordable housing and 50 for market housing. Details of these are listed in Appendix 5.

Fig. 5 Comparison between affordable housing completions and total completions over a 12 month period (April 2009 – 2010)



4.3.5 The affordable housing contribution will continue to be monitored in the future studies.

4.4 Sites subject to flood risk

4.4.1 To assist in informing and monitoring the sites subject to flood risk, the study incorporates in figures 6 and 7 below, a disaggregation of the total, and five year land supplies on sites of 10 or more dwellings in relation to their location in flood risk zones.

4.4.2 All sites that are in the five year supply are available to be built on. Where there is a flood risk planning permission will only have been granted on the basis of a flood risk assessment and the advice of the Environment Agency Wales and other relevant agencies. Where flood risk is currently preventing a development from taking place it has been categorised as 3(i) and is not included in the five year supply.

4.4.3 Description of Zones as defined in TAN 15 and their use within the precautionary framework:

C1: Areas of floodplain which are developed and served by significant infrastructure, including flood defences. Used to indicate that development can take place subject to application of justification test, including acceptability of consequences

C2: Areas of floodplain without significant flood defence infrastructure. Used to indicate that only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences.

Fig. 6a **Sites subject to flood risk within the total supply**

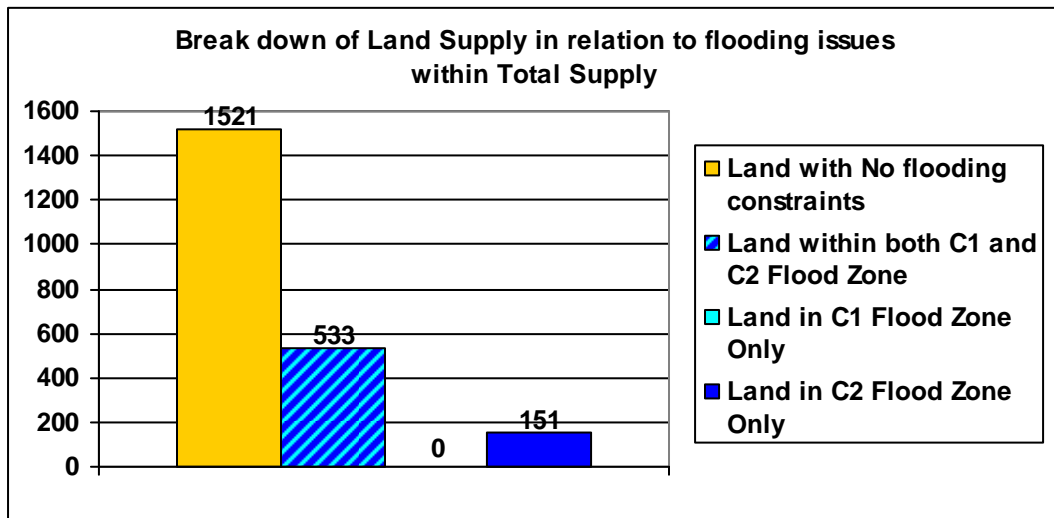
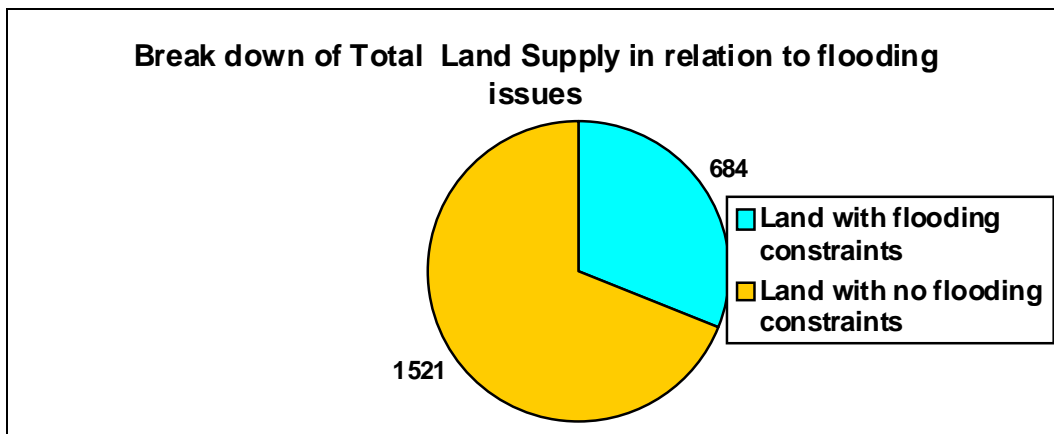


Fig. 6b



4.4.4 It can be seen from figures 6a and 6b that of the total land supply on large sites, of 2205 dwellings, 533 feature in areas covered by C1 and C2 Zones, with an additional 151 in a C2 Zone only.

4.4.5 Therefore, as figures 6a and 6b demonstrate, of the total supply on large sites 31% feature on sites affected by flood risk to a varying degree.

Fig. 7a **Sites subject to flood risk within the 5 year supply**

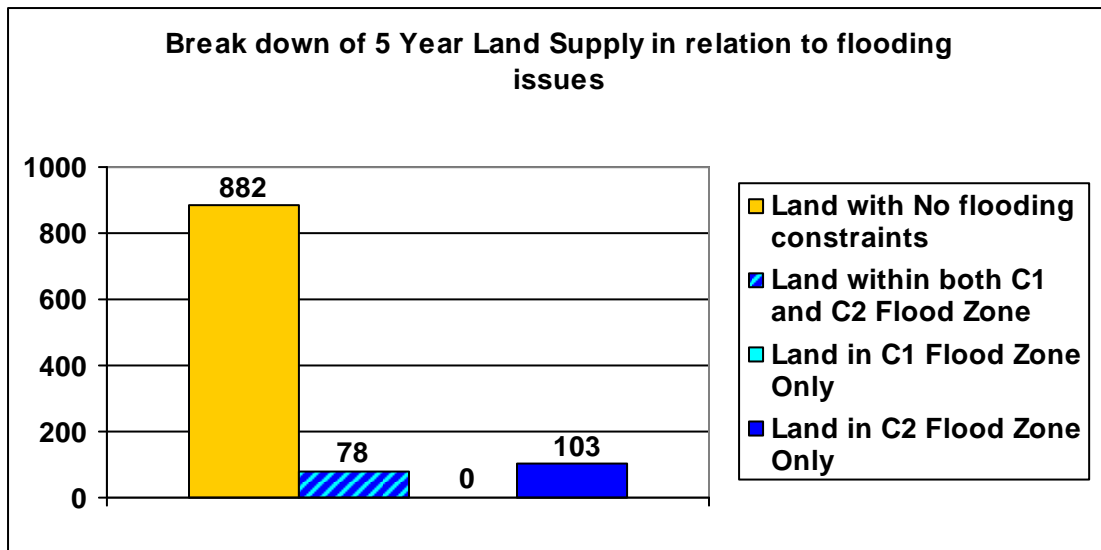
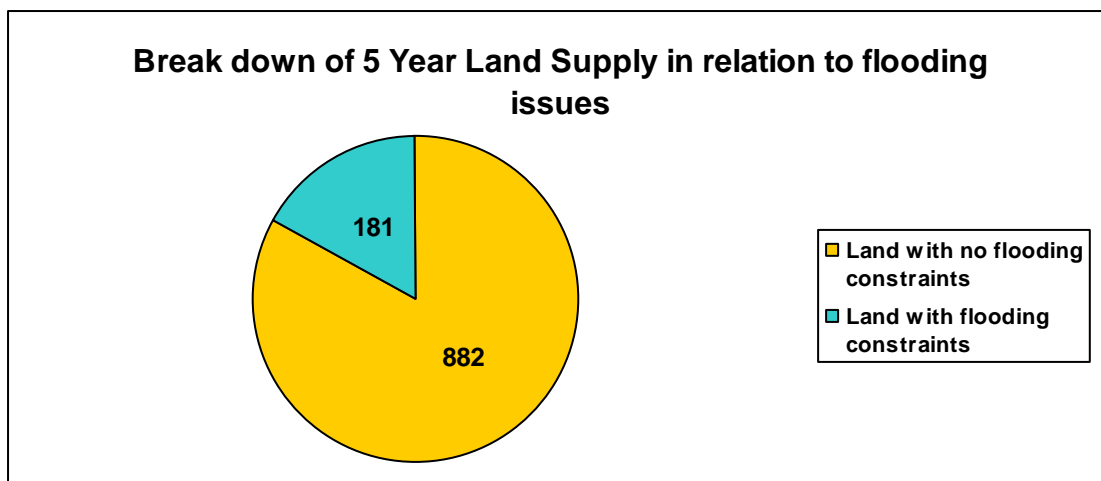


Fig. 7b



4.4.6 It can be seen in figure 7 that of the 5 year supply on large sites of 1063 dwellings, 0 feature in C1 Zone, 78 in areas covered by C1 and C2 Zones with 103 in only C2 Zone

4.4.7 From figures 7a and 7b it can be seen that of the 5 year supply on large sites some 17% features on sites affected by flood risk to a varying degree.

4.4.8 The affect of flood risk on the land supplies will continue to be monitored in future studies.

5 Summary

5.1 Basis of assessment

- 5.1.1 As with the previous Conwy Study, due to the time period of the study and the lack of an Adopted Local Plan or UDP for the whole of the study area, the group agreed to use past housing completion figures as a basis for calculating the land supply.

5.2 Five-year supply

- 5.2.1 There is currently enough land available to build 1683 dwellings within the next five years as set out under the requirements of Planning Policy Wales. This figure comprises of 1063 on large sites of 10 or more units and 620 on small sites of under 10 units.
- 5.2.2 On the basis of the comparison with the past build rate since 2005 the land supply in Conwy amounts to 5.08 years.

5.3 Housing completions

- 5.3.1 There were 215 housing completions in Conwy County Borough during the period 1 April 2009 to 31 March 2010 of which 86 were on small sites of under 10 units.

5.4 Brownfield/greenfield sites

- 5.4.1 The report includes an analysis of the composition of the total and five year land supplies on large sites in terms of a brownfield/greenfield split. This analysis shows that approximately 44.9% of the total land supply on large sites comprises brownfield (previously developed) land with the figure increasing to 65% when the five year supply is analysed.

5.5 Affordable housing

- 5.5.1 The study includes information on the amount of affordable housing coming forward in the County Borough, along with a comparison of affordable housing completions and total completions. A total of 279 units of affordable housing are within the five year supply, which equates to 26.25% of all housing within the supply.
- 5.5.2 Over the past 12 months 79 affordable units were completed on large sites out of a total of 129 units.

5.6 Sites subject to flood risk

- 5.6.1 The study incorporates information on sites subject to flood risk. The total of C1 and C2 sites are compared against the total supply and the 5 year supply.
- 5.6.2 This comparison shows that some 31% of the total housing land supply on large sites and 17% of the five year supply on large sites is affected by flood risk issues.

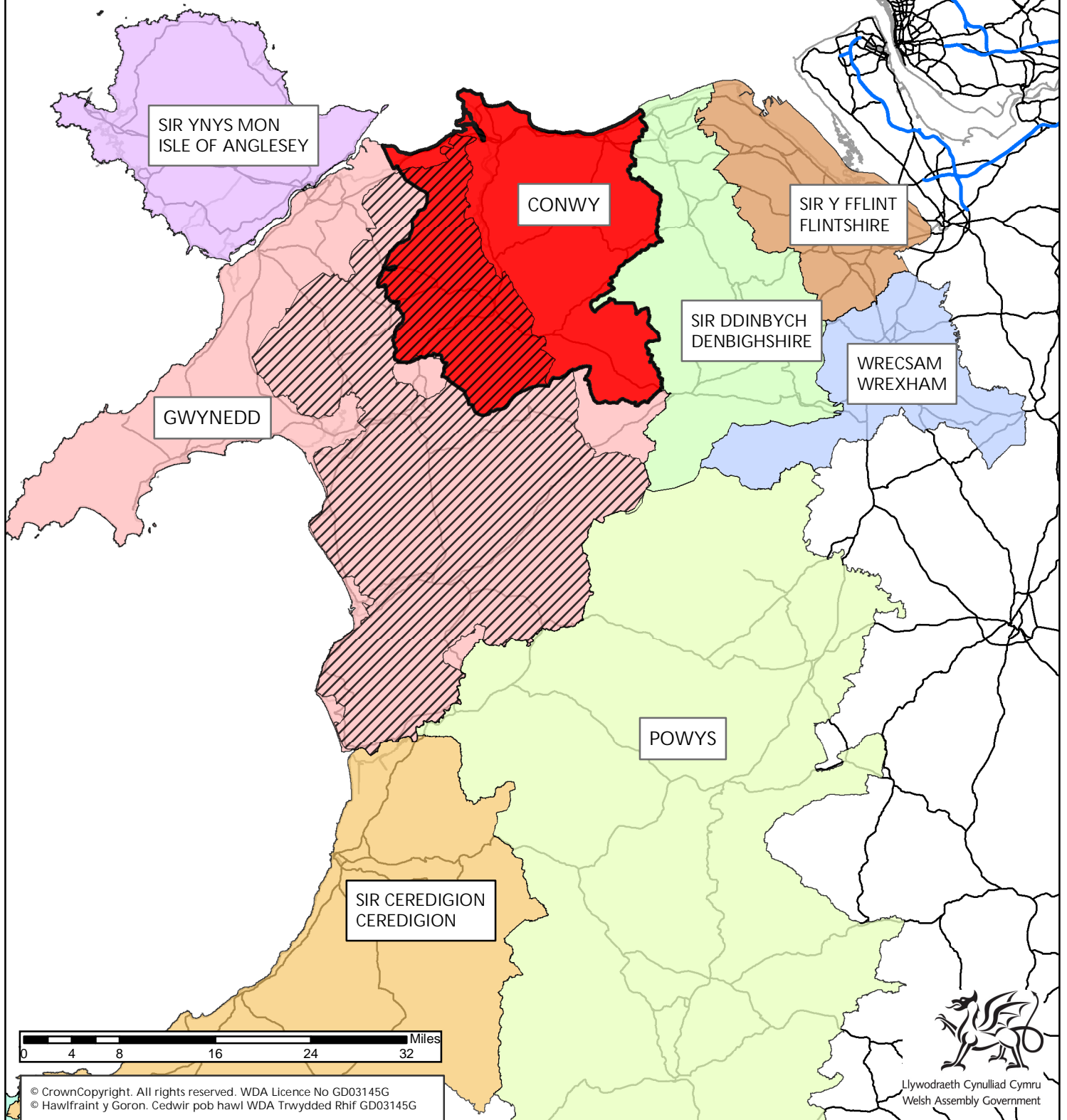
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APPENDIX 1

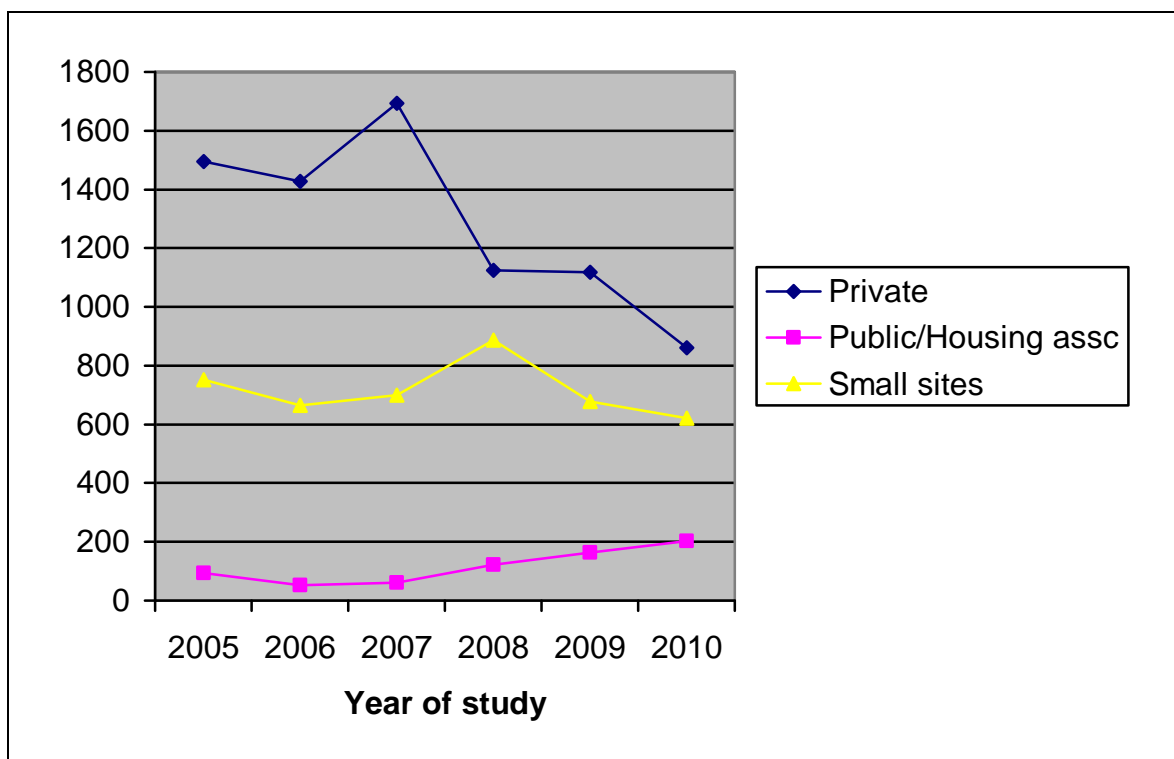


SNOWDONIA N P
PARC CENEDLAETHOL ERYRI



Conwy County Borough Council

Diagram 1: Five year land housing supply (in units) 2005-2010



	2005	2006	2007	2008	2009	2010
Private	1495	1427	1693	1124	1118	860
Public	0	0	0	0	0	0
Housing Association	93	53	60	122	164	203
Small	752	665	699	888	677	620
TOTAL	2340	2145	2452	2134	1959	1683

Conwy County Borough Council

DIAGRAM 2 - Housing Completions (1996– 2010)

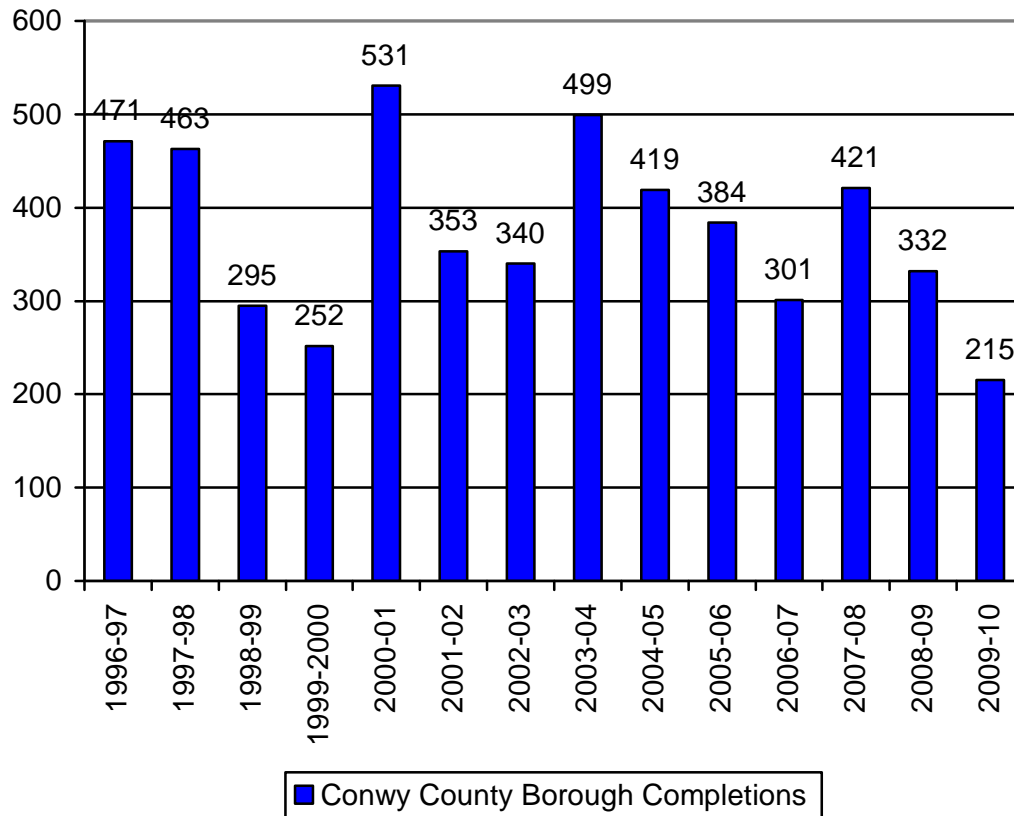


DIAGRAM 3 - Residential Land Supply (Years)

Residential Land Supply (Years) Conwy County Borough Council													
1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
5.6	5.76	6.5	7.44	8.69	9.3	7.7	8.8	10.1	10	4.5	5.96 (5.67)	5.28	5.08

Notes:

1. Development plan calculation is based on annual requirement not residual requirement
2. 2008 (5.67) fig. excludes contribution of 10 units from site at Ty Mawr, Llysfaen (see part 3.1 in 2008 report)

PLANNING POLICY WALES & TAN (WALES) 1

SUPPLEMENTARY REPORT FOR

**THE COUNTY OF CONWY
BASE DATE 1 APRIL 2010**

The following schedules summarise the categorisations agreed in respect of each site of 10 or more units considered by the Group carrying out the 2010 Conwy Land Availability Study.

More detailed information on each site listed can be obtained from the Council at the following address :

Planning Policy Section
Conwy County Borough Council
26 Castle Street
Conwy
LL32 8AY

Tel: 01492 575445

Conwy

Residential Land Availability Schedule Amserlen tir preswyl sydd ar gael

Page 1

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

PRIVATE SECTOR SECTOR PREIFAT

ABERGELE

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categreiddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015	2*	3(i)	3(ii)
0/25936	BODORYN FAWR, St GEORGE,ABERGELE (AGT055)	1	10	0	0.00	0	0	0	0	0	0	0	0	0
0/33051	BRITISH LEGION ,WATER STREET LL22 7SN	0	11	11	0.09	0	0	0	11	0	0	0	0	0
0/30897	GAINSBOROUGH HOUSE,ST GEORGE ROAD	0	14	14	3.22	14	0	0	0	0	0	0	0	0
COLW LP	LAND AT TAN YR ALLT,TAN Y GOPPA (AGT007)	0	48	4	0.12	1	3	0	0	0	0	0	0	0
TOTAL CYFANSWM	ABERGELE	1	83	29	3.43	15	3	0	11	0	0	0	0	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

COLWYN BAY
BAE COLWYN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio					2*	3(i)	3(ii)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
0/33633	146 ABERGELE ROAD,LL29 7ST	0	16	16	0.27	0	0	0	16	0	0	0	0	0
0/33381	35 PWLLYCROCHAN AVENUE,LL19 7BW	0	12	12	0.29	0	0	0	0	12	0	0	0	0
0/33224	40 ENDSLEIGH ROAD,	0	10	10	0.15	0	0	0	10	0	0	0	0	0
0/33381	53 & 55 OAK DRIVE,LL29 7YP	0	15	15	0.53	0	0	0	0	0	0	0	15	0
	ADJ 65 VICTORIA PARK,(CBA012)	0	10	10	0.14	0	0	0	0	0	0	0	10	0
0/35356	GREEN BANK,48 OAK DRIVE	0	15	15	0.41	0	0	0	15	0	0	0	0	0
0/32330	LAND AT OAK DRIVE (CBA268),	0	11	10	1.50	0	0	0	5	5	0	0	0	0
0/33778	LAND & BUILDINGS QUEENS DR.,REAR 49-51 CONWY ROAD	0	19	19	0.12	0	0	0	0	0	0	0	19	0
0/35290	RHOS PRIORY NURSING HOME,4-6 ABBEY ROAD	0	51	51	0.30	51	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	COLWYN BAY BAE COLWYN	0	159	158	3.71	51	0	0	46	17	0	0	44	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

CONWY

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015	2*	3(i)	3(ii)
0/29820	31/33 HIGH STREET, LAND REAR OF CHURCH STREET	0	10	10	0.08	0	0	0	0	10	0	0	0	0
TOTAL CYFANSWM	CONWY	0	10	10	0.08	0	0	0	0	10	0	0	0	0

DEGANWY

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015	2*	3(i)	3(ii)
0/34327	LAND AT CORNER PENTYWYN RD, & PARK (CON142)	0	18	18	0.20	0	0	0	0	0	0	0	18	0
TOTAL CYFANSWM	DEGANWY	0	18	18	0.20	0	0	0	0	0	0	0	18	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

GLAN CONWY

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015	2*	3(i)	3(ii)
0/34805	LAND OFF TAL Y FAN,	0	18	18	1.10	0	0	0	9	9	0	0	0	0
TOTAL CYFANSWM	GLAN CONWY	0	18	18	1.10	0	0	0	9	9	0	0	0	0

KINMEL BAY
BAE KINMEL

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015	2*	3(i)	3(ii)
1/11899	CLWYD PARK,OFF LLANDDULAS AVE (TOW03)	0	63	48	2.06	0	0	0	0	0	0	0	48	0
0/36051	LAND AT REAR LON OLWEN,(TOW096)	0	33	23	2.60	1	0	10	12	0	0	0	0	0
COL.B LP	OFF GWELLYN AVENUE,(TOW014)	0	110	110	4.50	0	0	0	0	0	0	0	110	0
0/27137	OFF HOLYWELL CRESCENT (TOW13A),	0	48	2	0.10	0	2	0	0	0	0	0	0	0
1/13082	PARK AVENUE AND EAST OF,ST ASAPH AVENUE (TOW005)	2	533	294	11.60	0	0	0	0	0	0	0	294	0
TOTAL CYFANSWM	KINMEL BAY BAE KINMEL	2	787	477	20.86	1	2	10	12	0	0	0	452	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

LLANDDULAS

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015	2*	3(i)	3(ii)
	LLANDDULAS VILLAGE ESTATE,(LDD01)	0	46	24	2.11	0	0	6	6	6	6	0	0	0
TOTAL CYFANSWM	LLANDDULAS	0	46	24	2.11	0	0	6	6	6	6	0	0	0

LLANDUDNO

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015	2*	3(i)	3(ii)
0/32671	6 TRINITY SQUARE,LLANDUDNO	0	10	10	0.05	0	0	0	10	0	0	0	0	0
0/32188	ADJ. WEST SHORE SOCIAL CLUB,BRYNIAU RD, LLANDUDNO	0	13	13	0.28	0	0	0	0	6	7	0	0	0
0/34235	PENMORFA HOTEL, ABBEY ROAD,LLANDUDNO	0	28	28	0.69	0	0	0	0	13	15	0	0	0
0/35263	SUNNYMEDE HOTEL,WEST ASHORE	0	12	12	0.09	0	0	12	0	0	0	0	0	0
0/30352	TY GWYN NURSING HOME,BRYN Y BIA ROAD (LND225)	16	16	0	0.00	0	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	LLANDUDNO	16	79	63	1.11	0	0	12	10	19	22	0	0	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

LLANDUDNO JUNCTION

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio					2*	3(i)	3(ii)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
0/33999	113 CONWAY ROAD,	0	10	10	0.07	0	0	0	10	0	0	0	0	0
	CAE FFYNNON (CON014),NARROW LANE	0	12	12	0.60	0	0	0	0	0	0	0	12	0
0/32329	LAND AT ALBINI HOUSE ,NANT Y GLYN	0	126	126	4.70	0	0	6	30	37	37	0	16	0
0/30815	LAND AT VICTORIA DRIVE /MARL DRIVE	42	303	240	6.90	25	50	50	50	50	15	0	0	0
0/36154	MARINELAND,CONWY ROAD	4	45	41	0.50	8	10	10	13	0	0	0	0	0
TOTAL CYFANSWM	LLANDUDNO JUNCTION	46	496	429	12.77	33	60	66	103	87	52	0	28	0

LLANFAIRFECHAN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio					2*	3(i)	3(ii)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
0/32945	CAE AMERICA, LAND OFF VALLEY RD. (LNF02)	2	77	9	0.50	1	2	6	0	0	0	0	0	0
0/31671	LAND ADJ. FERNBANK,PENMAENMAWR ROAD	0	24	24	0.11	0	0	0	0	0	0	0	24	0
TOTAL CYFANSWM	LLANFAIRFECHAN	2	101	33	0.61	1	2	6	0	0	0	0	24	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

LLANRHOS

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio					2*	3(i)	3(ii)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
0/30086	LAND AT LON PEDR,(CON010)	3	41	2	0.88	0	2	0	0	0	0	0	0	0
TOTAL CYFANSWM	LLANRHOS	3	41	2	0.88	0	2	0	0	0	0	0	0	0

LLYSFAEN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio					2*	3(i)	3(ii)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
COL.B LP	TY MAWR FARM,LLYSFAEN (LYS003)	0	255	255	7.10	0	0	0	0	0	0	0	255	0
TOTAL CYFANSWM	LLYSFAEN	0	255	255	7.10	0	0	0	0	0	0	0	255	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

OLD COLWYN
HEN GOLWYN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015	2*	3(i)	3(ii)
0/34500	COLWYN BAY HOTEL, ABERGELE RD, OLD COLWYN (CBA243)	0	56	37	0.60	0	0	0	17	20	0	0	0	0
TOTAL CYFANSWM	OLD COLWYN HEN GOLWYN	0	56	37	0.60	0	0	0	17	20	0	0	0	0

PENMAENMAWR

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015	2*	3(i)	3(ii)
0/30397	CAMBRIA COURT & DYFFRYN, CONWAY ROAD	0	23	23	0.15	0	0	0	7	16	0	0	0	0
0/33731	LAND OFF BANGOR RD, PENMAENMAWR	0	15	15	0.44	0	0	0	15	0	0	0	0	0
0/32951	RED GABLES, BANGOR ROAD, PENMAENMAWR	0	14	14	0.20	0	0	0	0	14	0	0	0	0
TOTAL CYFANSWM	PENMAENMAWR	0	52	52	0.79	0	0	0	22	30	0	0	0	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

PENSARN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015	2*	3(i)	3(ii)
COL.B LP	INTERLEISURE CAMP,MARINE ROAD (AGT009)	0	74	74	3.10	0	0	0	0	0	0	0	74	0
TOTAL CYFANSWM	PENSARN	0	74	74	3.10	0	0	0	0	0	0	0	74	0

RHOS ON SEA

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015	2*	3(i)	3(ii)
0/32384	105/107 RHOS PROMENADE,RHOS ON SEA	0	12	12	0.06	0	0	0	12	0	0	0	0	0
0/34163	53-63 COLWYN AVENUE,LL28 4RA	0	11	11	0.09	0	0	11	0	0	0	0	0	0
0/30544	FIRST AVENUE/LINKS ROAD,(CBA17)	0	91	6	0.10	6	0	0	0	0	0	0	0	0
0/34356	FORM UNITED REFORM CHURCH HALL,JCN COLWYN AVENUE & PENRHYN	0	13	13	0.02	0	0	0	5	8	0	0	0	0
0/31111	ROTHESAY HOTEL, WEST PROMENADE,RHOS ON SEA	0	34	34	0.13	0	0	0	17	17	0	0	0	0
TOTAL CYFANSWM	RHOS ON SEA	0	161	76	0.40	6	0	11	34	25	0	0	0	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

TOWYN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio					2*	3(i)	3(ii)
							2011	2012	2013	2014	2015			
1/10431	LAND AT TOWYN WAY EAST GORS RD,(TOW004)	0	396	247	4.40	0	0	0	0	0	0	0	247	0
0/28010	LAND OFF TOWYN WAY WEST,TOWYN, ABERGELE	17	17	0	0.00	0	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	TOWYN	17	413	247	4.40	0	0	0	0	0	0	0	247	0

TOTAL CYFANSWM		87	2849	2002	63.25	107	69	111	270	223	80	0	1142	0
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TOTAL CYFANSWM		87	2849	2002	63.25	107	69	111	270	223	80	0	1142	0
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Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

HOUSING ASSOCIATION, PUBLIC
CYMDEITHAS TAI, CYHOEDDUS

ABERGELE

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015	2*	3(i)	3(ii)
0/34446	AWEL-Y-MOR,KINMEL AVENUE	0	43	43	1.04	0	0	0	43	0	0	0	0	0
TOTAL CYFANSWM	ABERGELE	0	43	43	1.04	0	0	0	43	0	0	0	0	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

COLWYN BAY
BAE COLWYN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015	2*	3(i)	3(ii)
0/34684	PLAS-Y-COED, THE DINGLE	0	21	21	0.27	0	0	0	21	0	0	0	0	0
TOTAL CYFANSWM	COLWYN BAY BAE COLWYN	0	21	21	0.27	0	0	0	21	0	0	0	0	0

CONWY

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015	2*	3(i)	3(ii)
0/36352	CONWY FILLING STATION, BANGOR ROAD, CONWY	0	15	15	0.30	0	0	0	15	0	0	0	0	0
TOTAL CYFANSWM	CONWY	0	15	15	0.30	0	0	0	15	0	0	0	0	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

LLANDDULAS

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015	2*	3(i)	3(ii)
0/35026	LAND OFF STATION ROAD,	0	23	23	0.64	0	0	0	10	13	0	0	0	0
TOTAL CYFANSWM	LLANDDULAS	0	23	23	0.64	0	0	0	10	13	0	0	0	0

LLANDUDNO

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015	2*	3(i)	3(ii)
0/33815	CANOLFAN YR ORSEDD,FFORDD YR ORSEDD LL30 1LA	0	44	44	1.20	0	0	22	22	0	0	0	0	0
0/36279	FORMER TENNIS COURTS,CRN. ABBEY RD & GREAT ORMES RD	0	35	35	0.33	0	0	0	0	35	0	0	0	0
TOTAL CYFANSWM	LLANDUDNO	0	79	79	1.53	0	0	22	22	35	0	0	0	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

LLANFAIRFECHAN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015	2*	3(i)	3(ii)
0/34748	ARGOED, CAE FYNNON ROAD	24	24	0	0.00	0	0	0	0	0	0	0	0	0
0/31480	PLAS Y LLAN, CAE FFYNON ROAD	0	22	22	0.41	22	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	LLANFAIRFECHAN	24	46	22	0.41	22	0	0	0	0	0	0	0	0

PENMAENMAWR

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015	2*	3(i)	3(ii)
0/34557 (6 dwellings)	REAR OF NORBRIT, FERNBROOKE ROAD	18	18	0	0.19	0	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	PENMAENMAWR	18	18	0	0.19	0	0	0	0	0	0	0	0	0

TOTAL CYFANSWM		42	245	203	4.38	22	0	22	111	48	0	0	0	0
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Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

TOTAL CYFANSWM		42	245	203	4.38	22	0	22	111	48	0	0	0	0
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LPA CCLI	Full Name Enw llawn
CON.B LP	CONWY BOROUGH LOCAL PLAN

Site Address Cyfeiriad y Safle	Zone Rhanbarth	Status Statws	Decision Desc. Disgrifiad y Pender	Current Decision Desc. Disgrifiad y Penderfynia	Description Disgrifiad
105/107 RHOS PROMENADE,RHOS ON SEA		PP2	0/32384	0/32384	Full
113 CONWAY ROAD,		PP2	0/33999	0/33999	Full
146 ABERGELE ROAD,LL29 7ST		PP1	0/33633	0/33633	Outline
31/33 HIGH STREET,LAND REAR OF CHUR		PP2	0/29820	0/29820	Full
35 PWLLYCROCHAN AVENUE,LL19 7BW		PP2	0/33381	0/33381	Full
40 ENDSLEIGH ROAD,		PP1	0/33224	0/33224	Outline
53 & 55 OAK DRIVE,LL29 7YP		PP2	0/33381	0/33381	Full
53-63 COLWYN AVENUE,LL28 4RA		PP2	0/34163	0/34163	Full
6 TRINITY SQUARE,LLANDUDNO		PP2	0/32671	0/32671	Full

ADJ 65 VICTORIA PARK,(CBA012)		ALP			Adopted Plan
ADJ. WEST SHORE SOCIAL CLUB,BRYNIAU		PP2	0/32188	0/32188	Full
ARGOED,CAE FYNNON ROAD		PP2	0/34748	0/34748	Full
AWEL-Y-MOR,KINMEL AVENUE		PP2	0/34446	0/34446	Full
BODORYN FAWR, St GEORGE,ABERGELE (PP2	0/25936	0/25936	Full
BRITISH LEGION ,WATER STREET LL22 7SN		PP2	0/33051	0/33051	Full
CAE AMERICA,LAND OFF VALLEY RD. (LNF02)		PP2	0/32945	0/32945	Full
CAE FFYNNON (CON014),NARROW LANE		ALP			Adopted Plan
CAMBRIA COURT & DYFFRYN,CONWAY ROAD		PP2	0/30397	0/30397	Full
CANOLFAN YR ORSEDD,FFORDD YR ORSE		PP1	0/33815	0/33815	Outline
CLWYD PARK,OFF LLANDDULAS AVE (TOW03)		PP2	1/11899	1/11899	Full
COLWYN BAY HOTEL, ABERGELE RD,OLD		PP2	0/34500	0/34500	Full
CONWY FILLING STATION,BANGOR ROAD, CONWY		PP2	0/36352	0/36352	Full

FIRST AVENUE/LINKS ROAD,(CBA17)		PP2	0/30544	0/30544	Full
FORMER TENNIS COURTS,CRN. ABBEY RD		PP3	0/36279	0/36279	Reserved Matters
FORM UNITED REFORM CHURCH HALL,JC		PP2	0/34356	0/34356	Full
GAINSBOROUGH HOUSE,ST GEORGE ROAD		PP2	0/30897	0/30897	Full
GREEN BANK,48 OAK DRIVE		PP2	0/35356	0/35356	Full
INTERLEISURE CAMP,MARINE ROAD (AGT009)		ALP	COL.B LP	COL.B LP	Adopted Plan
LAND ADJ. FERNBANK,PENMAENMAWR ROAD		PP1	0/31671	0/31671	Outline
LAND AT ALBINI HOUSE ,NANT Y GLYN		PP1	0/32329	0/32329	Outline
LAND AT CORNER PENTYWYN RD,& PARK		PP2	0/34327	0/34327	Full
LAND AT LON PEDR,(CON010)		PP2	0/30086	0/30086	Full
LAND AT OAK DRIVE (CBA268),		PP2	0/32330	0/32330	Full
LAND AT REAR LON OLWEN,(TOW096)		PP2	0/36051	0/36051	Full
LAND AT TAN YR ALLT,TAN Y GOPPA (AGT007)		ALP	COLW LP	COLW LP	Adopted Plan

LAND AT TOWYN WAY EAST GORS RD,(TOW004)		PP1	1/10431	1/10431	Outline
LAND AT VICTORIA DRIVE /,MARL DRIVE		PP2	0/30815	0/30815	Full
LAND & BUILDINGS QUEENS DR.,REAR 49-		PP2	0/33778	0/33778	Full
LAND OFF BANGOR RD,PENMAENMAWR		PP1	0/33731	0/33731	Outline
LAND OFF STATION ROAD,		PP2	0/35026	0/35026	Full
LAND OFF TAL Y FAN,		PP3	0/34805	0/34805	Reserved Matters
LAND OFF TOWYN WAY WEST,TOWYN, ABERGELE		PP2	0/28010	0/28010	Full
LLANDDULAS VILLAGE ESTATE,(LDD01)		ALP			Adopted Plan
MARINELAND,CONWY ROAD		PP2	0/36154	0/36154	Full
OFF GWELLYN AVENUE,(TOW014)		ALP	COL.B LP	COL.B LP	Adopted Plan
OFF HOLYWELL CRESCENT (TOW13A),		PP2	0/27137	0/27137	Full
PARK AVENUE AND EAST OF,ST ASAPH AV		PP1	1/13082	1/13082	Outline
PENMORFA HOTEL, ABBEY ROAD,LLANDUDNO		PP2	0/34235	0/34235	Full

PLAS-Y-COED,THE DINGLE		PP2	0/34684	0/34684	Full
PLAS Y LLAN,CAE FFYNON ROAD		PP2	0/31480	0/31480	Full
REAR OF NORBRIT,FERNBROOKE ROAD		PP2	0/34557 (6 dwellings)	0/34557 (6 dwellings)	Full
RED GABLES, BANGOR ROAD,PENMAENMAWR		PP2	0/32951	0/32951	Full
RHOS PRIORY NURSING HOME,4-6 ABBEY ROAD		PP2	0/35290	0/35290	Full
ROTHESAY HOTEL, WEST PROMENADE,RH		PP2	0/31111	0/31111	Full
SUNNYMEDE HOTEL,WEST ASHORE		PP2	0/35263	0/35263	Full
TY GWYN NURSING HOME,BRYN Y BIA RO		PP2	0/30352	0/30352	Full
TY MAWR FARM,LLYSFAEN (LYS003)		ALP	COL.B LP	COL.B LP	Adopted Plan
			CON.B LP	CON.B LP	

APPENDIX 4

Planning Policy Wales

Technical Advice Note

1: JOINT HOUSING LAND AVAILABILITY STUDIES



Llywodraeth Cymru
Welsh Assembly Government



June 2006

This document is one of a series of Technical Advice Notes (TANs) which supplement *Planning Policy Wales* (2002) (as updated by Ministerial Interim Planning Policy Statements).

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1. Introduction

1.1 This Technical Advice Note (TAN) should be read in conjunction with *Planning Policy Wales*¹ (PPW) which sets out the land use planning policies of the Welsh Assembly Government (the Assembly Government). PPW, Ministerial Interim Planning Policy Statements (MIPPS), TANs and Circulars should be taken into account by local planning authorities in the preparation of development plans. They may be material to decisions on individual planning applications and will be taken into account by the National Assembly for Wales (the Assembly) and Planning Inspectors in the determination of called-in planning applications and appeals.

1.2 Reference documents (listed in the reference column in the margin) provide information that should be read in conjunction with this TAN.

1.3 Planning Guidance (Wales), Technical Advice Note (Wales) 1, *Joint Housing Land Availability Studies 1997*, is hereby cancelled.

2. Purpose

2.1 This note provides guidance on the preparation of Joint Housing Land Availability Studies (JHLAS). The purpose of these studies is to:

- monitor the provision of market and affordable housing²;
- provide an agreed statement of residential land availability for development planning and control purposes; and
- set out the need for action in situations where an insufficient supply is identified.

2.2 Local planning authorities must ensure that sufficient land is genuinely available to provide a **5 year supply** of land for housing. This land supply must inform the strategy contained in the development plan. Local planning authorities should also have regard to the requirement to prepare and provide timely housing land supply figures to satisfy the requirements of the Wales Programme for Improvement Core Planning Indicators³ and Local Development Plans Annual Monitoring Reports (AMR)⁴.

References

1 *Planning Policy Wales*, Welsh Assembly Government, 2002

2 The definition of affordable housing for the purposes of this TAN is contained in paragraph 5.1 of Technical Advice Note 2, *Planning and Affordable Housing*, Welsh Assembly Government, 2006. This definition must be used in the JHLA process.

3 Wales Programme for Improvement Planning Indicators: Affordable Housing; Previously Developed Land; Housing Land Supply

4 *LDP Wales* (paragraphs 4.42-4.50), Welsh Assembly Government, 2005

3. Study Group Composition

3.1 Study groups, from 1st April 2006 are co-ordinated by the Department for Enterprise, Innovation and Networks (DEIN) of the Welsh Assembly Government. Groups comprise DEIN, the local planning authority, relevant local authority departments (e.g. housing), housebuilders' representatives, statutory undertakers, infrastructure providers and other bodies as appropriate.

3.2 To reflect local housing markets and the principles set out in the Wales Spatial Plan⁵, regional Groups may be established to undertake housing land availability studies across an area wider than an individual local planning authority. Where such an approach is adopted representation must include the organisations identified in paragraph 3.1. Any regional conclusions must be disaggregated to the local planning authority level.

4. Development Plans

4.1 Local planning authorities should integrate development plan and JHLA processes. JHLA studies provide an important part of the evidence base for plan preparation. They provide information on previous house building rates and the current supply of land for housing as inputs to the Local Development Plan (LDP) strategy and policy development process. Information on past housing completions (market and affordable) and future housing land supply should be included in the AMR. Where the JHLA study, and subsequently the AMR identifies a shortfall in the housing land requirement the local planning authority should consider revising or reviewing the development plan either in whole or in part (further advice relating to situations where supply is below 5 years is contained in section 5).

5. Situations where supply is below 5 years

5.1 The results of the Joint Housing Land Availability Studies should be treated as a material consideration in determining planning applications for housing. Where the current study shows a land supply **below the 5 year requirement**, the need to increase supply should be given considerable weight when dealing with planning applications, provided that the development would otherwise comply with national planning policies. In addition, local planning authorities must take steps to increase the supply of housing land. This may include reviewing the development plan,

References

5 *People, Places, Futures-The Wales Spatial Plan*, Welsh Assembly Government, 2004

releasing land in its ownership, expediting planning applications or securing the provision of infrastructure for particular sites, which prospective developers may be prepared to finance in whole or in part. **The local planning authority must include a statement in the JHLA study outlining the measures it is taking to address the shortfall in housing land supply.**

6. Study Frequency

6.1 Housing land supply can change rapidly and it is therefore important that the Housing Land Availability Studies are produced on an annual basis. All studies must have a common base date of 1st April. Study Group members are expected to co-operate fully to ensure that the study is published within 12 months of its base date. This is necessary to ensure that accurate information on housing land supply and completions is available for inclusion in LDP AMR's. Study Group members should enter into an agreement with DEIN, which contains a timetable for the preparation of the JHLA study, so that resources can be deployed appropriately during the preparation of the studies.

7. Study preparation

7.1 Data collection

7.1.1 As part of the JHLA process local planning authorities must maintain accurate housing completion records which identify the number of market and affordable housing units built each year (April - March).

7.1.2 Sites included in the Joint Housing Land Availability Studies must satisfy at least one of the following conditions:

- the grant of outline or full planning permission for residential purposes; or,
- the land should be identified for residential purposes in an adopted development plan.

7.1.3 Sites subject to Section 106 agreements should only be included in the studies if they are allocated in an adopted development plan. The Group should decide upon the categorisation of such sites as outlined in paragraph 7.3.2.

7.1.4 At the commencement of each study local authorities will be invited to compile comprehensive and up-to-date lists of all sites for residential development. Normally only sites with a capacity for 10 or more dwellings will be included in the studies, but a Group

References

may wish to agree a lower limit if it believes that this is more appropriate for its area. It has become the practice in rural areas to include in the studies sites of 5 or more units.

7.1.5 Sites below the 5 or 10 unit threshold, i.e. small sites, can make a significant contribution to total housing provision. The Group should therefore agree an estimate to be made for these sites. This estimate should include an allowance for sites not specifically identified at the time of the study (windfall sites). This allowance should be based on the contribution (from recorded completions) that such sites have made to housing provision in the area over the last five years.

7.1.6 For each site a standard proforma must be completed to provide the following details:

- a plan of the site (either paper or electronic);
- local planning authority reference number;
- national grid reference;
- description of the proposed development (including whether part of a mixed use scheme);
- planning status (full or outline planning approval where appropriate);
- whether sited on previously developed land (as defined by *Planning Policy Wales*);
- development constraints (including TAN 15⁶ flood zone categorisation, sewerage capacity);
- site area (hectares);
- average density (dwellings per/hectare);
- number of units (market and affordable) and the local authority's view of the number of dwellings likely to be completed within each year of the study period;
- a breakdown of the number of units completed according to their type, i.e. houses, flats or other.

A computer print out of the previous study's proformas will be provided to assist local authorities in updating.

7.2 Study Group Meeting

7.2.1 The Study Group meeting is central to the JHLA process. A meeting of the Study Group will be convened to

References

6 Technical Advice Note 15, *Development and Flood Risk*, Welsh Assembly Government, July 2004

consider the lists of sites prepared by the local planning authority. All information must be available at the time of the meeting. The purpose of the meeting is to:

- identify areas where the general level of demand is such that housing development is unlikely within 5 years. These areas of low demand should be defined prior to categorisation of individual sites;
- categorise sites (see section 7.3 below);
- estimate the number of dwellings (general market and affordable) likely to be completed on each site in the study period (taking into account the rate at which houses can be marketed on each site).

7.2.2 The Study Group meeting provides the forum for discussion and agreement. All parties should co-operate fully to ensure that issues and differences of opinion are resolved at the meeting. In the rare event where irreconcilable differences of opinion exist, the Assembly Government (DEIN) will have the final decision. However dissenting Group members have the right to have their views expressed in a minority report.

7.3 Site categorisation

7.3.1 Categorisation should be agreed at the Study Group meeting. This will provide, for each local planning authority, information on the total housing land supply and that which is genuinely available for housing development.

7.3.2 Sites (or the phases of sites where a site is to be developed in this way) should be categorised as follows:

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

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

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

Category 2*: Sites which are capable of being developed within the 5 year period but which lie within the areas

References

defined in paragraph 7.2.1 above, where market demand is such that development is unlikely to occur within 5 years;

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

- 3i. development is unlikely within 5 years by virtue of major physical constraints or other constraints as may be agreed by the Group; or
- 3ii. development is unlikely to occur in the foreseeable future by virtue of major long term constraints.

7.3.3 For sites or the phases of sites to be regarded as genuinely available within a 5 year period (i.e. sites under construction and categories 1, 2, 2*) the following criteria should apply:

- the necessary infrastructure should be available or be expected to be available within the 5 year period. Consultation with appropriate public and private statutory undertakers and infrastructure providers may be appropriate;
- the Group agree that it is financially viable to develop the site.

7.3.4 In addition, for Category 1 and 2 sites there should be a reasonable prospect of the site being sold for development where the land is not already owned by developers or a public body with its own firm plans for building. This should be based on a realistic assessment irrespective of current market conditions.

7.4 *Re-assessing site categorisation*

7.4.1 Some sites have remained in category 2 for periods well in excess of 5 years. This may in some areas distort the agreed housing land availability figure. Where sites in category 2 remain undeveloped for more than 5 years there should be a presumption to reclassify such sites into category 3i. In situations where such sites are not reclassified there should be an explanation why they remain in category 2.

7.5 *Calculating land supply*

7.5.1 Each local planning authority must undertake the necessary calculations and make comparisons between the available land and the future housing requirement. These comparisons should be made for the local planning authority as a whole. However,

References

where the Group agree, comparisons may be made on a sub-area basis provided that this approach can be fully justified by the study.

7.5.2 To meet the requirement for a 5-year land supply the quantity of land agreed to be genuinely available may be compared with the remaining housing provision in the adopted development plan - the **residual method**. In some circumstances, that calculation has indicated land shortages or surpluses, which do not exist in practice. In such cases, a comparison of available land with **past building rates** can provide a measure of the adequacy of land supply that is more relevant to the achievement of the general objectives of the development plan. Any such departure from the use of the residual method should be justified.

7.5.3 Where the residual method is used, it is expected that it will normally be appropriate to use adopted development plans to form the context for the studies. The Assembly Government therefore stresses the importance of producing up to date development plans. In cases where such adopted development plans cover only part of the period of the study, published development plan modifications may be used for land supply calculations. When there are no such development plan modifications then the average annual provision from the last 5 years of the time covered by the development plan should be extrapolated to give an estimate of the land required.

7.5.4 When older adopted development plans cover the whole period of the Joint Housing Land Availability Study, the inclusion of more up to date figures from published UDP modifications or deposited UDP/LDPs may be used if all members of the Group agree. Where a draft deposit development plan is likely to be adopted before the next study is published and includes housing sites which are unlikely to change before the plan is adopted, the sites identified in the plan can, if all members of the Group agree, be included in the study report. However, these draft development plan sites must be identified separately and the contribution that the sites might make to the land supply situation must not be incorporated into the agreed land supply calculations.

7.5.5 Where past house completion figures are used as a basis for comparison, the number of dwellings for which housing land is required in the study period will be the number of dwellings already completed in the 5 years preceding the base date of the study. In some circumstances a longer or shorter period may be appropriate. Where all the members of the Group agree, an alternative time period may be used. The reasons for adopting any alternative period should be fully explained.

References

7.6 Study Publication

7.6.1 An annual study report must be published for each local planning authority, including site assessments. The study must provide information on past completions for affordable and market housing and the adequacy of the future housing land supply. It must also include information on housing completions and the future land supply accounted for by previously developed land and flood risk sites using the TAN 15 categorisation.

7.6.2 The study must provide a total number of completions over the study period. This figure should be disaggregated to show:

- the number and proportion of market and affordable housing units;
- the number and proportion of completions on previously developed land;
- the number and proportion of completions broken down by housing type i.e. houses, flats or other;
- the number and proportion of completions on flood risk sites (defined using TAN 15 categorisation).

7.6.3 In addition the study must provide information on future land supply expressed in years and details of the methodology used to calculate it. The future land supply should be disaggregated to show:

- the amount of housing land available for development on previously developed land;
- the amount of housing land available on flood risk sites (defined using TAN 15 categorisation).

7.6.4 All significant differences of view within the Group should be included in the report. No member of the Study Group shall have a veto over publication of the report.

7.6.5 Copies of the study report should be sent to all members of the Study Group and the Welsh Assembly Government (Planning Division). It must also be published on the local planning authority and Assembly Government web sites.

References

Ministerial Interim Planning Policy
Statement 01/2006



Llywodraeth Cynulliad Cymru
Welsh Assembly Government

Housing

June 2006



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the kind of development falling within the terms of the policy. The affordable housing provided on such sites should meet the needs of local people in perpetuity. Sites must meet all the other criteria against which a housing development would be judged. Rural exception sites are not appropriate for market housing.

9.2.23 Development plans should:

- quantify the housing requirement (both market and affordable housing);
- set an affordable housing target;
- set out a settlement strategy;
- allocate housing land on the basis of the search sequence specified in 9.2.8 and the criteria in 9.2.9;
- include clear policy criteria against which applications for development of unallocated sites will be considered;
- specify the circumstances in which previously developed sites would be deemed to perform so poorly that their use would not be favoured before that of a (particular) greenfield site;
- include clear development control policies to guide the determination of applications, including guidance on design, access, density, off-street parking and open space provision for particular areas as appropriate;
- specify mechanisms to be used to monitor the take up of housing land;
- include policies for affordable housing in areas where need has been identified, including any rural areas where exception sites will be considered;
- include a policy to strictly control new housing in the countryside away from existing settlements or other areas allocated for development; and
- include policies to indicate where developer contributions will be expected toward infrastructure, community facilities and affordable housing.

9.3 Development control and housing

9.3.1 New housing developments should be well integrated with and connected to the existing pattern of settlements. The expansion of towns and villages should avoid creating ribbon development, coalescence of settlements or a fragmented

References

9.2.19 **Residential mobile homes** can make a contribution to overall housing provision and have a part to play in providing low cost accommodation for small households. Local planning authorities should consult the park homes industry about the provision of appropriate sites.

9.2.20 Local authorities are required to assess **the accommodation needs of Gypsy families**.²¹ It is therefore important that local planning authorities have policies for the provision of Gypsy sites in their development plans. In drawing up policies local planning authorities should consult with providers of social housing, representatives of Gypsies and Travellers and landowners in areas likely to be appropriate for Gypsy sites in accordance with their Community Involvement Scheme. Appendix F of the *Local Housing Market Assessment Guide* (Welsh Assembly Government, 2006) provides advice about how such assessments should be undertaken.

9.2.21 In planning for **housing in rural areas** it is important to recognise that development in the countryside should embody sustainability principles, benefiting the rural economy and local communities while maintaining and enhancing the environment. There should be a choice of housing, recognising the housing needs of all, including those in need of affordable or special needs provision. In order to safeguard the character and appearance of the countryside, to reduce the need to travel by car and to economise on the provision of services, new houses in the countryside away from existing settlements recognised in development plans, or from other areas allocated for development, must be strictly controlled. Many parts of the countryside have isolated groups of dwellings. Sensitive filling in of small gaps, or minor extensions to such groups, may be acceptable, but much depends upon the character of the surroundings, the pattern of development in the area and the accessibility to main towns and villages.

9.2.22 The special provision of **rural exception sites** must be considered to help ensure the viability of the local community. Local planning authorities should refer to their up to date housing assessment or survey at the ward or rural settlement level, to support policies. Policies should make clear that the release of small housing sites, within or adjoining existing rural settlements, for the provision of affordable housing to meet local needs, which would not otherwise be allocated in the development plan, is an exception to the policies for general housing provision and must be fully justified, setting out the type of need and

References

21 *Housing Act 2004*, sections 225 and 226

the local planning authority considers that the proposal for a site does not contribute sufficiently towards the objective of creating mixed communities, then the authority will need to negotiate a revision of the mix of housing or may refuse the application.

9.2.15 Where local planning authorities have demonstrated the need for affordable housing, by undertaking a local housing market assessment as recommended in the Assembly Government's guidance²⁰ they should include policies for affordable housing in their development plan for the areas where need has been identified. Development plans must include an **authority-wide target for affordable housing** (expressed as numbers of homes) based on the Local Housing Market Assessment and identify the expected contributions that the policy approaches identified in the development plan (for example, site thresholds, site specific targets, and rural exception sites) will make to meeting this target. The target should take account of the anticipated levels of finance available for affordable housing, including public subsidy, and the level of developer contribution that can be realistically sought.

9.2.16 In their development plan local planning authorities should include either **site thresholds** or a combination of thresholds and **site-specific targets**. Local planning authorities should set site capacity thresholds for residential developments above which a proportion of affordable housing will be sought from developers. This applies both to sites specifically allocated in the development plan and unallocated sites. Site specific targets will comprise an indicative affordable housing target for each residential site or mixed-use site which includes a residential component.

9.2.17 Local planning authorities may identify **sites for up to 100% affordable housing** based on criteria reflecting local circumstances set out in the development plan in the context of developing sustainable communities. Such sites are likely to be small in number in relation to the total number of sites available in a local planning authority area and small in scale.

9.2.18 Policies must indicate that an authority will seek to negotiate with developers where it is intended to include an element of affordable housing in proposed developments. Policies should also state what the authority would regard as affordable housing and what arrangements it would expect to ensure that such housing remains reserved for those who need it.

References

20 *Local Housing Market Assessment Guide - Welsh Assembly Government*, 2006

9.2.11 Policies which seek to make maximum use of vacant urban land for housing will need to distinguish between sites which need to be retained for recreation, amenity or nature conservation purposes, and areas which are genuinely suitable for housing development. Where substantial new housing is to be permitted, plans should include policies to make clear that developers will be expected to provide open space which is reasonably related in scale and location to the development.

9.2.12 Policies will be needed to cover the physical scale and design of new buildings, access, density, and off-street parking, taking account of particular residential areas and of changing needs. Strong pressure for development may give rise to inappropriately high densities if not carefully controlled. Higher densities should be encouraged on easily accessible sites, where appropriate, but these will need to be carefully designed to ensure a high quality environment. In particular, local planning authorities should adopt a flexible approach to car parking standards.

9.2.13 Sensitive design and good landscaping are particularly important if new buildings are to be fitted successfully into small vacant sites in established residential areas. 'Tandem' development, consisting of one house immediately behind another and sharing the same access, may cause difficulties of access to the house at the back and disturbance and lack of privacy to the house in front and should be avoided.

9.2.14 A community's need for **affordable housing**¹⁹ is a material planning consideration which must be taken into account in formulating development plan policies. Local Housing Market Assessments provide the evidence base supporting policies to deliver affordable housing through the land use planning system. Affordable housing is also an essential element in contributing to community regeneration and strengthening social inclusion. It is desirable in planning terms that new housing development in both rural and urban areas should incorporate a reasonable mix and balance of house types and size to cater for a range of housing needs and contribute to the development of sustainable communities. For affordable housing it is important that authorities have an appreciation of the demand for different dwelling sizes and types of housing (i.e. intermediate and social rented) in relation to supply, so that they are well informed in negotiating the required appropriate mix of dwellings for new developments. Applicants for planning permission should demonstrate and justify how they have arrived at a particular mix of housing having regard to development plan policies. If having had regard to all material considerations,

References

19 Technical Advice Note 2, *Planning and Affordable Housing*, Welsh Assembly Government, 2006

and then new development around settlements with good public transport links.

9.2.9 Local planning authorities should consider the following **criteria in deciding which sites to allocate for housing** in their development plans:

- the availability of previously developed sites and empty or under-used buildings and their suitability for housing use;
- the location and accessibility of potential development sites to jobs, shops and services by modes other than the car, and the potential for improving such accessibility;
- the capacity of existing and potential infrastructure, including public transport, water and sewerage, other utilities and social infrastructure (such as schools and hospitals) to absorb further development and the cost of adding further infrastructure;
- the ability to build sustainable communities to support new physical and social infrastructure, including consideration of the effect on the Welsh language (see 2.10.1 to 2.10.3), and to provide sufficient demand to sustain appropriate local services and facilities;
- the physical and environmental constraints on development of land, including, for example, the level of contamination, stability and flood risk,¹⁸ taking into account that such risk may increase as a result of climate change, and the location of fragile habitats and species, archaeological and historic sites and landscapes; and
- the compatibility of housing with neighbouring established land uses which might be adversely affected by encroaching residential development.

9.2.10 In determining the order in which sites identified in accordance with paragraph 9.2.8 above should be allocated, the presumption will be that previously developed sites or buildings for re-use or conversion should be allocated before greenfield sites. The exception to this principle will be where previously developed sites perform so poorly in relation to the criteria listed in paragraph 9.2.9 as to preclude their use for housing (within the relevant plan period or phase) before a particular greenfield site.

References

18 Technical Advice Note 15, *Development and Flood Risk*, Welsh Assembly Government, 2004

local studies such as those deriving from the community strategy or those forming part of the evidence-base for the development plan. The Sustainability Appraisal, including the Strategic Environmental Assessment, would be part of the evidence base providing justification for a departure from national policy.¹⁶

9.2.5 In producing their development plans, local planning authorities should **devise a settlement strategy** which establishes housing policies in line with their local housing strategy and a spatial pattern of housing development balancing social, economic and environmental needs. The settlement strategy will be informed by a sustainability appraisal and should be fully justified. It should be developed and integrated as part of an overarching strategy in the development plan. Local planning authorities and house-builders are encouraged to work together constructively to identify housing land in the most appropriate locations for development.¹⁷

9.2.6 Local planning authorities should **address the scope and potential for rehabilitation, conversion, clearance and redevelopment** when considering suitable sites for housing development. Maximising the use of appropriate previously developed land for housing development can assist regeneration and at the same time relieve pressure for development on greenfield sites. In particular, local authorities should consider the contribution that reclaimable or reclaimed urban land and disused or underused buildings can make to the overall provision of land for housing. Sites no longer likely to be needed for office or industrial purposes may also be appropriate locations for housing.

9.2.7 Any proposals for **new settlements** should be promoted through, and fully justified in, the development plan. Plans should state clearly the contribution which developers will be expected to make towards provision of infrastructure, community facilities and affordable housing. New settlements on greenfield sites are unlikely to be appropriate in Wales, and should only be proposed where such development would offer significant environmental, social and economic advantages over the further expansion or regeneration of existing settlements.

9.2.8 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

References

16 *Guide to the examination of Local Development Plans*, Planning Inspectorate Wales, 2006

17 *Working Together: A Guide for Planners and Housing Providers*, RTPi, 2001

collaboratively, and with appropriate stakeholders (for example House Builders and Utility Companies) as necessary, to apportion to each authority the Assembly Government household projections, or agree their own regional policy-based projections. The Assembly Government encourages the development of this process wherever possible under the auspices of the Wales Spatial Plan regional groups. Where local planning authorities seek to deviate from the Assembly Government projections, by using their own policy-based projections, they must justify the reasons for so doing and explain the rationale behind their own preferred projections, showing how this requirement has been derived in terms of the issues listed above. In estimating housing requirements local planning authorities should integrate the provisions of their local housing strategies with the relevant provisions of their development plans. Effective monitoring of these issues is essential in order to ensure that there is an adequate and continuing supply of land and buildings for housing and to enable their managed release.

9.2.3 Local planning authorities must **ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing** judged against the general objectives and the scale and location of development provided for in the development plan. This means that sites must be free, or readily freed, from planning, physical and ownership constraints, and capable of being developed economically, creating and supporting sustainable communities where people want to live, and that there must be sites suitable for the full range of housing types. For land to be regarded as genuinely available it must be a site included in a Joint Housing Land Availability Study.¹⁵ The Assembly Government will monitor development plans and their implementation to ensure that sufficient housing land is brought forward for development in each local planning authority and that economic development and related job opportunities are not unreasonably constrained.

9.2.4 Local planning authorities in partnership with the community, including the private sector, must develop policies to meet the challenges and particular circumstances evident in their areas in specific locations. If these policies need to diverge from national policies in order to meet specific **local housing needs for market housing** (which normally would have no occupancy restriction), local planning authorities will need to carefully justify the variation with robust evidence they deem appropriate, which might be in terms of land supply, environmental or social impacts in combination. This evidence would include

References

15 Technical Advice Note 1, *Joint Housing Land Availability Studies*, Welsh Assembly Government, 2006

9.1.4 Local authorities must understand their whole housing system so that they can develop evidence based market and affordable housing policies in their local housing strategies and development plans. They should ensure that development plan policies are based on an up-to-date assessment of the full range of housing requirements across the plan area over the plan period. Local authorities' planning and housing functions must combine in partnership with local stakeholders, including private house builders, to produce **Local Housing Market Assessments (LHMAs)**⁸. LHMAs must include monitoring so that responses to changing housing requirements can be reflected in updated development plans and housing strategies.

9.2 Development Plans and new housing provision⁹

9.2.1 In planning the provision for new housing, local planning authorities must work in collaboration with housing authorities, registered social landlords, house builders, developers, land owners and the community¹⁰ and take account of the following:

- *People, Places, Futures - The Wales Spatial Plan*;¹¹
- *Statutory Code of Practice on Racial Equality in Housing - Wales*;¹²
- the Assembly Government's latest household projections;
- local housing strategies;
- community strategies;
- local housing requirements (needs and demands);¹³
- the needs of the local and national economy;
- social considerations (including unmet need);
- the capacity of an area in terms of social, environmental and cultural factors (including consideration of the Welsh language) to accommodate more housing;
- the environmental implications, including energy consumption, greenhouse gas emissions and flood risk;¹⁴ and
- the capacity of the existing or planned infrastructure.

9.2.2 The latest Assembly Government National and Sub-National Household Projections for Wales should form the starting point for **assessing housing requirements**. Within each region local planning authorities should work together

References

- 8 *Local Housing Market Assessment Guide*, Welsh Assembly Government, 2006 - consolidates the previous guidance on housing market and housing needs assessment into one document. This Guide replaces all previous guidance and sets out the current approach to assessing housing demand and need in line with TANs 1 and 2
- 9 *Local Development Plans Manual*, Welsh Assembly Government, 2006
- 10 Technical Advice Note 2, *Planning and Affordable Housing*, Welsh Assembly Government, 2006
- 11 *People, Places, Futures - The Wales Spatial Plan*, Welsh Assembly Government, 2004
- 12 *Statutory Code of Practice on Racial Equality in Housing - Wales*, Commission for Racial Equality, 2006 (forthcoming)
- 13 *Local Housing Market Assessment Guide*, Welsh Assembly Government, 2006
- 14 Technical Advice Note 15, *Development and Flood Risk*, Welsh Assembly Government, 2004

are above those of social rent but below market housing prices or rents. All other types of housing are referred to as "market housing", that is private housing for sale or rent where the price is set in the open market and their occupation is not subject to control by the local planning authority. Local planning authorities should promote:

- mixed tenure communities;
- development that is easily accessible by public transport, cycling and walking; although in rural areas required development might not be able to achieve all accessibility criteria in all circumstances;
- mixed use development so communities have good access to employment, retail and other services;
- attractive landscapes around dwellings, with usable open space and regard for biodiversity, nature conservation and flood risk;
- greater emphasis on quality, good design and the creation of places to live that are safe and attractive;
- the most efficient use of land;
- well designed living environments, where appropriate at increased densities;
- construction of housing with low environmental impact that especially maximises energy efficiency and minimises the use of energy from fossil fuel sources, using renewable energy technology where appropriate^{4,5,6}; and
- 'barrier free' housing developments, for example built to Lifetime Homes standards.⁷

9.1.3 Local authorities should adopt a corporate approach, involving **housing and planning interests** in the public and private sectors and communities in preparing and co-ordinating development plans and local housing strategies. In preparing development plans it is important that the relevant local housing strategy and community strategy is given full consideration so that planning policies and decisions are compatible with the housing strategy objectives. Where the local planning authority is a National Park Authority there should be close liaison with the housing departments and committees of the local authorities of which the National Park is part.

References

4 MIPPS 01/2005, *Planning for Renewable Energy*, Welsh Assembly Government, 2005

5 Technical Advice Note 8, *Planning for Renewable Energy*, Welsh Assembly Government, 2005

6 Technical Advice Note 12, *Design*, Welsh Assembly Government, 2002

7 The 'Lifetime Homes' concept that is promoted by the Joseph Rowntree Foundation comprises 16 major standards that aim to provide homes which are flexible and can cater for people with a wide range of disabilities.

CHAPTER 9: HOUSING

9.1 Objectives

9.1.1 The Assembly Government's vision for housing is for everyone in Wales to have the opportunity to live in good quality, affordable housing, to be able to choose where they live and decide whether buying or renting is best for them and their families.¹ The objectives are to provide:

- homes that are in good condition, in safe neighbourhoods and sustainable communities; and
- greater choice for people over the type of housing and the location they live in, recognising the needs of all, including those in need of affordable or special needs housing in both urban and rural areas.

The Assembly Government will seek to ensure that:

- previously developed land (see definition at Figure 2.1) is used in preference to greenfield sites;
- new housing and residential environments are well designed,^{2,3} environmentally sound (especially energy efficient) and make a significant contribution to promoting community regeneration and improving the quality of life; and that
- the overall result of new housing development in villages, towns or edge of settlement is a mix of affordable and market housing that retains and, where practical, enhances important landscape and wildlife features in the development.

9.1.2 Local planning authorities should promote sustainable residential environments, avoid large housing areas of monotonous character and make appropriate provision for affordable housing. Affordable housing for the purposes of the land use planning system is housing where there are secure mechanisms in place to ensure that it is accessible to those who cannot afford market housing, both on first occupation and for subsequent occupiers. However, it is recognised that some schemes may provide for staircasing to full ownership and where this is the case there must be secure arrangements in place to ensure the recycling of capital receipts to provide replacement affordable housing. It includes social rented housing owned by local authorities and registered social landlords and intermediate housing where prices or rents

References

1 *Better Homes for People in Wales - A National Housing Strategy for Wales*, National Assembly for Wales, 2001

2 *Better Places to Live by Design: A Companion Guide to PPG3*, DTLR, 2001

3 *Technical Advice Note 12, Design*, Welsh Assembly Government, 2002

MINISTERIAL INTERIM PLANNING POLICY STATEMENT 01/2006

HOUSING

June 2006

This Ministerial Interim Planning Policy Statement (MIPPS) provides a revised Chapter 9 of *Planning Policy Wales* (Welsh Assembly Government, 2002) (PPW). The existing Chapter 9 of PPW is hereby cancelled.

Reference documents and **explanatory notes** are indicated in the text using superscript numbers and listed in a column in the right-hand margin (reference documents in red and explanatory notes in black). They provide information that should be read in conjunction with this document.

In particular, this MIPPS should be read in conjunction with the ***PPW Companion Guide*** (Welsh Assembly Government, 2006), **Technical Advice Note 1**, *Joint Housing Land Availability Studies* (Welsh Assembly Government, 2006) and **Technical Advice Note 2**, *Planning and Affordable Housing* (Welsh Assembly Government, 2006).

Cross-references are used to indicate where in PPW further or related guidance is set out.

CONWY COUNTY COUNCIL
2010 Joint Housing Land Availability study

Market and affordable contribution
Actual completions and anticipated affordable housing contribution over next 5 years

Settlement	Address	Units Remaining	Completions Affordable Housing	Completions Market Housing	Estimated Affordable housing Contribution 2010-2015	Estimated Market Housing Contribution 2010-2015	Comments
PRIVATE							
ABERGELE	Bodoryn Fawr, St George, Abergele (AGT055)	0		1			
	British Legion, Water Street LL22 7SN	11				11	
	Gainsborough House, St George Road	14				14	
	Land at Tan Yr Allt Tan y Goppa (AGT07)	4				4	
COLWYN BAY	146 Abergele Road, LL29 7ST	16				16	
	Green Bank 48 Oak Drive	15				15	

	40 Endsleigh Road,	10				10	
	Land at Oak Drive (CBA268),	10				10	
	Rhos Priory Nursing Home, 4-6 Abbey Road	51				51	
	35 Pwllcrochan Ave.	12				12	
CONWY	31/33 High Street, Land rear of Church Street	10				10	
GLAN CONWY	Land off Tal y Fan,	18				18	
KINMEL BAY	Land at Rear Lon Olwen, (Tow096)	23				23	

	Off Holywell Crescent	2				2	
	Park Avenue and East of, St Asaph Avenue (Tow05)	294		2			294 3(i)
LLANDDULAS	Llanddulas Village Estate, (LDD01)	24				24	
LLANDUDNO	6 Trinity Square, Llandudno	10				10	

	Adj. West Shore Social Club, Bryniau Rd, Llandudno	13				13	
	Sunnymede Hotel West Shore	12				12	
	Penmorfa Hotel, Abbey Road, Llandudno	28				28	
	TyGwyn Nursing Home, Bryn y Bia Road (LND225)	16		16			
LLANDUDNO JUNCTION	113 Conwy Road,	10				10	
	Land at Albini House, Nant y Glyn	126			33	77	(16 in 3i)
	Land at Victoria Drive/,Marl Drive	240	37	5	55	185	
	Marineland, Conwy Road	41		4		41	
LLANFAIR-FECHAN	Cae America, Land off Valley rd. (LNF02)	9		2		9	
LLANRHOS	Land at Lon Pedr, (Con10)	2		3		2	
OLD COLWYN	Colwyn Bay Hotel, Abergele Rd, Old Colwyn (CBA243)	37				37	
PENMAENMAWR	Cambria Court & Dyffryn, Conwy Road	23				23	

	Land Off Bangor Rd, Penmaenmawr	15				15	
	Red Gables, Bangor Road, Penmaenmawr	14				14	
RHOS ON SEA	105/107 Rhos Promenade, Rhos on Sea	12				12	
	Former United Reform Church Jcn Colwyn Ave & Penrhyn	13				13	
	53-63 Colwyn Avenue, LL28 4RA	11				11	
	First Avenue/Links Road, (CBA17)	6			6		
	Rothesay hotel, West Promenade, Rhos-on-Sea	34				34	
TOWYN	Land off Towyn Way West, Towyn, Abergele			17			
HOUSING ASSOCIATION							
ABERGELE	Awel Y Mor, Kinmel Avenue	43			43		
COLWYN BAY	Plas-y-Coed, The Dingle	21			21		

CONWY	Conwy Filling Station	15			15		
LLANDDULAS	Land off Station Road	23			23		
LLANDUDNO	Canolfan Yr Orsedd, Ffordd Yr Orsedd	44			44		
	Former Tennis Courts, Corner Abbey Rd & Great Ormes Rd.	35			35		
LLANFAIRFEC HAN	Argoed, Cae Ffynnon Road		24				
	Plas y Llan, Cae Ffynnon Road	22			22		
PENMAENMA WR	Rear of Norbrit, Fernbrooke Road		18				
TOTALS			79	50	297	766	

Note: Table excludes sites assessed as 3i/3ii (ie dwellings not available within the five year period).