

Snowdonia National Park Authority
Joint Housing Land Availability Study 2018



**Between Snowdonia National Park Authority,
The Home Builders Federation,
Dŵr Cymru,
Natural Resources Wales,
Rural Housing Enabler,
Grŵp Cynefin,
Cartrefi Conwy
Cartrefi Cymunedol Gwynedd**

September 2018

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SUMMARY

- 1.1 This is the Snowdonia National Park Authority (SNPA) Joint Housing Land Availability Study for 2018 which presents the housing land supply for the area at the base date of 1st April 2018. It replaces the report for the previous base date of 2017.
- 1.2 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales* and Technical Advice Note 1 (TAN 1). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLASs
<http://gov.wales/docs/desh/policy/150209tan-1-joint-housing-land-availability-studies-2015-en.pdf>
- 1.3 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN 1 Snowdonia National Park Authority has **3 years** housing land supply.

Involvement

- 1.4 The housing land supply has been assessed in consultation with:
 - Home Builders Federation, Dŵr Cymru, Natural Resources Wales, Grŵp Cynefin, Cartrefi Cymunedol Gwynedd, Cartrefi Conwy and the Rural Housing Enabler

Report production

- 1.5 Snowdonia National Park Authority issued draft site schedules and site proformas for consultation between 7th June and 28th June 2018. Comments were provided by the HBF and other parties within this period. A statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group, was submitted to the Welsh Government on 18/09/2018.
- 1.6 All matters were agreed following the consultation and set out in the SoCG.
- 1.7 This JHLAS report has been prepared on the basis of the SoCG.

2.0 HOUSING LAND SUPPLY

- 2.1 The five-year land supply comprises sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.
- 2.2 The land supply has been calculated using the residual methodology, based on the Snowdonia National Park Authority Local Development Plan, adopted on July 13th 2011.

Table 1 – Identified Housing Land Supply

	Proposed Homes	Categorisation			
		5 Year Land Supply (TAN 1 categories)		Beyond 5 years	
		1	2	3	4
Total	331	18	116	166	31

Total number of large sites units in 5 year supply = **134**

- 2.3 Five year land supply breakdown (i.e. Categories 1 and 2)

Private	110
Public	8
Housing Association	16
Total	134

Small Site Supply

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

Table 2 – Small Site Completions for previous 5 years

2013-14	2014-15	2015-16	2016-17	2017-18	TOTAL 5 YR SMALL SITES
13	25	16	13	11	78

- 2.5 The overall total 5 year land supply (large + small sites) is **212**

Table 3 – Five year land supply calculation

As the plan period expires part way through the JHLAS period (2022) the recommended calculation for the average annual requirement is shown below:

H	Total Housing Requirement (as set out in the adopted Eryri Local Development Plan)	800
N	Number of years left in JLHAS period after the plan period expires	1
P	Total number of years in Plan period	15
C	Completions from start of plan period to JHLAS base date (large and small sites) 2007 - 2018	496
E	Average annual requirement*	71.46
F	Total 5 year land supply	212
G	SNPA Land supply in years (F/E)	3 years

***Calculating the average annual requirement where the plan period expires part-way through the JHLAS period**

800 = Total housing requirement (as set out in the adopted Development Plan)

1 = Number of years left in JLHAS period after the plan period expires

15 = Total number of years in Plan period

496 = Completions from start of plan period to LHMAS base date

$$\text{Average annual requirement} = \frac{\left[\frac{800 \times 1}{15} + (800 - 496) \right]}{5} = 71.46$$

Table 4 - Completions by House Type – 1 April 2017 to 31 March 2018

- 28 (100%) houses completed
- 0 (0%) apartments/flats completed
- 0 (0%) other (e.g. bungalows) completed

Appendix 1 Sites Schedule

RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts
Eryri/Snowdonia National Parc Authority

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Housing Association

Settlement: Dolgellau

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)
2565	P	Wenallt Uchaf	12	12	18	6	0	0.12	0	0	0	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4		
Revised 2015 Categorisation												0	0	0	6		
* TOTALS for Dolgellau (Housing Association)			12	12	18	6	0	0.12	0	0	0	0	0	0	0	0	0
Revised 2015 Categorisation												0	0	0	6		

Settlement: Dyffryn Ardudwy & Coed Ystumgwern

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)
2566	P	Land adjacent to Pentre Uchaf, Dyffryn Ardudwy	0	0	10	10	0	0.21	0	0	10	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4		
Revised 2015 Categorisation												0	10	0	0		
* TOTALS for Dyffryn Ardudwy & Coed Ystumgwern(Hou			0	0	10	10	0	0.21	0	0	10	0	0	0	0	0	0
Revised 2015 Categorisation												0	10	0	0		

Settlement: Penmachno

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1243	P	Land at Maes y Waen Penmachno	6	0	12	6	0	0.21	0	0	0	6	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4		
Revised 2015 Categorisation												0	6	0	0		

N.B. Units Remaining excludes units Under Construction. Forecast Status: P = Proposed by council; D = Disputed; A = Agreed by all parties

RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts
Eryri/Snowdonia National Parc Authority

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Housing Association

Settlement: Penmachno

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)
* TOTALS for Penmachno(Housing Association)			6	0	12	6	0	0.21	0	0	0	6	0	0	0	0
													0	6	0	0
** TOTALS for Housing Association			18	12	40	22	0	0.54	0	0	10	6	0	0	0	0
													0	16	0	6

N.B. Units Remaining excludes units Under Construction. Forecast Status: P = Proposed by council; D = Disputed; A = Agreed by all parties

RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts
Eryri/Snowdonia National Parc Authority

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Aberdyfi

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)
80	P	Aberdyfi Hillside, Aberdyfi	21	0	23	0	2	0.00	0	0	0	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4		
Revised 2015 Categorisation												2	0	0	0		
* TOTALS for Aberdyfi(Private)			21	0	23	2	2	0.00	0	0	0	0	0	0	0	0	0
Revised 2015 Categorisation												2	0	0	0		

Settlement: Betws y Coed

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)
24	P	Parc Trawsafon	3	0	6	3	0	0.46	0	1	0	1	1	0	0	0	0
Revised 2015 Categorisation												1	2	3	4		
Revised 2015 Categorisation												0	3	0	0		
* TOTALS for Betws y Coed(Private)			3	0	6	3	0	0.46	0	1	0	1	1	0	0	0	0
Revised 2015 Categorisation												0	3	0	0		

Settlement: Brithdir

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)
206	P	OS 465, Trian Brithdir	3	0	5	1	1	0.13	0	0	1	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4		
Revised 2015 Categorisation												1	1	0	0		

N.B. Units Remaining excludes units Under Construction. Forecast Status: P = Proposed by council; D = Disputed; A = Agreed by all parties

**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts
Eryri/Snowdonia National Parc Authority**

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Brithdir

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)
* TOTALS for Brithdir(Private)			3	0	5	2	1	0.13	0	0	1	0	0	0	0	0	0
													1	1	0	0	

Settlement: Bryncreg

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation				
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)		
2572	P	Land adjacent Ffordd y Felin, Bryncreg	0	0	10	10	0	0.64	0	0	4	0	0	0	0	0	0		
													Revised 2015 Categorisation			1	2	3	4
													0	4	6	0			
* TOTALS for Bryncreg(Private)			0	0	10	10	0	0.64	0	0	4	0	0	0	0	0	0		
													0	4	6	0			

Settlement: Dolgellau

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation				
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)		
257	P	Uwch y Maes (Wenallt)	68	0	80	11	1	0.54	1	0	0	0	0	0	0	0	0		
													Revised 2015 Categorisation			1	2	3	4
													1	0	11	0			
258	P	Fronallt (Coed y Bryn)	15	0	46	31	0	2.26	0	0	5	5	0	0	0	0	0		
													Revised 2015 Categorisation			1	2	3	4
													0	10	21	0			

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RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts
Eryri/Snowdonia National Parc Authority

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Dolgellau

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)
1540	P	Land at Maes Brith Dolgellau.	5	0	17	11	1	0.61	0	0	0	2	0	0	0	0	
Revised 2015 Categorisation												1	2	3	4		
Revised 2015 Categorisation												1	2	9	0		
* TOTALS for Dolgellau (Private)			88	0	143	55	2	3.42	1	0	5	7	0	0	0	0	
Revised 2015 Categorisation												2	12	41	0		

Settlement: Dyffryn Ardudwy & Coed Ystumgwern

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)
312	P	Land r/o Smithy Garage Dyffryn Ardudwy	9	0	31	22	0	1.67	0	0	0	0	0	0	0	0	
Revised 2015 Categorisation												1	2	3	4		
Revised 2015 Categorisation												0	0	14	8		
2567	P	Land adjacent to Capel Horeb, Dyffryn Ardudwy	3	1	9	5	1	0.24	0	1	1	0	0	0	0	0	
Revised 2015 Categorisation												1	2	3	4		
Revised 2015 Categorisation												1	2	0	3		
* TOTALS for Dyffryn Ardudwy & Coed Ystumgwern(Priv			12	1	40	28	1	1.92	0	1	1	0	0	0	0	0	
Revised 2015 Categorisation												1	2	14	11		

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RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts
Eryri/Snowdonia National Parc Authority

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Harlech

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)
408	P	Ty Canol Estate, Harlech	69	0	73	4	0	0.22	0	0	0	1	0	0	0	0	
														1	2	3	4
														0	1	3	0
2614	P	Cae Main, Hwyfa'r Nant, Harlech	2	1	5	3	0	0.00	0	0	2	1	0	0	0	0	
														1	2	3	4
														0	3	0	0
2627	P	Former Tabernacl Chapel, High Street, Harlech. LL46 2YB	0	0	5	0	5	0.00	0	0	0	0	0	0	0	0	
														1	2	3	4
														5	0	0	0
* TOTALS for Harlech (Private)			71	1	83	12	5	0.22	0	0	2	2	0	0	0	0	
														5	4	3	0

Settlement: Llan Ffestiniog

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)
2163	P	Land at the rear of Penrhiw, Llan Ffestiniog.	0	0	14	13	1	1.00	0	3	3	3	4	0	0	0	
														1	2	3	4
														1	13	0	0
2243	P	Former Garage Site Llan Ffestiniog	0	0	13	13	0	0.32	0	0	0	0	0	0	0	0	
														1	2	3	4
														0	0	13	0

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**RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts
Eryri/Snowdonia National Parc Authority**

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Llan Ffestiniog

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation				
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)		
2421	P	Abbey Arms Hotel Ffestiniog	6	0	14	8	0	0.10	0	0	0	0	0	0	0	0	0		
												Revised 2015 Categorisation			1	2	3	4	
													0	0	0	8			
* TOTALS for Llan Ffestiniog(Private)			6	0	41	35	1	1.42	0	3	3	3	4	0	0	0			
													1	13	13	8			

Settlement: Llanegryn

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation				
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)		
2571	P	Land adj Y Rhos, Llanegryn	0	0	8	8	0	0.40	0	0	0	0	0	0	0	0	0		
												Revised 2015 Categorisation			1	2	3	4	
													0	0	8	0			
* TOTALS for Llanegryn(Private)			0	0	8	8	0	0.40	0	0	0	0	0	0	0	0			
													0	0	8	0			

Settlement: Llanfachreth

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation				
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)		
204	P	Land adj. Village School Llanfachreth	0	0	13	13	0	1.90	0	0	0	0	0	0	0	0	0		
												Revised 2015 Categorisation			1	2	3	4	
													0	0	13	0			

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RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts
Eryri/Snowdonia National Parc Authority

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Llanfachreth

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
* TOTALS for Llanfachreth(Private)			0	0	13	13	0	1.90	0	0	0	0	0	0	0	0	0
														0	0	13	0

Settlement: Llanfair

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
470	P	Pant yr Onnen Llanfair	7	0	15	8	0	0.69	0	0	0	3	0	0	0	0	0
									Revised 2015 Categorisation			1	2	3	4		
													0	3	5	0	
* TOTALS for Llanfair(Private)			7	0	15	8	0	0.69	0	0	0	3	0	0	0	0	0
													0	3	5	0	

Settlement: Maentwrog

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2019	2020	2021	2022	2023	2*	3(i)	3(ii)
525	P	Land adj. Craig y Nos Maentwrog	12	0	15	2	1	0.07	0	0	0	0	2	0	0	0	0
									Revised 2015 Categorisation			1	2	3	4		
													1	2	0	0	
* TOTALS for Maentwrog(Private)			12	0	15	3	1	0.07	0	0	0	0	2	0	0	0	0
													1	2	0	0	

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RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts
Eryri/Snowdonia National Parc Authority

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Pennal

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)	
2244	P	Land south of Felindre Pennal	3	0	5	2	0	0.10	0	0	2	0	0	0	0	0	0	
												Revised 2015 Categorisation			1	2	3	4
															0	2	0	0
* TOTALS for Pennal(Private)			3	0	5	2	0	0.10	0	0	2	0	0	0	0	0	0	
															0	2	0	0

Settlement: Rhydymain

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)	
1241	P	Land adjacent to village hall Rhydymain	3	0	8	5	0	0.46	0	0	0	1	1	0	0	0		
												Revised 2015 Categorisation			1	2	3	4
															0	2	3	0
2543	P	Tir ger Neuadd y Pentref, Rhydymain	0	0	5	5	0	0.00	0	0	0	0	1	0	0	0		
												Revised 2015 Categorisation			1	2	3	4
															0	1	4	0
* TOTALS for Rhydymain(Private)			3	0	13	10	0	0.46	0	0	0	1	2	0	0	0		
															0	3	7	0

N.B. Units Remaining excludes units Under Construction. Forecast Status: P = Proposed by council; D = Disputed; A = Agreed by all parties

RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts
Eryri/Snowdonia National Parc Authority

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Tal y Bont

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)
2642	P	O.S. Field No. 9687, Penybont, Talybont.	0		5	5	0	0.00	0	0	0	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4		
												0	0	5	0		
* TOTALS for Tal y Bont(Private)			0		5	5	0	0.00	0	0	0	0	0	0	0	0	0
												0	0	5	0		

Settlement: Talsarnau

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)
2568	P	Land adjacent Maes Gwndwn, Talsarnau	0	0	6	6	0	0.20	0	0	0	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4		
												0	0	0	6		
* TOTALS for Talsarnau(Private)			0	0	6	6	0	0.20	0	0	0	0	0	0	0	0	0
												0	0	0	6		

Settlement: Trawsfynydd

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)
607	P	OS 1266 Bryn Madog Trawsfynydd	4	0	18	14	0	0.86	0	0	0	0	0	0	0	0	0
Revised 2015 Categorisation												1	2	3	4		
												0	0	14	0		

N.B. Units Remaining excludes units Under Construction. Forecast Status: P = Proposed by council; D = Disputed; A = Agreed by all parties

RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts
Eryri/Snowdonia National Parc Authority

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Trawsfynydd

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)	
* TOTALS for Trawsfynydd (Private)			4	0	18	14	0	0.86	0	0	0	0	0	0	0	0	0	0
														0	0	14	0	

Settlement: Trefriw

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)	
2569	P	Land next to Ty Capel Peniel, Woollen Mill, Trefriw	0	0	5	5	0	0.32	0	0	0	0	0	0	0	0	0	0
														1	2	3	4	
														0	0	5	0	
2570	P	Land next to Roualeyn Nursery, Trefriw	0	0	8	8	0	0.36	0	0	4	4	0	0	0	0	0	
														1	2	3	4	
														0	8	0	0	
* TOTALS for Trefriw(Private)			0	0	13	13	0	0.68	0	0	4	4	0	0	0	0	0	
														0	8	5	0	

Settlement: Y Bala

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)	
2305	P	Arran Buildings Bala	8	1	13	0	5	0.00	0	0	0	0	0	0	0	0	0	
														1	2	3	4	
														5	0	0	0	

N.B. Units Remaining excludes units Under Construction. Forecast Status: P = Proposed by council; D = Disputed; A = Agreed by all parties

RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts
Eryri/Snowdonia National Parc Authority

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Private

Settlement: Y Bala

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)	
2564	P	Land behind Red Lion Farm, Bala	0	0	55	55	0	1.56	0	10	10	10	0	0	0	0		
												Revised 2015 Categorisation						
												1	2	3	4			
												0	30	25	0			
2677	P	National Westminster Bank Buildings and land to rear, 44-46 High Street, Bala. LL23 7NE	0		5	5	0	0.00	0	2	3	0	0	0	0			
												Revised 2015 Categorisation						
												1	2	3	4			
												0	5	0	0			
* TOTALS for Y Bala(Private)			8	1	73	65	5	1.56	0	12	13	10	0	0	0	0		
												5	35	25	0			
** TOTALS for Private			241	3	535	294	18	15.11	1	17	35	31	9	0	0	0		
												18	92	159	25			

N.B. Units Remaining excludes units Under Construction. Forecast Status: P = Proposed by council; D = Disputed; A = Agreed by all parties

RESIDENTIAL LAND AVAILABILITY SCHEDULE --Proposed Forecasts
Eryri/Snowdonia National Parc Authority

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

JHLAS Study Base Date: 01 Apr 2018

Market sector: Public

Settlement: Dolwyddelan

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)	
2509	P	Tir ger Rathbone Terrace, Dolwyddelan	4	0	11	7	0	0.08	0	0	0	0	0	0	0	0	0	
												Revised 2015 Categorisation			1	2	3	4
															0	0	7	0
* TOTALS for Dolwyddelan(Public)			4	0	11	7	0	0.08	0	0	0	0	0	0	0	0	0	
															0	0	7	0

Settlement: Llanuwchllyn

LPA No	Status	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity	Remaining			2019	2020	2021	2022	2023	2*	3(i)	3(ii)	
520	P	Land adj. Maes y Pandy Estate Llanuwchllyn	4	0	12	8	0	0.26	0	0	0	4	4	0	0	0		
												Revised 2015 Categorisation			1	2	3	4
															0	8	0	0
* TOTALS for Llanuwchllyn(Public)			4	0	12	8	0	0.26	0	0	0	4	4	0	0	0		
															0	8	0	0
** TOTALS for Public			8	0	23	15	0	0.34	0	0	0	4	4	0	0	0		
															0	8	7	0

***** GRAND TOTALS**

267	15	598	331	18	15.99	1	17	45	41	13	0	0	0	
											18	116	166	31

N.B. Units Remaining excludes units Under Construction. Forecast Status: P = Proposed by council; D = Disputed; A = Agreed by all parties

Appendix 2 – Past Completion Data

Year	Number of Homes Completed On		
	Large Sites	Small Sites	Total Completions
2008-2009	39	29	68
2009-2010	13	50	63
2010-2011	7	25	32
2011-2012	39	24	63
2012-2013	38	19	57
2013-2014	15	13	28
2014-2015	33	25	58
2015-2016	2	16	18
2016-2017	7	13	20
2017-2018	17	11	28

Appendix 3 – Previous Land Supply Data

Year	5 year supply - Number of Homes (Tan 1 categories)			Number of years supply	Supply beyond 5 years – Number of homes	
	1	2	2*		3i	3ii
2008	8	188	0	6.3	104	312
2009	12	155	0	5.18	177	292
2010	28	151	0	5.7	167	292
2011	11	213	0	7.5	134	292
2012	12	221	23	9.3 (residual method)	194	292
2013	25	266	3	9.5 (residual method)	123	292
2014	10	234	4	8.3 (residual method)	140	292
	5 year supply - Number of Homes (Revised Tan 1 categories)			Number of years supply	Supply beyond 5 years (revised categories) – Number of homes	
	1	2			3	4
2015	22	231		7.0 (residual method)	158	292
2016	27	179		5.4 (residual method)	180	318
2017	34	119		3.6 (residual method)	155	30
2018	18	116		2.96	166	31