

**Snowdonia National Park Authority**  
**Joint Housing Land Availability Study 2017**



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

**October 2017**

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## SUMMARY

- 1.1 This is the Snowdonia National Park Authority (SNPA) Joint Housing Land Availability Study for 2017 which presents the housing land supply for the area at the base date of 1st April 2017. It replaces the report for the previous base date of 2016.
- 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 **3.6 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 and Gwynedd and Conwy Rural Housing Enabler

### Report production

- 1.5 Snowdonia National Park Authority issued draft site schedules and site proformas for consultation between 30<sup>th</sup> of May 2017 and 20<sup>th</sup> of June 2017. 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 17/10/2017.
- 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 13<sup>th</sup> 2011.

**Table 1 – Identified Housing Land Supply**

	Proposed Homes	Categorisation			
		5 Year Land Supply (TAN 1 categories)		Beyond 5 years	
		1	2	3	4
<b>Total</b>	338	34	119	155	30

Total number of large sites units in 5 year supply = **153**

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

Private	117
Public	8
Housing Association	28
<b>Total</b>	<b>153</b>

### 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**

2012-13	2013-14	2014-15	2015-16	2016-17	TOTAL 5 YR SMALL SITES
19	13	25	16	13	86

- 2.5 The overall total 5 year land supply (large + small sites) is **239**

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

A	Total Housing Requirement (as set out in the adopted Eryri Local Development Plan)	800
B	Completions from start of plan period to JHLAS base date (large and small sites) 2007 - 2016	468
C	Residual requirement (a-b)	332
D	5 year requirement (c/5*5)	332
E	Annual Need (d/5)	66.4
F	Total 5 year land supply	239
<b>G</b>	<b>SNPA Land supply in years (F/E)</b>	<b>3.6</b>

**Table 4 - Completions by House Type – 1 April 2016 to 31 March 2017**

- 17 (85%) houses completed
- 2 (10%) apartments/flats completed
- 1 (5%) other (e.g. bungalows) completed

## Appendix 1 Sites Schedule

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed 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 2017

#### Market sector: Housing Association

#### Settlement: Dolgellau

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)
2565	Wenallt Uchaf	0	0	18	6	12	0.36	0	0	0	0	0	0	0	0	0
<b>Revised 2015 Categorisation</b>											1	2	3	4		
											12	0	0	6		
<b>* TOTALS for Dolgellau (Housing Association)</b>		<b>0</b>	<b>0</b>	<b>18</b>	<b>18</b>	<b>12</b>	<b>0.36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
											<b>12</b>	<b>0</b>	<b>0</b>	<b>6</b>		

#### Settlement: Dyffryn Ardudwy & Coed Ystumgwern

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)
2566	Land adjacent to Pentre Uchaf, Dyffryn Ardudwy	0	0	10	10	0	0.21	0	0	0	5	5	0	0	0	
<b>Revised 2015 Categorisation</b>											1	2	3	4		
											0	10	0	0		
<b>* TOTALS for Dyffryn Ardudwy &amp; Coed Ystumgwern(Hou</b>		<b>0</b>	<b>0</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0.21</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	
											<b>0</b>	<b>10</b>	<b>0</b>	<b>0</b>		

#### Settlement: Penmachno

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)
1243	Land at Maes y Waen Penmachno	6	0	12	6	0	0.21	0	0	0	0	6	0	0	0	
<b>Revised 2015 Categorisation</b>											1	2	3	4		
											0	6	0	0		

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed 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 2017

#### Market sector: Housing Association

#### Settlement: Penmachno

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)
<b>* TOTALS for Penmachno(Housing Association)</b>		6	0	12	6	0	0.21	0	0	0	0	6	0	0	0
												0	6	0	0
<b>** TOTALS for Housing Association</b>		6	0	40	34	12	0.78	0	0	0	5	11	0	0	0
												12	16	0	6

N.B. Units Remaining excludes units Under Construction



## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed 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 2017

#### Market sector: Private

#### Settlement: Aberdyfi

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)		
80	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
															2	0	0	0
<b>* TOTALS for Aberdyfi(Private)</b>		<b>21</b>	<b>0</b>	<b>23</b>	<b>2</b>	<b>2</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
															<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### Settlement: Betws y Coed

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)		
24	Parc Trawsafon	3	0	6	3	0	0.40	0	1	0	1	1	0	0	0			
											Revised 2015 Categorisation				1	2	3	4
															0	3	0	0
<b>* TOTALS for Betws y Coed(Private)</b>		<b>3</b>	<b>0</b>	<b>6</b>	<b>3</b>	<b>0</b>	<b>0.40</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>			
															<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>

#### Settlement: Brithdir

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)		
206	OS 465, Trian Brithdir	3	0	5	1	1	0.13	0	0	0	1	0	0	0	0			
											Revised 2015 Categorisation				1	2	3	4
															1	1	0	0

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed 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 2017

#### Market sector: Private

#### Settlement: Brithdir

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)
<b>* TOTALS for Brithdir(Private)</b>		<b>3</b>	<b>0</b>	<b>5</b>	<b>2</b>	<b>1</b>	<b>0.13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	

#### Settlement: Brynchrug

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)
2572	Land adjacent Ffordd y Felin, Brynchrug	0	0	10	10	0	0.64	0	0	0	5	0	0	0	0	
<b>* TOTALS for Brynchrug(Private)</b>		<b>0</b>	<b>0</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0.64</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
												<b>0</b>	<b>5</b>	<b>5</b>	<b>0</b>	

#### Settlement: Dolgellau

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)
257	Uwch y Maes (Wenallt)	68	0	80	11	1	0.54	0	0	0	2	3	0	0	0	
<b>* TOTALS for Dolgellau(Private)</b>		<b>68</b>	<b>0</b>	<b>80</b>	<b>11</b>	<b>1</b>	<b>0.54</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	
258	Fronallt (Coed y Bryn)	15	0	46	31	0	2.26	0	0	0	5	5	0	0	0	
<b>* TOTALS for Dolgellau(Private)</b>		<b>15</b>	<b>0</b>	<b>46</b>	<b>31</b>	<b>0</b>	<b>2.26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>* TOTALS for Dolgellau(Private)</b>		<b>15</b>	<b>0</b>	<b>46</b>	<b>31</b>	<b>0</b>	<b>2.26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed 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 2017

#### Market sector: Private

#### Settlement: Dolgellau

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)
1540	Land at Maes Brith Dolgellau.	5	0	17	11	1	0.61	0	0	0	2	0	0	0	0
												1	2	3	4
												1	2	9	0
2411	lard y Llew Aur, Dolgellau	4	0	6	0	2	0.00	0	0	0	0	0	0	0	0
												1	2	3	4
												2	0	0	0
<b>* TOTALS for Dolgellau (Private)</b>		<b>92</b>	<b>0</b>	<b>149</b>	<b>57</b>	<b>4</b>	<b>3.42</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>4</b>	<b>17</b>	<b>36</b>	<b>0</b>

#### Settlement: Dyffryn Ardudwy & Coed Ystumgwern

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)
312	Land r/o Smithy Garage Dyffryn Ardudwy	9	0	31	22	0	1.67	0	0	1	1	1	0	0	0
												1	2	3	4
												0	3	11	8
2567	Land adjacent to Capel Horeb, Dyffryn Ardudwy	2	1	9	6	1	0.29	0	0	0	3	2	0	0	0
												1	2	3	4
												1	4	0	2
<b>* TOTALS for Dyffryn Ardudwy &amp; Coed Ystumgwern(Priva</b>		<b>11</b>	<b>1</b>	<b>40</b>	<b>29</b>	<b>1</b>	<b>1.97</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>4</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>1</b>	<b>7</b>	<b>11</b>	<b>10</b>

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed 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 2017

#### Market sector: Private

#### Settlement: Harlech

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)
408	Ty Canol Estate, Harlech	69	0	73	4	0	0.22	0	0	0	0	1	0	0	0
								Revised 2015 Categorisation				1	2	3	4
												0	1	3	0
2614	Cae Main, Hwysfa'r Nant, Harlech	1	0	5	2	2	0.00	1	0	1	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4
												2	2	0	0
2627	Former Tabernacl Chapel, High Street, Harlech. LL46 2YB	0	0	5	0	5	0.00	0	0	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4
												5	0	0	0
<b>* TOTALS for Harlech (Private)</b>		<b>70</b>	<b>0</b>	<b>83</b>	<b>13</b>	<b>7</b>	<b>0.22</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>7</b>	<b>3</b>	<b>3</b>	<b>0</b>

#### Settlement: Llan Ffestiniog

LPA Ref No	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity			Remaining	2018	2019	2020	2021	2022	2*	3(i)
2163	Land at the rear of Penrhiw, Llan Ffestiniog.	0	0	14	13	1	1.00	0	0	0	6	7	0	0	0
								Revised 2015 Categorisation				1	2	3	4
												1	13	0	0

N.B. Units Remaining excludes units Under Construction



## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed 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 2017

#### Market sector: Private

#### Settlement: Llanfachreth

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)
204	Land adj. Village School Llanfachreth	0	0	13	13	0	1.90	0	0	0	0	0	0	0	0	0
<b>Revised 2015 Categorisation</b>											1	2	3	4		
											0	0	13	0		
<b>* TOTALS for Llanfachreth(Private)</b>		<b>0</b>	<b>0</b>	<b>13</b>	<b>13</b>	<b>0</b>	<b>1.90</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
											<b>0</b>	<b>0</b>	<b>13</b>	<b>0</b>		

#### Settlement: Llanfair

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)
470	Pant yr Onnen Llanfair	7	0	15	8	0	0.69	0	0	0	0	3	0	0	0	
<b>Revised 2015 Categorisation</b>											1	2	3	4		
											0	3	5	0		
<b>* TOTALS for Llanfair(Private)</b>		<b>7</b>	<b>0</b>	<b>15</b>	<b>8</b>	<b>0</b>	<b>0.69</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	
											<b>0</b>	<b>3</b>	<b>5</b>	<b>0</b>		

#### Settlement: Maentwrog

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)
525	Land adj. Craig y Nos Maentwrog	12	0	15	3	0	0.10	0	0	0	0	0	0	0	0	
<b>Revised 2015 Categorisation</b>											1	2	3	4		
											0	0	3	0		

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed 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 2017

#### Market sector: Private

#### Settlement: Maentwrog

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)	
<b>* TOTALS for Maentwrog(Private)</b>		<b>12</b>	<b>0</b>	<b>15</b>	<b>3</b>	<b>0</b>	<b>0.10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>0</b>	<b>0</b>	<b>3</b>	<b>0</b>	

#### Settlement: Pennal

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)
<b>2244</b>	<b>Land south of Felindre Pennal</b>	<b>3</b>	<b>0</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>0.10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>* TOTALS for Pennal(Private)</b>		<b>3</b>	<b>0</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>0.10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>0</b>	<b>2</b>	<b>0</b>	<b>0</b>

#### Settlement: Rhydymain

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)
<b>1241</b>	<b>Land adjacent to village hall Rhydymain</b>	<b>3</b>	<b>0</b>	<b>8</b>	<b>5</b>	<b>0</b>	<b>0.46</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>* TOTALS for Rhydymain(Private)</b>		<b>3</b>	<b>0</b>	<b>8</b>	<b>5</b>	<b>0</b>	<b>0.46</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2543</b>	<b>Tir ger Neuadd y Pentref, Rhydymain</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>* TOTALS for Rhydymain(Private)</b>		<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed 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 2017

#### Market sector: Private

#### Settlement: Rhydymain

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)
<b>* TOTALS for Rhydymain(Private)</b>		<b>3</b>	<b>0</b>	<b>13</b>	<b>10</b>	<b>0</b>	<b>0.46</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	
												<b>0</b>	<b>3</b>	<b>7</b>	<b>0</b>	

#### Settlement: Talsarnau

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)
<b>2568</b>	<b>Land adjacent Maes Gwndwn, Talsarnau</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>0.20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>* TOTALS for Talsarnau(Private)</b>		<b>0</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>0.20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
												<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	

#### Settlement: Trawsfynydd

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)
<b>607</b>	<b>OS 1266 Bryn Madog Trawsfynydd</b>	<b>4</b>	<b>0</b>	<b>18</b>	<b>14</b>	<b>0</b>	<b>0.86</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>* TOTALS for Trawsfynydd (Private)</b>		<b>4</b>	<b>0</b>	<b>18</b>	<b>14</b>	<b>0</b>	<b>0.86</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
												<b>0</b>	<b>0</b>	<b>14</b>	<b>0</b>	

N.B. Units Remaining excludes units Under Construction





## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed 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 2017

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#### Market sector: Private

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** TOTALS for Private	242	1	531	289	22	15.14	1	1	17	43	34	0	0	0
											22	95	148	24

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N.B. Units Remaining excludes units Under Construction

## RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed 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 2017

**Market sector: Public**

**Settlement: Dolwyddelan**

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)		
2509	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
<b>* TOTALS for Dolwyddelan(Public)</b>		<b>4</b>	<b>0</b>	<b>11</b>	<b>7</b>	<b>0</b>	<b>0.08</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
															<b>0</b>	<b>0</b>	<b>7</b>	<b>0</b>

**Settlement: Llanuwchllyn**

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity	Remaining			2018	2019	2020	2021	2022	2*	3(i)	3(ii)		
520	Land adj. Maes y Pandy Estate Llanuwchllyn	4	0	12	8	0	0.26	0	0	0	4	4	0	0	0			
											Revised 2015 Categorisation				1	2	3	4
															0	8	0	0
<b>* TOTALS for Llanuwchllyn(Public)</b>		<b>4</b>	<b>0</b>	<b>12</b>	<b>8</b>	<b>0</b>	<b>0.26</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>			
															<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>
<b>** TOTALS for Public</b>		<b>8</b>	<b>0</b>	<b>23</b>	<b>15</b>	<b>0</b>	<b>0.34</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>			
															<b>0</b>	<b>8</b>	<b>7</b>	<b>0</b>

N.B. Units Remaining excludes units Under Construction

**RESIDENTIAL LAND AVAILABILITY SCHEDULE -- Agreed 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 2017**

<b>*** GRAND TOTALS</b>	256	1	594	338	34	16.25	1	1	17	52	49	0	0	0
											34	119	155	30

N.B. Units Remaining excludes units Under Construction

## 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

## 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