

**Snowdonia National Park Authority**  
**Joint Housing Land Availability Study 2015**



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

**September 2015**

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## **1.0 SUMMARY**

- 1.1 This is the Snowdonia National Park Authority (SNPA) Joint Housing Land Availability Study for 2015 which presents the housing land supply for the area at the base date of 1st April 2015. It replaces the report for the previous base date of 2014.
- 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 **7.0 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, Gwynedd Rural Housing Enabler and Barratt Homes

### **Report production**

- 1.5 Snowdonia National Park Authority issued draft site schedules and site proformas for consultation on the 7<sup>th</sup> of July 2015 for a period of 3 weeks until 28<sup>th</sup> July 2015. 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 19/08/2015.
- 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>	703	22	231	158	292

Total number of large sites units in 5 year supply = **253**

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

Private	206
Public	15
Housing Association	32
<b>Total</b>	<b>253</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**

2010-2011	2011-2012	2012-2013	2013-2014	2014-2015	<b>Total</b>
25	39	19	13	25	<b>121</b>

- 2.5 The overall total 5 year land supply (large + small sites) is **374**

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

<b>A</b>	Total Housing Requirement (as set out in the adopted Development Plan)	<b>800</b>
<b>B</b>	Completions to base date (large and small sites) 2007-2015	<b>430</b>
<b>C</b>	Residual Requirement (a-b)	<b>370</b>
<b>D</b>	5 Year Requirement (c/7*5)	<b>264</b>
<b>E</b>	Annual Need (d/5)	<b>53</b>
<b>F</b>	Total 5 Year Land Supply	<b>374</b>
<b>G</b>	<b>Land Supply in Years (F / E)</b>	<b>7.0</b>

#### **4.0 MONITORING DATA**

4.1 TAN 1 formerly required the JHLAS report to provide additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed (i.e. houses, flats, other). Although this information is now not required by TAN 1, we have chosen for it to be included in this year's report. This data is set out below.

**Table 4 – Re-use of Previously Developed Land (large sites)**

<b>Total Number and Percentage of Homes by Category and Land Type</b>												
Year	5 Year Supply ( Cat 1 and 2)				Categories 3 and 4				Completions			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	193	68	92	32	426	100	0	0	7	100	0	0
2012	262	81	61	19	476	98	10	2	19	79	5	21
2013	260	81	60	19	415	91	40	9	30	79	8	21
2014	233	78	67	22	432	100	0	0	11	73	4	27
2015	215	85	38	15	450	100	0	0	4	12	29	88
2016												
2017												

**Table 5 - Sites subject to flood risk constraints (large sites)**

Year	Total Number and Percentage of Homes by flood risk category <sup>1</sup>											
	5 Year Supply (Cat 1 and 2)				Categories 3 and 4				Completions			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	7	2	2	1	0	0	19	4	0	0	0	0
2012	17	5	2	0.6	0	0	0	0	5	8	0	0
2013	22	12	0	0	0	0	0	0	1	3	0	0
2014	8	3	1	0.3	0	0	0	0	0	0	0	0
2015	15	0	2	0	0	0	0	0	0	0	0	0
2016												
2017												

**Table 6 - Completions by House Type – 1 April 2014 to 31 March 2015**

- 38 (66%) houses completed
- 11 (19%) apartments/flats completed
- 9 (15%) other (e.g. bungalows) completed

<sup>1</sup> Categories defined in TAN 15:

- C1: Areas of floodplain which are developed and served by significant infrastructure, including flood defences.
- C2: Areas of floodplain without significant flood defence infrastructure.

## **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 2015

#### Market sector: Housing Association

##### Settlement: Dolgellau

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)
2565	Pen y Caeau	0	0	18	18	0	0.36	0	0	0	12	6	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	0	0	0
<b>* TOTALS for Dolgellau (Housing Association)</b>		<b>0</b>	<b>0</b>	<b>18</b>	<b>18</b>	<b>0</b>	<b>0.36</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

##### Settlement: Dyffryn Ardudwy & Coed Ystumgwern

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)
2566	Land adjacent to Pentre Uchaf, Dyffryn Ardudwy	0	0	10	10	0	0.21	0	0	0	4	4	0	2	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	0	2	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>4</b>	<b>4</b>	<b>0</b>	<b>2</b>	<b>0</b>
												<b>0</b>	<b>0</b>	<b>2</b>	<b>0</b>

##### Settlement: Penmachno

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)
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	0	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 2015

**Market sector: Housing Association**

**Settlement: Penmachno**

<i>LPA Ref No Site Name</i>	No of dwellings Units					<i>Area (Ha) U/C Remaining</i>	Forecast completions					Pre 2015 Categorisation		
	<i>Completed</i>	<i>Total</i>	<i>  Since Last</i>	<i>  Capacity</i>	<i>  Remaining</i>		<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2020</i>	<i>2*</i>	<i>3(i)</i>	<i>3(ii)</i>
<b>* TOTALS for Penmachno(Housing Association)</b>	6	0	12	6	0	0.21	0	0	0	0	6	0	0	0
											0	0	0	0
<b>** TOTALS for Housing Association</b>	6	0	40	34	0	0.78	0	0	0	16	16	0	2	0
											0	0	2	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 2015

#### Market sector: Private

#### Settlement: Aberdyfi

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)
80	Aberdyfi Hillside, Aberdyfi	20	0	381	359	2	11.52	2	2	2	2	2	0	65	284
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	0	65	284
<b>* TOTALS for Aberdyfi(Private)</b>		<b>20</b>	<b>0</b>	<b>381</b>	<b>361</b>	<b>2</b>	<b>11.52</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>65</b>	<b>284</b>
												<b>0</b>	<b>0</b>	<b>65</b>	<b>284</b>

#### Settlement: Betws y Coed

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)
24	Parc Trawsafon	3	1	6	3	0	0.40	0	1	0	1	1	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	0	0	0
<b>* TOTALS for Betws y Coed(Private)</b>		<b>3</b>	<b>1</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>0</b>	<b>0</b>	<b>0</b>

#### Settlement: Brithdir

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)
206	OS 465, Trian Brithdir	3	0	5	2	0	0.25	0	1	0	0	0	0	1	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	0	1	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 2015

#### Market sector: Private

#### Settlement: Brithdir

LPA Ref No	Site Name	No of dwellings Units				Area (Ha) U/C Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity		Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)	
<b>* TOTALS for Brithdir(Private)</b>		<b>3</b>	<b>0</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>0.25</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>0</b>
												<b>0</b>	<b>0</b>	<b>1</b>	<b>0</b>	

#### Settlement: Bryncreug

LPA Ref No	Site Name	No of dwellings Units				Area (Ha) U/C Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity		Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)	
2572	Land adjacent Ffordd y Felin, Bryncreug	0	0	10	10	0	0.64	0	4	0	0	6	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>* TOTALS for Bryncreug(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>4</b>	<b>0</b>	<b>0</b>	<b>6</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>

#### Settlement: Dolgellau

LPA Ref No	Site Name	No of dwellings Units				Area (Ha) U/C Remaining	Forecast completions					Pre 2015 Categorisation				
		Completed	Total	Since Last	Capacity		Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)	
257	Uwch y Maes (Wenallt)	68	0	80	11	1	0.54	0	0	3	4	4	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4	
												<b>0</b>	<b>0</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	0	5	0	26	0	0
								Revised 2015 Categorisation				1	2	3	4	
												<b>0</b>	<b>0</b>	<b>26</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 2015

#### Market sector: Private

#### Settlement: Dolgellau

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total   Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
1540	Land at Maes Brith Dolgellau.	5	0	17	11	1	0.61	0	0	0	2	2	0	7	0
								Revised 2015 Categorisation				1	2	3	4
												0	0	7	0
2411	Iard y Llew Aur, Dolgellau	4	2	7	3	0	0.00	0	3	0	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4
												0	0	0	0
<b>* TOTALS for Dolgellau (Private)</b>		<b>92</b>	<b>2</b>	<b>150</b>	<b>58</b>	<b>2</b>	<b>3.42</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>6</b>	<b>11</b>	<b>0</b>	<b>33</b>	<b>0</b>
												0	0	33	0

#### Settlement: Dyffryn Ardudwy & Coed Ystumgwern

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total   Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
312	Land r/o Smithy Garage Dyffryn Ardudwy	9	0	31	22	0	1.67	0	0	1	1	1	0	11	8
								Revised 2015 Categorisation				1	2	3	4
												0	0	11	8
2567	Land adjacent to Capel Horeb, Dyffryn Ardudwy	0	0	9	6	3	0.29	2	2	2	0	0	0	0	0
								Revised 2015 Categorisation				1	2	3	4
												0	0	0	0
<b>* TOTALS for Dyffryn Ardudwy &amp; Coed Ystumgwern(Priv</b>		<b>9</b>	<b>0</b>	<b>40</b>	<b>31</b>	<b>3</b>	<b>1.97</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>11</b>	<b>8</b>
												0	0	11	8

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 2015

#### Market sector: Private

#### Settlement: Llan Ffestiniog

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)
2421	Abbey Arms Hotel Ffestiniog	6	0	14	8	0	0.10	0	0	0	0	8	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	0	0	0
<b>* TOTALS for Llan Ffestiniog(Private)</b>		<b>6</b>	<b>0</b>	<b>41</b>	<b>35</b>	<b>1</b>	<b>1.42</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>12</b>	<b>22</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### Settlement: Llanbedr

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)
2429	Former Youth Hostel, Llanbedr	6	6	10	2	2	0.04	2	0	0	0	0	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	0	0	0
<b>* TOTALS for Llanbedr(Private)</b>		<b>6</b>	<b>6</b>	<b>10</b>	<b>4</b>	<b>2</b>	<b>0.04</b>	<b>2</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>

#### Settlement: Llanegryn

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)
2571	Land adj Y Rhos, Llanegryn	0	0	8	8	0	0.40	0	0	0	4	4	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	0	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 2015

#### Market sector: Private

#### Settlement: Llanegryn

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)
<b>* TOTALS for Llanegryn(Private)</b>		<b>0</b>	<b>0</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>0.40</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>0</b>	<b>0</b>	<b>0</b>

#### Settlement: Llanfachreth

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
204	Land adj. Village School Llanfachreth	0	0	13	13	0	1.90	0	0	0	0	0	13	0	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>13</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				Area (Ha)		Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
470	Pant yr Onnen Llanfair	7	0	15	8	0	0.69	0	0	0	0	3	0	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>5</b>	<b>0</b>	
													<b>0</b>	<b>0</b>	<b>5</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 2015

#### Market sector: Private

#### Settlement: Maentwrog

LPA Ref No	Site Name	No of dwellings Units				Area (Ha) U/C Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity		Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
525	Land adj. Craig y Nos Maentwrog	12	0	15	3	0	0.10	0	0	0	1	2	0	0	0
							Revised 2015 Categorisation				1	2	3	4	
											0	0	0	0	
<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>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>
											0	0	0	0	

#### Settlement: Pennal

LPA Ref No	Site Name	No of dwellings Units				Area (Ha) U/C Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity		Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
2244	Land south of Felindre Pennal	3	2	5	2	0	0.10	0	2	0	0	0	0	0	0
							Revised 2015 Categorisation				1	2	3	4	
											0	0	0	0	
<b>* TOTALS for Pennal(Private)</b>		<b>3</b>	<b>2</b>	<b>5</b>	<b>2</b>	<b>0</b>	<b>0.10</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>
											0	0	0	0	

#### Settlement: Rhydymain

LPA Ref No	Site Name	No of dwellings Units				Area (Ha) U/C Remaining	Forecast completions					Pre 2015 Categorisation			
		Completed	Total	Since Last	Capacity		Remaining	2016	2017	2018	2019	2020	2*	3(i)	3(ii)
1241	Land adjacent to village hall Rhydymain	3	1	8	5	0	0.46	1	1	1	1	1	0	0	0
							Revised 2015 Categorisation				1	2	3	4	
											0	0	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 2015

#### Market sector: Private

#### Settlement: Rhydymain

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)
2543	Tir ger Neuadd y Pentref, Rhydymain	0	0	5	5	0	0.00	0	1	1	1	2	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	0	0	0
<b>* TOTALS for Rhydymain(Private)</b>		<b>3</b>	<b>1</b>	<b>13</b>	<b>10</b>	<b>0</b>	<b>0.46</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### Settlement: Talsarnau

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)
2568	Land adjacent Maes Gwndwn, Talsarnau	0	0	6	6	0	0.20	0	0	0	3	3	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	0	0	0
<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>3</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### Settlement: Trawsfynydd

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)
607	OS 1266 Bryn Madog Trawsfynydd	4	0	18	14	0	0.86	0	0	0	6	8	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	0	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 2015

#### Market sector: Private

#### Settlement: Trawsfynydd

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)
<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>6</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### Settlement: Trefriw

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)
2569	Land next to Ty Capel Peniel, Woollen Mill, Trefriw	0	0	5	5	0	0.32	0	0	0	2	3	0	0	0
												1	2	3	4
												0	0	0	0
2570	Land next to Roualeyn Nursery, Trefriw	0	0	8	8	0	0.36	0	0	4	4	0	0	0	0
												1	2	3	4
												0	0	0	0
<b>* TOTALS for Trefriw(Private)</b>		<b>0</b>	<b>0</b>	<b>13</b>	<b>13</b>	<b>0</b>	<b>0.68</b>	<b>0</b>	<b>0</b>	<b>4</b>	<b>6</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

#### Settlement: Y Bala

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)
2305	Arran Buildings Bala	7	0	15	0	8	0.00	0	0	0	0	0	0	0	0
												1	2	3	4
												0	0	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 2015

**Market sector: Public**

**Settlement: Dolwyddelan**

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)
2509	Tir ger Rathbone Terrace, Dolwyddelan	4	0	11	7	0	0.08	0	0	0	3	4	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	0	0	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>3</b>	<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>
												<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**Settlement: Llanuwchllyn**

LPA Ref No	Site Name	No of dwellings Units				Area (Ha)		Forecast completions					Pre 2015 Categorisation		
		Completed	Total	Since Last	Capacity	Remaining	U/C	Remaining	2016	2017	2018	2019	2020	2*	3(i)
520	Land adj. Maes y Pandy Estate Llanuwchllyn	4	0	12	8	0	0.26	0	0	0	0	8	0	0	0
<b>Revised 2015 Categorisation</b>												1	2	3	4
												0	0	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>0</b>	<b>8</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 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>3</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</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 2015

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<b>*** GRAND TOTALS</b>	269	20	972	703	22	27.94	7	18	25	73	108	13	145	292
											0	0	158	292

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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

## 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