

**Snowdonia National Park Authority**  
**Joint Housing Land Availability Study 2019**



**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 2019**

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## SUMMARY

- 1.1 This is the Snowdonia National Park Authority (SNPA) Joint Housing Land Availability Study for 2019 which presents the housing land supply for the area at the base date of 1st April 2019. It replaces the report for the previous base date of 2018.
- 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 **5 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 31<sup>st</sup> May and ended on 21<sup>st</sup> June 2019. Comments were provided by the HBF and other parties within this period. Two minor amendments were made after this date; the study group was consulted and did not object to the amendments. A statement of Common Ground (SoCG) was subsequently prepared and, following consultation with the Study Group, was submitted to the Welsh Government on 30/09/2019.
- 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 2016-2031, adopted on February 6<sup>th</sup> 2019.

**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>	398	37	182	166	25

Total number of large sites units in 5 year supply = **219**

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

Private	142
Public	8
Housing Association	6316
<b>Total</b>	<b>219</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**

2014-15	2015-16	2016-17	2017-18	2018-19	TOTAL 5 YR SMALL SITES
25	16	13	11	16	81

2.5 The overall total 5 year land supply (large + small sites) is 300

**Table 3 – Five year land supply calculation using the residual method**

A	Total Housing Requirement (as set out in the adopted Eryri Local Development Plan)	770
B	Completions from start of plan period to JHLAS base date (large and small sites) 2016 - 2019	65
C	Residual requirement (a-b)	705
D	5 year requirement (c/12*5)	294
E	Annual Need (d/5)	59
F	Total 5 year land supply	2300
<b>G</b>	<b>SNPA Land supply in years (F/E)</b>	<b>5.08 (5.0)</b>

## 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 &amp; Settlement

JHLAS Study Base Date: 01 Apr 2019

**Market sector: Agricultural Dwelling****Settlement: Llanbedr**

LPA No	Status	Site Name	No of dwellings Units				Area (Ha) Remaining	Forecast completions					Categorisation				
			Completed	Total   Since Last	Capacity	Remaining		U/C	2020	2021	2022	2023	2024	2*	3(i)	3(ii)	
2690	A	Land adjacent to Bryn Deiliog, Llanbedr	0	6	6	0	0.00	0	6	0	0	0	0	0	0	0	
<b>Revised 2015 Categorisation</b>											1	2	3	4			
											0	6	0	0			
<b>* TOTALS for Llanbedr(Agricultural Dwelling)</b>			0	6	6	0	0.00	0	6	0	0	0	0	0	0	0	
											0	6	0	0			
<b>** TOTALS for Agricultural Dwelling</b>			0	6	6	0	0.00	0	6	0	0	0	0	0	0	0	
											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 2019

**Market sector: Housing Association**

**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	2020	2021	2022	2023	2024	2*	3(i)
2678	A	Land at former Primary School, Aberdyfi. LL35 0NU	0	11	0	11	0.00	0	0	0	0	0	0	0	0	0
<b>Revised 2015 Categorisation</b>											1	2	3	4		
											11	0	0	0		
<b>* TOTALS for Aberdyfi(Housing Association)</b>			<b>0</b>	<b>11</b>	<b>11</b>	<b>11</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>
											11	0	0	0		

**Settlement: Dinas Mawddwy**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)
2693	A	Land adjacent to Lawnt y Plas, Dinas Mawddwy	0	6	6	0	0.00	0	0	0	0	6	0	0	0	
<b>Revised 2015 Categorisation</b>											1	2	3	4		
											0	6	0	0		
<b>* TOTALS for Dinas Mawddwy(Housing Association)</b>			<b>0</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	
											0	6	0	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	2020	2021	2022	2023	2024	2*	3(i)
2565	P	Wenallt Uchaf	12	0	18	6	0.12	0	0	0	0	0	0	0	0	
<b>Revised 2015 Categorisation</b>											1	2	3	4		
											0	0	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 2019

**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	2020	2021	2022	2023	2024	2*	3(i)
2697	A	Wenallt Uchaf	0	15	15	0	0.00	0	0	0	15	0	0	0	0	
<b>Revised 2015 Categorisation</b>											1	2	3	4		
											0	15	0	0		
<b>* TOTALS for Dolgellau (Housing Association)</b>			<b>12</b>	<b>0</b>	<b>33</b>	<b>21</b>	<b>0</b>	<b>0.12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
											<b>0</b>	<b>15</b>	<b>0</b>	<b>6</b>		

**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	2020	2021	2022	2023	2024	2*	3(i)
2698	P	Land adjacent to Rathbone Terrace, Dolwyddelan	0	6	6	0	0.00	0	0	0	0	0	0	0	0	
<b>Revised 2015 Categorisation</b>											1	2	3	4		
											0	0	6	0		
<b>* TOTALS for Dolwyddelan(Housing Association)</b>			<b>0</b>	<b>6</b>	<b>6</b>	<b>0</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>0</b>	<b>6</b>	<b>0</b>		

**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	2020	2021	2022	2023	2024	2*	3(i)
2566	A	Land adjacent to Pentre Uchaf, Dyffryn Ardudwy	0	0	10	10	0	0.21	0	10	0	0	0	0	0	
<b>Revised 2015 Categorisation</b>											1	2	3	4		
											0	10	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 2019

**Market sector: Housing Association**

**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	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
<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>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>10</b>	<b>0</b>	<b>0</b>

**Settlement: Garreg Llanfrothen**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
<b>2699</b>	<b>P</b>	<b>Land adjacent to Garreg Frech, Llanfrothen</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>0.00</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>* TOTALS for Garreg Llanfrothen(Housing Association)</b>			<b>0</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>0.00</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>6</b>	<b>0</b>	<b>0</b>

**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	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
<b>1243</b>	<b>A</b>	<b>Land at Maes y Waen Penmachno</b>	<b>6</b>	<b>0</b>	<b>12</b>	<b>6</b>	<b>0</b>	<b>0.21</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>* TOTALS for Penmachno(Housing Association)</b>			<b>6</b>	<b>0</b>	<b>12</b>	<b>6</b>	<b>0</b>	<b>0.21</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>	<b>0</b>

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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 2019

**Market sector: Housing Association**

**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	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
2691	A	Land adjacent to Maesteg, Pennal	0	5	5	0	0.00	0	0	5	0	0	0	0	0	0	0
<b>Revised 2015 Categorisation</b>											1	2	3	4			
											0	5	0	0			
<b>* TOTALS for Pennal(Housing Association)</b>			0	5	5	0	0.00	0	0	5	0	0	0	0	0	0	0
											0	5	0	0			

**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	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
2692	A	Land adjacent to Bro Prysor, Trawsfynydd	0	10	10	0	0.00	0	0	0	0	10	0	0	0	0	
<b>Revised 2015 Categorisation</b>											1	2	3	4			
											0	10	0	0			
<b>* TOTALS for Trawsfynydd (Housing Association)</b>			0	10	10	0	0.00	0	0	0	0	10	0	0	0	0	
											0	10	0	0			
<b>** TOTALS for Housing Association</b>			18	0	99	81	11	0.54	0	10	11	15	16	0	0	0	
											11	52	12	6			

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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 2019**

**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			2020	2021	2022	2023	2024	2*	3(i)	3(ii)	
80	A	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>	
													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			2020	2021	2022	2023	2024	2*	3(i)	3(ii)	
24	A	Parc Trawsafon	3	0	6	3	0	0.40	0	1	0	1	1	0	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>	
													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			2020	2021	2022	2023	2024	2*	3(i)	3(ii)	
206	A	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
													1	1	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 2019**

**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	2020	2021	2022	2023	2024	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>1</b>	<b>0</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: Dolgellau**

LPA No	Status	Site Name	No of dwellings Units				U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
			Completed	Total	Since Last	Capacity			Remaining	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
<b>257</b>	<b>A</b>	<b>Uwch y Maes (Wenallt)</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>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
														<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
														<b>1</b>	<b>0</b>	<b>11</b>	<b>0</b>
<b>258</b>	<b>A</b>	<b>Fronallt (Coed y Bryn)</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>5</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
														<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
													<b>0</b>	<b>10</b>	<b>21</b>	<b>0</b>	
<b>1540</b>	<b>A</b>	<b>Land at Maes Brith Dolgellau.</b>	<b>5</b>	<b>0</b>	<b>17</b>	<b>11</b>	<b>1</b>	<b>0.61</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>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
													<b>1</b>	<b>2</b>	<b>9</b>	<b>0</b>	
<b>* TOTALS for Dolgellau (Private)</b>			<b>88</b>	<b>0</b>	<b>143</b>	<b>55</b>	<b>2</b>	<b>3.42</b>	<b>0</b>	<b>0</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
														<b>2</b>	<b>12</b>	<b>41</b>	<b>0</b>

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 2019

**Market sector: Private**

**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			2020	2021	2022	2023	2024	2*	3(i)	3(ii)
312	A	Land r/o Smithy Garage Dyffryn Ardudwy	9	0	31	22	0	1.67	0	1	1	1	2	0	0	0	
												Revised 2015 Categorisation	1	2	3	4	
													0	5	9	8	
2567	A	Land adjacent to Capel Horeb, Dyffryn Ardudwy	3	0	9	3	3	0.15	0	0	0	0	0	0	0	0	
												Revised 2015 Categorisation	1	2	3	4	
													3	0	0	3	
2696	A	Land adjacent to Capel Horeb, Dyffryn Ardudwy	0		5	5	0	0.00	0	0	5	0	0	0	0	0	
												Revised 2015 Categorisation	1	2	3	4	
													0	5	0	0	
<b>* TOTALS for Dyffryn Ardudwy &amp; Coed Ystumgwern(Priv</b>			<b>12</b>	<b>0</b>	<b>45</b>	<b>33</b>	<b>3</b>	<b>1.82</b>	<b>0</b>	<b>1</b>	<b>6</b>	<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	
													<b>3</b>	<b>10</b>	<b>9</b>	<b>11</b>	

**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			2020	2021	2022	2023	2024	2*	3(i)	3(ii)
408	A	Ty Canol Estate, Harlech	69	0	73	4	0	0.22	0	0	0	1	0	0	0	0	
												Revised 2015 Categorisation	1	2	3	4	
													0	1	3	0	
2614	A	Cae Main, Hwylfa'r Nant, Harlech	2	0	5	3	0	0.00	0	0	2	1	0	0	0	0	
												Revised 2015 Categorisation	1	2	3	4	
													0	3	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 2019

**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	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
2627	A	Former Tabernacl Chapel, High Street, Harlech. LL46 2YB	0	0	5	0	5	0.00	0	0	0	0	0	0	0	0	0
													Revised 2015 Categorisation				
													1	2	3	4	
													5	0	0	0	
2694	A	Land adjacent to Penrhwyfa, Harlech	0		24	24	0	0.00	0	4	4	4	0	0	0	0	
													Revised 2015 Categorisation				
													1	2	3	4	
													0	12	12	0	
<b>* TOTALS for Harlech (Private)</b>			<b>71</b>	<b>0</b>	<b>107</b>	<b>36</b>	<b>5</b>	<b>0.22</b>	<b>0</b>	<b>4</b>	<b>6</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
													<b>5</b>	<b>16</b>	<b>15</b>	<b>0</b>	

**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	2020	2021	2022	2023	2024	2*	3(i)
2163	A	Land at the rear of Penrhiw, Llan Ffestiniog.	0	0	16	15	1	1.01	3	3	3	3	3	0	0	0
													Revised 2015 Categorisation			
													1	2	3	4
													1	15	0	0
2243	A	Former Garage Site Llan Ffestiniog	0	0	13	13	0	0.32	0	0	0	0	0	0	0	0
													Revised 2015 Categorisation			
													1	2	3	4
													0	0	13	0
2421	A	Abbey Arms Hotel Ffestiniog	6	0	14	8	0	0.10	0	0	0	0	0	0	0	0
													Revised 2015 Categorisation			
													1	2	3	4
													0	0	0	8

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 2019**

**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	2020	2021	2022	2023	2024	2*	3(i)
<b>* TOTALS for Llan Ffestiniog(Private)</b>			<b>6</b>	<b>0</b>	<b>43</b>	<b>37</b>	<b>1</b>	<b>1.43</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>1</b>	<b>15</b>	<b>13</b>	<b>8</b>

**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	2020	2021	2022	2023	2024	2*	3(i)
<b>2571</b>	<b>A</b>	<b>Land adj Y Rhos, Llanegryn</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>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<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>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
													<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>
													<b>0</b>	<b>0</b>	<b>8</b>	<b>0</b>

**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	2020	2021	2022	2023	2024	2*	3(i)
<b>204</b>	<b>A</b>	<b>Land adj. Village School Llanfachreth</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>* 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>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
													<b>0</b>	<b>0</b>	<b>13</b>	<b>0</b>
													<b>0</b>	<b>0</b>	<b>13</b>	<b>0</b>

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 2019

**Market sector: Private**

**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			2020	2021	2022	2023	2024	2*	3(i)	3(ii)	
470	A	Pant yr Onnen Llanfair	7	0	15	7	1	0.61	0	0	1	1	1	0	0	0		
												Revised 2015 Categorisation			1	2	3	4
															1	3	4	0
<b>* TOTALS for Llanfair(Private)</b>			<b>7</b>	<b>0</b>	<b>15</b>	<b>8</b>	<b>1</b>	<b>0.61</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>1</b>	<b>3</b>	<b>4</b>	<b>0</b>

**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			2020	2021	2022	2023	2024	2*	3(i)	3(ii)	
525	A	Land adj. Craig y Nos Maentwrog	12	0	15	2	1	0.07	0	0	0	1	1	0	0	0		
												Revised 2015 Categorisation			1	2	3	4
															1	2	0	0
<b>* TOTALS for Maentwrog(Private)</b>			<b>12</b>	<b>0</b>	<b>15</b>	<b>3</b>	<b>1</b>	<b>0.07</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>		
															<b>1</b>	<b>2</b>	<b>0</b>	<b>0</b>

**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			2020	2021	2022	2023	2024	2*	3(i)	3(ii)	
2244	A	Land south of Felindre Pennal	3	0	5	2	0	0.10	0	0	2	0	0	0	0	0		
												Revised 2015 Categorisation			1	2	3	4
															0	2	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 2019

**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			2020	2021	2022	2023	2024	2*	3(i)	3(ii)
<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>2</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>	

**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			2020	2021	2022	2023	2024	2*	3(i)	3(ii)
<b>1241</b>	<b>A</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>1</b>	<b>1</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>Revised 2015 Categorisation</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
													<b>0</b>	<b>2</b>	<b>3</b>	<b>0</b>	
<b>2543</b>	<b>A</b>	<b>Tir ger Neuadd y Pentref, Rhydymain</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>4</b>	<b>1</b>	<b>0.00</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>Revised 2015 Categorisation</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
													<b>1</b>	<b>2</b>	<b>2</b>	<b>0</b>	
<b>* TOTALS for Rhydymain(Private)</b>			<b>3</b>	<b>0</b>	<b>13</b>	<b>10</b>	<b>1</b>	<b>0.46</b>	<b>0</b>	<b>2</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>1</b>	<b>4</b>	<b>5</b>	<b>0</b>	

**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			2020	2021	2022	2023	2024	2*	3(i)	3(ii)
<b>2642</b>	<b>A</b>	<b>O.S. Field No. 9687, Penybont, Talybont.</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>5</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>Revised 2015 Categorisation</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
													<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	

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 2019**

**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			2020	2021	2022	2023	2024	2*	3(i)	3(ii)
<b>* TOTALS for Tal y Bont(Private)</b>			<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>5</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>5</b>	<b>0</b>	<b>0</b>	<b>0</b>

**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			2020	2021	2022	2023	2024	2*	3(i)	3(ii)
<b>607</b>	<b>A</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>0</b>
									<b>Revised 2015 Categorisation</b>					<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
														<b>0</b>	<b>0</b>	<b>14</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>0</b>	<b>14</b>	<b>0</b>

**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			2020	2021	2022	2023	2024	2*	3(i)	3(ii)
<b>2569</b>	<b>A</b>	<b>Land next to Ty Capel Peniel, Woollen Mill, Trefriw</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>0</b>	<b>0.32</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
									<b>Revised 2015 Categorisation</b>					<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
														<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>
<b>2570</b>	<b>A</b>	<b>Land next to Roualeyn Nursery, Trefriw</b>	<b>0</b>	<b>0</b>	<b>8</b>	<b>8</b>	<b>0</b>	<b>0.36</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>Revised 2015 Categorisation</b>					<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
														<b>0</b>	<b>8</b>	<b>0</b>	<b>0</b>

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 2019

**Market sector: Private**

**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	2020	2021	2022	2023	2024	2*	3(i)
<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>6</b>	<b>7</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>

**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	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
<b>2305</b>	<b>A</b>	<b>Arran Buildings Bala</b>	<b>9</b>	<b>1</b>	<b>13</b>	<b>0</b>	<b>4</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>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
														<b>4</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>2564</b>	<b>A</b>	<b>Land behind Red Lion Farm, Bala</b>	<b>0</b>	<b>0</b>	<b>55</b>	<b>55</b>	<b>0</b>	<b>1.56</b>	<b>0</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
														<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
														<b>0</b>	<b>30</b>	<b>25</b>	<b>0</b>
<b>2677</b>	<b>A</b>	<b>National Westminster Bank Buildings and land to rear, 44-46 High Street, Bala. LL23 7NE</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>2</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
														<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>
														<b>0</b>	<b>5</b>	<b>0</b>	<b>0</b>
<b>* TOTALS for Y Bala(Private)</b>			<b>9</b>	<b>1</b>	<b>73</b>	<b>64</b>	<b>4</b>	<b>1.56</b>	<b>0</b>	<b>10</b>	<b>12</b>	<b>13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>4</b>	<b>35</b>	<b>25</b>	<b>0</b>	<b>0</b>
<b>** TOTALS for Private</b>			<b>242</b>	<b>1</b>	<b>550</b>	<b>308</b>	<b>26</b>	<b>14.04</b>	<b>3</b>	<b>21</b>	<b>45</b>	<b>39</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
													<b>26</b>	<b>116</b>	<b>147</b>	<b>19</b>	<b>0</b>

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 2019

**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	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
2509	A	Tir ger Rathbone Terrace, Dolwyddelan	4	0	11	7	0	0.08	0	0	0	0	0	0	0	0	0
<b>Revised 2015 Categorisation</b>												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>
												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	2020	2021	2022	2023	2024	2*	3(i)	3(ii)
520	A	Land adj. Maes y Pandy Estate Llanuwchllyn	4	0	12	8	0	0.26	0	0	8	0	0	0	0	0	0
<b>Revised 2015 Categorisation</b>												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>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												0	8	0	0		
<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>8</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
												0	8	7	0		

**\*\*\* GRAND TOTALS**

<b>268</b>	<b>1</b>	<b>678</b>	<b>410</b>	<b>37</b>	<b>14.92</b>	<b>3</b>	<b>37</b>	<b>64</b>	<b>54</b>	<b>24</b>	<b>0</b>	<b>0</b>	<b>0</b>	
											<b>37</b>	<b>182</b>	<b>166</b>	<b>25</b>

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
2018-2019	1	16	17

## 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

2019	37	182		5.08 (residual method)	166	25
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