August 2016

Topic Paper 20A – Housing Trajectory - Addendum and Update

Joint Local Development plan Anglesey & Gwynedd

Topic Paper 20A – Housing Trajectory Addendum and Update

1. Introduction

1.1 In February 2016 as part of the evidence base to support the Plan the Council produced Topic Paper 20 Housing Trajectory (PT.033) which looked at the delivery of a supply of land for housing over the Plan period.

1.2 In a preliminary note to the Councils dated the 6th May 2016 the Inspector raised a number of matters he sought clarification due to inconsistencies between figures contained within the Topic Paper and those set out within the Plan (including Focussed Changes). It was suggested that a further Paper be produced to elaborate and, if necessary, alter the content of the submitted Paper and / or suggest changes to the Plan to reflect the latest evidence.

1.3 This Addendum and Update provides the Councils response to matters raised within the Annex to the Inspectors' Preliminary Note to the Councils. It should be read in conjunction with Topic Paper 20 (PT.033) to allow the reader to understand the context of the matters addressed below.

2. Councils' Response to Matters Raised by the Inspector

2.1 For the purpose of clarity the matters raised by the Inspector within the Annex to the Preliminary Note have been included within the separate boxes below prior to the Council's response on these matters.

a. Policy PS15 (as proposed by Focussed Changes) sets out a distribution of housing between the 3 tiers of the identified settlement hierarchy which group together settlement categories. The Councils should set out how the predicted supply of housing for each tier compares to the percentages identified in this policy. In identifying the predicted supply it will be necessary to provide definitive figures that address any potential discrepancies between the evidence base and figures in the Plan with an explanation for the position taken.

2.2 The supply of housing proposed within the Plan reflects the 55% Main Centres, 20% Local Service Centres and 25% Villages, Clusters and Open Countryside split as outlined within Policy PS15 in the Deposit Plan (CDLL.004). The only exception to this occurs when specific settlements cannot accommodate their anticipated growth level. In such cases as outlined within Chapter 8 of Topic Paper 5A 'Developing the Settlement Strategy' (PT.012) this growth will be re-distributed to lower level settlements within the same catchment area.

2.3 In terms of impact on the overall 55%, 25% and 20% split it meant overall 173 less units within the 55% tier, 196 additional units in the 20% tier and 23 less units within the 25% tier.

2.4 Based upon these changes the 3 tier percentage would be 52.8% Main Centres, 22.5% Local Service Centres and 24.7% Villages, Clusters & Open Countryside. However, the Councils view this re-distribution as the best way of ensuring the anticipated growth of an area is kept within this area.

b. The assumption for annual windfall delivery in the lower tier settlements is estimated to increase in 5 years' time from 152 to 186 for the remaining 6 years of the Plan. Whilst this coincides with the 'step change' date, how would the delivery of windfall sites be influenced by the Plan? My understanding is that the approach to the delivery of windfalls over time in the higher tier settlements is to assume the same delivery figure for each of the remaining years of the plan (which might usefully be adjusted to start in 2016-17 given the anticipated Plan adoption timescale). How does such an approach measure against the fact that the Plan anticipates that build rates will increase over time as the after effects of the recession reduce? In this respect it is noted that in the Housing Viability Update the author concludes that there is no obvious sign that this is going to happen (para 5.2).

2.5 The step change within the delivery rate within the Plan's strategy is based upon the anticipated transformational economic change from the major infrastructure projects on the Isle of Anglesey as outlined within Chapter 6 of the Deposit Plan.

2.6 Therefore the step change in relation to an increase in the number of windfall sites built will be as a result of increased demand due to increased employment opportunities within the area rather than a specific influence by the Plan. However the revision of the Topic Paper undertaken within this Addendum re-evaluates the anticipated rate of development for windfall provision broken down to the separate Council areas. See Section 3 below.

2.7 The 2016 update to the Affordable Housing Viability Study (AHVS) does acknowledge within paragraph 5.20 the challenge of delivery in North Wales due to lack of economic activity. However in paragraph 5.21 the Study does refer to the economic opportunities within the Plan area and the positive effect it could have on deliverability.

c. More generally, given the amount of housing expected to be delivered in the lower tier villages, further detail should be provided on how individual villages' windfall capacity has been derived. There appears to be inconsistency in the predicted delivery from windfalls between TP20 and the Plan. For instance: tier 1 settlements TP20 appears to assume 1370 from windfall (based on urban capacity study) whereas TAI14 identifies 1630; and for tier 3 TP20 (based on annual rates mentioned in b. above) estimates 1876 whereas TAI16 & 17 calculate 1156 (is the whole of the shortfall accounted for by housing in clusters and countryside?).

2.8 Chapter 7 within Topic Paper 5A (PT.012) outlines the methodology of categorising settlements and their individual score which influenced the level of growth anticipated within each individual settlement.

2.9 Windfall provision Tier 1 – The Topic Paper 'Urban Capacity Study' (PT.013) in Chapter 8 does give a figure of 1,370 for the Main Centres, however this figure did not include the current land bank as it stood in 2014 which does give the 1,630 units anticipated from windfall development in the main Centres.

2.10 Windfall provision Tier 3 – The windfall figures within TAI 16 and TAI 17 does give a total figure of 1,156 units, with the addition of the 224 units anticipated within Clusters and 250 units in the Open Countryside this increases to 1,630 units. The assumption from the original Topic Paper 20 of 152 units per annum for 5 years and thereby 186 per annum for the final 6 years does give 1,876 units which is higher than the anticipated level for this tier. In light of this the Councils have reviewed the figures from this tier for the remaining Plan period as outlined in section 3 below.

d. Policy PS13 refers to two time-based housing targets, and TP20 refers to a 'step change' in the approach to the provision of housing at year 2018/19. Further explanation of this approach including how the Plan will give effect to this should be provided. A trajectory of housing supply which shows its spatial distribution would be helpful in this respect together with a commentary on any correlation between this trajectory and the identified 'growth requirement' in the latter Plan period which seeks to respond to the anticipated development of large infrastructure projects, notably Wylfa Newydd.

2.11 Planning Policy Wales at paragraph 2.28 sets out the possibility that circumstances in a plan area may justify an approach whereby particular sites cannot be released for development until a particular stage in the Plan period. However, it states that "where phasing is included in an LDP it should take the form of a broad indication of the timescale envisaged for the release of the main development areas or identified sites, rather than an arbitrary numerical limit on permissions or a precise order of release of sites in particular periods."

2.12 The Plan does not include a policy that seeks to control the way in which permissions are released in order to ensure delivery.

2.13 Policy PS 13 (as amended by Focus Change NF 61) describes the level of housing anticipated to be delivered at different stages during the Plan period, reflecting the formula described above to identify the level of housing growth and incorporates the 10% slippage allowance. This is not about x number of units being allowed in the first 7 years of the Plan period and y units being allowed in the following 8 years.

2.14 Policy TAI 1 and new Policy TAI X recognises that there may be cases where it may be necessary to ensure that development on individual sites does not come forward at a rate greater than that which a settlement can absorb. Policy TAI X was introduced via a Focus Change (NF62). Following consideration of representations made about Focus Changes, amendments have been suggested as set out in “Observations report – representations about Focus Changes” (CDLL.029), which seeks to clarify the Policy’s purpose. The suggested amendments seek to demonstrate the scenarios when it would be reasonable to apply the criteria in the Policy, e.g. to manage the effect of development on a settlement.

2.15 Granting permission subject to a planning mechanism that manages the rate would ensure that potential impacts on existing communities, including its linguistic character, are minimised. Phasing may also be required to manage the rate of delivery in respect of physical infrastructure, e.g. waste water treatment.

2.16 In line with he request for spatial distribution the Councils have agreed to split the Appendices between Isle of Anglesey and the Gwynedd Planning Area.

e. Following from point d. above – PS13 identifies a baseline requirement to 2018 of 2,604 whereas there are presently 3,817 dwellings that are under construction or have planning permission (Tables 18 & 19 of Plan).

2.17 The April 2015 land bank stood at 3,526 units. Of these 2,963 were not started and 563 are under construction (note that in Table 3 within Appendix 5 of the Deposit Plan the Councils have identified 682 units in the land bank that are unlikely to be developed). A number of sites within the land bank have the benefit of an extant permission due to a material start having taken place on the site. The historical build rate seen on certain sites will result in their completions extending beyond the 2018 date.

2.18 The existing land bank is higher than the remaining 1,256 units required (at April 2015) up to 2018 to deliver the anticipated growth level of 2,604 units. However, based on the past build rate seen since 2011 the Councils do not envisage a build rate significantly higher than the growth rate level anticipated by 2018 in PS13.

f. TP20 – paragraph 3.2 refers to a ‘graduated approach’ to housing requirements by identifying 2 periods. A further explanation of this approach would be helpful – whilst I note the content of PS13 to these 2 stages I cannot identify how the Plan makes provision for 2 periods with different requirements. I also have difficulty in understanding the comment in TP20 that the Councils are in a vulnerable position regarding a 5 year supply when Appendix 2 shows a 6.26 year supply in 2015-16 rising thereafter (notwithstanding that I may have some reservations regarding these figures).

2.19 The 2 periods is to reflect a realistic assumption over the level that is anticipated for the period 2011 to 2018. This is based upon the completions seen between 2011 and

2015 and the anticipated growth from the JHLAS as well as further growth following the adoption of the Plan.

2.20 The appendices have been revised in light of this update.

2.21 The amended Annexes contained with this Addendum splits the tables between Gwynedd and Anglesey with the number of units from the land bank unlikely to be developed being taken out and the housing requirements also reflecting the 2 specific periods referred to in policy PS13.

g. Appendix 1 of TP20 – what is the evidence that supports the trajectory of individual sites?

2.22 The assumptions for individual allocations are based upon the published 2015 JHLAS for Gwynedd and statement for Anglesey for those allocations with the benefit of an existing permission.

2.23 For new allocations coming forward in the Plan based upon the Plan being adopted in early 2017 the completions on these are introduced slowly into the table. The table below highlights the year within which it is expected that the first completions will be seen on individual new allocation sites:

Table 1 – Year New Allocations in JLDP Expected to Deliver their First Completions

Year	Number of Sites
2015/16	0
2016/17	2
2017/18	11
2018/19	24
2019/20	5
2020/21	2
2021/22	0
2022/23	2
2023/24	1
2024/25	1
2025/26	0

2.24 This reflects the link in the Plan to employment opportunities that are anticipated within the Plan period as well interest in new sites becoming available.

h. Appendix 2 of TP20:
i. The 'total completions' could be usefully broken down to allocated and windfall sites (it appears that the level of windfalls is factored in at a constant figure of 339 after 2015-16 – see point c. above)

2.25 The following table breaks down the completions between allocated and windfall sites. The revised appendices and assumption note below clarifies the amended level of windfall provision within the Trajectory.

Table 2 – Housing Completions 2011 to 2015

Category	Ynys Môn			Gwynedd			TOTALS		
	Windfall	Allocated	Total	Windfall	Allocated	Total	Windfall	Allocated	Total
Main	179	0	179	278	31	309	457	31	488

Centres									
Local Service Centres	170	1	171	134	3	137	304	4	308
Villages and Clusters	292	0	292	260	0	260	552	0	552
Overall Totals	641	1	642	672	34	706	1313	35	1348

ii. The total cumulative completions at the end of the Plan period is 940 more than the requirement. An explanation of how this over-provision arises, which should include how the issue of the 10% flexibility (which is to allow for slippage) has been treated.

2.26 Since the anticipated growth level indicated within the Plan has incorporated the 10% slippage allowance the figures in the Trajectory reflect this position. In light of this the figures within the tables show the Land Supply with and then without the slippage allowance to clarify this positon. Annex II includes information in relation to the land supply against the slippage allowance.

iii. The method for calculating the 5 year housing supply to include a period which partly extends beyond the plan period is identified in paragraph 5.2 of TAN1. This is not acknowledged in the approach in appendix 2 of TP20.

2.27 The revised Annex II has included a period beyond the Plan period in line with the approach in TAN 1.

iv. Column g refers to the 'total land available' – how have these figures have been derived?

2.28 The revised appendices and assumption note clarifies how the figures in the Total Land Available have been calculated.

i. There are several references to 'policy requirements' in terms of phasing in the Plan and TP20. However, my reading of the Plan, including the proposed introduction of policy TAIX, is that the Plan does not influence phasing. Whether it ought to do so is a matter that will require consideration, but I should advise that I presently have reservations in terms of allowing total discretion to the decision maker on an individual planning application whether or not to phase the development. The absence of any clarity on what limitations may be imposed on developers or a coherent approach to controlling such phasing restrictions does not appear to provide the degree of certainty that a plan-led system seeks to achieve. The Councils may wish to consider their position on this matter in advance of the hearing sessions.

2.29 The Councils responses to representations on the Focussed Changes as outlined in the Observations Report – Representations about Focus Change (CDLL.029) have accepted in part changes to NF59 and NF62.

2.30 These provide clarity in NF59 that the planning mechanisms will only be used in appropriate cases. Changes to NF62 are to ensure that there is no misunderstanding that the policy (TAI X) is not to prohibit or slow down development on sites where there is no restriction on them.

j. Information is provided on existing commitments. However, it would be useful to provide a breakdown of these figures to include: their status (distinguishing between those built, under construction and those with permission but not commenced); those that are allocated, and those that are windfalls; and the category and tier of the hierarchy within which each site falls.

2.31 The following table provides the requested information for the position at April 2015:

Table 3 – Total Housing Land bank April 2015

Category	Ynys Môn			Gwynedd			TOTALS		
	Windfall	Allocated	Total	Windfall	Allocated	Total	Windfall	Allocated	Total
Main Centres	535	256	791	415*	337*	752	950	593	1543
Local Service Centres	138	101	239	373	72	445	511	173	684
Villages and Clusters	890	12	902	300**	77**	377	1190	89	1279
Overall Totals	1563	369	1932	1088	486	1574	2651	855	3506

* Site T28 (Caernarfon) with planning permission for 136 units but anticipated growth in the Policy is for only 123 unit. Note the information in this table is based on an additional 13 units in the allocated total with 13 units taken out of the windfall figure.
** Site T63 *Chwilog) with planning permission for 15 units but 18 units identified within the Policy. Note the information in this table is based on the 15 for this allocated site.
Site T65 (Deiniolen) with planning permission for 27 units but 30 units identified within the Policy. Note the information in this table is based on the 27 for this allocated site.
Note: this table includes the 682 units the Councils do not anticipate to be built.

3. Revised Trajectory Assumptions

3.1 This section brings together the matters raised above as well as other issues identified from the original Topic Paper 20 and outlines updated figures within the appendices.

3.2 **Changes to Appendix 1 of Topic paper 20**

3.2.1 The changes from the Schedule of Sites introduced within Topic Paper 20 are as follows:

- Correction of minor statistical errors between the anticipated growth for individual sites and the yearly completions within the table.
- Amending the annual completions of allocations with existing planning permission in line with the assumptions within the latest published JHLAS / Statement.
- Amending the figures on sites to their position at April 2015.
- Creating two separate tables one for Gwynedd Planning Area and the other for Anglesey. This will allow easier monitoring and preparation of future JHLAS information.
- The amended Schedule is included as Annex I to this report.

3.3 **Changes to Appendix 2 of Topic Paper 20**

3.3.1 The changes to the Trajectory and Housing Supply is as follows:

- In line with the amendment to the original Appendix 1 as highlighted above the Councils have produced two separate Trajectory and Housing Supply table again to allow for easier monitoring and preparation of future JHLAS information.
- The published JHLAS provide information in relation to the number of units completed on Large sites (5+ units) and Small sites (below 5 units). However for the purpose of this exercise the future completions are given as a total without the split between large and small sites. Therefore the completion large sites and completion small sites columns have been removed.
- The housing growth requirement is based upon the split of the 7,184 growth level (between both Authorities in line with the figures in Table 18 & 19 of the Deposit Plan), although due to indicative figures within the Plan incorporating the 10% slippage allowance these are the figures included within the tables. To allow a comparison with and without the slippage allowance an additional table has been included which calculates the land supply against the housing requirement incorporating the 10% slippage.
- The amended Trajectory and housing supply is included as Annex II to this report.

3.4 Housing Requirement - update

3.4.1 Due to draft completion figures for April 2016 becoming available these have been incorporated within Annex II. This allows for the 2015/16 figures to be based upon factual information.

3.4.2 In light of this the following tables update the position in relation to the Gwynedd planning Area and the Isle of Anglesey.

Table 4 – Gwynedd Planning Area (Incorporating 2015/16 Draft Completion figures):

Category		Without Slippage Allowance	With Slippage Allowance (10%)
Overall Anticipated Growth		3,714	4,084
Number of Units completed 2011 to 2015		706	
Draft Completion figures for 2016		211	
Remaining Number of Units Anticipated		2,797	3,167
Remaining Units Allocated Sites		1,370	
Existing Windfall Land bank Expected to be Built (Apr 16)	**Main Centres**	307	
	Local Service Centres	304	
	Villages, Clusters & Open Countryside	243	
Additional Windfall Required (Currently without Planning Permission)	**Main Centres**	541	
	Local Service Centres	198	
	Villages, Clusters & Open Countryside	206	
	Remaining Requirement	- 372 (i.e. 10% above anticipated growth)	-2

Table 5 – Anglesey (Incorporating 2015/16 Draft Completion figures)

Category		Without Slippage Allowance	With Slippage Allowance (10%)
Overall Anticipated Growth		3,470	3,818
Number of Units completed 2011 to 2015		642	
Draft Completion figures for 2016		140	
Remaining Number of Units Anticipated		2,688	3,036
Remaining Units Allocated Sites		1,650	
Existing Windfall Land bank Expected to be Built (Apr 16)	**Main Centres**	231	
	Local Service Centres	95	
	Villages, Clusters & Open Countryside	554	
Additional Windfall Required (Currently without Planning Permission)	**Main Centres**	328	
	Local Service Centres	189	
	Villages, Clusters & Open Countryside	(-12)	
	Remaining Requirement	- 359 (slightly over 10% above anticipated) growth due to higher land bank in Villages & Clusters category)	+12 (due to higher than anticipated land bank in Villages & clusters Category)

3,5 Assumptions behind the Trajectory Figures

3.5.1 Windfall Rate – A review of the completions seen between 2011 to 2016 reveal on average 165 windfall units completed in Gwynedd PA per annum and 156 on Anglesey. For the purpose of the trajectory this rate has been replicated for the next couple of years, then as a number of new allocations start to be delivered it is anticipated that the level of windfall will reduce slightly before increasing again as allocated sites are developed.

3.5.2 For the purpose of clarity these assumptions are shown below:

Table 6 – Windfall Rate

Area	Remaining Total Windfall	16/ 17	17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26
GPA	1,812	165	165	150	150	182	200	200	200	200	2
YM	1,385	150	150	100	100	100	100	170	171	172	172

GPA = Gwynedd Planning Area, YM = Ynys Môn

3.5.3 Allocated Sites Rate – These are as set out in Annex I and reflect the pattern of development expected as new economic opportunities become available within the Plan area.

3.5.4 Total Land Available – This initially is based upon the existing land bank and those units with planning permission anticipated as being built in the following 5 years (i.e. for the first year the JLDP allocations and their anticipated growth for the following 5 years and the past rate of windfall completions). For new allocations they have been added one year prior to the anticipated first completions on the site and new windfall units similarly have been added one year prior to the expected completion rate).

3.5.5 5 year requirement – The 2 periods in Policy PS13 means there is a different level of requirement for the period 2011-18 and 2018-26. The table below gives the initial annual requirement based upon the anticipated growth split in Policy PS13:

Table 7 – 5 Year Requirement

Area	Annual Requirement 2011-18	Annual Requirement 2018-26
Gwynedd	175 (192 with 10% slippage)	311 (342.5 with 10% slippage)
Anglesey	163.5 (180 with 10% slippage)	290.6 (319.75 with 10% slippage)

3.5.6 Due to the fact that the period 2011 to 2016 is now based upon actual build rates and that only 2 years of the first period remains the 5-year requirement calculation is based upon the residual requirement divided by the remaining number of years. This results in a slightly lower land supply for years 2016 to 18 than using the figures shown in the table above.

4. Explanations

4.1 The Councils wish to reiterate the concerns regarding the Residual method outlined within Topic Paper 20.

4.2 Years 2011/12 to 2015/16 – This is now a factual record of the number of completions seen during this period. Annex II shows the indicative figures for this period based upon the residual requirement divided by the remaining years of the Plan. This shows that there would of have been less than 5 year supply for the first 3 years in Gwynedd and 4 years on Anglesey. The following table outlines the actual completions seen against the annual requirement for this period based upon the figure of 2,604 units between 2011 and 2018 and for comparison purposes gives the equivalent land supply figures for Gwynedd and Anglesey for 2011/12.

Table 8 – 2011/12 Land Supply Comparison

Area	Annual Requirement	Total Requirement 2011 to 2016	Actual Completions Achieved	Land Supply (for 1st Year) 2011/12	Annex II 2011/12
Gwynedd	175	875	917	5.2	3.8
Ynys Môn	163.5	817.5	783	4.8	3.5

This shows that using the two phased growth periods would of have ensured a truer reflection of the land supply position at April 2011 rather than having the land supply calculated upon the overall average of the Plan's growth. As explained in section 3 above due to their only being two years remaining of the first phase for ease of interpretation of the results the land supply is calculated on the residual requirement divided by the remaining number of years.

4.3 Years 2016/17 to 2020/21 – Annex II provides a calculation of the likely land supply each year to the end of 20/21 at which point there will be 5 years of the Plan period remaining. This shows at April 2017 the land supply is anticipated to be:

- Gwynedd = 6.5yrs (5.7yrs against 10% slippage requirement)
- Anglesey = 5.7yrs (5yrs against 10% slippage requirement)

This rises steadily to 2021 when it will be:

- Gwynedd = 8.5yrs (6.4yrs against 10% slippage requirement)
- Anglesey = 7.5yrs (5.8yrs against 10% slippage requirement)

4.4 Years 2020/21 to 2025/26 – At 2022 there are less than 5 years of the Plan period remaining. To enable the councils to calculate a 5 year housing land supply at this point a dwelling allowance is required to be calculated for each year beyond the Plan period. In such cases TAN 1 (paragraph 5.2) requires the average annual housing requirement of the LDP to be extrapolated to provide an estimate of the requirement for the proceeding 5 year period.

Applying the above methodology, it is estimated that a 5 year housing land supply will be maintained up to:

- Gwynedd = 22/23 for anticipated growth / 21/22 for 10% slippage;
- Anglesey = 22/23 for anticipated growth / 21/22 for 10% slippage.

For the final year the land supply drops to below 2 years, however, at this point the housing land supply is forecasted against a housing requirement that includes 4 years beyond the Plan period.

5. Conclusion

5.1 It is therefore concluded that there are various sources of land supply which are deliverable and reliable and will adequately meet the Plan's housing requirement.

ANNEX I – SCHEDULE OF SITES

ANNEX I - Gwynedd Schedule of Sites																
Settlement	Allocation No	Site Name	Indicative Growth Level	Permission	Units Remaining	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Bangor	T1	Goetre Uchaf	261	Oes	234	51	61	45	21	21	19	16				
Bangor	T2	Caeau Chwarae Hen Ysgol Fri	43	Na	43				10	10	10	10	3			
Bangor	T3	Hen Safle Jewsons	17	Na	17			6	6	5						
Bangor	T5	Tir gyferbyn â'r amlosgfa	72	Na	72			9	9	9	9	9	9	9	9	
Blaenau Ffestiniog	T24	Cyn Caeau Chwarae	95	Na	95			10	10	10	10	10	10	10	10	15
Blaenau Ffestiniog	T25	Tir yn Congl y Wal	60	Na	60			10	10	10	10	10	10			
Caernarfon	T26	Cyn Ysgol Hendre	42	Na	42				6	6	6	6	6	6	6	
Caernarfon	T27	Tu cefn i Maes Gwynedd	29	Na	29		5	10	7	7						
Caernarfon	T28	Lôn Cae Phillips	136	Oes	132	7	21	10	10	10	10	12	13	13	13	13
Pwllheli	T29	Tir ger Lôn Caernarfon	150	Na	150				19	19	19	19	19	19	19	17
Pwllheli	T30	Cae Deiniol	14	Na	14				7	7						
Pwllheli	T31	Cyn Cae Hoci	17	Na	17				9	8						
Criccieth	T42	Tir ger North Teras	34	Na	34		5	5	5	5	5	5	4			
Llanberis	T43	Tir ger Gwesty'r Fic	16	Na	16				4	4	4	4				
Llanberis	T44	Tir ger Lôn Tŷ Du	11	Oes	11				5	6						
Llanrug	T45	Cae'r Eglwys	10	Oes	10			5	5							
Llanrug	T46	Tir ger Lôn Rhythallt	6	Oes	6		6									
Nefyn	T47	Tir ger Helyg	19	Na	19				5	5	5	4				
Nefyn	T48	Cyn Gerddi Rhandir	10	Oes	10			5	5							
Penrhyndeudraeth	T49	Canol Cae	31	Na	31			4	4	4	4	4	4	4	3	
Penrhyndeudraeth	T50	Tir ger cyn Ysbyty Bron Garth	46	Na	46				6	6	6	6	6	6	6	4
Penrhyndeudraeth	T51	Tir ger Canol Cae	31	Na	31			4	4	4	4	4	4	4	3	
Penygroes	T52	Tir ger Maes Dulyn	39	Na	39			5	5	5	4	4	4	4	4	4
Tywyn	T53	Sŵn y Tonnau	21	Oes	21	2	2	4	5	4		4				
Tywyn	T54	Garreglwyd	14	Oes	14							7	7			
Bethel	T70	Tir gyferbyn â Stâd y Cremlyn	28	Na	28					4	4	4	4	4	4	4
Bethel	T71	Tir gyferbyn â Stâd Rhoslan	12	Na	12				4	4	4					
Bontnewydd	T59	Tir ger Stâd Glanrafon	26	Oes	26			26								
Bontnewydd	T60	Tir ger Pont Glan Beuno	10	Na	10				5	5						
Botwnnog	T61	Tir ger Cefn Capel	21	Na	21				3	3	3	3	3	3	3	
Botwnnog	T62	Tir ger Pentre	11	Na	11								3	3	3	2
Chwilog	T63	Tir tu cefn i'r Madryn Arms	18	Oes	15			6	6	6						
Chwilog	T64	Tir ger Cae Capel	20	Na	20				6	7	7					
Deiniolen	T65	Tir ger Pentre Helen	30	Oes	27			9	9	9						
Rachub	T66	Tir ger Maes Bleddyn	30	Na	30					5	5	5	5	5	5	
Y Ffor	T67	Tir ger Tyn Lôn	18	Na	18						3	3	3	3	3	3
Y Ffor	T68	Tir ger yr Ysgol	10	Na	10				5	5						
Y Ffor	T69	Tir ger Bro Gwystil	9	Oes	9		4	3	2							
					1430	60	104	176	217	213	151	149	117	93	91	62

ANNEX I - Anglesey Schedule of Sites																
Settlement	Allocation No	Site Name	ndicative Growth Leve	Permission	Units Remaining	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26
Amlwch	T6	Tir ger Maes Mona	50	Na	50			25	25							
Amlwch	T7	Tir ger Lôn Bach	73	Na	73				9	9	9	9	9	9	9	10
Amlwch	T8	Tir yn Fferm Madyn	152	Na	152										76	76
Amlwch	T9	Tir ger Cae Rheinwas	40	Na	40					10	10	10	10			
Amlwch	T10	Tir yn Tan y Bryn	58	Na	58						8	10	10	10	10	10
Caergybi	T11	Tyddyn Bach	123	Oes	123				30	30	30	33				
Caergybi	T12	Tir ger Cae Rhos	53	Na	53				10	10	10	10	13			
Caergybi	T13	Tir ger Yr Ogof	72	Na	72					12	12	12	12	12	12	
Caergybi	T14	Tir ger Fferm Tyddyn	49	Na	49				7	7	7	7	7	7	7	
Caergybi	T15	Tir ger Stâd Waunfaw	22	Oes	22		7	7	8							
Caergybi	T16	Glan y Dŵr	90	Oes	90			30	30	30						
Caergybi	T17	Lôn Cae Serri	21	Oes	21			7	7	7						
Llangefni	T18	Tir ger Ty Hen	154	Na	154				20	20	20	20	20	20	20	14
Llangefni	T19	Cyn Ysgol y Bont	41	Na	41				10	10	10	11				
Llangefni	T20	Ty'n Coed	144	Na	144			16	16	16	16	16	16	16	16	16
Llangefni	T21	Tir ger Ysgol y Graig	38	Na	38									12	13	13
Llangefni	T22	Tir ger Bro Tudur	59	Na	59			10	10	10	10	10	9			
Llangefni	T23	Tir ger Coleg Menai	49	Na	49			10	10	10	10	9				
Biwmares	T32	Casita	35	Oes	35			35								
Benllech	T33	Ger Caffi Wendon	12	Na	12				6	6						
Bodedern	T34	Tir ger Llwyn Anghara	48	Na	48					7	7	7	7	7	7	6
Cemaes	T35	Tir tu cefn i Ffordd Ca	60	Na	60				8	8	8	8	7	7	7	7
Llanfairpwll	T36	Tir ger Bryn Eira	30	Na	30			5	5	5	5	5	5			
Llanfairpwll	T37	Tir ger Ffordd Penmy	11	Oes	10		5	5								
Porthaethwy	T38	Ty Mawr	20	Oes	16	1	3	3	2		4	3				
Porthaethwy	T39	Tyddyn Mostyn	40	Oes	40				5	5	5	5	5	5	5	5
Porthaethwy	T40	Tir ger Lon Gamfa	14	Na	14								4	3	4	3
Y Fali	T41	Cyn Cae Sêl	40	Na	40				5	5	5	5	5	5	5	5
Gwalchmai	T55	Tir ger yr A5	28	Na	28				4	4	4	4	4	4	4	
Niwbwrch	T56	Stâd Tyn Cae	12	Oes	12			2	1	1	2	2	1	1	1	1
Llanerchymedd	T57	Tir ger Tyn y Ffynnon	17	Na	17				5	4	4	4				
					1650	1	15	155	233	226	196	200	144	118	196	166

ANNEX II – HOUSING DEVELOPMENT INDICATIVE TRAJECTORY AND HOUSING LAND SUPPLY 2011-2026

Gwynedd: Housing development indicative trajectory and housing land supply 2011-26

LDP Year/ JHLAS period	JLDP housing requirement	Year end completions	Anticipated completions	Total cumulative completions	JLDP years remaining	Residual requirement without slippage allowance	5 year requirement	Annual building requirement	Total land available	Total land supply in years
	a			b	c	d = (a - b)	e = (d/c)*5	f = e/5	g	h = g/f
2011/12	3,714	121		121	15	3593	1197	239	917*	3.8.*
2012/13	3,714	171		292	14	3422	1222	244	1065*	4.4*
2013/14	3,714	176		468	13	3246	1248	250	1235*	4.9*
2014/15	3,714	238		706	12	3008	1253	251	1426*	5.7*
2015/16	3,714	211		917	11	2797	1271	254	1551*	6.1*
2016/17	3,714		269	1186	10	2528	1264	253	1637	6.5
2017/18	3,714		341	1527	9	2187	1215	243	1753	7.2
2018/19	3,714		367	1894	8	1820	1138	228	1729	7.6
2019/20	3,714		363	2257	7	1457	1041	208	1655	8
2020/21	3,714		333	2590	6	1124	937	187	1583	8.5
2021/22	3,714		349	2939	5	775	775	155	1512	9.8
2022/23	3,714		317	3256	4	458	1025** (573)	205** (115)	1163***	5.6
2023/24	3,714		293	3549	3	165	950* (275)	190** (55)	846***	4.5
2024/25	3,714		291	3840	2	-126	910** (0)	182** (0)	553***	3
2025/26	3,714		262	4102	1	-388	865** (0)	173** (0)	262***	1.5

* - Indicative figures for comparison purposes based on completions since JLDP base date

** - Building requirement based on the guidance noted in paragraph 5.2 of TAN 1 . The figures in the brackets indicates what the requirement would be by applying the same formula as for the previous years.

*** - Total land requirement based on anticipated completions until the end of the plan period i.e. less than 5 years

Gwynedd: Housing development indicative trajectory and housing land supply 2011-26 - with 10% slippage allowance

LDP Year/ JHLAS period	JLDP housing requirement (10% slippage allowance)	Year end completions	Anticipated completions	Total cumulative completions	JLDP years remaining	Residual requirement with slippage allowance	5 year requirement	Annual building requirement	Total land available	Total land supply in years
	a			b	c				g	h = g/f
2011/12	4084	121		121	15	3963	1321	264	917*	3.5*
2012/13	4084	171		292	14	3792	1354	271	1065*	3.9*
2013/14	4084	176		468	13	3616	1391	278	1235*	4.4*
2014/15	4084	238		706	12	3378	1408	282	1426*	5.1*
2015/16	4084	211		917	11	3167	1440	288	1551*	5.4*
2016/17	4084		269	1186	10	2898	1449	290	1637	5.7
2017/18	4084		341	1527	9	2557	1421	284	1753	6.2
2018/19	4084		367	1894	8	2190	1369	274	1729	6.3
2019/20	4084		363	2257	7	1827	1305	261	1655	6.3
2020/21	4084		333	2590	6	1494	1245	249	1583	6.4
2021/22	4084		349	2939	5	1145	1145	229	1512	6.6
2022/23	4084		317	3256	4	828	1415** (1035)	283** (207)	1163***	4.1
2023/24	4084		293	3549	3	535	1375** (892)	275** (178)	846***	3.1
2024/25	4084		291	3840	2	244	1350** (610)	270** (122)	553***	2
2025/26	4084		262	4102	1	-18	1335** (0)	267** (0)	262***	1

* - Indicative figures for comparison purposes based on completions since JLDP base date

** - Building requirement based on the guidance noted in paragraph 5.2 of TAN 1 . The figures in the brackets indicates what the requirement would be by applying the same formula as for the previous years.

*** - Total land requirement based on anticipated completions until the end of the plan period i.e. less than 5 years

Anglesey: Housing development indicative trajectory and housing land supply 2011-26

LDP Year/ JHLAS period	JLDP housing requirement	Year end completions	Anticipated completions	Total cumulative completions	JLDP years remaining	Residual requirement without slippage allowance	5 year requirement	Annual building requirement	Total land available	Total land supply in years
	a			b	c	d = (a - b)	e = (d/c)*5	f = e/5	g	h = g/f
2011/12	3,470	119		119	15	3351	1117	223	783*	3.5*
2012/13	3,470	223		342	14	3128	1118	224	829*	3.7*
2013/14	3,470	161		503	13	2967	1142	228	911*	4*
2014/15	3,470	139		642	12	2828	1179	236	1083*	4.6*
2015/16	3,470	141		783	11	2687	1222	244	1270*	5.2*
2016/17	3,470		165	948	10	2522	1261	252	1425	5.7
2017/18	3,470		305	1253	9	2217	1232	246	1560	6.3
2018/19	3,470		333	1586	8	1884	1178	236	1569	6.6
2019/20	3,470		326	1912	7	1558	1113	223	1525	6.8
2020/21	3,470		296	2208	6	1262	1052	210	1567	7.5
2021/22	3,470		300	2508	5	962	962	192	1609	8.4
2022/23	3,470		314	2822	4	648	1195** (810)	239** (162)	1309***	5.5
2023/24	3,470		289	3111	3	359	1110** (598)	222** (120)	995***	4.5
2024/25	3,470		368	3479	2	-9	1055** (0)	211** (0)	706***	3.3
2025/26	3,470		338	3817	1	-347	915** (0)	183** (0)	338***	1.8

* - Indicative figures for comparison purposes based on completions since JLDP base date

** - Building requirement based on the guidance noted in paragraph 5.2 of TAN 1 . The figures in the brackets indicates what the requirement would be by applying the same formula as for the previous years.

*** - Total land requirement based on anticipated completions until the end of the plan period i.e. less than 5 years

Anglesey: Housing development indicative trajectory and housing land supply 2011-26 - with 10% slippage allowance

LDP Year/ JHLAS period	JLDP housing requirement (10% slippage allowance)	Year end completions	Anticipated completions	Total cumulative completions	JLDP years remaining	Residual requirement with slippage allowance	5 year requirement	Annual building requirement	Total land available	Total land supply in years
	a			b	c	d = (a - b)	e = (d/c)*5	f = e/5	g	h = g/f
2011/12	3818	119		119	15	3699	1233	247	783*	3.2*
2012/13	3818	223		342	14	3476	1241	248	829*	3.3*
2013/14	3818	161		503	13	3315	1275	255	911*	3.6*
2014/15	3818	139		642	12	3176	1323	265	1083*	4.1*
2015/16	3818	141		783	11	3035	1380	276	1270*	4.6*
2016/17	3818		165	948	10	2870	1435	287	1425	5
2017/18	3818		305	1253	9	2565	1425	285	1560	5.5
2018/19	3818		333	1586	8	2232	1395	279	1569	5.6
2019/20	3818		326	1912	7	1906	1361	272	1525	5.6
2020/21	3818		296	2208	6	1610	1342	268	1567	5.8
2021/22	3818		300	2508	5	1310	1310	262	1609	6.1
2022/23	3818		314	2822	4	996	1565** (1245)	313** (249)	1309***	4.2
2023/24	3818		289	3111	3	707	1125** (1178)	225** (236)	995***	4.4
2024/25	3818		368	3479	2	339	1470** (848)	294** (170)	706***	2.4
2025/26	3818		338	3817	1	1	1355** (0)	271** (0)	338***	1.2

* - Indicative figures for comparison purposes based on completions since JLDP base date

** - Building requirement based on the guidance noted in paragraph 5.2 of TAN 1 . The figures in the brackets indicates what the requirement would be by applying the same formula as for the previous years.

*** - Total land requirement based on anticipated completions until the end of the plan period i.e. less than 5 years