



**GWYNEDD COUNCIL**

**JOINT HOUSING LAND AVAILABILITY  
STUDY 2015**

**BETWEEN GWYNEDD COUNCIL LPA AND THE STUDY GROUP:**

**HOME BUILDERS' FEDERATION  
DŴR CYMRU WELSH WATER  
NATURAL RESOURCES WALES  
GWYNEDD RURAL HOUSING ENABLER  
NORTH WALES HOUSING ASSOCIATION  
GRŴP CYNEFIN**

**PUBLICATION DATE: SEPTEMBER 2015**

# Contents

1. Summary
2. Housing Land Supply
3. Commentary

Appendix 1 – Site Schedules

Appendix 2 – Past Completions Data

Appendix 3 – Previous Land Supply Data

# 1. Summary

- 1.1 This is the Gwynedd Council Joint Housing Land Availability Study (JHLAS) 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* (PPW) 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/topics/planning/policy/ppw/?lang=en>  
<http://gov.wales/topics/planning/policy/tans/tan1/?lang=en>
- 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 Gwynedd Council has **3.3 years** housing land supply.
- 1.4 TAN 1 notes the following: “In situations where the adopted LDP only covers part of the 5-year study period, the average annual requirement from the LDP should be extrapolated to give an estimate of the land required. In such circumstances it should be demonstrated that the adopted plan overlaps the study period by providing the dates of the adoption and expiration of the plan period”. The Gwynedd Unitary Development Plan (2001-16) was adopted in July 2009 and expires in July 2016. It therefore overlaps the Study period.

## Involvement

- 1.5 The housing land supply has been assessed in consultation with:
- Home Builders Federation (HBF)
  - Dŵr Cymru Welsh Water
  - Natural Resources Wales
  - Gwynedd Rural Housing Enabler
  - North Wales Housing Association
  - Grŵp Cynefin

## Report production

- 1.6 Gwynedd Council issued draft site schedules and site proformas for consultation between 15<sup>th</sup> May and 5<sup>th</sup> June, 2015. Comments were provided by the HBF, Dŵr Cymru Welsh Water and Natural Resources Wales 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 12<sup>th</sup> August, 2015.
- 1.7 All matters were agreed following the consultation and set out in the SoCG.
- 1.8 This JHLAS report has been prepared on the basis of the SoCG.

## 2. 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 Gwynedd Council Unitary Development Plan (2001-2016), adopted in July, 2009.

**Table 1 - Identified Housing Land Supply**

<b>Housing Land Supply 1st April 2015 – 31<sup>st</sup> March, 2020 - Large Sites</b>						
		5 year land supply (TAN 1 categories)		Beyond 5 years		
	<b>Proposed Homes</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>Homes completed since last study</b>
<b>Total</b>	<b>2382</b>	<b>139</b>	<b>1205</b>	<b>0</b>	<b>1038</b>	<b>163</b>

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

Private	1230
Public	48
Housing Association	66
<b>Total</b>	<b>1344</b>

2.4 **Small Site Supply** – The contribution from small sites of less than 5 dwellings is based on the completions for the last five years.

**Table 2 - Small site completions for previous 5 years**

2010 - 11	2011 - 12	2012 - 13	2013 - 14	2014 - 15	<b>Total</b>
66	74	79	65	75	<b>359</b>

2.5 The overall **total 5 year land supply** (large + small sites) is: **1344 + 359 = 1703**

**Table 3 - Calculating the average annual requirement where the plan period expires part-way through the JHLAS period**

2.6 Given that the Gwynedd Unitary Development Plan period is 2001 – 2016 and as such expires within the JHLAS period (i.e. prior to 2020), there is a need to establish the average annual housing requirement in order to calculate the land supply figure in Table 4.

$$\text{Average annual requirement} = \frac{[(H \times N)/P] + (H - C)}{5}$$

Where:

H = Total Housing Requirement (as set out in the adopted Development Plan)

N = Number of years left in JHLAS period after the plan period expires

P = Total number of years in plan period

C = Completions from start of plan period to JHLAS base date

## 2.7 Gwynedd Council Average annual housing requirement

$$= \frac{[(4178 \times 4) / 15] + (4178 - 2670)}{5}$$

$$= \frac{1114.133 + 1508}{5}$$

$$= \frac{2622.133}{5}$$

$$= 524.427$$

$$= \mathbf{524 \text{ units}}$$

**Table 4 - Five year land supply calculation**

A	Total housing Requirement (as set out in the adopted Gwynedd Unitary Development Plan 2001-16)	4178
B	Completions from start of plan period to JHLAS base date (large and small sites) i.e. 1 <sup>st</sup> April 2001 – 1 <sup>st</sup> April 2015	2670
C	Residual Requirement (A-B)	1508
D	5 year requirement (See calculation in Table 3 i.e. average annual requirement x 5 years)	2622
E	Annual need (See calculation in Table 3)	524
F	Total 5 Year Land Supply	1703
G	<b>Land Supply in Years (F/E)</b>	<b>3.3 years</b>

## 3. Commentary

3.1 Given that Gwynedd Council have not yet adopted a Local Development Plan, there isn't the opportunity to discuss the land supply figure, and the fact that it's lower than 5 years, within an Annual Monitoring Report. As such, the following points are noted:

- 3.2 If the annual need figure noted in the UDP (i.e. 279 units per annum) was used, the land supply figure would be greater than five years ( $1703 / 279 = 6.1$  years).
- 3.3 The annual need that is noted is much higher than the actual average annual completion rate over the last 10 years (179 units per annum). It is an annual build rate which has never been achieved since Gwynedd Council came into existence in 1996. Therefore it is believed that there is a sufficient land supply to meet the annual build rate ( $1703 / 179 = 9.5$  years). It is believed that the annual figure noted in the UDP has not been achieved as a result of economic issues, specifically the effect of the recession upon the availability of mortgages and the provision of finance to the building industry.
- 3.4 The Joint Local Development Plan (with the Isle of Anglesey County Council) is intended to be adopted in 2016/17. Information that is based upon the Deposit JLDP notes that 252 units will have to be provided annually in Gwynedd during the JHLAS period. That would mean a land supply of 6.8 years (the information below shows how this figure has been calculated). The JLDP will also introduce new housing allocations in Gwynedd.

The methodology for calculating the growth level for Gwynedd for the period 2015-20 based upon the Deposit Joint Local Development Plan

- The Deposit JLDP facilitates 7,902 housing units during the Plan period (2011-26). This figure includes a 10% slippage allowance in order to deal effectively with unforeseen circumstances;
- 4,084 of these units are to be provided in the Gwynedd Planning Authority area, which is equivalent to 51.7% of all the units;
- Strategic Policy PS13 of the Deposit JLDP states that 2,604 new units are to be provided in the period 2011-18;
- By using the proportion of units to be provided in Gwynedd, a figure of 1,346 new housing units is noted for the Gwynedd Planning Authority area for this period. By dividing the figure by 7, it is noted that 192 units will have to be provided annually during this period;
- As this period coincides with the first 3 years of the JHLAS period, it is noted that 576 housing units will have to be provided in Gwynedd during 2015-18 ( $192 \times 3$ );
- Policy PS13 notes that there is a need to provide 5,298 units in the Plan area during 2018-26, with 2,739 of these units to be located in Gwynedd (by using the proportion of 51.7%). This is equivalent to 342 units per annum (by dividing the figure by 8 years);

- As this period coincides with the final two years of the JHLAS period, 684 housing units will have to be provided in 2018-20 (342 x 2);
- By adding both figures together, it is noted, in accordance with the content of the Deposit JLDP, that there is a need to provide an additional 1,260 new housing units in the Gwynedd Planning Authority area during this JHLAS period. This is equivalent to 252 units per annum;
- By comparing this figure with the total 5 year land supply, a land supply of 6.8 years is noted (1703 / 252).



## **Appendix 1 – Site Schedules**

## ATODIAD 1 / APPENDIX 1

## Safleoedd Sector Preifat / Private Sector Sites

RHIF NO	JHLAS	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	1					2					3	4
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	WD / UC	2016	2017	2018	2019	2020						
<b>Abermaw (00)</b>																			
1	651	C11/0147/00/LL	TIR GER / LAND NEAR ORIELTON, FFORDD PANORAMA ROAD ( SWN Y DAIL )	0	25	15	1.2	1	3	2	3	3	3	0	0				
2	743	5/51/137	PROMENADE	0	26	26	1.54	0	0	0	0	0	0	0	26				
4	2488	C07M/0203/00/LL	CYN DEPO RHEILFFORDD / FORMER RAIL DEPOT, MARINE ROAD	0	7	7	0.08	0	0	0	0	0	0	0	7				
147	4070	C14/0284/00/LL	VICTORIA HOTEL, 11-12 MARINE PARADE	0	9	9	0.05	0	0	9	0	0	0	0	0				
149	4069	C14/0633/00/LL	POST OFFICE BUILDING, KING EDWARD STREET	0	7	7	0.04	0	3	4	0	0	0	0	0				
<b>Arthog (04)</b>																			
5	1669	C04M/0072/01/LL	LLEINIAU / PLOTS 15-23 HEOL SEITHENDRE, FAIRBOURNE	0	9	5	0.29	0	0	0	0	0	0	0	5				
<b>Bangor (11)</b>																			
6	4	3/11/722B	30 - 32 FFORDD / HOLYHEAD ROAD	0	8	8	0.09	0	0	0	0	0	0	0	8				
8	1359	GWYN UDP	PEN Y FRIDD	0	330	330	11	0	0	0	35	35	35	0	225				
9	1932	C06A/0089/11/LL	NEUADD DEINIOL A WAYSIDE, FFORDD CAERGYBI HOLYHEAD ROAD	0	24	24	0.11	0	0	0	0	0	0	0	24				
12	2774	C11/0112/11/LL	HAFOD ELFYN A BRYN ADDA	7	42	2	0.16	2	0	0	0	0	0	0	0				
14	2364	C08A/0108/11/LL	BANGOR CITY SOCIAL CLUB, FFORDD DEINIOL ROAD	0	49	49	0.19	0	0	0	0	0	0	0	49				

RHIF NO	JHLAS	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	1	2					3	4
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	WD / UC	2016	2017	2018	2019	2020		
125	3672	C12/1504/11/LL	147-149 STRYD FAWR / HIGH STREET	11	11	0	0	0	0	0	0	0	0	0	0
17	2754	C09A/0410/11/LL	DICKES BOAT YARD,FFORDD GARTH ROAD	16	75	18	0.2	8	10	0	0	0	0	0	0
133	3867	C13/0049/11/LL	346-350 STRYD FAWR / HIGH STREET	0	7	7	0	7	0	0	0	0	0	0	0
148	4077	C14/0553/11/LL	CYN MODURDY / FORMER GARAGE NEAR THE BELLE VUE PUBLIC HOUSE	0	13	13	0.1	0	13	0	0	0	0	0	0
154	4124	C14/1221/11/LL	HAFOD ELFRYN, FFORDD PENRHOS	0	12	12	0.13	0	12	0	0	0	0	0	0
<b>Bethesda (13)</b>															
18	24	3/13/130A	O.S 8361,8958,8650, BRYN CASEG	0	22	1	0.1	0	1	0	0	0	0	0	0
126	2053	C13/0766/13/LL	TIR GER / LAND NEAR CANOLFAN PLAS FFRANCON	0	24	24	0.49	0	0	8	8	8	0	0	0
19	1365	GWYN UDP	TIR GER / LAND NEAR MAES COETMOR	0	60	60	2	0	0	0	10	20	20	0	10
142	4023	C10A/0161/13/AM	BRIG Y NANT, FFORDD COETMOR NEWYDD	0	6	6	0.38	0	0	3	3	0	0	0	0
<b>Bontnewydd (19)</b>															
20	2478	C08A/0287/19/LL	LLAIN O DIR I FFWRDD O LON / PLOT OF LAND OFF LON CEFNWERTHYD	0	26	26	0.87	0	0	0	0	0	8	0	18
<b>Botwnnog (32)</b>															
21	1330	C02D/0322/32/LL	TIR GER / LAND ADJ TO B4413	0	5	1	0.01	0	0	0	0	0	0	0	1

RHIF NO	JHLAS	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	1	2					3	4
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	WD / UC	2016	2017	2018	2019	2020		
<b>Caernarfon (14)</b>															
22	1371	GWYN UDP	TIR GER / LAND NEAR GLAN PERIS	0	114	114	4	0	0	0	20	20	20	0	54
23	1372	C09A/0411/14/LL	TIR GER MYNWENT LLANPEBLIG / LAND NEAR LLANPEBLIG CEMETERY	0	136	132	3.95	9	0	10	10	10	10	0	83
155	4132	C13/0810/14/LL	SAFLE YSBYTY BRYN SEOINT SITE	0	16	16	12.5	16	0	0	0	0	0	0	0
<b>Clynnog (34)</b>															
28	1376	GWYN UDP	TIR AR / LAND AT TAI LLEUAR, PONTLLYFNI	0	6	6	0.3	0	0	3	3	0	0	0	0
<b>Criccieth (35)</b>															
29	224	2/5/143A	YSTAD GORSEDDFA ESTATE	0	13	1	0.1	0	0	0	0	0	0	0	1
30	225	2/15/264B	YSTAD WERN Y WYLAN ESTATE	0	9	1	0.1	0	0	1	0	0	0	0	0
31	2205	GWYN UDP	GER / NEAR NORTH TERRACE	0	35	35	1	0	0	0	0	0	0	0	35
33	2528	C08D/0478/35/AM - C13//0028/35/AM	TIR GER / LAND NEAR GWESTY GEORGE IV HOTEL, STRYD FAWR/HIGH STREET	0	37	37	0.41	0	0	20	17	0	0	0	0
134	2436	C12/0476/35/AM	TIR YN NGHEFN / LAND TO THE REAR OF STATION BAKERY, STRYD FAWR / HIGH STREET	0	7	7	0.07	0	0	7	0	0	0	0	0

RHIF NO	JHLAS	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	1	2					3	4
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	WD / UC	2016	2017	2018	2019	2020		
<b>Dolbenmaen (36)</b>															
34	228	C10D/0162/36/LL	CAE / FIELD 6775 (HENDREGADREDD), PENTREFELIN	0	6	1	0.01	1	0	0	0	0	0	0	0
<b>Ffestiniog (03)</b>															
35	1966	GWYN UDP	GWYLFA GARAGE, FFORDD MANOD ROAD, BLAENAU FFESTINIOG	0	5	5	0.1	0	0	5	0	0	0	0	0
36	2206	GWYN UDP	TIR GER / LAND NEAR CAE CLYD, BLAENAU FFESTINIOG	0	17	17	1	0	0	3	2	0	0	0	12
<b>Llanaelhaearn (37)</b>															
37	2402	C10D/0388/37/MG	RHAN O CAE 5993 / PART OF LAND 5933 GER/NEAR LLWYNAETHREN, TREFOR	0	6	2	0.02	1	0	1	0	0	0	0	0
<b>Llanberis (15)</b>															
38	2790	C11/1103/15/AM	TIR GER / LAND NEAR TY DU ROAD	0	11	11	0.69	0	0	5	6	0	0	0	0
39	1374	GWYN UDP	TIR GER / LAND NEAR GWESTY VICTORIA HOTEL	0	15	15	1	0	0	0	0	0	0	0	15
<b>Llanddeiniolen (18)</b>															
40	1387	GWYN UDP	BRO EGLWYS, SARON, BETHEL	0	24	24	1	0	0	0	0	0	0	0	24
42	1382	GWYN UDP	CAPEL MAES Y DREF CHAPEL, DEINIOLEN	0	12	12	0.7	0	0	0	0	0	0	0	12
43	76	3/18/202J	TIR TU CEFN I / LAND TO THE REAR OF BRO EGLWYS, BETHEL	0	50	14	2	0	0	0	0	0	0	0	14

RHIF NO	JHLAS	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	1	2					3	4
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	WD / UC	2016	2017	2018	2019	2020		
140	3959	C09A/0396/18/AM	TIR GER / LAND NEAR TERAS FICTORIA, DEINIOLEN	0	27	27	0.8	0	0	0	9	9	9	0	0
Llandwrog (17)															
47	2502	GWYN UDP	TIR GER / LAND NEAR BRYN LLAN (C09A/0245/17/AM)	0	9	9	1	0	0	2	3	2	2	0	0
Llandygai (16)															
48	2204	C09A/0518/16/AM	GER / NEAR PENTWMPATH	0	15	15	0.63	0	0	0	5	10	0	0	0
135	3807	C11/1077/16/LL	PLAS-Y-COED	0	29	29	6.7	0	0	0	6	6	0	0	17
Llanengan (39)															
49	240	C05D/0220/39/LL – 9403207FL	TIR GER / LAND NEAR BRYN HEDD, MYNYTHO	0	6	2	0	2	0	0	0	0	0	0	0
50	2428	C09D/0288/39/MG C08D/0112/39/AM	RHAN O CAE 3910 GER EGLWYS ST ENGAN / PART OF FIELD 3910 NEAR ST ENGAN CHURCH	0	6	6	0.25	1	2	3	0	0	0	0	0
51	2497	C08D/0436/39/LL	ABERSOCH POWER BOAT CLUB,ABERSOCH	9	9	0	0	0	0	0	0	0	0	0	0
136	3825	C12/0441/39/LL	RIVERSIDE HOTEL & RESTAURANT SITE, ABERSOCH	0	15	15	0.12	0	0	5	5	5	0	0	0
144	3949	C13/0736/39/LL	HARBOUR HOTEL, ABERSOCH	0	13	13	0.06	9	4	0	0	0	0	0	0

RHIF NO	JHLAS	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	1	2					3	4
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	WD / UC	2016	2017	2018	2019	2020		
153	4100	C14/1208/39/LL	WHITE HOUSE HOTEL, ABERSOCH	0	18	18	0.8	0	0	18	0	0	0	0	0
<b>Llanllechid (21)</b>															
52	2477	C10A/0040/21/MG C09A/0067/13/AM C11/0847/21/MG	LLAIN O DIR CYFAGOS I / PLOT OF LAND NEAR BRON ARFON (LLWYN BEDW)	1	13	5	0.17	0	2	3	0	0	0	0	0
<b>Llanllyfni (22)</b>															
53	1379	<b>GWYN UDP</b>	TIR GER CAE PELDROED / LAND NEAR FOOTBALL GROUND, PENYGROES	0	104	104	3.1	0	0	0	10	10	0	0	84
54	1380	<b>GWYN UDP</b>	TIR GER / LAND NEAR BRO LLWYDU, PENYGROES	0	12	12	0.2	0	0	0	6	6	0	0	0
55	1386	<b>GWYN UDP</b>	TIR GER / LAND NEAR HEN DOMEN, TALYSARN	0	36	36	1	0	0	0	0	0	0	0	36
56	2211	C12/1123/22/LL	TU CEFN / BEHIND CAE CAPEL BACH,	3	6	0	0.08	0	0	0	0	0	0	0	0
<b>Llannor (40)</b>															
57	2214	C08D/0257/40/AM	TIR GER / LAND NEAR STAD DDIWYDIANOL, Y FFOR	0	9	9	0.5	0	5	4	0	0	0	0	0
58	2250	<b>GWYN UDP</b>	GER / NEAR TY GWYN, ABERERCH	0	9	9	0.5	0	0	3	3	3	0	0	0
59	2251	<b>GWYN UDP</b>	GER / NEAR HAFOD LON, Y FFOR	0	44	44	1.2	0	0	0	10	10	0	0	24

RHIF NO	JHLAS	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	1	2					3	4
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	WD / UC	2016	2017	2018	2019	2020		
<b>Llanrug (23)</b>															
60	144	C98A/0125/23/LL – 3/23/265B-Q	YSTAD NANT Y GLYN ESTATE	0	54	4	0.1	0	2	2	0	0	0	0	0
61	1222	C05A/0051/23/LL – C01A/0560/23/AM	LLAIN O DIR TY CAPEL / LAND AT TY CAPEL, CWM Y GLO	6	6	0	0	0	0	0	0	0	0	0	0
62	1385	<b>GWYN UDP</b>	TIR GYFERBYN / LAND OPPOSITE TREFLAN	0	6	6	1	0	0	2	2	2	0	0	0
63	2216	C08A/0122/23/LL C06A/0114/23/AM	CEIR CWM, CWM Y GLO	0	8	8	1	0	3	3	2	0	0	0	0
127	3602	C12/0891/23/LL	CAE'R EGLWYS FFORDD LLANBERIS ROAD	0	10	10	0.39	0	5	5	0	0	0	0	0
128	2567	C09A/0361/23/AM	LLAIN O DIR CYFAGOS I / PLOT OF LAND NEAR PARC ISAF	0	6	6	0.19	0	0	3	3	0	0	0	0
64	2374	C09A/0026/23/MG C08A/0398/23/AM C12/1277/23/LL	PEN CAE, FFORDD LLANBERIS ROAD	0	13	6	0.14	0	4	2	0	0	0	0	0
<b>Llanwnda (24)</b>															
66	772	C10A/0426/24/LL	TIR GER / LAND ADJ TO BODAWEN, RHOSTRYFAN	5	18	11	0.31	1	4	4	2	0	0	0	0
67	1395	<b>GWYN UDP</b>	TIR GER / LAND NEAR GWELFOR, RHOSGADFAN	0	14	14	1	0	0	7	7	0	0	0	0
<b>Llanystumdwy (41)</b>															
70	1364	<b>GWYN UDP</b>	TIR GER / LAND NEAR BRYN HYFRYD, CHWILOG	0	20	20	1	0	0	0	6	7	7	0	0
72	1392	<b>GWYN UDP</b>	TIR GER / LAND AT STAD TY'N RHOS, CHWILOG	0	21	21	1.2	0	0	0	0	0	0	0	21



RHIF NO	JHLAS	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	1	2					3	4
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	WD / UC	2016	2017	2018	2019	2020		
146	4125	C14/0061/41/AM - FORMER GWYNEDD UDP	TIR YNG NGHEFN / LAND AT THE REAR OF MADRYN ARMS HOTEL, CHWILOG	0	15	15	0.7	0	0	5	5	5	0	0	0
<b>Nefyn (42)</b>															
73	283	C10D/0358/42/MG C07D/0117/42/AM	CAE / FIELD 3751, GROESFFORDD (BORTH WERN), EDERN	0	11	11	0.47	2	3	3	3	0	0	0	0
74	285	C07D/0699/42/LL	YSTAD BRO GWYLWYR ESTATE	0	35	1	0.25	0	1	0	0	0	0	0	0
75	286	C01D/0164/42/LL - 2/22/102A-Z	YSTAD HOLBORN ESTATE	0	68	2	0	2	0	0	0	0	0	0	0
76	1398	GWYN UDP	TIR GER / LAND NEAR STAD HOLBORN ESTATE	0	35	35	1.2	0	0	0	0	0	0	0	35
78	2018	C07D/0325/42/MG C06D/0025/42/AM C13/0121/42/LL	RHAN O CAEAU / PART OF FIELDS 1220_1413, LON ISAF, MORFA NEFYN	0	10	4	0.06	0	0	4	0	0	0	0	0
80	2495	C04D/0722/42/LL	CAPEL SEION, STRYD Y PLAS	0	7	7	0	7	0	0	0	0	0	0	0
137	3832	C12/1372/42/LL	NEFYN ALLOTMENTS, STRYD FAWR	0	10	10	1.9	0	0	5	5	0	0	0	0
<b>Penrhyndeudraeth (08)</b>															
81	1405	GWYN UDP	TIR GER / LAND NEAR CANOL CAE	0	39	39	1	0	0	0	0	0	0	0	39
130	3666	C10M/0101/08/AM	TIR GER / LAND NEAR PEN Y BRYN	0	8	8	0.43	0	0	4	4	0	0	0	0
82	2212	GWYN UDP	TIR GER / LAND NEAR MAES PARCIO	0	27	27	1.1	0	0	0	0	0	0	0	27
<b>Pentir (25)</b>															
83	178	3/25/195AB	BREWERY FIELD - ( COED Y MAES ), PENRHOSGARNEDD	0	20	2	0.1	0	1	0	0	0	0	0	1
84	179	C06A/0663/25/LL - 3/25/206CDF	TIR GER / LAND AT Y GARNEDD, PENRHOSGARNEDD	0	5	1	0.1	0	1	0	0	0	0	0	0

RHIF NO	JHLAS	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	1	2					3	4
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	WD / UC	2016	2017	2018	2019	2020		
86	1361 - 3944	GWYN UDP - C121347/25/LL	TIR TU CEFN I / LAND TO THE REAR OF FFORDD CYNAN, PENRHOSGARNEDD	27	245	218	10.55	14	35	45	45	30	30	0	19
<b>Porthmadog (44)</b>															
87	364	2/24/91A-M	YSTAD TU HWNT I'R BWLCH ESTATE ( AWEL Y GRUG )	0	21	1	0.1	0	1	0	0	0	0	0	0
88	1640	C04D/0041/44/LL	AWEL Y GRUG	0	10	1	0.1	0	1	0	0	0	0	0	0
89	1969	C07D/0707/44/LL - C06D/0160/44/LL	SNOWDON MILL, HEOL YR WYDDFA	0	24	24	0	24	0	0	0	0	0	0	0
131	3595	C11/0755/44/AM	GARDEN CRAFT, STRYD FAWR / HIGH STREET, TREMADOG	0	9	9	0.23	0	0	5	4	0	0	0	0
132	3654	C11/0871/44/AM	COMMERCIAL AND NEWELLS BAKERIES, LON BOPTY	0	7	7	0.08	0	0	4	3	0	0	0	0
91	2334	C05D/0444/44/AM - C11/0862/44/AM	TIR GER / LAND NEAR MAES CHWARAE, MORFA BYCHAN	2	9	7	0.38	1	2	2	2	0	0	0	0
<b>Pwllheli (45)</b>															
94	1400	GWYN UDP	TIR GER / LAND NEAR CAE DEINIO	0	16	16	1	0	0	0	8	8	0	0	0
95	2016	C06D/0376/45/LL - C12/1395/45/LL	SAFLE PAFILIWN, MARIAN Y MOR	11	25	14	0.4	0	7	7	0	0	0	0	0
96	2213	GWYN UDP	TIR GER GAREJ / LAND NEAR GLANDON GARAGE	0	24	24	1	0	0	0	12	12	0	0	0
100	2597	C09D/0195/45/LL	ADEILADAU MADOG BUILDINGS, LON DYWOD	0	5	5	0.02	0	0	0	0	0	0	0	5
143	4022	C13/0398/45/LL	CYN / FORMER LLYS YNADON, TROED YR ALLT	0	6	6	0.1	0	0	3	3	0	0	0	0

RHIF NO	JHLAS	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	1	2					3	4
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	WD / UC	2016	2017	2018	2019	2020		
<b>Tudweiliog (46)</b>															
101	361	C08D/0368/46/LL - 2/26/57A-J C12/1364/46/MG	CAER ODYN (YSTAD Y LION ESTATE)	1	11	1	0.04	0	1	0	0	0	0	0	0
<b>Tywyn (09)</b>															
103	667	5/79/134	BRYN GARREG LLWYD (GARREG LWYD)	0	23	14	0.83	0	0	0	0	0	0	0	14
104	669	C02M/0182/09/LL C00M/0208/09/LL	TIR GER / LAND NEAR CORBETT AVENUE	2	10	2	0.26	0	2	0	0	0	0	0	0
105	1497	C03M/0080/09/LL	GLANMOR HOTEL, MARINE PARADE	0	12	12	0	12	0	0	0	0	0	0	0
106	2142	C06M/0069/09/LL	TIR GER / LAND NEAR GLAN Y MOR, MARINE PARADE (SWN Y TONNAU)	2	33	21	0.62	0	2	4	5	4	2	0	4
139	3790	C13/0102/09/LL	TIR Y FACHNAD, SANDILANDS ROAD	0	18	18	0.32	0	0	0	6	6	6	0	0
<b>Waunfawr (26)</b>															
110	1962	C06A/0058/26/LL	CAPEL BETHEL	0	5	3	0.09	0	1	2	0	0	0	0	0
141	3966	C09A/0412/26/LL	LLAIN O DIR / PLOT OF LAND AT HEN CAPEL, FFORDD WAUNFAWR, CAEATHRO	0	12	12	0.7	0	0	4	4	4	0	0	0
<b>Y Felinheli (20)</b>															
111	1368	<b>GWYN UDP</b>	TIR GER / LAND NEAR TYDDYN PERTHI	0	16	16	1	0	0	0	5	5	6	0	0
112	1428	C05A/0750/20/LL - C02A/0568/20/LL	HARBWR FELINHELI HARBOUR	0	22	3	0.2	0	0	0	0	0	0	0	3
113	1730	C05A/0152/20/LL	GWESTY PLAS DINORWIC HOTEL	0	8	8	0.2	0	2	3	3	0	0	0	0
114	2060	C06A/0752/20/LL	BODARWY	0	18	18	0.12	18	0	0	0	0	0	0	0
116	2203	C12/0144/20/LL	GER / NEAR DRWS Y COED	12	54	1	0.14	1	0	0	0	0	0	0	0

RHIF NO	JHLAS	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	1	2					3	4
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	WD / UC	2016	2017	2018	2019	2020		
117	2517	C09A/0424/20/LL	LLAIN O DIR DROS FFORDD I / PLOT OF LAND NEAR TY HANNER FFORDD	0	7	7	0.26	0	0	0	0	0	0	0	7
<b>Safleoedd Sector Cyhoeddus / Public Sector Sites</b>															
<b>Bangor (11)</b>															
118	1362	GWYN UDP	EITHINOG	0	39	39	5	0	0	0	0	0	0	0	39
<b>Caernarfon (14)</b>															
119	1590	GWYN UDP	FORMER LOWER SCHOOL, SYR HUW OWEN	0	10	10	0.5	0	0	0	0	0	0	0	10
120	1373	GWYN UDP	LAND NEAR FRONDEG, MAESINCLA	0	29	29	1	0	0	5	10	7	7	0	0
<b>Llandwrog (17)</b>															
121	2209	GWYN UDP	TIR GER YR YSGOL / LAND NEAR THE SCHOOL, GROESLON	0	5	5	0.2	0	0	5	0	0	0	0	0
<b>Ffestiniog (03)</b>															
122	2207	GWYN UDP	TIR GER / LAND NEAR MAES Y PLAS, BLAENAU FFESTINIOG	0	18	18	1	0	0	0	0	0	0	0	18
<b>Pwllheli (45)</b>															
123	1399	GWYN UDP	TIR GER CAE HOCI / LAND NEAR HOCKEY FIELD	0	14	14	0.5	0	0	0	7	7	0	0	0
124	1402	GWYN UDP	SAFLE YSBYTY / HOSPITAL SITE	0	12	12	0.4	0	0	0	0	0	0	0	12

RHIF NO	JHLAS	RHIF CYF ACLI LPA REF NO	CYFEIRIAD ADDRESS	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	1	2					3	4
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	WD / UC	2016	2017	2018	2019	2020		
<b>Safleoedd Cymdeithas Tai – Cyhoeddus / Housing Association Sites – Public</b>															
<b>Bangor (11)</b>															
145	3953	C14/0041/11/LL	CYN YSGOL / FORMER GLANADDA SCHOOL, FFORDD CAERNARFON	0	8	8	0.012	0	0	8	0	0	0	0	0
151	4083	C14/1042/11/LL	TY CEGIN, RHODFA PENRHYN AVENUE, MAEGEIRCHEN	0	5	5	0.15	0	5	0	0	0	0	0	0
152	4082	C14/1043/11/LL	FFORDD TAN Y BRYN, MAESGEIRCHEN	0	6	6	0.15	0	6	0	0	0	0	0	0
<b>Pentir (25)</b>															
85	2544	C09A/0610/25/LL	CAE GARNEDD, PENRHOSGARNEDD	41	41	0	0.56	0	0	0	0	0	0	0	0
<b>Porthmadog (44)</b>															
150	4078	C14/0931/44/LL	HAFOD Y GEST, STRYD FAWR	0	40	40	0.38	0	0	40	0	0	0	0	0
<b>Pwllheli (45)</b>															
138	3915	C13/1209/45/LL	LÔN ABERERCH	0	7	7	0.17	0	7	0	0	0	0	0	0
<b>Tywyn (09)</b>															
107	2450	C08M/0079/09/AM C12/0974/09/LL	TIR GER / LAND NEAR PENDRE GARDENS, STRYD BROOKS STREET,	7	17	0	0	0	0	0	0	0	0	0	0

RHIF NO	JHLAS	RHIF CYF ACLI	CYFEIRIAD	Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	1	2					3	4
		LPA REF NO	ADDRESS	Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	WD / UC	2016	2017	2018	2019	2020		

**CRYNODEB / SUMMARY**

					1	2					3	4				
					W/D	2016	2017	2018	2019	2020						
					U/C											
<b>2015</b>					Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2016	2017	2018	2019	2020	3	4
					Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C							
					163	3063	2382	107	139	151	305	330	254	165	0	1038

## Appendix 2 – Past Completion Data

Number of Homes completed on:			
Year	Large Sites	Small Sites	Total Completions
2005-07 (2yrs)	114	225	339
2007-08	131	119	250
2008-09	57	130	187
2009-10	77	72	149
2010-11	96	66	162
2011-12	47	74	121
2012-13	92	79	171
2013-14	111	65	176
2014-15	163	75	238

## 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	
<b>TAN 1 categories 2011-14</b>						
	<b>1</b>	<b>2</b>	<b>2*</b>		<b>3i</b>	<b>3ii</b>
2011	10	1629	0	5.0	943	11
2012	83	1640	0	4.8	866	11
2013	73	1584	0	4.5	838	11
2014	121	1233	0	3.7	880	15
<b>TAN 1 categories 2015</b>						
	<b>1</b>	<b>2</b>			<b>3</b>	<b>4</b>
2015	139	1205		3.3	0	1038

**TAN 1 categories 2011-14 (Technical Advice Note 1 – adopted June 2006):**

**UC** – Sites or the phases of sites, which are under construction (relating only to the area where building is in progress);

**1** – Site or the phases of sites where development can commence immediately, and which are likely to be completed within the first year of the study period;

**2** – Sites or the phases of sites where development cannot commence immediately, but where the constraint on development is likely to be removed in time for dwellings to be completed within 5 years;

**2\*** - Sites which are capable of being developed within the 5 year period but which lie within the areas where market demand is such that development is unlikely to occur within 5 years;

**3(i)** – Sites or the phases of sites where development is unlikely within 5 years by virtue of major physical constraints or other constraints as may be agreed by the Group;

**3(ii)** – Sites or the phases of sites where development is unlikely to occur in the foreseeable future by virtue of major long term constraints.

**TAN 1 categories 2015 (Technical Advice Note 1 – adopted January 2015):**

**1** – Sites or the phases of sites which are under construction;

**2** – Sites or the phases of sites where development either can commence immediately, or the constraint on development is likely to be removed so that there is reasonable time for dwellings to be completed within 5 years;

**3** – Sites or phases of sites where the Study Group agree that it is not financially viable to develop the site due to market conditions, but which are otherwise free from constraints;

**4** – Sites or the phases of sites where development is unlikely within 5 years by virtue of major physical constraints or other constraints as agreed by the Study Group.