

From: [Jones Gareth \(AMG\)](#)
To: [Wylfa Newydd](#)
Subject: ATB/RE: DCO Wylfa Newydd: Sylwadau Terfyn Amser 3 gan Gyngor Gwynedd / Deadline 3 Submissions by Gwynedd Council
Date: 20 December 2018 13:05:53
Attachments: [image001.png](#)
[Gwynedd-Housing-Land-Monitoring-Statement-2017.pdf](#)
[Datganiad-Monitro-Tir-ar-gyfer-Tai-Gwynedd-2017.pdf](#)

Ein cyfeirnod: 20010958

Eich cyfeirnod: EN010007

Dear Mr Johansson,

Further to your e-mail and our discussion regarding the above, please find attached copies (Welsh and English) of the document referred to by link in the Gwynedd Council comments on Horizon's responses to the ExA questions.

Thank you.

Gareth

Gareth Jones

Uwch Reolwr Gwasanaeth Cynllunio a Gwarchod y Cyhoedd /
Senior Manager, Planning and Public Protection Service
Adran Amgylchedd / Environment Department
Cyngor Gwynedd / Gwynedd Council
Gwasanaeth Cynllunio a Gwarchod y Cyhoedd / Planning and Public Protection Service
Ffordd y Cob, Pwllheli, Gwynedd LL53 5AA
01766 771000
garethjones3@gwynedd.llyw.cymru

Oddi wrth: Wylfa Newydd <Wylfa@pins.gsi.gov.uk>

Anfonwyd: Dydd Mercher, 19 Rhagfyr 2018 14:14

At: Jones Gareth (AMG) <garethjones3@gwynedd.llyw.cymru>

Copi/Cc: Wylfa Newydd <Wylfa@pins.gsi.gov.uk>

Pwnc: RE: DCO Wylfa Newydd: Sylwadau Terfyn Amser 3 gan Gyngor Gwynedd / Deadline 2 Submissions by Gwynedd Council

Dear Mr Jones,

As stated in the rule 8 letter submitting links to documents to external websites is not acceptable. All documentation the Examining Authority will take into account has to be accessible to all Interested Parties on the Wylfa Project page. If you cannot provide copies of the document you have linked to, I suggest you send us screen shots of the relevant webpages which will be uploaded on the Wylfa Website.

Your sincerely

Karl-Jonas Johansson

Swyddog Achos/ Case officer

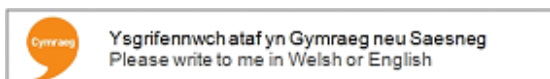
Cynllunio Seilwaith Cenedlaethol/ National Infrastructure Planning

Yr Arolygiaeth Gynllunio/ The Planning Inspectorate, Temple Quay House,

Temple Quay, Bristol, BS1 6PN
Llinell Gymorth/ Helpline: 0303 444 5000
E-Bost/ Email: wylfa@pins.gsi.gov.uk

Wê/ Web: <https://infrastructure.planninginspectorate.gov.uk> (Cynllunio
Seilwaith Cenedlaethol/ National Infrastructure Planning)
Wê/ Web: www.gov.uk/government/organisations/planning-inspectorate
(Gwaith achos ac apeliadau/ Casework and appeals)
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Arolygiaeth Gynllunio/ Please view our [Privacy Notice](#) before sending
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From: Jones Gareth (AMG) [<mailto:garethjones3@gwynedd.llyw.cymru>]
Sent: 18 December 2018 11:49
To: Wylfa Newydd
Subject: DCO Wylfa Newydd: Sylwadau Terfyn Amser 3 gan Gyngor Gwynedd / Deadline 2
Submissions by Gwynedd Council

Ein cyfeirnod: 20010958

Eich cyfeirnod: EN010007

Yr Arolygiaeth Gynllunio / The Planning Inspectorate

Cynllunio Seilwaith Cenedlaethol / National Infrastructure Planning

Terfyn amser 3 / Deadline 3

18 Rhagfyr 2018 / 18 December 2018

Annwyl Syr / Fadam,

Parthed: Cais DCO ar gyfer gorsaf niwclear Wylfa Newydd

Sylwadau Cyngor Gwynedd ar atebion Horizon i gwestiynau gan yr Awdurdod Archwilio (ExQ1)

Atodir sylwadau ar ran Cyngor Gwynedd i rai o'r cwestiynau uchod yn unol ac amserlen yr
archwiliad.

Yn gywir,

Gareth Jones

Uwch Reolwr Gwasanaeth Cynllunio a Gwarchod y Cyhoedd

Dear Sir / Madam,

Reference: DCO application for Wylfa Newydd Power Station

Gwynedd Council comments on Horizon's response to questions by the Examining Authority

(ExQ1)

Please find attached comments on behalf of Gwynedd Council to some of the above questions in accordance with the timetable for the examination.

Yours faithfully,

Gareth Jones

Senior Manager, Planning and Public Protection Service

Gareth Jones

Uwch Reolwr Gwasanaeth Cynllunio a Gwarchod y Cyhoedd /

Senior Manager, Planning and Public Protection Service

Adran Amgylchedd / Environment Department

Cyngor Gwynedd / Gwynedd Council

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CYNGOR GWYNEDD
DATGANIAD MONITRO TIR AR GYFER TAI 2017

Hydref 2017

CYNNWYS

1. Cyflwyniad
2. Cyflenwad Tir ar gyfer Tai

Atodiad 1 – Rhestr Safleoedd

Atodiad 2 - Gwybodaeth cwblhau'r gorffennol

Atodiad 3 – Data Cyflenwad Tir Blaenorol

1. Cyflwyniad

- 1.1 Mabwysiadwyd Cynllun Datblygu Lleol ar y Cyd gan Gyngor Gwynedd a Chyngor Sir Ynys Môn yng Ngorffennaf 2017. Fodd bynnag ar ddyddiad sail cyfnod y Cyd-astudiaeth Argaeledd Tir ar gyfer Tai blynyddol h.y. 1af Ebrill, 2017, nid oedd yna gynllun datblygu mabwysiedig cyfredol i Wynedd h.y. roedd cyfnod y cynllun datblygu mabwysiedig (Cynllun Datblygu Unedol Gwynedd) wedi dirwyn i ben. O'r herwydd, nodai Nodyn Cyngor Technegol (NCT) 1, *Cyd-astudiaethau Argaeledd Tir ar gyfer Tai*, "Os nad yw awdurdod cynllunio lleol wedi mabwysiadu Cynllun Datblygu Lleol na Chynllun Datblygu Unedol, ni fydd modd dangos os oes ganddynt gyflenwad 5 mlynedd o dir ar gyfer tai, felly bydd tybiaeth nad oes ganddynt gyflenwad 5 mlynedd".
- 1.2 Ar gyfer 2017 felly, ni all Awdurdod Cynllunio Gwynedd ymgymryd â Chyd-astudiaeth Argaeledd Tir ar gyfer Tai (JHLAS). Gan fod y Cynllun Datblygu Lleol ar y Cyd (gyda Chyngor Sir Ynys Môn) bellach wedi ei fabwysiadu bydd astudiaeth JHLAS ffurfiol yn cael ei wneud o 2018 ymlaen. Nodir fel rhan o sail tystiolaeth i'r Cynllun Datblygu Lleol ar y cyd fe wnaeth y Cynghorau baratoi Taflwybr Tai a oedd yn dangos bod yna gyflenwad 5 mlynedd o dir ar gyfer tai ar gael drwy gyfnod y Cynllun yn seiliedig ar y safleoedd tai newydd sydd wedi cael eu dynodi yn y Cynllun a'r cyflenwad a ragwelir o safleoedd ar hap.
- 1.3 Er hynny, fe nodai NCT 1 y dylai'r awdurdodau cynllunio lleol sydd heb Gyd-astudiaeth Argaeledd Tir ar gyfer Tai cyfredol, ymgymryd ag asesiad gwrthrychol blynyddol o'u cyflenwad tir ar gyfer tai. Tra na fydd yr asesiad hwn yn destun proses JHLAS ffurfiol nag yn cario'r un pwysau ar gyfer dibenion cynllunio ag astudiaeth ffurfiol, bydd yn fuddiol o safbwynt darparu sail dystiolaeth ar gyfer ystyriaethau cynllunio yn gyffredinol.
- 1.4 Pwrrpas y ddogfen hon yw i grynhoi'r data diweddaraf ar gyfer unedau tai sydd wedi eu cwblhau a hefyd i ddarparu gwybodaeth o ran yr hyn sydd wedi ei gynnwys yn bresennol o fewn y cyflenwad. Mae'r ddogfen yn seiliedig ar arweiniad o fewn NCT 1 ond nid yw, fodd bynnag, yn cynnwys unrhyw waith cyfrifo o ran os oes yna gyflenwad tir 5 mlynedd ai pheidio gan nad oes, ar gyfer cyfnod JHLAS 2017, unrhyw darged o ran darparu tai. Mae'r ddogfen fodd bynnag yn cynnwys amcangyfrif o ran y nifer o unedau sydd yn debyg o gael eu cwblhau yn y 5 mlynedd nesaf. Mae ymgynghori gydag ymgeiswyr, tiffeddianwyr a datblygwyr wedi cynorthwyo i sefydlu'r ffigwr hwn.
- 1.5 Fe ymgynghorwyd gyda'r rhanddeiliaid canlynol rhwng yr 18fed Awst a 8fed Medi 2017 ar gyfer fersiwn drafft y Datganiad Monitro Tir ar gyfer Tai, yn benodol felly o ran y rhestr safleoedd. Mae'r rhain yn seiliedig ar aelodau'r cyn Grŵp Astudiaeth ar gyfer y JHLAS

- Ffederasiwn Adeiladwyr Cartrefi
- Dŵr Cymru
- Cyfoeth Naturiol Cymru
- Cymdeithas Dai Gogledd Cymru
- Grŵp Cynefin
- Cartrefi Cymunedol Gwynedd
- Gwasanaeth Hwylusydd Tai Gwledig Gogledd Orllewin Cymru

1.6 Ar ôl yr ymgynghoriad, daethpwyd i gytundeb ar gyfer yr holl safleoedd a'u nodir yn y rhestr safleoedd.

2. Cyflenwad Tir ar gyfer Tai

2.1 Mae'r cyflenwad tir yn cynnwys safleoedd gyda chaniatâd cynllunio llawn neu amlinellol ynghyd â'r dynodiadau tai sydd yn weddill o'r cynllun datblygu mabwysiedig ar ddyddiad sail y cyfnod JHLAS (h.y. Cynllun Datblygu Unedol Gwynedd), sydd wedi eu categorio fel nodir yn Nodyn Cyngor Technegol 1.

2.2 Mae'r rhestr safleoedd i'w weld yn Atodiad 1.

2.3 Unedau sydd wedi'i cwblhau ar safleoedd Mawr a Bychan¹

Unedau wedi'i cwblhau 1af Ebrill 2016 – 31ain Mawrth 2017	Unedau wedi'i cwblhau ar safleoedd mawr	Unedau wedi'i cwblhau ar safleoedd bychan
276	218	58

¹ Safleoedd Mawr – 5 neu fwy o unedau tai
Safleoedd Bychain – Llai na 5 o unedau tai
Cyngor Gwynedd
Datganiad Monitro Tir ar gyfer Tai 2017

Tabl 1: Cyflenwad Tir Adnabuwyd ar gyfer Tai (Safleoedd Mawr):

Cyflenwad Tir ar gyfer Tai Gwynedd 1af Ebrill 2017 – 2022 (Safleoedd Mawr)						
		Cyflenwad tir 5 mlynedd		Y tu hwnt i bum mlynedd		
	Cartrefi arfaethedig	1	2	3	4	Tai wedi eu cwblhau ers yr astudiaeth ddiwethaf
Preifat	2123	173	834	320	783	203
Cyhoeddus	127	0	14	61	52	0
Cymdeithasau Tai	40	40	0	0	0	15
Cyfanswm	2290	213	848	381	835	218

2.4 Manylion cyflenwad pum mlynedd o dir (h.y. Categoriâu 1 a 2) - Safleoedd mawr:

Preifat	1007
Cyhoeddus	14
Cymdeithasau Tai	40
Cyfanswm	1061

2.5 **Cyflenwad Safleoedd Bychan** – Mae cyfraniadau o safleoedd bychan o lai na phum annedd wedi eu seilio ar unedau sydd wedi'u cwblhau dros y pum mlynedd diwethaf

Tabl 2: Unedau sydd wedi eu cwblhau ar safleoedd bychan yn y pum mlynedd flaenorol

2012 - 13	2013 - 14	2014 - 15	2015 - 16	2016 - 17	Cyfanswm
79	65	75	83	58	360

2.6 Felly'r **cyfanswm cyflenwad tir 5 mlynedd** (safleoedd mawr a bychan) yw: **1061 + 360 = 1421 o unedau**

Atodiad 1 – Rhestrau Safleoedd

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	2018	2019	2020	2021	2022		
Abermaw (00)															
1	651	C11/0147/00/LL	TIR GER / LAND NEAR ORIELTON, FFORDD PANORAMA ROAD (SWN Y DAIL)	1	25	11	0.56	4	0	3	4	0	0	0	0
2	743	5/51/137	PROMENADE	0	26	26	1.54	0	0	0	0	0	0	26	0
4	2488	C07M/0203/00/LL	CYN DEPO RHEILFFORDD / FORMER RAIL DEPOT, MARINE ROAD	4	7	3	0	3	0	0	0	0	0	0	0
147	4070	C14/0284/00/LL	VICTORIA HOTEL, 11-12 MARINE PARADE	0	9	9	0	9	0	0	0	0	0	0	0
149	4069	C14/0633/00/LL	POST OFFICE BUILDING, KING EDWARD STREET	0	7	7	0.04	0	0	3	4	0	0	0	0
Arthog (04)															
5	1669	C04M/0072/01/LL	LLEINIAU / PLOTS 15-23 HEOL SEITHENDRE, FAIRBOURNE	0	9	5	0.12	0	0	0	0	0	0	0	5
Bangor (11)															
6	4	3/11/722B	30 - 32 FFORDD / HOLYHEAD ROAD	0	8	8	0.09	0	0	0	0	0	0	8	0
8	1359	GWYN UDP	PEN Y FRIDD	0	330	330	11	0	0	0	0	0	0	0	330
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	24	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	49	0
17	2754	C09A/0410/11/LL	DICKES BOAT YARD,FFORDD GARTH ROAD	10	75	0	0	0	0	0	0	0	0	0	0
133	3867	C13/0049/11/LL	346-350 STRYD FAWR / HIGH STREET	8	8	0	0	0	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	2018	2019	2020	2021	2022		
154	4124	C14/1221/11/LL	HAFOD ELFRYN, FFORDD PENRHOS	8	12	0	0	0	0	0	0	0	0	0	0
156	4225	C14/1248/11/AM	HEN/FORMER SAFLE JEWSON'S SITE, STRYD FAWR/HIGH STREET	0	77	77	0.6	0	0	33	21	23	0	0	0
157	4246	C15/1142/11/LL	PLASLLWYD, STRYD FAWR/HIGH STREET	6	6	0	0.16	0	0	0	0	0	0	0	0
160	4342	C16/0781/11/LL	FORMER RAILWAY INSTITUTE SITE, EUSTON ROAD	0	29	29	0.13	0	0	0	29	0	0	0	0
Bethesda (13)															
18	24	3/13/130A	O.S 8361,8958,8650, BRYN CASEG	0	22	1	0.1	0	0	1	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	0	8	8	8	0	0
19	1365	GWYN UDP	TIR GER / LAND NEAR MAES COETMOR	0	60	60	2	0	0	0	0	0	0	0	60
142	4023	C10A/0161/13/AM	BRIG Y NANT, FFORDD COETMOR NEWYDD	0	6	6	0.38	0	0	0	0	0	0	6	0
Bontnewydd (19)															
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	13	13	0	0	0	0	0
Botwnnog (32)															
21	1330	C02D/0322/32/LL	TIR GER / LAND ADJ TO B4413	0	5	1	0.01	0	0	0	0	0	0	1	0
Caernarfon (14)															
22	1371	GWYN UDP	TIR GER / LAND NEAR GLAN PERIS	0	114	114	4	0	0	0	0	0	0	0	114
23	1372	C09A/0411/14/LL	TIR GER MYNWENT LLANPEBLIG / LAND NEAR LLANPEBLIG CEMETERY	32	136	89	2.27	16	5	21	21	21	9	0	0
155	4132	C13/0810/14/LL	SAFLE YSBYTY BRYN SEOINT SITE	0	16	16	0	16	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	2018	2019	2020	2021	2022		
161	4443	C16/0773/14/AM	CYN SAFLE / FORMER SITE OF YSGOL YR HENDRE, FFORDD ERYRI (T26)	0	45	45	1.4	0	0	0	23	22	0	0	0
162	4447	C16/0712/14/LL	MENAI VIEW, NORTH ROAD	0	5	5	0.01	0	0	5	0	0	0	0	0
Clynnog (34)															
28	1376	GWYN UDP	TIR AR / LAND AT TAILLEUAR, PONTLLYFNI	0	6	6	0.3	0	0	0	0	0	0	0	6
Criccieth (35)															
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	0	0	0	0	1	0
31	2205	GWYN UDP	GER / NEAR NORTH TERRACE	0	35	35	1	0	0	0	10	10	10	5	0
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	0	0	0	0	37	0
Dolbenmaen (36)															
34	228	C10D/0162/36/LL	CAE / FIELD 6775 (HENDREGADREDD), PENTREFELIN	0	6	1	0	1	0	0	0	0	0	0	0
Ffestiniog (03)															
35	1966	GWYN UDP	GWYLFA GARAGE, FFORDD MANOD ROAD,BLAENAU FFESTINIOG	0	5	5	0.1	0	0	0	0	0	0	5	0
36	2206	C14/0248/03/LL	TIR GER / LAND NEAR CAE CLYD, BLAENAU FFESTINIOG	0	17	17	1	0	1	2	2	0	0	12	0
Llanaelhaearn (37)															
37	2402	C10D/0388/37/MG	RHAN O CAE 5993 / PART OF LAND 5933 GER/NEAR LLWYNAETHREN, TREFOR	0	6	1	0	1	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	2018	2019	2020	2021	2022		
Llanberis (15)															
38	2790	C14/0240/15/MG	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	4	4	7	0
Llanddeiniolen (18)															
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, DEINIOLLEN	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	0.11	0	0	0	0	0	0	14	0
140	3959 (1381)	C09A/0396/18/AM	TIR GER / LAND NEAR TERAS FICTORIA, DEINIOLLEN	0	27	27	0.8	0	0	9	9	9	0	0	0
158	2539	C13/0611/18/AM	SAFLE RHIW GOCH SITE, DEINIOLLEN	0	17	17	0.58	0	0	0	9	8	0	0	0
Llandwrog (17)															
47	2502	C15/0233/17/AM - C16/0703/17/AM	TIR GER / LAND NEAR BRYN LLAN	0	9	9	0.07	7	0	2	0	0	0	0	0
163	4444	C16/0744/17/LL	TIR GER / LAND NEAR 14 Y GARREG, GROESLON	0	5	5	0.18	0	0	5	0	0	0	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	15	51	51	0	36	0	0	0	0	0	0	0
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	0	6	6	0.25	1	2	3	0	0	0	0	0
136	3825	C12/0441/39/LL	RIVERSIDE HOTEL & RESTAURANT SITE, ABERSOCH	5	15	10	0	10	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	2018	2019	2020	2021	2022		
144	3949	C13/0736/39/LL	HARBOUR HOTEL, ABERSOCH	10	16	0	0	0	0	0	0	0	0	0	0
153	4100	C14/1208/39/LL	WHITE HOUSE HOTEL, ABERSOCH	0	18	18	0.8	0	0	18	0	0	0	0	0
Llanllechid (21)															
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)	0	13	4	0.14	1	2	1	0	0	0	0	0
Llanllyfni (22)															
53	1379	GWYN UDP	TIR GER CAE PELDROED / LAND NEAR FOOTBALL GROUND, PENYGROES	0	104	104	3.1	0	0	6	6	6	5	16	65
54	1380	GWYN UDP	TIR GER / LAND NEAR BRO LLWYDU, PENYGROES	0	12	12	0.2	0	0	0	0	0	0	12	0
55	1386	GWYN UDP	TIR GER / LAND NEAR HEN DOMEN, TALYSARN	0	36	36	1	0	0	0	0	0	0	0	36
Llannor (40)															
58	2250	C15/0215/40/LL	GER / NEAR TY GWYN, ABERERCH	0	8	8	0.5	1	0	3	2	2	0	0	0
59	2251	GWYN UDP	GER / NEAR HAFOD LON, Y FFOR	0	44	44	1.2	0	0	0	0	0	0	0	44
Llanrug (23)															
60	144	C98A/0125/23/LL – 3/23/265B-Q	YSTAD NANT Y GLYN ESTATE	4	54	0	0	0	0	0	0	0	0	0	0
62	1385	GWYN UDP	TIR GYFERBYN / LAND OPPOSITE TREFLAN	0	6	6	1	0	0	0	0	0	0	6	0
63	2216	C08A/0122/23/LL C06A/0114/23/AM	CEIR CWM, CWM Y GLO	0	8	5	0.05	0	0	3	2	0	0	0	0
127	3602	C12/0891/23/LL	CAE'R EGLWYS FFORDD LLANBERIS ROAD	0	10	10	0.39	0	0	5	5	0	0	0	0
128	2567	C09A/0361/23/AM	LLAIN O DIR CYFAGOS I / PLOT OF LAND NEAR PARC ISAF	4	6	2	0.06	2	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	2018	2019	2020	2021	2022		
64	2374	C09A/0026/23/MG C08A/0398/23/AM C12/1277/23/LL	PEN CAE, Ffordd Llanberis Road	0	13	4	0.09	0	2	2	0	0	0	0	0
Llanwnda (24)															
66	772	C10A/0426/24/LL	TIR GER / LAND ADJ TO BODAWEN, RHOSTRYFAN	1	18	7	0.11	3	4	0	0	0	0	0	0
67	1395	GWYN UDP	TIR GER / LAND NEAR GWELFOR, RHOSGADFAN	0	14	14	1	0	0	0	0	0	0	0	14
Llanystumdwy (41)															
70	1364	GWYN UDP	TIR GER / LAND NEAR BRYN HYFRYD, CHWILOG	0	20	20	1	0	0	0	0	6	7	7	0
72	1392	GWYN UDP	TIR GER / LAND AT STAD TY'N RHOS, CHWILOG	0	21	21	1.2	0	0	0	0	0	0	0	21
146	4125 (1391)	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
Nefyn (42)															
73	283	C10D/0358/42/MG C07D/0117/42/AM	CAE / FIELD 3751, GROESFFORDD (BORTH WERN), EDERN	0	11	11	0.47	2	0	0	0	0	0	9	0
74	285	C07D/0699/42/LL	YSTAD BRO GWYLWYR ESTATE	0	35	1	0.25	0	0	1	0	0	0	0	0
75	286	C01D/0164/42/LL - 2/22/102A-Z	YSTAD HOLBORN ESTATE	2	68	0	0	0	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	2	2	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	1.14	4	0	3	3	0	0	0	0
Penrhyndeudraeth (08)															
81	1405	GWYN UDP	TIR GER / LAND NEAR CANOL CAE	0	39	39	1	0	0	8	8	8	7	8	0
82	2212	GWYN UDP	TIR GER / LAND NEAR MAES PARCIO	0	27	27	1.1	0	0	0	0	0	0	27	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	2018	2019	2020	2021	2022		
Pentir (25)															
83	178	3/25/195AB	BREWERY FIELD - (COED Y MAES), PENRHOSGARNEDD	0	20	2	0.1	0	0	1	0	0	0	1	0
84	179	C06A/0663/25/LL - 3/25/206CDF	TIR GER / LAND AT Y GARNEDD, PENRHOSGARNEDD	0	5	1	0.1	0	0	1	0	0	0	0	0
86	1361 - 3944	GWYN UDP - C12/1347/25/LL + C15/1115/25/LL	TIR TU CEFN I / LAND TO THE REAR OF FFORDD CYNAN, PENRHOSGARNEDD	37	266	151	5.85	16	40	40	19	19	17	0	0
Porthmadog (44)															
87	364	2/24/91A-M	YSTAD TU HWNT I'R BWLCH ESTATE (AWEL Y GRUG)	0	21	1	0	1	0	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
91	2334	C05D/0444/44/AM - C11/0862/44/AM	TIR GER / LAND NEAR MAES CHWARAE, MORFA BYCHAN	0	9	4	0.38	0	0	2	2	0	0	0	0
Pwllheli (45)															
94	1400	GWYN UDP	TIR GER / LAND NEAR CAE DEINIO	0	16	16	1	0	0	0	7	7	0	2	0
95	2016	C06D/0376/45/LL - C12/1395/45/LL	SAFLE PAFILIWN, MARIAN Y MOR	13	25	0	0	0	0	0	0	0	0	0	0
96	2213	GWYN UDP	TIR GER GAREJ / LAND NEAR GLANDON GARAGE	0	24	24	1	0	0	12	12	0	0	0	0
143	4022	C13/0398/45/LL	CYN / FORMER LLYS YNADON, TROED YR ALLT	6	6	0	0.1	0	0	0	0	0	0	0	0
164	4313	C14/1118/45/LL	TIR GER ALA COTTAGE / LAND BY ALA COTTAGE, YR ALA	0	30	30	0.34	0	0	0	30	0	0	0	0
Tudweiliog (46)															
101	361	C08D/0368/46/LL - 2/26/57A-J C12/1364/46/MG	CAER ODYN (YSTAD Y LION ESTATE)	1	11	1	0.02	0	1	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	2018	2019	2020	2021	2022		
Tywyn (09)															
103	667	5/79/134	BRYN GARREG LLWYD (GARREG LWYD)	0	23	14	0.83	0	0	0	0	0	7	7	0
104	669	C02M/0182/09/LL C00M/0208/09/LL	TIR GER / LAND NEAR CORBETT AVENUE	1	10	1	0	1	0	0	0	0	0	0	0
105	1497	C03M/0080/09/LL	GLANMOR HOTEL, MARINE PARADE	12	12	0	0	0	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	0.56	0	2	4	5	4	4	0	0
139	3790	C13/0102/09/LL	TIR Y FACHNAD, SANDILANDS ROAD	0	18	18	0.32	0	0	0	6	6	6	0	0
165	4344	C16/0603/09/LL	TIR GER/ LAND AT PENMORFA	0	5	5	0.17	0	0	5	0	0	0	0	0
Waunfawr (26)															
110	1962	C06A/0058/26/LL	CAPEL BETHEL	2	5	1	0	1	0	0	0	0	0	0	0
141	3966 (1378)	C09A/0412/26/LL	LLAIN O DIR / PLOT OF LAND AT HEN CAPEL, FFORDD WAUNFAWR, CAEATHRO	0	12	12	0.7	0	0	0	0	0	0	12	0
Y Felinheli (20)															
111	1368	GWYN UDP	TIR GER / LAND NEAR TYDDYN PERTHI	0	16	16	1	0	0	0	0	0	0	0	16
112	1428	C05A/0750/20/LL - C02A/0568/20/LL	HARBWR FELINHELI HARBOUR	0	22	3	0.2	0	0	0	0	0	0	3	0
113	1730	C05A/0152/20/LL	GWESTY PLAS DINORWIC HOTEL	0	8	8	0.2	0	0	0	0	0	0	8	0
114	2060	C06A/0752/20/LL	BODARWY	18	18	0	0	0	0	0	0	0	0	0	0
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	7	0
159	4236	C14/0888/20/LL	HALFWAY HOUSE	1	12	11	0.37	4	4	3	0	0	0	0	0

RHIF	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
NO		LPA REF NO	ADDRESS	Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	WD / UC	2018	2019	2020	2021	2022		
Safleoedd Sector Cyhoeddus / Public Sector Sites															
Bangor (11)															
118	1362	GWYN UDP	EITHINOG	0	39	39	5	0	0	0	0	0	0	15	24
Caernarfon (14)															
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	0	0	0	0	29	0
Llandwrog (17)															
121	2209	GWYN UDP	TIR GER YR YSGOL / LAND NEAR THE SCHOOL, GROESLON	0	5	5	0.2	0	0	0	0	0	0	5	0
Ffestiniog (03)															
122	2207	GWYN UDP	TIR GER / LAND NEAR MAES Y PLAS, BLAENAU FFEISTINIOG	0	18	18	1	0	0	0	0	0	0	0	18
Pwllheli (45)															
123	1399	GWYN UDP	TIR GER CAE HOCI / LAND NEAR HOCKEY FIELD	0	14	14	0.5	0	0	0	0	7	7	0	0
124	1402	GWYN UDP	SAFLE YSBYTY / HOSPITAL SITE	0	12	12	0.4	0	0	0	0	0	0	12	0
Safleoedd Cymdeithas Tai – Cyhoeddus / Housing Association Sites – Public															
Penrhyndeudraeth (08)															
130	3666	C13/1261/08/MG	TIR GER / LAND NEAR PEN Y BRYN	8	8	0	0	0	0	0	0	0	0	0	0
Porthmadog (44)															
150	4078	C14/0931/44/LL	HAFOD Y GEST, STRYD FAWR	0	40	40	0	40	0	0	0	0	0	0	0
Pwllheli (45)															
138	3915	C13/1209/45/LL	LÔN ABERERCH	7	7	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	2018	2019	2020	2021	2022		
CRYNODEB / SUMMARY															
								1	2					3	4
2017				Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2018	2019	2020	2021	2022		
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C							
				218	3085	2290	75	213	79	230	263	185	91	381	835

Atodiad 2 - Gwybodaeth cwblhau'r gorffennol

Nifer o unedau tai sydd wedi eu cwblhau			
Blwyddyn	Safleoedd Mawr	Safleoedd Bychan	Cyfanswm y tai a gwblhawyd
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
2015-16	128	83	211
2016-17	218	58	276

Atodiad 3 – Data Cyflenwad Tir Blaenorol (Safleoedd Mawr)

Blwyddyn	Cyflenwad 5 mlynedd – Nifer o gartrefi (Categoriâu TAN 1)			Y cyflenwad mewn blynnyddoedd	Y cyflenwad y tu hwnt i 5 mlynedd – Nifer o gartrefi	
Categoriâu TAN 1 2013 a 2014						
	1	2	2*		3i	3ii
2013	73	1584	0	4.5	838	11
2014	121	1233	0	3.7	880	15
Categoriâu TAN 1 2015-2017						
	1	2			3	4
2015	139	1205		3.3	0	1038
2016	193	981		2.9	352	823
2017	213	848		-	381	835

Categoriâu TAN 1 2013 a 2014 (Nodyn Cyngor Technegol 1 - mabwysiadwyd Mehefin 2006):

Safleoedd sy'n cael eu hadeiladu – Safleoedd neu rannau o safleoedd sydd wrthi'n cael eu hadeiladu (yn cyfeirio at yr union ardal lle mae'r adeiladu'n digwydd yn unig);

1 – Safleoedd neu rannau o safleoedd lle gellir dechrau datblygu ar unwaith, ac sy'n debygol o gael eu cwblhau ym mlwyddyn gyntaf cyfnod yr astudiaeth;

2 – Safleoedd neu rannau o safleoedd lle na ellir datblygu ar unwaith, ond lle mae'r cyfyngiad ar ddatblygu yn debygol o gael ei godi mewn pryd i gwblhau'r anheddau o fewn 5 mlynedd;

2* - Safleoedd sy'n gallu cael eu datblygu o fewn y cyfnod o 5 mlynedd ond sydd o fewn yr ardaloedd lle mae'r galw yn y farchnad yn golygu ei bod yn annhebygol y bydd y datblygiad yn digwydd o fewn 5 mlynedd;

3(i) – Safleoedd neu rannau o safleoedd lle mae datblygiad yn annhebygol o fewn 5 mlynedd oherwydd cyfyngiadau ffisegol mawr neu gyfyngiadau eraill y cytunwyd arnynt gan y Grŵp;

3(ii) – Safleoedd neu rannau o safleoedd lle mae datblygiad yn annhebygol o ddigwydd yn y dyfodol agos oherwydd cyfyngiadau mawr tymor hir.

Categoriâu TAN 1 2015-2017 (Nodyn Cyngor Technegol 1 - mabwysiadwyd Ionawr 2015):

1 - Safleoedd neu rannau o safleoedd sydd wrthi'n cael eu hadeiladu (yn cyfeirio at yr union ardal lle mae'r adeiladu'n digwydd yn unig).

2 - Safleoedd neu rannau o safleoedd lle gellir dechrau datblygu ar unwaith neu lle mae'r cyfyngiad ar ddatblygu yn debygol o gael ei godi mewn pryd i gwblhau'r anheddau o fewn 5 mlynedd.

3 - Safleoedd neu rannau o safleoedd lle mae'r Grŵp Astudio'n cytuno nad yw'n ariannol hyfyw i ddatblygu'r safle yn sgil amodau'r farchnad, ond sydd fel arall yn rhydd rhag cyfyngiadau. (Er na fydd safleoedd Categori 3 yn rhan o'r cyflenwad 5 mlynedd, bydd eu nodi yn cynorthwyo awdurdodau cynllunio lleol, datblygwyr a thirfeddianwyr i ddod o hyd i gyfleoedd i wella hyfywedd a dichonoldeb safle.)

4 - Safleoedd neu rannau o safleoedd lle mae datblygiad yn annhebygol o fewn 5 mlynedd oherwydd cyfyngiadau ffisegol mawr neu gyfyngiadau eraill y cytunwyd arnynt gan y Grŵp.



GWYNEDD COUNCIL
HOUSING LAND MONITORING STATEMENT
2017

October 2017

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2. Housing Land Supply

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Appendix 3 - Previous Land Supply Data

1. Introduction

- 1.1 Gwynedd Council and the Isle of Anglesey County Council adopted a Joint Local Development Plan in July 2017. However at the base date of the annual Joint Housing Land Availability Study period i.e. 1st April, 2017, there wasn't an up-to-date adopted development plan for Gwynedd i.e. the plan period of the adopted development plan (The Gwynedd Unitary Development Plan) had expired. As such Technical Advice Note (TAN) 1, *Joint Housing Land Availability Studies* advises that "local planning authorities that do not have either an adopted LDP or UDP will be unable to demonstrate whether or not they have a 5-year housing land supply and effectively will be considered not to have a 5-year supply".
- 1.2 For 2017 therefore, the Gwynedd Local Planning Authority is unable to undertake a Joint Housing Land Availability Study (JHLAS). As the Joint Local Development Plan (with the Isle of Anglesey County Council) has now been adopted, a formal JHLAS study will be undertaken from 2018 onwards. It is noted that as part of the evidence base for the Joint Local Development Plan, the Councils' prepared a Housing Trajectory that showed that there is a 5 year housing land supply throughout the Plan period based upon the new housing sites that are allocated in the Plan and the anticipated supply from windfall sites.
- 1.3 TAN 1 states that local planning authorities without an up-to-date JHLAS should nevertheless carry out an objective assessment of their housing land supply on an annual basis. Whilst this assessment will not be subject to the formal JHLAS process or carry the same weight for planning purposes as a formal study, it will be beneficial in terms of providing an evidence base for planning considerations more generally.
- 1.4 The purpose of this document is to summarise the latest housing completions data and provide information on what is currently included within the supply. This has followed guidance contained within TAN 1 but does not include any calculations in terms of whether there is a 5 year land supply or not given that there is no housing provision target for the 2017 JHLAS period. The document however does include an estimate of the number of units that are likely to be completed in the next 5 years. Consultation with applicants, landowners and developers has been of assistance to establish this figure.
- 1.5 The following stakeholders were consulted between 18th August and 8th September 2017 in relation to the draft version of the Housing Land Monitoring Statement, specifically in terms of the site schedule. These were based on the members of the former Study Group for the JHLAS.

- The Home Builders Federation
- Dŵr Cymru Welsh Water
- Natural Resources Wales
- North Wales Housing Association
- Grŵp Cynefin
- Cartrefi Cymunedol Gwynedd
- North West Wales Rural Housing Enabler Service

1.6 Following the consultation, agreement was reached for all sites noted within the site schedules.

2. Housing Land Supply

2.1 The land supply comprises sites with outline or full planning permission and the remaining site allocations from the adopted development plan at the JHLAS base date (i.e. Gwynedd Unitary Development Plan), categorised as prescribed in TAN1.

2.2 The site schedule is provided at Appendix 1.

2.3 Large and Small Site¹ Completions:

Completions 1st April 2016 – 31st March 2017	Large Site Completions	Small Site Completions
276	218	58

¹ Large sites - 5 or more housing units
Small sites – Less than 5 housing units

Table 1: Identified Housing Land Supply (Large sites):

Gwynedd Housing Land Supply 1st April 2017 – 2022 (Large Sites)						
		5 year land supply		Beyond 5 years		
	Proposed Homes	1	2	3	4	Homes completed since last study
Private	2123	173	834	320	783	203
Public	127	0	14	61	52	0
Housing Associations	40	40	0	0	0	15
Total	2290	213	848	381	835	218

2.4 Five year land supply breakdown (i.e. Categories 1 and 2) – Large sites:

Private	1007
Public	14
Housing Association	40
Total	1061

2.5 **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

2012 - 13	2013 - 14	2014 - 15	2015 - 16	2016 - 17	Total
79	65	75	83	58	360

2.6 Therefore the overall **total 5 year land supply** (large + small sites) is: **1061 + 360 = 1421 units**

Appendix 1 – Site Schedules

ATODIAD 1 / APPENDIX 1

Safleoedd Sector Preifat / Private Sector Sites

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	2018	2019	2020	2021	2022		
Abermaw (00)															
1	651	C11/0147/00/LL	TIR GER / LAND NEAR ORIELTON, FFORDD PANORAMA ROAD (SWN Y DAIL)	1	25	11	0.56	4	0	3	4	0	0	0	0
2	743	5/51/137	PROMENADE	0	26	26	1.54	0	0	0	0	0	0	26	0
4	2488	C07M/0203/00/LL	CYN DEPO RHEILFFORDD / FORMER RAIL DEPOT, MARINE ROAD	4	7	3	0	3	0	0	0	0	0	0	0
147	4070	C14/0284/00/LL	VICTORIA HOTEL, 11-12 MARINE PARADE	0	9	9	0	9	0	0	0	0	0	0	0
149	4069	C14/0633/00/LL	POST OFFICE BUILDING, KING EDWARD STREET	0	7	7	0.04	0	0	3	4	0	0	0	0
Arthog (04)															
5	1669	C04M/0072/01/LL	LLEINIAU / PLOTS 15-23 HEOL SEITHENDRE, FAIRBOURNE	0	9	5	0.12	0	0	0	0	0	0	0	5
Bangor (11)															
6	4	3/11/722B	30 - 32 FFORDD / HOLYHEAD ROAD	0	8	8	0.09	0	0	0	0	0	0	8	0
8	1359	GWYN UDP	PEN Y FRIDD	0	330	330	11	0	0	0	0	0	0	0	330
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	24	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	49	0
17	2754	C09A/0410/11/LL	DICKES BOAT YARD,FFORDD GARTH ROAD	10	75	0	0	0	0	0	0	0	0	0	0
133	3867	C13/0049/11/LL	346-350 STRYD FAWR / HIGH STREET	8	8	0	0	0	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	2018	2019	2020	2021	2022		
154	4124	C14/1221/11/LL	HAFOD ELFRYN, FFORDD PENRHOS	8	12	0	0	0	0	0	0	0	0	0	0
156	4225	C14/1248/11/AM	HEN/FORMER SAFLE JEWSON'S SITE, STRYD FAWR/HIGH STREET	0	77	77	0.6	0	0	33	21	23	0	0	0
157	4246	C15/1142/11/LL	PLASLLWYD, STRYD FAWR/HIGH STREET	6	6	0	0.16	0	0	0	0	0	0	0	0
160	4342	C16/0781/11/LL	FORMER RAILWAY INSTITUTE SITE, EUSTON ROAD	0	29	29	0.13	0	0	0	29	0	0	0	0
Bethesda (13)															
18	24	3/13/130A	O.S 8361,8958,8650, BRYN CASEG	0	22	1	0.1	0	0	1	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	0	8	8	8	0	0
19	1365	GWYN UDP	TIR GER / LAND NEAR MAES COETMOR	0	60	60	2	0	0	0	0	0	0	0	60
142	4023	C10A/0161/13/AM	BRIG Y NANT, FFORDD COETMOR NEWYDD	0	6	6	0.38	0	0	0	0	0	0	6	0
Bontnewydd (19)															
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	13	13	0	0	0	0	0
Botwnnog (32)															
21	1330	C02D/0322/32/LL	TIR GER / LAND ADJ TO B4413	0	5	1	0.01	0	0	0	0	0	0	1	0
Caernarfon (14)															
22	1371	GWYN UDP	TIR GER / LAND NEAR GLAN PERIS	0	114	114	4	0	0	0	0	0	0	0	114
23	1372	C09A/0411/14/LL	TIR GER MYNWENT LLANPEBLIG / LAND NEAR LLANPEBLIG CEMETERY	32	136	89	2.27	16	5	21	21	21	9	0	0
155	4132	C13/0810/14/LL	SAFLE YSBYTY BRYN SEOINT SITE	0	16	16	0	16	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	2018	2019	2020	2021	2022		
161	4443	C16/0773/14/AM	CYN SAFLE / FORMER SITE OF YSGOL YR HENDRE, FFORDD ERYRI (T26)	0	45	45	1.4	0	0	0	23	22	0	0	0
162	4447	C16/0712/14/LL	MENAI VIEW, NORTH ROAD	0	5	5	0.01	0	0	5	0	0	0	0	0
Clynnog (34)															
28	1376	GWYN UDP	TIR AR / LAND AT TAILLEUAR, PONTLLYFNI	0	6	6	0.3	0	0	0	0	0	0	0	6
Criccieth (35)															
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	0	0	0	0	1	0
31	2205	GWYN UDP	GER / NEAR NORTH TERRACE	0	35	35	1	0	0	0	10	10	10	5	0
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	0	0	0	0	37	0
Dolbenmaen (36)															
34	228	C10D/0162/36/LL	CAE / FIELD 6775 (HENDREGADREDD), PENTREFELIN	0	6	1	0	1	0	0	0	0	0	0	0
Ffestiniog (03)															
35	1966	GWYN UDP	GWYLFA GARAGE, FFORDD MANOD ROAD,BLAENAU FFESTINIOG	0	5	5	0.1	0	0	0	0	0	0	5	0
36	2206	C14/0248/03/LL	TIR GER / LAND NEAR CAE CLYD, BLAENAU FFESTINIOG	0	17	17	1	0	1	2	2	0	0	12	0
Llanaelhaearn (37)															
37	2402	C10D/0388/37/MG	RHAN O CAE 5993 / PART OF LAND 5933 GER/NEAR LLWYNAETHREN. TREFOR	0	6	1	0	1	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	2018	2019	2020	2021	2022		
Llanberis (15)															
38	2790	C14/0240/15/MG	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	4	4	7	0
Llanddeiniolen (18)															
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, DEINIOLLEN	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	0.11	0	0	0	0	0	0	14	0
140	3959 (1381)	C09A/0396/18/AM	TIR GER / LAND NEAR TERAS FICTORIA, DEINIOLLEN	0	27	27	0.8	0	0	9	9	9	0	0	0
158	2539	C13/0611/18/AM	SAFLE RHIW GOCH SITE, DEINIOLLEN	0	17	17	0.58	0	0	0	9	8	0	0	0
Llandwrog (17)															
47	2502	C15/0233/17/AM - C16/0703/17/AM	TIR GER / LAND NEAR BRYN LLAN	0	9	9	0.07	7	0	2	0	0	0	0	0
163	4444	C16/0744/17/LL	TIR GER / LAND NEAR 14 Y GARREG, GROESLON	0	5	5	0.18	0	0	5	0	0	0	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	15	51	51	0	36	0	0	0	0	0	0	0
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	0	6	6	0.25	1	2	3	0	0	0	0	0
136	3825	C12/0441/39/LL	RIVERSIDE HOTEL & RESTAURANT SITE, ABERSOCH	5	15	10	0	10	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	2018	2019	2020	2021	2022		
144	3949	C13/0736/39/LL	HARBOUR HOTEL, ABERSOCH	10	16	0	0	0	0	0	0	0	0	0	0
153	4100	C14/1208/39/LL	WHITE HOUSE HOTEL, ABERSOCH	0	18	18	0.8	0	0	18	0	0	0	0	0
Llanllechid (21)															
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)	0	13	4	0.14	1	2	1	0	0	0	0	0
Llanllyfni (22)															
53	1379	GWYN UDP	TIR GER CAE PELDROED / LAND NEAR FOOTBALL GROUND, PENYGROES	0	104	104	3.1	0	0	6	6	6	5	16	65
54	1380	GWYN UDP	TIR GER / LAND NEAR BRO LLWYDU, PENYGROES	0	12	12	0.2	0	0	0	0	0	0	12	0
55	1386	GWYN UDP	TIR GER / LAND NEAR HEN DOMEN, TALYSARN	0	36	36	1	0	0	0	0	0	0	0	36
Llannor (40)															
58	2250	C15/0215/40/LL	GER / NEAR TY GWYN, ABERERCH	0	8	8	0.5	1	0	3	2	2	0	0	0
59	2251	GWYN UDP	GER / NEAR HAFOD LON, Y FFOR	0	44	44	1.2	0	0	0	0	0	0	0	44
Llanrug (23)															
60	144	C98A/0125/23/LL – 3/23/265B-Q	YSTAD NANT Y GLYN ESTATE	4	54	0	0	0	0	0	0	0	0	0	0
62	1385	GWYN UDP	TIR GYFERBYN / LAND OPPOSITE TREFLAN	0	6	6	1	0	0	0	0	0	0	6	0
63	2216	C08A/0122/23/LL C06A/0114/23/AM	CEIR CWM, CWM Y GLO	0	8	5	0.05	0	0	3	2	0	0	0	0
127	3602	C12/0891/23/LL	CAE'R EGLWYS FFORDD LLANBERIS ROAD	0	10	10	0.39	0	0	5	5	0	0	0	0
128	2567	C09A/0361/23/AM	LLAIN O DIR CYFAGOS I / PLOT OF LAND NEAR PARC ISAF	4	6	2	0.06	2	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	2018	2019	2020	2021	2022		
64	2374	C09A/0026/23/MG C08A/0398/23/AM C12/1277/23/LL	PEN CAE, Ffordd Llanberis Road	0	13	4	0.09	0	2	2	0	0	0	0	0
Llanwnda (24)															
66	772	C10A/0426/24/LL	TIR GER / LAND ADJ TO BODAWEN, RHOSTRYFAN	1	18	7	0.11	3	4	0	0	0	0	0	0
67	1395	GWYN UDP	TIR GER / LAND NEAR GWELFOR, RHOSGADFAN	0	14	14	1	0	0	0	0	0	0	0	14
Llanystumdwy (41)															
70	1364	GWYN UDP	TIR GER / LAND NEAR BRYN HYFRYD, CHWILOG	0	20	20	1	0	0	0	0	6	7	7	0
72	1392	GWYN UDP	TIR GER / LAND AT STAD TY'N RHOS, CHWILOG	0	21	21	1.2	0	0	0	0	0	0	0	21
146	4125 (1391)	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
Nefyn (42)															
73	283	C10D/0358/42/MG C07D/0117/42/AM	CAE / FIELD 3751, GROESFFORDD (BORTH WERN), EDERN	0	11	11	0.47	2	0	0	0	0	0	9	0
74	285	C07D/0699/42/LL	YSTAD BRO GWYLWYR ESTATE	0	35	1	0.25	0	0	1	0	0	0	0	0
75	286	C01D/0164/42/LL - 2/22/102A-Z	YSTAD HOLBORN ESTATE	2	68	0	0	0	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	2	2	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	1.14	4	0	3	3	0	0	0	0
Penrhyndeudraeth (08)															
81	1405	GWYN UDP	TIR GER / LAND NEAR CANOL CAE	0	39	39	1	0	0	8	8	8	7	8	0
82	2212	GWYN UDP	TIR GER / LAND NEAR MAES PARCIO	0	27	27	1.1	0	0	0	0	0	0	27	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	2018	2019	2020	2021	2022		
Pentir (25)															
83	178	3/25/195AB	BREWERY FIELD - (COED Y MAES), PENRHOSGARNEDD	0	20	2	0.1	0	0	1	0	0	0	1	0
84	179	C06A/0663/25/LL - 3/25/206CDF	TIR GER / LAND AT Y GARNEDD, PENRHOSGARNEDD	0	5	1	0.1	0	0	1	0	0	0	0	0
86	1361 - 3944	GWYN UDP - C12/1347/25/LL + C15/1115/25/LL	TIR TU CEFN I / LAND TO THE REAR OF FFORDD CYNAN, PENRHOSGARNEDD	37	266	151	5.85	16	40	40	19	19	17	0	0
Porthmadog (44)															
87	364	2/24/91A-M	YSTAD TU HWNT I'R BWLCH ESTATE (AWEL Y GRUG)	0	21	1	0	1	0	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
91	2334	C05D/0444/44/AM - C11/0862/44/AM	TIR GER / LAND NEAR MAES CHWARAE, MORFA BYCHAN	0	9	4	0.38	0	0	2	2	0	0	0	0
Pwllheli (45)															
94	1400	GWYN UDP	TIR GER / LAND NEAR CAE DEINIO	0	16	16	1	0	0	0	7	7	0	2	0
95	2016	C06D/0376/45/LL - C12/1395/45/LL	SAFLE PAFILIWN, MARIAN Y MOR	13	25	0	0	0	0	0	0	0	0	0	0
96	2213	GWYN UDP	TIR GER GAREJ / LAND NEAR GLANDON GARAGE	0	24	24	1	0	0	12	12	0	0	0	0
143	4022	C13/0398/45/LL	CYN / FORMER LLYS YNADON, TROED YR ALLT	6	6	0	0.1	0	0	0	0	0	0	0	0
164	4313	C14/1118/45/LL	TIR GER ALA COTTAGE / LAND BY ALA COTTAGE, YR ALA	0	30	30	0.34	0	0	0	30	0	0	0	0
Tudweiliog (46)															
101	361	C08D/0368/46/LL - 2/26/57A-J C12/1364/46/MG	CAER ODYN (YSTAD Y LION ESTATE)	1	11	1	0.02	0	1	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	2018	2019	2020	2021	2022		
Tywyn (09)															
103	667	5/79/134	BRYN GARREG LLWYD (GARREG LWYD)	0	23	14	0.83	0	0	0	0	0	7	7	0
104	669	C02M/0182/09/LL C00M/0208/09/LL	TIR GER / LAND NEAR CORBETT AVENUE	1	10	1	0	1	0	0	0	0	0	0	0
105	1497	C03M/0080/09/LL	GLANMOR HOTEL, MARINE PARADE	12	12	0	0	0	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	0.56	0	2	4	5	4	4	0	0
139	3790	C13/0102/09/LL	TIR Y FACHNAD, SANDILANDS ROAD	0	18	18	0.32	0	0	0	6	6	6	0	0
165	4344	C16/0603/09/LL	TIR GER/ LAND AT PENMORFA	0	5	5	0.17	0	0	5	0	0	0	0	0
Waunfawr (26)															
110	1962	C06A/0058/26/LL	CAPEL BETHEL	2	5	1	0	1	0	0	0	0	0	0	0
141	3966 (1378)	C09A/0412/26/LL	LLAIN O DIR / PLOT OF LAND AT HEN CAPEL, FFORDD WAUNFAWR, CAEATHRO	0	12	12	0.7	0	0	0	0	0	0	12	0
Y Felinheli (20)															
111	1368	GWYN UDP	TIR GER / LAND NEAR TYDDYN PERTHI	0	16	16	1	0	0	0	0	0	0	0	16
112	1428	C05A/0750/20/LL - C02A/0568/20/LL	HARBWR FELINHELI HARBOUR	0	22	3	0.2	0	0	0	0	0	0	3	0
113	1730	C05A/0152/20/LL	GWESTY PLAS DINORWIC HOTEL	0	8	8	0.2	0	0	0	0	0	0	8	0
114	2060	C06A/0752/20/LL	BODARWY	18	18	0	0	0	0	0	0	0	0	0	0
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	7	0
159	4236	C14/0888/20/LL	HALFWAY HOUSE	1	12	11	0.37	4	4	3	0	0	0	0	0

RHIF	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
NO		LPA REF NO	ADDRESS	Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	WD / UC	2018	2019	2020	2021	2022		
Safleoedd Sector Cyhoeddus / Public Sector Sites															
Bangor (11)															
118	1362	GWYN UDP	EITHINOG	0	39	39	5	0	0	0	0	0	0	15	24
Caernarfon (14)															
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	0	0	0	0	29	0
Llandwrog (17)															
121	2209	GWYN UDP	TIR GER YR YSGOL / LAND NEAR THE SCHOOL, GROESLON	0	5	5	0.2	0	0	0	0	0	0	5	0
Ffestiniog (03)															
122	2207	GWYN UDP	TIR GER / LAND NEAR MAES Y PLAS, BLAENAU FFEISTINIOG	0	18	18	1	0	0	0	0	0	0	0	18
Pwllheli (45)															
123	1399	GWYN UDP	TIR GER CAE HOCI / LAND NEAR HOCKEY FIELD	0	14	14	0.5	0	0	0	0	7	7	0	0
124	1402	GWYN UDP	SAFLE YSBYTY / HOSPITAL SITE	0	12	12	0.4	0	0	0	0	0	0	12	0
Safleoedd Cymdeithas Tai – Cyhoeddus / Housing Association Sites – Public															
Penrhyndeudraeth (08)															
130	3666	C13/1261/08/MG	TIR GER / LAND NEAR PEN Y BRYN	8	8	0	0	0	0	0	0	0	0	0	0
Porthmadog (44)															
150	4078	C14/0931/44/LL	HAFOD Y GEST, STRYD FAWR	0	40	40	0	40	0	0	0	0	0	0	0
Pwllheli (45)															
138	3915	C13/1209/45/LL	LÔN ABERERCH	7	7	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	2018	2019	2020	2021	2022		
CRYNODEB / SUMMARY															
								1	2					3	4
2017				Unedau a Adeiladwyd Ers Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd ar ol	He sydd ar ol	W/D	2018	2019	2020	2021	2022		
				Units Built since last survey	Total Units Capacity	Units Rmng	Ha Rmng	U/C							
				218	3085	2290	75	213	79	230	263	185	91	381	835

Appendix 2 - Past Completion Data

Number of Housing Units Completed			
Year	Large Sites	Small Sites	Total Completions
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
2015-16	128	83	211
2016-17	218	58	276

Appendix 3 – Previous Land Supply Data (Large Sites)

Year	5 year supply - Number of homes (TAN 1 categories)			Number of years supply	Supply beyond 5 years - Number of homes	
TAN 1 categories 2013 and 2014						
	1	2	2*		3i	3ii
2013	73	1584	0	4.5	838	11
2014	121	1233	0	3.7	880	15
TAN 1 categories 2015-17						
	1	2			3	4
2015	139	1205		3.3	0	1038
2016	193	981		2.9	352	823
2017	213	848		-	381	835

TAN 1 categories 2013 and 2014 (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 2015-2017 (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.