

## **Hearing Session 3**

# **HOUSING - SPATIAL DISTRIBUTION**

**9.30 am, Thursday 8 September 2016**

**Joint Local Development Plan  
Anglesey and Gwynedd**



**CYNGOR SIR  
YNYS MÔN  
ISLE OF ANGLESEY  
COUNTY COUNCIL**

This Statement has been produced by the Isle of Anglesey County Council and Gwynedd Council to set out their response to the matters and issues raised by the Inspector for the Hearing relating to Housing - Spatial Distribution in the submitted Anglesey and Gwynedd Joint Local Development Plan.

This Statement relates to the elements of the Plan that have been raised by the Inspector as matters to be discussed. Where appropriate the Statement draws on and cross-refers to the main sources of information used in the preparation of the Plan such as the outcomes of public consultation, the Sustainability Appraisal, the Background Documents and the supporting Topic Papers. Document reference numbers are given where appropriate.

For the purpose of clarity within this statement any Matters Arising Changes suggested to the Deposit Plan and/or a Focussed Change to the Plan, is shown in bold **Red** and underlined. Any Focussed Change text to the Deposit Plan is shown in **Bold** underlined text.

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#### Matters & Issues Agenda

<b>1</b>	<b>Introduction</b>
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<b>2</b>	<b>Procedural Matters</b>
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<b>3</b>	<b>Is the strategy for the spatial distribution of new housing consistent with the principles of sustainable development?</b>
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<b>a)</b>	<b>Will the spatial distribution of housing growth minimise any increase in car journeys.</b>
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3.1 **Response** - The identification of the Plan's hierarchy reflected and promoted sustainability by seeking to improve accessibility to essential services and facilities, and as consequence reduce the need to travel. It seeks to increase social inclusion achieving viable, self supporting settlements and sustainable communities. Topic Paper 5A Developing the Settlement Hierarchy (PT.012) records the sustainability credentials of individual settlements, their size, population, location, the availability of services and facilities as well as their accessibility. In so doing, a methodology aimed at achieving a balanced framework of settlements which reflects the level of services and facilities etc., available was used.

3.2 The majority of housing growth (55%) is directed to the Sub-Regional Centre and the Urban Service Centres with an additional 20% directed to Local Service Centres, in line with national planning policy. However, the Council considers that the social element of sustainability – supporting cohesive and vibrant local communities, providing housing to meet identified needs and maintaining accessible local services - constitutes an integral component and has particular resonance for rural communities in the Plan area as a predominantly rural authority, should enable minor proportion of overall housing growth to be directed towards the smaller rural settlements to support social sustainability objectives. Therefore it directs a managed level of growth to various Villages and Clusters in recognition of their role in a network of sustainable communities. The Settlement Hierarchy promotes sustainable communities where new development is located close to services and facilities with good public transport links. By locating housing, jobs and services in close proximity to one another the need to travel will be reduced and existing communities will be supported. The Settlement Hierarchy promotes the distribution of development in an accessible and sustainable manner that reflects the contrasting spatial characteristics of the Plan area.

<b>b)</b>	<b>Will the strategy sustain rural communities, and safeguard local facilities and</b>
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## services

- 3.3 **Response** - The majority of growth (75%) is directed to the Sub-regional, Urban Service and Local Service Centres, which is in line with national planning policy. These centres not only serve the needs of their own population but also provide services and facilities for their surrounding rural hinterland. The Councils consider that some continued growth in settlements outside the Service Centres is required to help maintain vibrant local communities and the Welsh language. The Plan's Strategy considers and gives appropriate weight to the social element of sustainability. For this reason 25% of the housing growth is directed to Service Villages, other Villages and Clusters.
- 3.4 The Service Villages represent the top tier of this part of the Settlement Hierarchy. They are considered to provide a sufficient level of access to services and facilities within their boundaries to accommodate a proportionate level of growth to sustain rural communities by meeting local housing need on allocated or windfall sites and providing opportunities for other development, e.g. local employment. From an economic perspective rural businesses make a significant contribution to the Plan area's economy. On this basis, the Councils consider that the spatial strategy and settlement hierarchy should support the prosperity of the rural economy by providing appropriate employment opportunity in the rural settlements, particularly the Service Villages. As described above, Topic Paper 5A Developing the Settlement Strategy (PT.012) records the sustainability appraisal of the individual settlements. The Plan allocates land for housing. 22.2% of the level of growth directed to Villages and Clusters is directed to the 11 number of Service Villages.
- 3.5 The Settlement Hierarchy then cascades down to include smaller settlements described as either Rural/ Local / Coastal Villages. Topic Paper 5A Developing the Settlement Strategy (PT.012) describes the subtle differences between these settlements. As described above the Plan is aiming to maintain or create sustainable communities, and maintain the vitality of the Welsh language. Therefore, the Plan seeks to facilitate housing development that enables existing communities to meet some of their own needs. The amount of development is limited and is consistent with the settlements' facilities and accessibility. No housing allocations are included in these settlements. The extent of the development boundaries mean that opportunities for large estate type developments is naturally limited. Housing opportunity is limited to infill sites and sites that potentially round off existing development. The 76 Rural/ Local / Coastal Villages account for 53.5% of the level of growth directed to the Villages and Clusters, which equates to 13.4% of the overall level of growth. The Plan will be supported by a monitoring framework to track delivery in terms of level and type of housing units.
- 3.6 Planning Policy Wales (paragraph 9.3.2) states 'Sensitive infilling of small gaps within small groups of houses, or minor extensions to groups, in particular for affordable housing to meet local need, may be acceptable, though much will depend upon the character of the surroundings and the number of such groups in the area'.
- 3.7 On this basis, the Plan identifies 'Clusters'. Clusters are existing locations that already have a comparatively substantial 'settlement' character, particularly in relation to housing. The identification of Clusters has therefore been based on the presence of a built form at the start of the Plan period, i.e. they had at least 10 housing units that were immediately adjacent to each other in one group, or on some occasions 2 or 3 groups. They vary considerably in size. Some are coherent

collections of 10 or slightly more residential units only whereas others formed by large groups of coherent residential units. All have function at some level as a community and all have a reasonable access via public transport to a high order settlement.

- 3.8 Policy TAI 18 states that new residential development will be limited to a maximum of 2 units per Cluster during the Plan period.
- 3.9 The scale and type of development directed to individual settlements is considered to be proportionate to the role and function of settlements. It assists in delivering the overall vision and objectives set out in the Plan. It should be noted that the plan making process has been consistent throughout in terms of acknowledging the role and function of settlements. The Councils consider the approach to be robust, proportionate, appropriate and deliverable within the existing social and economic context of the area.
- 3.10 Therefore to sustain the numerous rural communities found throughout the Plan area the settlement strategy allows for growth at a suitable level to assist in maintaining a balanced community and thereby assisting in retaining local services and facilities found outside the larger Centres.

#### **4 Is the spatial distribution of new housing opportunities sustainable and coherent?**

##### **a Have settlement boundaries been drawn consistently and coherently?**

- 4.1 **Response** - Yes. Chapter 6 of the Deposit Plan (CDLL.004) refers to Settlement Boundary and its role within the Plan. They reflect existing built form, facilitate potential minor extensions, rounding off etc where required. Wherever possible they follow distinctive lines on maps to give a definitive boundary. They include allocations but some employment allocations may not always be included, dependent upon their relationship with the settlement in question.
- 4.2 The boundaries contained within the Plan prevent unacceptable development in the countryside and provides certainty and clarity as to where the exception site policy can be applied. They avoid the coalescence of settlements or parts of the same settlements, new ribbon development or a fragmented development pattern. They identify areas where development proposals can be approved and promote the efficient and appropriate use of land.

##### **b) Is the approach to identifying rural clusters consistent and coherent?**

- 4.3 **Response** - Yes. Table 10 in Topic Paper 5A Developing the Settlement Hierarchy (2015) (PT.012) outlines the criteria for each specific category of settlements. In relation to Clusters it must form a cohesive group of 10 or more dwellings, with a functional link with a higher order centre based on its location on a bus route with a bus stop or within 800 metres to a bus stop. Applying these criteria provides a threshold for differentiating between a Cluster and the Countryside. This is considered to align with the need to focus development in settlements with existing services. Given the dispersed nature of housing throughout the area using a lower

threshold i.e. below 10 dwellings for the identification of Clusters, would lead to less development in more sustainable locations throughout the Plan area.

- 4.4 Tables A4.3 and A4.4 in Appendix 4 of Topic Paper 5A identifies additional groups of buildings within the Plan area which have not been taken forward into the Plan since they did not comply with the criteria set out in Topic Paper and highlighted above.
- 4.5 This shows that there is a consistent and coherent methodology undertaken within the Plan for the identification of Clusters.

<b>c) Are the spatial distribution of housing allocations and windfall opportunities consistent with the identified settlement hierarchy?</b>
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- 4.6 **Response** - Yes. Chapter 7 within Topic Paper 5A Developing the Settlement Hierarchy (2015) (PT.012) identifies the 29 Services and Facilities that were evaluated within each settlement. This led to each settlement's individual score as outlined in Table 9 of the Topic Paper. Table 10 identified the different Categories of Settlements and the criteria required to comply to for each specific category, whilst Table 11 identified which settlement fell into which category. Table 12 shows the Broad Distribution of Growth based on the settlement strategy as outlined in policy PS15 of the Deposit Plan (CDLL.004) i.e. 55% in the Main Centres, 20% in Local Service Centres and 25% in Villages & Clusters.
- 4.7 Chapter 8 of Topic Paper 5A highlights key opportunities and constraints that settlements within the area face. These factors will determine the exact level of growth that individual settlements will be able to accommodate as well as the type of development.
- 4.8 Section 8.3 of Topic Paper 5A explains the Council's position when a higher order centre cannot accommodate its anticipated level of growth. In such scenarios should the Sub-Regional Centre or Urban Service Centres be unable to accommodate the expected levels of growth the shortfall may be met in nearby Local Service Centres or Service Villages that have a recognized functional link with either the Sub Regional Centre or the Urban Service Centre. If these cannot accommodate the shortfall then regard would be given to any Local / Rural / Coastal Villages within the settlement's catchment.
- 4.9 Section 8.4 of Topic Paper 5A clarified that growth would be based upon the 55% / 20% / 25% split highlighted above, which would be distributed between the settlements based upon their settlement score as outlined in Table 9 of this report, but with a higher allowance given to Bangor to reflect its sub-regional role (see Topic Paper 4A for Details (PT.009)) and an allowance of 2 units to each Cluster.
- 4.10 Based upon completions between 2011 and 2014, the existing land bank (those likely to be completed), potential development identified in the Urban Capacity Study (UCS) and additional land allocated for development the Topic paper undertook an assessment whether the settlement could accommodate its anticipated growth level.
- 4.11 Tables 16 to 18 in Topic Paper 5A identifies whether it has been possible to accommodate the indicative growth level for the Main Centres, Local Service Centres and Service Villages. Instances whereby a particular centre cannot accommodate its

indicative growth level e.g. due to flood risk, is shown within these tables. Tables 19 and 20 then show how this shortfall has been re-distributed within the same catchment area and whether lower order centres in the locality can accommodate a higher level of growth.

- 4.12 To conclude therefore the spatial distribution of housing allocations and windfall opportunities is consistent with the identified settlement hierarchy. However, in a few cases where certain settlements cannot accommodate their anticipated growth level in line with the Councils objective of retaining growth within the same catchment area this growth has been re-distributed to lower order centres within the same locality.

<b>d) Does the distribution of housing adequately relate to existing and proposed transport infrastructure?</b>
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- 4.13 **Response** - The majority of housing growth (55%) is directed to the Sub-Regional Centre and the Urban Service Centres with an additional 20% directed to Local Service Centres. These are the locations with the greatest level of services and facilities including public transport provisions within the Plan area. Therefore the Settlement Hierarchy promotes sustainable communities where new development is located close to services and facilities with good public transport links. By locating housing, jobs and services in close proximity to one another the need to travel will be reduced and existing communities will be supported. The Settlement Hierarchy promotes the distribution of development in an accessible and sustainable manner that reflects the contrasting spatial characteristics of the Plan area.

- 4.14 The Councils do however consider that the social element of sustainability – supporting cohesive and vibrant local communities, providing housing to meet identified needs and maintaining accessible local services - constitutes an integral component and has particular resonance for rural communities in the Plan area. As a predominantly rural authority a minor proportion of overall housing growth has been directed towards the smaller rural settlements to support social sustainability objectives. Therefore it directs a managed level of growth to various Villages and Clusters in recognition of their role in a network of sustainable communities. Nonetheless the various settlements categorised as ‘Villages’ do have a public transport link to a higher order Centre.

- 4.15 In terms of Clusters which are the lowest level of settlements identified in the Plan only those on a bus route or within 800m to a bus stop were considered for inclusion within the Plan.

- 4.16 Therefore, the settlement hierarchy does reflect the transport infrastructure within the Plan area.

<b>e) Does the distribution of housing adequately relate to where people are likely to work, shop and participate in leisure?</b>
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- 4.17 **Response** - In formulating the Plan, regard was given to PPW, which requires a joined up approach to housing and employment and encourages development plans to align economic and housing strategies (para 7.1.3 of Planning Policy Wales, Edition 8, 2016) (PCC.09).

- 4.18 The Plan's Spatial Strategy sets out a settlement hierarchy which lists the towns, villages and clusters and specifies the role/function of the settlement and the anticipated growth level within each category. Topic Paper 5A Developing the Settlement Hierarchy (PT.012) sets out the approach to categorising the individual settlements. The Sub-Regional Centre and Urban/Local Service Centres are the most sustainable settlements in terms of providing a range of facilities and services, which address the needs of their own population as well as a network of other settlements.
- 4.19 Figure 1 and Figure 2 within the 'Employment Land Allocations Within the Emerging JLDP' Explanatory Note (Amec Foster Wheeler) (DA.016) demonstrates that the amount of employment land when averaged out against the different settlement categories matches the spatial strategy, suggesting that employment development will take place in close proximity to local workforce.
- 4.20 The Plan's strategy focusses upon providing key development opportunities in the sustainable settlements as identified within the Plan. 75% of the proposed housing growth within the Plan area is located within the Sub-regional Centre and Urban/Local Service Centres. These are the location of most of the safeguarded/allocated employment sites. The correlation of housing and employment growth is therefore an indication of the alignment of the growth strategies.
- 4.21 In terms of the Welsh Spatial Plan (WSP) coverage the Plan area is split between two spatial plan areas namely: North West Wales Eryri and Mon and Central Wales, each of which include variations in approach in defining their respective hierarchies. The Plan has closely aligned the higher levels of its settlement hierarchy with that of the WSP.
- 4.22 The methodology within Topic Paper 5A includes level of Employment and Leisure Centres as two of the services / facilities that are considered in evaluating the role of a settlement. Therefore, the distribution of housing within the Plan area does relate to where people are likely to work, shop and participate in leisure.

<b>f) In the absence of defined development boundaries in the cluster settlements can the level of growth be effectively controlled?</b>
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- 4.23 **Response** - Policy TAI 18 states that new residential development will be limited to a maximum of 2 units per Cluster during the Plan period. Development boundaries can provide more certainty on locations likely to be acceptable for housing. Development boundaries are also useful to identify opportunities for 'rural exception' affordable housing. Development boundaries however can suggest that all land within the boundaries is suitable for development, which might not always be the case. On the basis that only a very limited amount of development is being directed to each Cluster, Policy TAI 18, which is a criteria based policy, is included in the Plan. The criteria reflect the material planning considerations that the Councils would need to consider, including safeguarding the countryside and the character of the settlement. Nonetheless, in order to be compatible with national planning policy and guidance, provide an element of certainty, and to appropriately manage new development proposals the extent of the Clusters listed in Policy TAI 18 is shown by colouring buildings on the Proposals Map. This will facilitate new development opportunities on a limited number of small infill and rounding off plots near existing buildings. This approach was included in the adopted Gwynedd Unitary Development Plan and in

the Isle of Anglesey County Council's adopted Interim Planning Policy – Rural Clusters.

- 4.24 The amount and type of new residential units in the Clusters will be strictly controlled to provide local need affordable housing only. In line with Policy PS 15 and Policy TAI 18 just under 3% of the Plan's overall housing growth is directed to the Clusters. The Councils therefore consider that Policy TAI 18 is sufficiently detailed to manage development proposals in Clusters and that this approach is consistent with the requirements of national planning policy.

**g) How do the existing housing completions / sites under construction, which count towards the overall housing target, fit into the proposed strategy for the distribution of housing?**

- 4.25 **Response** - Any units completed since the Plan's base date of April 2011 count towards a settlements indicative growth level. Similarly a review has been undertaken over the existing land bank and whether or not it will be completed during the Plan period. This led to the identification within Table 3 of Appendix 5 of the Deposit Plan of those units that are unlikely to be developed during the Plan period. The remainder of the land bank has also been assessed against the indicative growth level for each settlement.

- 4.26 This means that any new allocations or windfall provision required in an individual settlement is based upon the settlements indicative growth rate, which is identified in Topic Paper 5A (PT.012), but having taken away completions since 2011 and the existing land bank likely to be built. The Councils produced detailed tables to outline the latest published position (April 2015) for each individual settlement as a response to question 4a in Hearing Session 2 – Housing provision. For ease of reference these tables have also been included within Annex I to this statement.

- 4.27 In certain settlements due to policies within the existing Development Plans being different to the emerging JLDP strategy the level of growth achieved or possible through the completion of the land bank will exceed the indicative growth level indicated within the JLDP policies. In such locations further growth especially for market housing will be carefully considered. However, it should be noted that the Plan is monitoring growth against the overall strategy of 55% in Main Centres, 20% in Local Service Centres and 25% in Villages and Clusters.

**5 Does the Plan incorporate robust monitoring and review mechanisms that will enable the spatial distribution of new housing to be implemented and monitored?**

- 5.1 **Response** - The Plan is considered to be sufficiently flexible to respond to changing conditions. The amount of housing (and employment land) required will be kept under review in the Annual Monitoring Report (AMR). The AMR forms the basis on which to assess the effectiveness of the Plan's policies and proposals. Key indicators will be closely monitored throughout the Plan period to ensure the strategy is meeting its intended targets and its proposals are delivered within the anticipated timeframes.

- 5.2 The AMR will also analyse the effectiveness and continued relevance of the Plan's policies in the light of circumstantial changes. Monitoring will enable the Councils to

not only record behind any deviation from anticipated rates. If it appears that the targets are not being reached, or that there is a significant circumstantial change, it will be necessary to deal with this through a partial or full review.

- 5.3 Chapter 8 of the Plan includes a Monitoring Framework, which was subject to Focus Changes (CDLL.023). In response to the Inspector's preliminary note to the Councils in May 2016 (DA.002), the Monitoring Framework's presentation was refined and presented to the Examination (DA.0010c). The Councils are prepared to make additional necessary changes to the Framework to ensure it is always a forward looking process to monitor the Plan's effectiveness, incorporating a commitment to take action if development does not come forward as expected and identify measures to be undertaken to address any changes.

<b>6 Any other matters</b>
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**ANNEX I - Position of Settlements April 2015**

**Table 1 – Main centres - Gwynedd**

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Planning Permission (April 15) (d)	
Bangor	969	211	180		218	148	212
Caernarfon	415	41	59		132**	71	112
Pwllheli	323	45	37		0	181	60
Porthmadog	128* (-173)	5	87		0	0	36
Blaenau Ffestiniog	298	7	15		0	155	121
TOTAL	2,133 (-173)	309	378		337	555	554

\* 301 was the expected growth level for Porthmadog. However due to the threat of flooding in most of the town, it can only accommodate a 128 units. The remaining units have been distributed to Local Service Centres in the nearby area, namely Criccieth and Penrhyndeudraeth.

\*\* Site T28 with permission for 136 units but only 123 have been noted in the policy. In April 2015, 4 units on the site had been completed. For the purpose of this work, the figure of the 132 units that remain on the site has been used.

**Table 2 – Main Centres – Anglesey**

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April)	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Planning Permission (April 15) (d)	
Amlwch	533	22	53		0	373	85
Holyhead	833	100	142		256	174	161
Llangefni	673	57	49		0	485	82
<b>TOTAL</b>	<b>2,039</b>	<b>179</b>	<b>244</b>		<b>256</b>	<b>1032</b>	<b>328</b>

**Table 3 – Local Service Centres – Gwynedd**

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April)	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Planning Permission (April 15) (d)	
Abermaw	91	20	57		0	0	14
Abersoch	67	13	54		0	0	0
Bethesda	99	20	49		0	0	30
Criccieth	164 (+96)*	7	64		0	34	59
Llanberis	65 (-5)**	5	1		11	16	32
Llanrug	61	18	18		16	0	9
Nefyn	73	7	22		10	19	15
Penrhyndeudraeth	152 (+84)*	7	22		0	108	15
Penygroes	89	15	10		0	39	25
Tywyn	103	25	44		35	0	-1

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April)	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Planning Permission (April 15) (d)	
<b>TOTAL</b>	964 (+175)	137	341		72	216	198

\* Due to the fact that neither Porthmadog nor Tremadog can accommodate their expected growth levels, the additional units have been distributed to Local Service Centres in the nearby area, namely Criccieth and Penrhyndeudraeth

\*\* There is a shortfall of 5 units in Llanberis. The remaining units have been distributed to Deiniolen, which is a Service Village in the nearby area (in order to accommodate this shortfall).

**Table 4 – Local Service Centres – Anglesey**

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April)	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Planning Permission (April 15) (d)	
Menai Bridge	115	22	13		56	14	10
Biwmares	96	8	3		35	0	50
Benllech	90	45	25		0	12	8
Valley	84	13	19		0	40	12
Llanfairpwll	82	15	26		10	30	1
Cemaes	81	3	8		0	60	10
Rhosneigr	70	18	14		0	0	38
Gaerwen	58	18	4		0	0	36
Bodedern	57	0	8		0	48	1
Pentraeth	57	29	5		0	0	23
<b>TOTAL</b>	<b>790</b>	<b>171</b>	<b>125</b>		<b>101</b>	<b>204</b>	<b>189</b>

**Table 5 – Service Villages – Gwynedd**

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April (ch)	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Planning Permission (April 15) (d)	
Bethel	40	2	2		0	40	-4
Bontnewydd	40	1	3		26	10	0
Botwnnog	40	1	1		0	32	6
Chwilog	40	1	1		15*	20	6
Deiniolen	45 (+5)***	14	4		27**	0	3
Rachub	40	3	6		0	30	1
Tremadog	12 (-28)****	2	10		0	0	0
Y Ffor	40	0	0		9	28	3
<b>TOTAL</b>	<b>297</b>	<b>24</b>	<b>27</b>		<b>77</b>	<b>160</b>	<b>15</b>

\* Site T63 with permission for 15 units but 18 units noted in the policy. Therefore for the purpose of this work, have added the 3 additional units to the housing growth figure.

\*\* Site T65 with permission for 27 units but 30 units noted in the policy. Therefore for the purpose of this work, have added the 3 additional units to the growth level figure.

\*\*\* Due to the fact that Llanberis cannot accommodate its expected growth level, the additional 5 units have been distributed to Deiniolen, which is a Service Village in the local area.

\*\*\*\* 40 was the expected growth level for Tremadog but due to the threat of flooding in most of the town, it can only accommodate 12 units. The remaining units have been distributed to the Local Service Centre in the nearby area, namely Criccieth and Penrhyndeudraeth.

**Table 6 – Service Villages – Anglesey**

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Permission (April 15) (d)	
Gwalchmai	40	1	12		0	28	-1
Niwbwrch	40	3	11		12	0	14
Llannerchymedd	40	2	17		0	17	4
TOTAL	120	6	40		12	45	17

**Table 7 – Local Villages – Gwynedd**

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Permission (April 15) (d)	
Abererch	9	1	1		-	-	7

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April)	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Permission (April 15) (d)	
Brynrefail	7	5	0		-	-	2
Caeathro	7	0	12		-	-	-5
Carmel	12	0	0		-	-	12
Cwm y Glo	13	6	11		-	-	-4
Dinas (Llanwnda)	8	2	0		-	-	6
Dinas Dinlle	5	1	2		-	-	2
Dolydd a Maen Coch	4	1	0		-	-	3
Efailnewydd	8	3	0		-	-	5
Garndolbenmaen	12	0	0		-	-	12
Garreg-Llanfrothen	10	2	0		-	-	8
Groeslon	13	2	0		-	-	11
Llandwrog	7	1	0		-	-	6
Llandygai	8	1	15		-	-	-8
Llangybi	4	1	0		-	-	3
Llanllyfni	9	1	2		-	-	6
Llanystumdwy	10	0	1		-	-	9
Nantlle	6	0	0		-	-	6
Penisarwaun	8	3	1		-	-	4
Pentref Uchaf	4	0	1		-	-	3
Rhiwlas	9	1	1		-	-	7
Rhosgadfan	9	0	4		-	-	5
Rhostryfan	10	7	12		-	-	-9
Sarn Mellteyrn	11	0	3		-	-	8

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April)	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Permission (April 15) (d)	
Talysarn	13	2	3		-	-	8
Tregarth	13	0	2		-	-	11
Trefor	13	4	4		-	-	5
Tudweiliog	12	2	4		-	-	6
Waunfawr	13	7	9		-	-	-3
Y Fron	6	0	2		-	-	4
TOTAL	273	52	91		-	-	130

**Table 8 – Local Villages – Anglesey**

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April)	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Permission (April 15) (d)	
Bethel	16	2	0		-	-	14
Bodffordd	22	2	0		-	-	20
Bryngwran	25	3	18		-	-	4
Brynsiencyn	29	1	10		-	-	18
Caergeiliog	20	0	4		-	-	16
Dwyran	26	11	25		-	-	-10
Llandegfan	27	0	11		-	-	16

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Planning Permission (April 15) (d)	
Llanddaniel Fab	23	13	5		-	-	5
Llanfachraeth	27	2	7		-	-	18
Llanfaethlu	12	2	7		-	-	3
Llanfechell	24	1	22		-	-	1
Llanfihangel yn Nhowyn	22	0	1		-	-	21
Llangaffo	19	0	0		-	-	19
Llangristiolus	15	13	9		-	-	-7
Llanrhyddlad	7	0	3		-	-	4
Pencarnisiog	11	0	2		-	-	9
Penysarn	28	0	6		-	-	22
Rhosybol	24	3	14		-	-	7
Talwrn	20	6	4		-	-	10
Tregele	10	1	2		-	-	7
TOTAL	407	60	150		-	-	197

**Table 9 – Rural and Coastal Villages – Gwynedd**

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Planning Permission (April 15) (d)	
Aberdaron	13	4	2		-	-	7

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Permission (April 15) (d)	
Borth y Gest	10	0	3		-	-	7
Clynnog Fawr	10	1	1		-	-	8
Corris	14	0	0		-	-	14
Ederm	12	0	11		-	-	1
Fairbourne	0	4	5		-	-	-9
Llanaelhaearn	15	2	1		-	-	12
Llangian	4	0	0		-	-	4
Llanbedrog	16	16	3		-	-	-3
Llithfaen	9	4	1		-	-	4
Morfa Bychan	10	6	7		-	-	-3
Morfa Nefyn	15	26	12		-	-	-23
Mynytho	13	7	2		-	-	4
Rhoshirwaun	6	2	2		-	-	2
Sarn Bach	4	0	0		-	-	4
Y Felinheli	19	67	47		-	-	-95
TOTAL	170	139	97		-	-	-66

Table 10 – Rural and Coastal Villages – Ynys Môn

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Permission (April 15) (d)	
Aberffraw	20	4	7		-	-	9
Carreglefn	11	2	2		-	-	7
Pont Rhyd y Bont	17	4	10		-	-	3
Llanbedrgoch	11	2	6		-	-	3
Llanddona	20	0	11		-	-	9
Llanfaelog	20	0	11		-	-	9
Llangoed	27	5	13		-	-	9
Malltraeth	16	0	3		-	-	13
Moelfre	32	12	2		-	-	18
Trearddur	32	28	49		-	-	-45
TOTAL	206	57	114		-	-	35

**Table 11 – Clusters – Gwynedd**

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Permission (April 15) (d)	
Aberdesach	2	0*	0		-	-	2
Aberllefenni	2	0	0		-	-	2
Aberpwll	2	0	0		-	-	2
Bethesda Bach	2	5	0		-	-	-3
Bryncir	2	0	0		-	-	2

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April)	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Planning Permission (April 15) (d)	
Bryncroes	2	1	1		-	-	0
Bryn Eglwys	2	0*	0		-	-	2
Bwlchtocyn	2	0	0		-	-	2
Penrhos (Caeathro)	2	0*	0		-	-	2
Caerhun/Waen Wen	2	0*	1		-	-	1
Capel Uchaf	2	0*	0		-	-	2
Capel y Graig	2	0*	0		-	-	2
Ceidio	2	0*	0		-	-	2
Corris Uchaf	2	1	1		-	-	0
Crawia	2	0*	0		-	-	2
Dinas (Llŷn)	2	0	0		-	-	2
Dinorwig	2	0	0		-	-	2
Friog	2	0*	0		-	-	2
Gallt y Foel	2	0	0		-	-	2
Glasinfryn	2	2	0		-	-	0
Groeslon Waunfawr	2	0	0		-	-	2
Llanaber	2	0*	0		-	-	2
Llandderfel	2	2	1		-	-	-1
Llanengan	2	0	6		-	-	-4
Llanfor	2	0	0		-	-	2
Llangwnadl	2	0*	1		-	-	1
Llaniestyn	2	0	1		-	-	1

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April)	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Permission (April 15) (d)	
Llanllechid	2	1	0		-	-	1
Llannor	2	1	0		-	-	1
Llanwnda	2	3	1		-	-	-2
Llwyn Hudol	2	0	0		-	-	2
Machroes	2	0*	0		-	-	2
Maes Tryfan	2	0*	0		-	-	2
Minffordd	2	0	0		-	-	2
Minffordd (Bangor)	2	0*	0		-	-	2
Mynydd Llandygai	2	1	0		-	-	1
Nebo	2	0	4		-	-	-2
Pantglas	2	0	0		-	-	2
Pencaenewydd	2	1	0		-	-	1
Penmorfa	2	0	0		-	-	2
Penrhos	2	0	0		-	-	2
Pentir	2	2	0		-	-	0
Pentrefelin	2	0	2		-	-	0
Pistyll	2	0	0		-	-	2
Pontllyfni	2	1	3		-	-	-2
Rhiw	2	0	1		-	-	1
Rhos Isaf	2	0	4		-	-	-2
Rhoslan	2	0*	0		-	-	2
Rhydyclafdy	2	0	2		-	-	0
Saron	2	0	1		-	-	1

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April)	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Planning Permission (April 15) (d)	
(Llanwnda)							
Sling	2	0*	0		-	-	2
Swan	2	0*	0		-	-	2
Tai'n Lon	2	0*	0		-	-	2
Talwaenydd	2	0*	0		-	-	2
Talybont	2	0	0		-	-	2
Tan y Coed	2	0	0		-	-	2
Treborth	2	0*	0		-	-	2
Ty'n-lon	2	0	0		-	-	2
Ty'n y Lon	2	0*	0		-	-	2
Waun (Penisarwaun)	2	0*	0		-	-	2
TOTAL	120	21	30		-	-	69

**Table 12 – Clusters – Anglesey**

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April)	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Planning Permission (April 15) (d)	
Bodorgan	2	0	0		-	-	2
Bro laddur (Trearddur)	2	0	0		-	-	2

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April)	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Permission (April 15) (d)	
Bryn Du	2	1	0		-	-	1
Brynminceg (Hen Llandegfan)	2	2	0		-	-	0
Brynrefail	2	0	1		-	-	1
Brynteg	2	4	2		-	-	-4
Bwlch Gwyn	2	0	1		-	-	1
Capel Coch	2	1	3		-	-	-2
Capel Mawr	2	2	2		-	-	-2
Capel Parc	2	0	0		-	-	2
Carmel	2	3	2		-	-	-3
Cerrigman	2	0	6		-	-	-4
Cichle	2	0	0		-	-	2
Haulfre (Llangoed)	2	0	0		-	-	2
Elim	2	0	3		-	-	-1
Glanyrafon	2	0	4		-	-	-2
Glyn Garth	2	0	0		-	-	2
Gorsaf Gaerwen	2	2	0		-	-	0
Hebron	2	0	0		-	-	2
Hendre Hywel (Pentraeth)	2	0	0		-	-	2
Hermon	2	2	2		-	-	-2
Llanddeusant	2	0	9		-	-	-7
Llaneilian	2	0	0		-	-	2
Llanfaes	2	0	1		-	-	1
Llanfairynghornwy	2	1	0		-	-	1

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April)	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Permission (April 15) (d)	
Llangadwaladr	2	0	3		-	-	-1
Llansadwrn	2	1	1		-	-	0
Llanynghenedl	2	3	1		-	-	-2
Llynfaes	2	0	0		-	-	2
Marianglas	2	0	0		-	-	2
Mynydd Mechell	2	0	1		-	-	1
Nebo	2	1	4		-	-	-3
Penygroes	2	0	0		-	-	2
Pen y Marian	2	0	0		-	-	2
Pengorffwysfa	2	0	0		-	-	2
Penlon	2	0	5		-	-	-3
Penmon	2	0	0		-	-	2
Pentre Berw	2	11	20		-	-	-29
Pentre Canol (Caergybi)	2	0	1		-	-	1
Penygraigwen	2	0	0		-	-	2
Porth Llechog (Bull Bay)	2	7	23		-	-	-28
Rhoscefnhir	2	1	3		-	-	-2
Rhosmeirch	2	5	1		-	-	-4
Rhostrehwfa	2	2	0		-	-	0
Bryn y Mor (Y Fali)	2	0	0		-	-	2
Rhydwyn	2	2	3		-	-	-3
Star	2	2	2		-	-	-2
Traeth Coch (Red)	2	0	1		-	-	1

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April)	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Planning Permission (April 15) (d)	
Wharf Bay)							
Trefor	2	0	2		-	-	0
Tyn Lon (Glan yr Afon)	2	0	0		-	-	2
Tynyngogl	2	4	4		-	-	-6
TOTAL	102	57	111		-	-	-66

**Table 13 – Countryside – Gwynedd**

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April)	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Planning Permission (April 15) (d)	
Gwynedd Countryside	100	24	41		-	-	35

**Table 14 – Countryside – Anglesey**

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April)	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Planning Permission (April 15) (d)	
Anglesey	150	112	236		-	-	-198

Settlement	Indicative Growth Level (a)	Units Completed (2011-15) (b)	Windfall Landbank 2015) (c)	Sites (April	Housing Allocations		Expected growth level of new windfall sites (dd) = (a) – [(b)+(c)+(ch)+(d)]
					With Permission (April 15) (ch)	Without Planning Permission (April 15) (d)	
Countryside							