

JOINT HOUSING LAND AVAILABILITY STUDY

**CAERPHILLY COUNTY BOROUGH COUNCIL
CO-ORDINATED BY THE DEPARTMENT OF THE ECONOMY
AND TRANSPORT (DE&T) OF THE WELSH ASSEMBLY
GOVERNMENT**

01ST APRIL 2010

IN CO-OPERATION WITH THE STUDY GROUP:

**CAERPHILLY COUNTY BOROUGH COUNCIL
LOCAL HOUSING ASSOCIATIONS
ENVIRONMENT AGENCY
WELSH WATER
HOME BUILDERS FEDERATION**

March 2011

(This study is prepared by the Joint Housing Land Availability Study Group)

JOINT LAND AVAILABILITY STUDY

CAERPHILLY COUNTY BOROUGH COUNCIL - 1ST APRIL 2010

ANNUAL REPORT CO-ORDINATED BY THE DEPARTMENT FOR THE ECONOMY AND TRANSPORT OF THE WELSH ASSEMBLY GOVERNMENT

1. INTRODUCTION

- 1.1 This is the latest report published under Planning Policy Wales (PPW), issued in March 2002, for the County Borough of Caerphilly. It replaces the last published report for a base date of 1st April 2009.
- 1.2 The current report presents the findings for the area at a base date of 1st April 2010. The report has been prepared by the Study Group in accordance with advice contained in Planning Policy Wales (edition 4 - 2011), and the revised Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (2006).
- 1.3 Prior to the 1st of April 2006 the Study Group was co-ordinated by the Land Division of the Welsh Development Agency. Since that date the responsibility has transferred to the Department for the Economy and Transport of the Welsh Assembly Government. The Study Group includes the Unitary Authority, housebuilders representatives, housing associations, statutory undertakings and other bodies as appropriate.
- 1.4 The study involves discussions of individual residential land allocations and planning permissions undertaken on an area by area basis and includes consideration of the likely rate of progress in building on each site and an examination, where appropriate, of the problems inhibiting the provision of an adequate land supply.
- 1.5 The report which follows presents the agreed view of the Group involved in its preparation, and the comments comprising Part 3 of the report have been generally agreed by all participants. However any point of difference which have not been resolved through joint discussion are recorded as such and included within part 3.
- 1.6 A copy of the relevant section of Planning Policy Wales (PPW) as amended, together with TAN 1(2006), are appended at Annex 4.

2. PART 1: THE SURVEY

2.1 Requirements of Planning Policy Wales

- 2.1.1 Paragraph 9.2.3 of Planning Policy Wales states that local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of housing.
- 2.1.2 To be genuinely available, sites must satisfy various minimum criteria set out in TAN 1(2006).
- 2.1.3 As set out in TAN 1(2006), para 7.1.1 for sites to be included in the Joint Housing Land Availability Studies they must satisfy at least one of the following conditions:

- The grant of outline or full planning permission for residential purposes; or
- The land should be identified for residential purposes in an adopted development Plan.

2.1.4 To allow the comparison of land available with the housing provision in the adopted development plan the sites are categorised as to their availability. The categorisation establishes when the development of a site or a portion of a site is likely to be completed. The allocation of a site to several categories indicates the rate at which development is expected to proceed.

2.1.5 The definitions of the categories adopted by TAN 1(2006) are as follows:

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

Category 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;

Category 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;

Category 2*: Sites which are capable of being developed within the 5 year period but which lie within the areas defined in paragraph 7.2.1 of TAN 1(2006), where market demand is such that development is unlikely to occur within 5 years.

Category 3: Sites or the phases of sites where either:

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

3(ii) development is unlikely to occur in the foreseeable future by virtue of major long term constraints.

2.1.6 The factors normally taken into account by the Group in assessing whether all or part of a site should be listed in Category 3(i) include planning, ownership, marketing, infrastructure, environmental and legal constraints as well as physical constraints.

2.1.7 Finally, TAN 1(2006) specifies that for sites or the phases of sites to be regarded as 'genuinely available' within a 5 year period (i.e. sites under construction, Categories 1, 2 and 2*) the following criteria should apply:

- the necessary infrastructure should be available or be expected to be available within the 5 year period. Consultation with appropriate public and private statutory undertakers and infrastructure providers may be appropriate ;
- the Group agree that it is financially viable to develop the site

In addition, for Category 1 and 2 sites there should be a reasonable prospect of the site being sold for development where the land is not already owned by developers or a public body with its own firm plans for building. This should be based on a realistic assessment irrespective of current market conditions.

2.2 Method

2.2.1 The Group has met to consider all sites of 10 or more units, which satisfy the minimum criteria for being included in the study, to estimate the number of completions likely within the 5 year period, and to agree categorisation. Copies of the schedules listing the individual sites considered by the Group are published as part of the Main Report. The findings are set out in Table 1, which follows.

2.2.2 Small sites, accommodating less than 10 units, which by definition, have not been assessed individually in this Study, may make an important contribution to meeting housing needs. In recognition of this, as in previous studies, assessments of the likely completions on small sites appear as a footnote to Table 1 and have been taken into account in the UDP comparison exercise in Part 2 of the report.

2.3 Additional requirements of TAN 1(2006)

2.3.1 A number of new data requirements set out in the new TAN 1(2006) guidance are incorporated into the 2007 round of studies. These include seeking to establish the level of completions in terms of:

- market and affordable housing units;
- brownfield and greenfield land ;
- by house type ;
- sites affected by flood risk.

2.3.2 The Group has also been asked to consider the amount of development on previously developed land and what anticipated level of provision is likely to come forward from sites subject to flood risk.

2.3.3 It is recognised that not all these factors will have a particular significance in each authority area but where such matters are considered to be relevant then a commentary or tabulation of results may be appropriate for inclusion in the study report.

2.3.4 The criterion for the inclusion of sites in the study is their allocation in development plans for the area. Since the establishment of Caerphilly County Borough in 1996, the development plans used have been Local Plans prepared by previous councils, i.e. Islwyn Borough Council and Rhymney Valley District Council. The Islwyn Local Plan was adopted in January 2006. The Rhymney Valley District Local Plan has not been formally adopted although the plan had completed all stages. The Group considered the approved Rhymney Valley Local Plan of sufficient status to be included in the main part of the site schedule.

2.3.5 However, because of changes to the development plan system, these plans were to be replaced by the Caerphilly Unitary Development Plan (UDP). Since 1999 the housing sites identified in this plan have been included in the site schedule.

- 2.3.6 The Caerphilly UDP has now completed all of the stages involved in its preparation except that of formal adoption, and has been approved by the Council for use for all planning purposes. In previous years the Group decided that it would be appropriate for the current study to use the Caerphilly UDP as the primary development plan, although it was still necessary to retain housing sites allocated in the adopted plans inherited by Caerphilly County Borough, in particular the Islwyn Local Plan.
- 2.3.7 In the 2007 Group meeting it was agreed that there were many sites contained within the schedule that are extant due to their allocation in the Islwyn and Rhymney Local Plans. The Group agreed that the plans were out of date and these sites are unlikely to come forward for development. Due to the approval of the UDP it was agreed that these sites should be removed from the schedule and contained within an Annex at the back of the JHLAS report.
- 2.3.8 This procedure has been endorsed by the Welsh Assembly Government (WAG), Planning Division which has decided to allow Groups to agree to the inclusion of unadopted UDP housing sites in Housing Land Availability Studies, provided that the UDP has been progressed to a stage that it has received an Inspectors Report following a public local inquiry and that housing sites contained in the UDP are unchallenged. (It should be noted that the revised TAN 1 includes a provision for this approach.)

TABLE 1
Unitary Authority

LAND AVAILABLE FOR HOUSING (EXCLUDING s106 SITES)

AS AT 1 APRIL 2010
SITES CAPABLE OF ACCOMODATING 10 OR MORE UNITS
CAERPHELLY COUNTY BOROUGH COUNCIL

	PROPOSED UNITS	AREA (HA)	CATEGORISATION						UNITS COMPLETE
			U/C	1	2	2*	3(i)	3(ii)	1/4/09 31/3/10
PRIVATE SECTOR	3340	121.00	154	183	1306	0	1697	0	199
HA PRIVATE	0	0	0	0	0	0	0	0	0
PUBLIC SECTOR	0	0	0	0	0	0	0	0	0
HA PUBLIC	76	2.82	62	4	10	0	0	0	50
TOTAL	3416	123.82	216	187	1316	0	1697	0	249

TOTAL DWELLINGS AVAILABLE:	PRIVATE SECTOR	1643
	HA – PRIVATE	0
	PUBLIC SECTOR	0
	HA – PUBLIC	76
	TOTAL	1719
	* Forecast contribution by small sites	390
	Large and Small Site 5 year total	2109

* SMALL SITES : 51 small site completions

Five Year Small Site Completions; 1st July 2005- April 2010

Year	Completions
2005/6	112
2006/7**	84
2007/8	78
2008/9	65
2009/10	51
*Total 5 Year Forecast	390

* 5 year forecast contribution by small sites = 390

** Note small sites completions for the 9 month period from 01st July 2006-01st April 2007

3. FINDINGS

3.1 The number of units in the five year supply has decreased from 2391 last year to 2109. This includes 390 small sites. The study period is from 1st April 2009 to 1st April 2010.

- 3.2 A total of 216 units were under construction at 01st April 2010.
- 3.3 Category 3(i) contains 1697 units. There are no units in category 3(ii).

TABLE A - COUNTY BOROUGH OF CAERPHILLY

**AVAILABILITY OF LAND FOR PUBLIC AND PRIVATE HOUSEBUILDING
IN CAERPHILLY AT 1ST APRIL 2010
BASED ON THE CAERPHILLY APPROVED UNITARY DEVELOPMENT PLAN 1996-2011
Approved by Caerphilly County Borough Council for Development Control Purposes**

BASED ON THE RESIDUAL METHOD							
AREA/ ZONE	DEPOSIT UDP PROVISION 1996-2011 a	COMPLETIONS MID 1996-2010 (14 Years) b	REMAINDER MID 2010-2011 (1 years) c=a-b	5 YEAR REQUIREMENT d = a/15x4 (-c)	TOTAL ANNUAL BUILDING REQUIREMENT e=d/5	TOTAL LAND AVAILABLE f	TOTAL LAND SUPPLY IN YEARS g=f/e
CAERPHILLY	7,100	8255	-1155	738	148	2109	14.2 years
BASED ON PAST BUILD RATES							
AREA/ZONE	TOTAL 5 YR COMPLETIONS 2005- 2010 A	AVERAGE ANNUAL COMPLETIONS 2005-2010 B				TOTAL LAND AVAILABLE C	TOTAL LAND SUPPLY IN YEARS D
		A/5					C/B
CAERPHILLY	2771	554				2109	3.8 years

Note:

(b) Includes 2010 small site completions = 51

© The UDP requirement has been exceeded by 1155 units with one year left of the plan remaining

(d) As there is only one year of the plan period remaining, the annual requirement for four additional years has been extrapolated (7,100/15=473 (x4) = 1893 (-1155)

4. PART 2 – CALCULATION OF 5 YEAR LAND SUPPLY

4.1 Basis for Comparison

- 4.1.1 The completions calculation for this study are for the 12 month period from 1st April 2009 to the 1st of April 2010.
- 4.1.2 The land supply position has been assessed against both the policy provisions of the approved UDP and past build rates.
- 4.1.3 The Caerphilly UDP 1996-2011 was approved by Caerphilly County Borough Council in April 2003. Table A sets out the Group's land supply assessment in respect of the Unitary Authority area as a whole, using both the residual method prescribed in TAN(W)1, and against past completion rates over the last five year period.
- 4.1.4 The Group recognised the necessity of a comparison which is based on the housing provision figure in the Caerphilly Unitary Development Plan 1996-2011. The results are presented in Table A . Whilst the UDP has not been formally adopted, the Council has resolved to approve the Plan for Development Control purposes, and it will be given substantial weight in subsequent decisions. As confirmed the revised guidelines recognise the validity of this position.
- 4.1.5 Paragraph 7.5.2 of TAN 1 identifies that the primary method for calculating the 5-year land supply is the residual method. In the case of Caerphilly, there is only one year of the UDP plan period left. In accordance with Paragraph 7.5.3, in situations where development plans cover only part of the period of the study and there is no development plan modification that may be used for land supply calculations, the average annual provision from the last 5 years of the development plan period should be extrapolated to give an estimate of the land required. In line with the requirement set out in para 7.5.1 the Local Planning Authority has calculated the land supply position by extending the UDP plan period by an additional four years by assuming an annual requirement of 473 units for these four years. This residual method of calculation is shown in Table A. It should be noted that the UDP requirement figure has already been built out.
- 4.1.6 It has been customary in the past, and is in line with the advice in the TAN, to indicate how the land supply compares with past levels of completions. This has generally been included as a check against deficiencies in the residual method which may occur in certain circumstances. The HBF consider that a comparison with past build rates provides a more relevant measure of the adequacy of the land supply in the current circumstances.
- 4.1.7 To overcome the disagreement in the Group on the most appropriate method of calculating the land supply position the Group agreed that both the residual method set out above and a past building rates method should be given equal weighting in Table A. An indication of housing land supply based on past building rates over the last five years is therefore also set out in Table A.

4.2 Results of Comparison

- 4.2.1 Using the residual method, the supply of readily available land in the County Borough of Caerphilly at 1st April 2010 stood at **14.2 years** (see Table A). Using the past building rates method, the land supply figure is **3.8 years** (see also Table A), which would be below the five-year requirement set out within the TAN.
- 4.2.2 The land supply figure includes small sites, whose contribution is based on past building rates as advised by Welsh Assembly Guidance. The allowance is based on completions of 390 plots in the past 5 years (see Table 1).
- 4.2.3 The Local Planning Authority believes that the residual method as shown in Table A is the most appropriate method for calculating the five year land supply as this approach complies with paragraph 7.5.3 of TAN 1 as the preferred method of calculation and reflects the methodology employed in previous year's study. The findings of this method indicate that there is over 5 years supply of land.
- 4.2.4 It is recognised that by the Group that the residual method as calculated shows an improbably large number of years land supply, which is a product of the build rate being faster than the annual provision figure identified in the UDP. However, the Local Planning Authority considers that the understanding of what the residual method figure is showing in terms of development plan provision (i.e. that there is no shortage of housing land) is more important than the figure itself.
- 4.2.5 The HBF highlight the weaknesses of the residual method, as if the assumed development rate is artificially low, the result will be an artificially high supply of land and vice versa. In situations such as Caerphilly where the local authority has built out all of the development plan allocation ahead of the plan period, the residual remaining will be a relatively small number, which when spread over 5 years will suggest a fairly high supply of land.
- 4.2.6 The past building rates method, as the other method identified in the TAN, can be used where the residual method identifies land shortages or surpluses that do not exist in practice. The HBF considers that the past building rates method is a more appropriate way of calculating the land supply for Caerphilly as it is considered that an annual requirement of 148 units per annum or 738 over 5 years as indicated using the residual method is not realistic as in reality the rate of development is likely to be considerably higher than 148 dwellings per year. This is supported by evidence within separate documents currently being produced by the Council, which show a commitment to develop considerably more than 148 dwellings over the JHLAS period e.g. the Deposit LDP. The past building rates method results in a land supply figure of 3.8 years, which is below the 5 year land supply requirement.
- 4.2.7 However, it should be noted that the past building rates method also has limitations, not least because of the notorious variability in annual house-building rates, which generally follow the national economic position. The method thus indicates land shortages during the national boom periods, and excesses during the bust periods, neither of which correspond to the development plan provision. However, even though one can accept that a comparison with past build rates can have some limitations (as with any method of land supply calculation), the understanding of what a comparison against past build rates is attempting to show is key and, despite its limitations, it can provide a sound basis for examining the land supply situation.

- 4.2.8 As required by the TAN 1 guidance,(para 5.1), the Local Planning Authority are entitled to comment where the land supply is below five years.
- 4.2.9 Whilst noting that the Local Planning Authority believes that the residual method figure should be used in preference to the past building rates figure in line with the guidance in TAN 1, it is considered necessary to highlight further evidence to justify that there is not a shortfall of land for housing even if the past building rates method is used. The Council's further comments are set out below in section 4.3 – 4.6 inclusive.

ADDITIONAL COMMENTS BY THE LOCAL PLANNING AUTHORITY

Section 106 Agreements

- 4.3.1 The first point to note is that as of 1st April 2010, a number of sites of 10 or more dwellings had been approved for housing subject to the signing of a Section 106 agreement. These are listed in Table 2:

TABLE 2

Application reference	Site Name	Number of Units
P/03/1032	Land At Mill Road, Caerphilly	55
P/05/1091	Land Adjacent To Marne Street, Cwmcarn	15
P/06/0037	Waterloo Works, Machen	545
06/0472/OUT	Land Adj To River Ebbw, Birds Industrial Estate, Pontymister	379
07/0077/FULL	The Rhos, Bedwas Road, Caerphilly	20
07/0447/FULL	Land At Venosa Trading Estate, Bedwas Road, Caerphilly	130
07/1011/OUT	Land At Maerdy, Rhymney	57
07/1066/FULL	Land At Carn Gethin Farm, Hengoed Road, Cefn Hengoed	25
07/1153/OUT	Land At Former Gledyr Bungalow, Nantgarw Road, Caerphilly	14
07/1354/OUT	Cats House And Bedwas Workmens Club, Newport Road, Bedwas	25
07/1477/OUT	Gryphonn Concrete Products, New Road, Hengoed	18
09/0469/OUT	Land At Former Coal Yard, Llancaiach View, Nelson	31
09/0688/OUT	Land At Albertina Road, Treowen, Newbridge	10
10/0327/OUT	Former Holly House Nursing Home, Victoria Road, Fleur-de-lis	12
		1336

- 4.3.2 This Table shows that there are 1336 dwellings on new sites upon which the Council had resolved to grant planning permission, subject to the signing of a Section 106 Agreement. These sites are likely to enter the land supply in future studies, indicating that despite the UDP requirement figure being built out, sites are still continuing to come forward, ensuring that there will be a future supply of land.

- 4.3.3 In order to ensure a 5 year land supply using the past building rates method, the total units in the 5 year land supply would need to increase by 662 units from 2109 to 2771. The capacity on S106 sites alone is over twice the shortfall, indicating that there is sufficient land available for housing, albeit the sites have not yet entered the sites schedule.

4.4 Economic Conditions

- 4.4.1 At the study group meeting the Group decided that there would not be an automatic re-categorisation of sites as a result of the economic climate, but that all sites will be discussed on their merits.
- 4.4.2 However, it should be recognised that economic conditions have resulted in fewer major planning applications (including renewals of existing permissions) being submitted as well as fewer units under construction as of the base date when compared to the recent past, which provides an indication of future development rates. It is apparent that current economic conditions are impacting on the level of starts/completions, and sites, whilst potentially available, are not being brought forward at the current time. The economic climate has also led to resultant delays on some Section 106 sites entering the schedule where developers have sought to re-negotiate terms.

4.5 Local Development Plan

- 4.5.1 The Local Development Plan was adopted on the 23rd November 2010 and will form the basis of the 2011 and subsequent studies.
- 4.5.2 However, in line with the guidance in TAN 1, unless granted planning permission in advance, these sites could not be brought into the land supply schedule as, at the base date of the study, the LDP housing allocations may still have been subject to change.

4.6 Land Supply Conclusions

- 4.6.1 Having regard for all three factors – the current economic circumstances, the number of sites that are available for development and will enter the schedule in future years due to the signing of major Section 106 agreements and the additional land that will be brought into the schedule upon adoption of the LDP – the Local Planning Authority considers that there is no shortage of land.

4.7 ADDITIONAL COMMENTS BY HOME BUILDERS FEDERATION (HBF)

The HBF note that the Section 106 sites referred to above have yet to be examined by the Group in any detail as to their deliverability, and a similar process will be required in the future for the LDP allocations to assess in the round the availability of those sites in terms of supplementing the five year supply.

5. PART 3 – COMMENTARY

5.1 Completions

5.1.1 Table B below sets out completions since 1991/92 in Caerphilly County Borough

Table C overleaf sets out the comparison of house building rates with the forecast requirement in the approved UDP. With fourteen years of the plan period gone, completions are 116% of forecast and the UDP total housing requirement of 7,100 units has already been built out.

**TABLE B
HOUSING COMPLETIONS IN CAERPHILLY
(SMALL AND LARGE SITES)**

YEAR	TOTAL
1991/1992	364
1992/1993	351
1993/1994	266
1994/1995	282
1995/1996	806
1996/1997	899
1997/1998	800
1998/1999	760
1999/2000	751
2000/2001	656
2001/2002	489
2002/2003	376
2003/2004	362
2004/2005	391
* 2005/2006	576
2006/2007	852
2007/2008	656
2008/2009	387
2009/2010	300

* (1st July 2005 to 1st of April 2006)

**TABLE C
PERFORMANCE OF THE HOUSEBUILDING INDUSTRY
1ST JULY 1996 - 1ST APRIL 2010**

	Approved Projection 1996-2010 (14 YEARS) a	UDP	COMPLETIONS MID 1996 – 2010 (14 YEARS) b	HOUSE- BUILDING PERFORMANCE C=b\ a*100
CAERPHILLY	6622		8255	125%

5.2 Land Supply Compared to Past Building Rates

5.2.1 Table D below sets out the comparison between the current land supply and past building rates. Using the average for the past 5 years, the land currently agreed to be available would last for a further 3.8 years. Therefore using past build rates as the means of calculation the Authority does not have a sufficient land supply.

TABLE D

YEARS SUPPLY OF HOUSING LAND BASED ON PAST BUILDING RATES

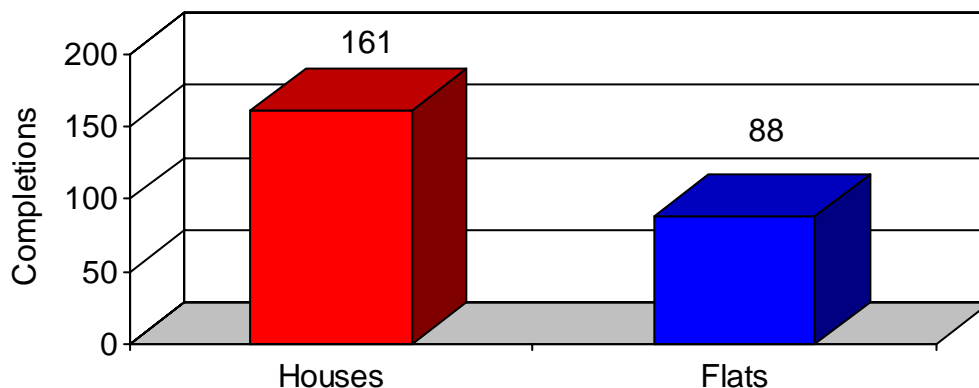
	Total Approved Land Available by 31/3/2015	1991/1992 – 2009/2010 (19 Years)		2005/2006 – 2009/2010 (5 Years)	
		Average Annual Completions	Years Supply of Land	Average Annual Completions	Years Supply of Land
Caerphilly	2109	543	3.9	554	3.8 years

Source - Caerphilly County Borough Council

5.3 COMPLETIONS BY HOUSE TYPE

5.3.1 The study has also identified completions within the year of study by dwelling type and this is indicated in Figure 3 below.

FIGURE 3 – Large Site Completions by House Type April 2009/2010 = 249 Large



5.4 Small Sites

5.4.1 Paragraph 14 of TAN (W) 1 indicates that the small sites allowance needs to be clearly justified on the basis of past levels of actual completions. This years study satisfies this requirement with actual small sites completion figures being available over the last five years. (See Table E)

5.4.2 The use of definitive small site completion figures, together with the observed site completions shown on the supplementary schedules, ensures a more accurate assessment of total completions for each District. This will then form the basis for comparison against which the land supply is assessed.

5.5 Summary of the Land Availability Position in the County Borough of Caerphilly

5.5.1 Table A shows the land supply in Caerphilly to be 14.2 years when measured against the housing requirements of the Approved Unitary Development Plan using the residual method. This is the preferred method set out within TAN 1.

5.5.2 A comparison with completion rates as shown in Table D indicates that the land available in Caerphilly would be 3.8 years.

**TABLE E
CAERPHILLY COUNTY BOROUGH
SMALL SITES COMPLETIONS**

	TOTAL
1990/91	51

1991/92	42
1992/93	60
1993/94	69
1994/95	60
1995/96	69
1996/97	69
1997/98	67
1998/99	34
1999/2000	135
2000/2001	86
2001/2002	48
2002/2003	108
2003/2004	91
2004/2005	100
* 2005/2006	112
2006/2007	84
2007/2008	78
2008/2009	65
2009/2010	51
5 YR AVERAGE	78

Average for Caerphilly: 78
5 Year Supply: $78 \times 5 = 390$

Note * = 01st July 2005 – 01st April 2006

Source : Caerphilly County Borough Council

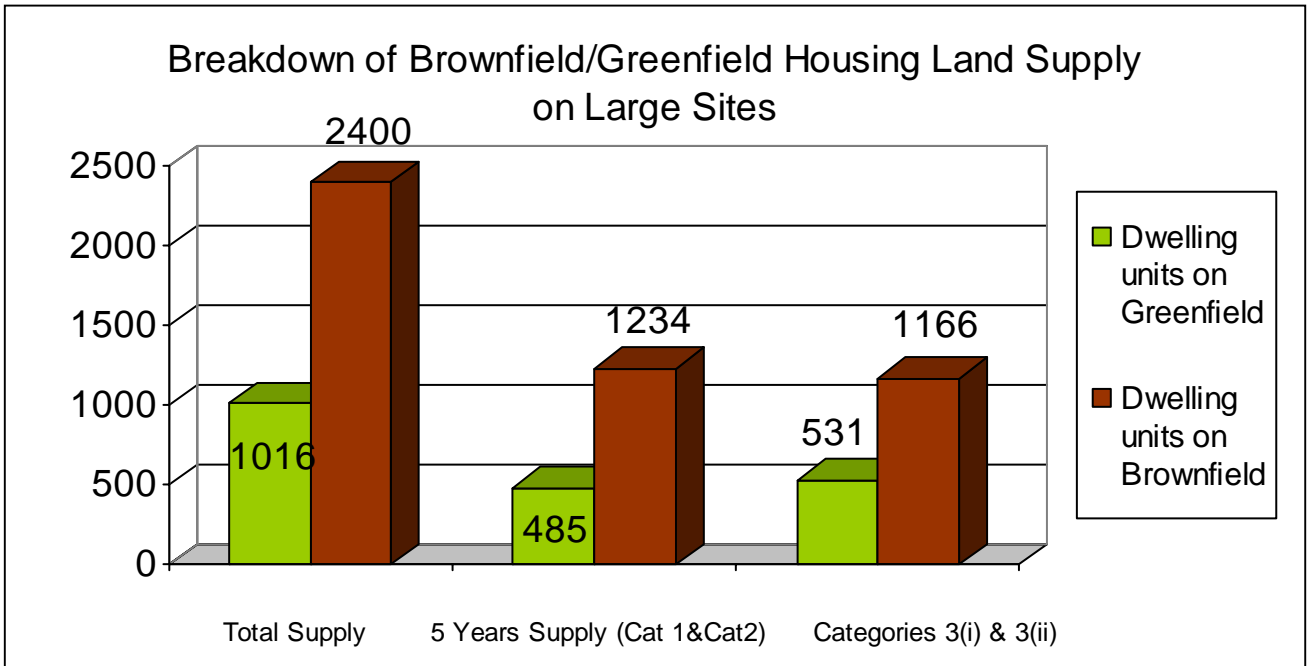
6. CURRENT ECONOMIC CLIMATE

- 6.1 The impact on the house building industry due to the economic circumstances prevailing over recent months was apparent at the time of the 2010 study meeting. It was noted that predicting the timescale over which the current adverse economic climate would continue was difficult but for the purposes of the study it was agreed that the Group would examine each site on its merits in light of the information available.
- 6.2 In terms of the provision of affordable housing and the likely future contribution the Group agreed that it was likely to be more difficult to provide through the S106 delivery mechanism as this was generally allied to private market house building and the prevailing market conditions evidenced the difficulty in obtaining finance for both developers and purchasers.

7. PREVIOUSLY DEVELOPED LAND (OR BROWNFIELD) CONTRIBUTION TO THE LAND SUPPLY

- 7.1 While Government guidance promotes a range of and choice of sites for housing development, the guidance also advocates emphasis on the development of brownfield (i.e. previously developed) sites. It is, however acknowledged that brownfield sites often suffer from physical or ownership constraints which can make their development more problematic.
- 7.2 To assist in informing and monitoring the brownfield sites situation as in the previous study, Figure 4 below shows a disaggregation of the five year and total land supplies on large sites in the County Borough into greenfield and brownfield elements.

Figure 4

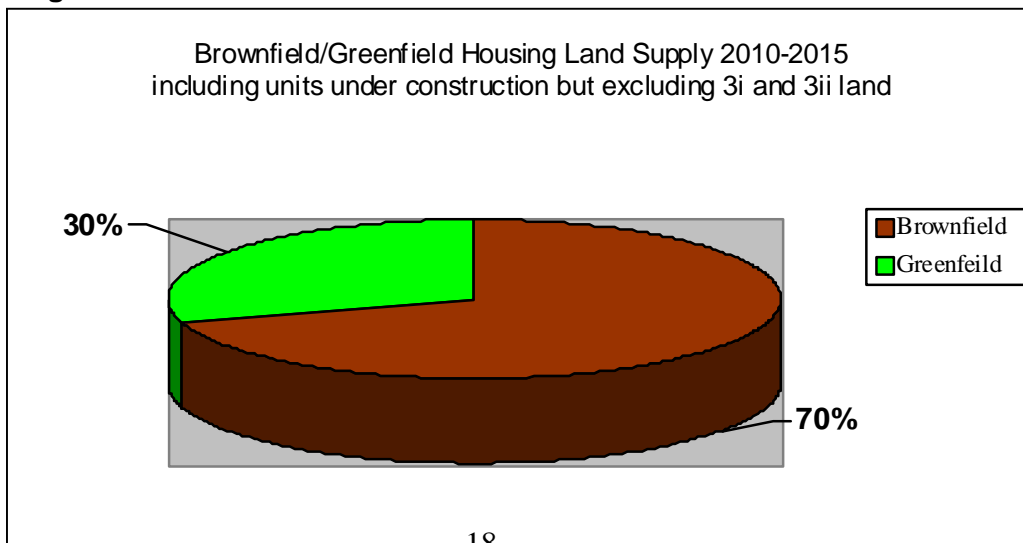


Category 1	Sites or phases of sites where development can occur immediately and will be completed within 5 years.
Category 2.	Sites or phases where development can't commence immediately but is likely to be completed within 5 years
Category 3i	Development unlikely within 5 years due to major physical constraints
Category 3ii.	Development unlikely to occur in the foreseeable future due to major long term constraints

7.3 Of the dwellings available within the five year period, the percentage contribution from brownfield land is 72% as illustrated further in Figure 5 which follows.

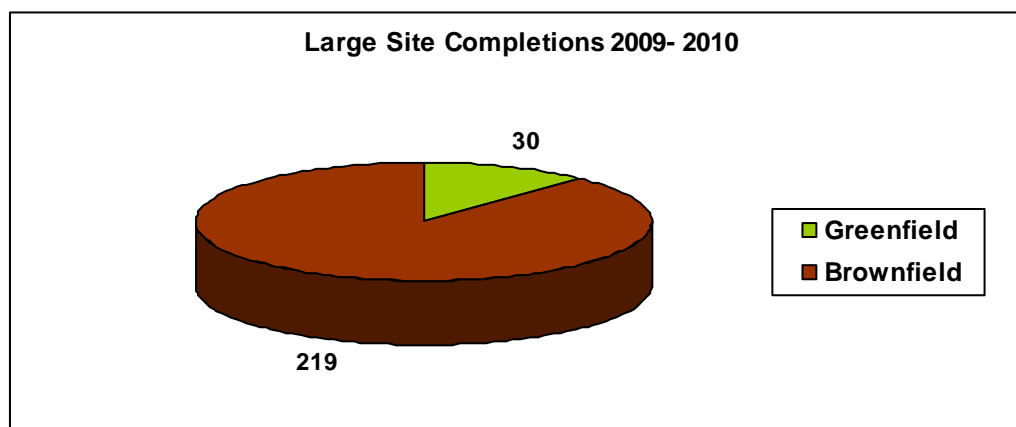
7.4 Figure 4, above demonstrates that overall approximately 70% of the County's overall land supply comprises brownfield land.

Figure 5



7.5 Figure 6 similarly indicates actual dwelling completions on sites of 10 or more units over the 12 month study period split between greenfield and brownfield; it can be seen that 88 % have occurred on brownfield sites.

Figure 6 – Large Site Completions on Greenfield / Brownfield Land



7.6 The Brownfield/Greenfield contribution will continue to be monitored in future studies.

8. SITES SUBJECT TO FLOOD RISK

8.1 To assist in informing and monitoring the sites subject to flood risk, the study incorporates, in Figure 9 and 9a below, a disaggregation of the total supply and total land supply on large sites in the County Borough into flood risk elements.

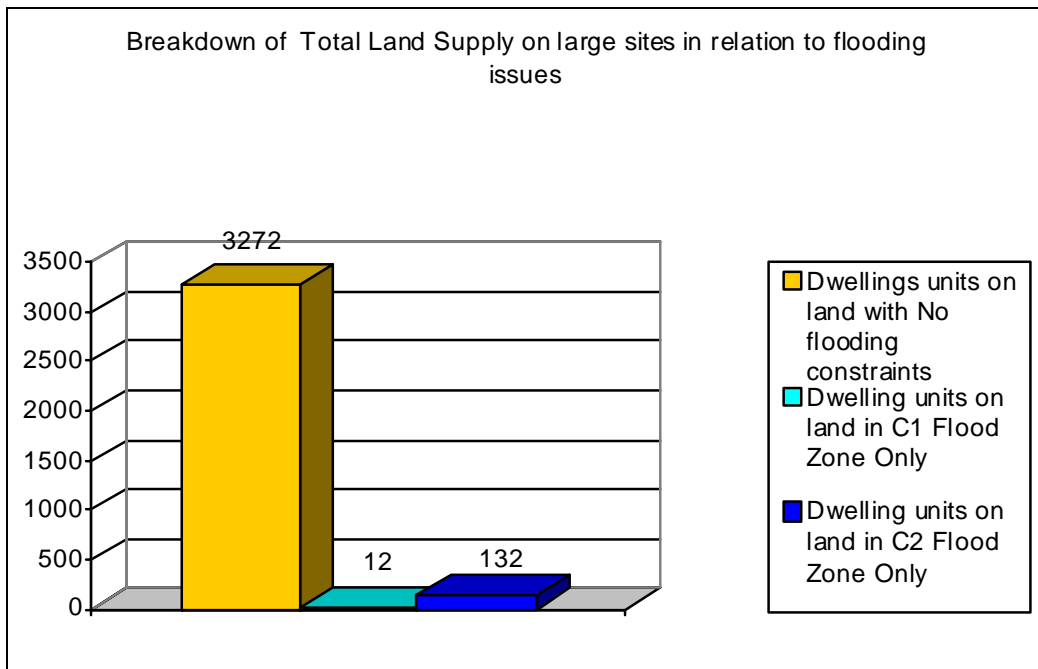
8.2 Description of Zones are defined in TAN 15 and used within the precautionary framework.

C1: Areas of floodplain which are developed and served by significant infrastructure, including flood defences. Used to indicate that development can take place subject to application of justification test, including acceptability of consequences.

C2: Areas of floodplain without significant flood defence infrastructure. Used to indicate that only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences.

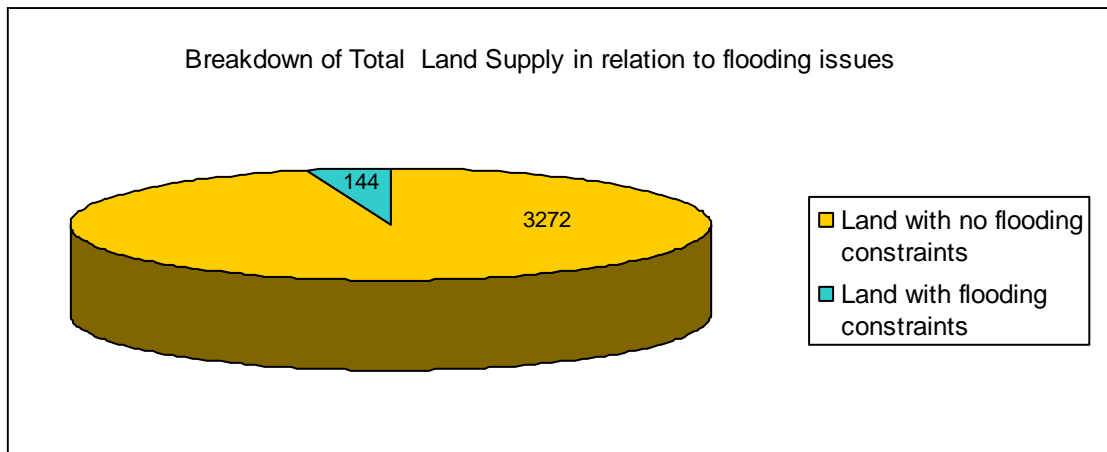
8.3 The Council have taken into account the latest TAN 15 Development Advice Maps (dated September 2009) when determining which HLA sites lie within the Zone C1 and C2 flood risk areas.

Figure 9: Sites Subject to Flood Risk within the Total Supply (Includes units within Category 3(i) and 3(ii)).



8.4 Figure 9 above, and Figure 9a which follows illustrates that 144 dwellings of the total land supply are within the C1/C2 flood plain i.e. land with flooding constraints.

Figure 9a



8.5 Figures 10 and 11 illustrate that 129 of the dwelling units within the five year supply are on land within a C1 or C2 flood zone i.e. subject to flood risk.

Figure 10

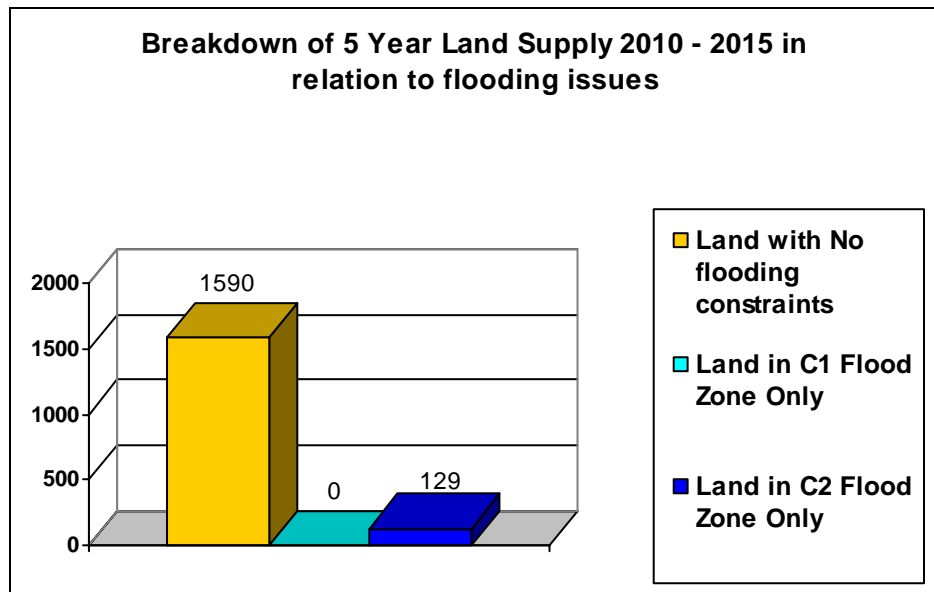


Figure 11

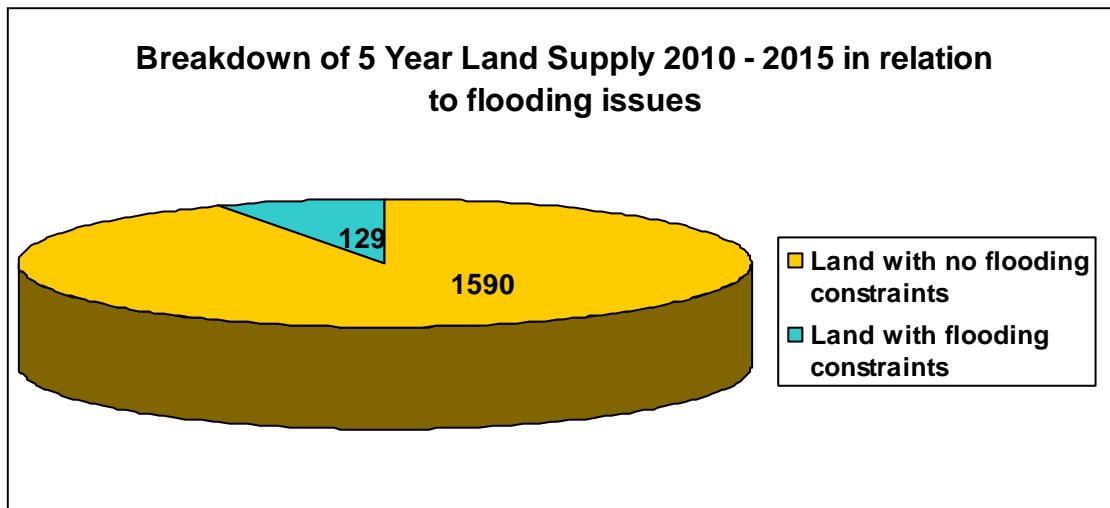
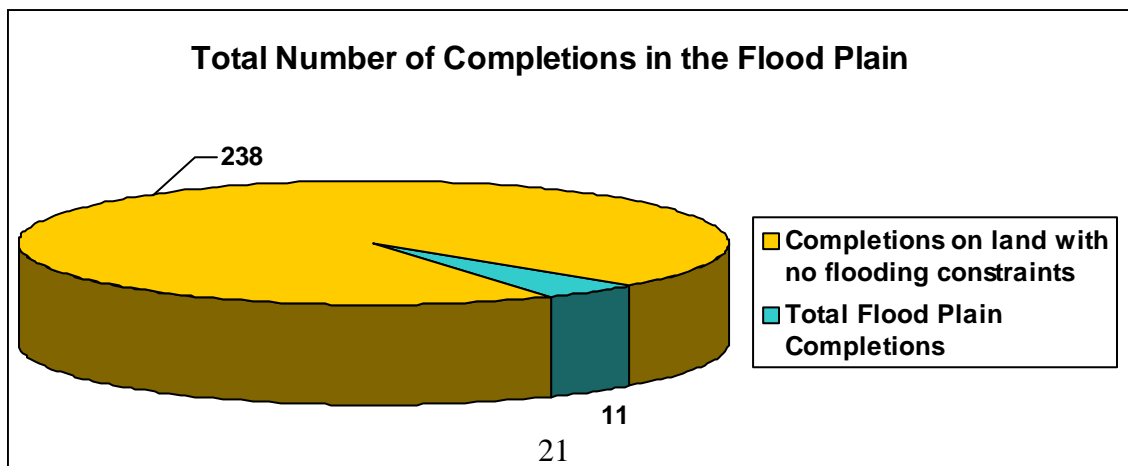


Figure 12



9.0 CONCLUSION

- 9.1 The current study based on the position at 1st April 2010 shows Caerphilly County Borough to have land available to provide a **14.2 year land supply** when set against the residual method.
- 9.2 However, when the land supply figure is assessed against the past building rates method the land supply figure is only **3.8 years**.
- 9.3 The Home Builders Federation (HBF) considers that the most appropriate method of calculating the 5 year land supply is by a comparison with past build rates. It considers that the Unitary Development Plan (UDP) housing requirement figure, which has been built out 3 years ahead of its end date, should have been reviewed previously and does not represent an appropriate figure from which to extrapolate future housing requirements. The surplus of land suggested by using the residual method does not exist in practice.
- 9.4 Whilst the HBF acknowledge that the Local Planning Authority (LPA) have permitted, and are allocating additional sites for development as part of the Local Development Plan (LDP) process, the assumed annual development rate of 148 units per annum over the next five years as set out in Table A does not represent what is needed or required in reality and therefore portrays an unrealistic picture of the land that is genuinely available for development in the County Borough.
- 9.5 It is considered by the Local Planning Authority (LPA) that even though the past building rates method does identify less than 5 years, this is not a product of the shortage of land upon which building could take place as sufficient land for housing is available in the near future due to the fact that 1336 dwellings have been approved for housing on sites of over 10 dwellings, subject to the signing of a Section 106 agreement. In addition the LDP was adopted in November 2010, which will also increase the number of sites contributing to the 5 year land supply in future studies. It is therefore deemed that sufficient land is available to meet future housing requirements.
- 9.6.1 As well as its normal role in examining committed sites for development the Group will need to monitor closely the potential contribution of sites coming forward from newly signed Section 106 agreements and progress on the LDP to towards adoption. House completion rates are anticipated to fall in subsequent years and this will not assist the provision of housing for those in need or wishing to purchase their first property or move home.

Annex 1: Site Schedule

Annex 2: Site Location Map

Annex 3: Extract from Planning Policy Wales

& TAN 1: JHLAS

Annex 4 - Sites contained within extant Local Plans within Caerphilly County Borough Council

Site Address	Total Units	Development Plan	Reason for Deletion from the 2007 JHLAS Schedule
Land at Christchurch	17	Islwyn Local Plan	Allocated for leisure in the UDP
Land Adj to Dylan Ave	93	Islwyn Local Plan	The site has not been taken forward in the UDP
Land to the Rear of Oak Terrace	18	Islwyn Local Plan	This site is split in half by the new by pass which is currently under construction. The site is likely to be below 10 units when the road has been completed.
Land Adjacent to the recreation ground	30	Islwyn Local Plan	The site has not been taken forward in the UDP.
Land Adjacent to Cherry Trees	49	Islwyn Local Plan	The site has not been taken forward in the UDP.
Land at Bryn Road	61	Islwyn Local Plan	The site has not been taken forward in the UDP.
Remainder of Land, Fairview School	61	Islwyn Local Plan	The site has not been taken forward in the UDP.
Land at Ramping Road	18	Islwyn Local Plan	The site has not been taken forward in the UDP.
Old School Road	18	Islwyn Local Plan	The site has not been taken forward in the UDP.
Pentwyn Road	47	Islwyn Local Plan	The site has not been taken forward in the UDP.
Land Adj to Pen-y-Cwarel Road	27	Islwyn Local Plan	The site has not been taken forward in the UDP
West View Villas	17	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP
Bedwas Colliery	180	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP
Energlyn Sidings	21	Rhymney Valley District Local Plan	Allocated for leisure in the UDP 27
Gas Works Site, Mill Road	60	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP
East of Fochrhiw	30	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP

East of Fernhill Terrace	10	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP
Rear of Southend Terrace	15	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP
Land at Maerdy Crossing	80	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP
1 st Parcel land at Holly Road	24	Rhymney Valley District Local Plan	Allocated for leisure in the UDP
2 nd Parcel of Land at Holly Road	40	Rhymney Valley District Local Plan	Allocated for leisure in the UDP
Heol Pencarreg	30	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP
Ty Nant	10	Caerphilly Borough Local Plan	The site has not been taken forward in the UDP
Gilfach Fargoed Est Western Drive Phase 1	20	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP
Land East of Brynhyfryd Terrace	27	Caerphilly Borough Local Plan	The site has not been taken forward in the UDP
Land Adjacent to Charles Jenkins Garage	42	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP

PRIVATE SECTOR
SECTOR PREIFAT

ISLWYN

ABERCARN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
080373OUT	FORMER COUNCIL YARD, BRIDGE STREET, ABERCARN	0	40	40	1.16	0	0	0	20	20	0	0	0	0
TOTAL CYFANSWM	ABERCARN	0	40	40	1.16	0	0	0	20	20	0	0	0	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

**BLACKWOOD
COED DUON**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
CPHY UDP	LAND SOUTH OF THE PROPOSED,NORTHEN LINK RD, BLACKWOOD	0	37	37	1.51	0	0	0	0	0	20	0	17	0
060821OUT	LAND SOUTH OF THORNCOBE RD,BLACKWOOD	0	12	12	0.34	0	0	6	6	0	0	0	0	0
060864FULL	LYNDARYN CLIFF ROAD,BLACKWOOD	0	13	13	0.00	13	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	BLACKWOOD COED DUON	0	62	62	1.85	13	0	6	6	0	20	0	17	0

CEFN FFOREST

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
P04183	LAND ADJACENT TO PENCOED AVE,CEFN FFOREST	0	49	49	1.45	0	0	0	16	16	17	0	0	0
CPHY UDP	LAND TO REAR OF PENCOED AVENUE,CEFN FOREST	0	18	18	0.50	0	0	0	0	0	0	0	18	0
TOTAL CYFANSWM	CEFN FFOREST	0	67	67	1.95	0	0	0	16	16	17	0	18	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

CWMFELINFACH

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
P041762	LAND SOUTH OF STANLEY ST,	0	28	28	0.61	0	13	15	0	0	0	0	0	0
TOTAL CYFANSWM	CWMFELINFACH	0	28	28	0.61	0	13	15	0	0	0	0	0	0

FLEUR-DE-LYS

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
CPHY UDP	LAND TO REAR OF,OAK TERRACE (SITE 2)	0	17	17	1.63	0	0	0	0	0	0	0	17	0
TOTAL CYFANSWM	FLEUR-DE-LYS	0	17	17	1.63	0	0	0	0	0	0	0	17	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

MARKHAM

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
CPHY UDP	LAND ADJ TO NO.88,ABERNANT ROAD	0	25	24	0.94	0	0	0	1	0	0	0	23	0
TOTAL CYFANSWM	MARKHAM	0	25	24	0.94	0	0	0	1	0	0	0	23	0

NEWBRIDGE
CEFN BYCHAN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
P/06/0591	CHRIS BOWEN GARAGE, HIGH STREE,	0	16	16	0.08	0	0	8	8	0	0	0	0	0
P/06/0496	LAND AT HOMELEIGH FIELDS PARK,HP1 (7)	0	55	52	2.94	0	0	0	0	0	0	0	52	0
P/05/1300	LAND TO THE REAR OF PENNAR,LANE, NEWBRIDGE	13	96	9	1.85	9	0	0	0	0	0	0	0	0
98/0778	LAND WEST OF THE A467 AND,AFON EBBW (P1)	15	208	0	0.00	0	0	0	0	0	0	0	0	0
081126full	LAND WEST OF THE A467,AND AFON EBBW (P2)	30	123	93	2.30	5	33	55	0	0	0	0	0	0
TOTAL CYFANSWM	NEWBRIDGE CEFN BYCHAN	58	498	170	7.17	14	33	63	8	0	0	0	52	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

OAKDALE

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
P050667	LAND AT LLWYN ON LANE ,OAKDALE	6	30	24	1.30	18	6	0	0	0	0	0	0	0
07/0857/OUT	LAND REAR OF 1-20 ,BRYNHOWARD TCE	0	67	67	2.20	0	0	0	20	20	27	0	0	0
TOTAL CYFANSWM	OAKDALE	6	97	91	3.50	18	6	0	20	20	27	0	0	0

PANTSIDE

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
P060414	LAND WEST OF OLD PANT ROAD,PANTSIDE, NEWBRIDGE	0	22	22	2.77	0	0	0	11	11	0	0	0	0
TOTAL CYFANSWM	PANTSIDE	0	22	22	2.77	0	0	0	11	11	0	0	0	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

PONTLLANFRAITH

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
071457FULL	GELLI GARAGE,NEWPORT ROAD	0	10	10	0.10	0	0	5	5	0	0	0	0	0
CPHY UDP	HAWTIN PARK,PONTLLANFRAITH	0	135	135	5.50	0	0	0	0	30	30	0	75	0
07/0523FULL	LAND OFF PENNAR CROSSING,PONTLLANFRAITH	0	13	13	0.45	0	0	0	13	0	0	0	0	0
TOTAL CYFANSWM	PONTLLANFRAITH	0	158	158	6.05	0	0	5	18	30	30	0	75	0

PONTYWAUN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
99/0694	LAND AT HILARY RISE,	0	20	20	1.09	0	0	0	0	10	10	0	0	0
TOTAL CYFANSWM	PONTYWAUN	0	20	20	1.09	0	0	0	0	10	10	0	0	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

RISCA
RHISGA

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
CPHY UDP	LAND AT EPPYNT CLOSE,TRENEWYDD PARK HP1(30)	0	120	120	4.00	0	0	0	0	0	0	0	120	0
081300OUT	LAND AT THE QUARRY,MORIAH HILL, RISCA	0	14	14	0.51	0	0	0	0	7	7	0	0	0
05/0326	SITE OF STEEL FRAME,MANUFACTURER MESSRS ROM	13	74	0	0.00	0	0	0	0	0	0	0	0	0
07/1524/FULL	SUFLEX ESTATE, NEWPORT ROAD,	0	87	87	2.10	0	0	30	30	27	0	0	0	0
TOTAL CYFANSWM	RISCA RHISGA	13	295	221	6.61	0	0	30	30	34	7	0	120	0

WATTSVILLE

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
05/1643	LAND NORTH EAST OF LLANARTH ST,WATTSVILLE	3	65	20	0.09	0	5	5	5	5	0	0	0	0
TOTAL CYFANSWM	WATTSVILLE	3	65	20	0.09	0	5	5	5	5	0	0	0	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

WOODFIELD SIDE

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
P/06/0082	WOODFIELD HOUSE, PENMAEN RD, WOODFIELD	0	46	46	1.29	0	0	0	23	23	0	0	0	0
TOTAL CYFANSWM	WOODFIELD SIDE	0	46	46	1.29	0	0	0	23	23	0	0	0	0

WYLLIE

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
071548full	FORMER WYLLIE COLLIERY, PEN-Y-CWAREL ROAD	0	24	2	0.12	2	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	WYLLIE	0	24	2	0.12	2	0	0	0	0	0	0	0	0

TOTAL CYFANSWM	ISLWYN	80	1464	988	36.83	47	57	124	158	169	111	0	322	0
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Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

RHYMNEY VALLEY
CWM RHONDDA

ABERBARGOED

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
CPHY UDP	LAND AT BARGOED ,RECLAMATION SITE	0	175	175	7.00	0	0	0	0	0	0	0	175	0
P060671	LAND AT NEUADDWEN FARM,BEDWELTY ROAD	0	180	180	4.17	0	0	0	0	10	10	0	160	0
TOTAL CYFANSWM	ABERBARGOED	0	355	355	11.17	0	0	0	0	10	10	0	335	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

ABERTRIDWR

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
CPHY UDP	LAND AT FORMER WINDSOR COLLIER,PHASE 2	0	132	132	7.21	0	0	0	0	30	30	0	72	0
08/0570/out	PANTEG PUBLIC HOUSE,THE SQUARE	0	28	28	0.21	0	0	0	14	14	0	0	0	0
TOTAL CYFANSWM	ABERTRIDWR	0	160	160	7.42	0	0	0	14	44	30	0	72	0

ABERTYSSWG

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
06/0782/OUT	LAND SOUTH WEST OF ,CARN Y TYLA TERRACE	0	133	133	6.50	0	0	0	0	25	25	0	83	0
TOTAL CYFANSWM	ABERTYSSWG	0	133	133	6.50	0	0	0	0	25	25	0	83	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

**BARGOED
BARGOD**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
CPHY UDP	GILFACH FARGOED EST(LAND OFF),WESTERN DRIVE PHASE 2	0	20	20	0.70	0	0	0	0	0	0	0	20	0
TOTAL CYFANSWM	BARGOED BARGOD	0	20	20	0.70	0	0	0	0	0	0	0	20	0

BEDWAS

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
070962FULL	LAND AT ST MARY'S ST,BEDWAS	0	12	12	0.53	0	0	6	6	0	0	0	0	0
TOTAL CYFANSWM	BEDWAS	0	12	12	0.53	0	0	6	6	0	0	0	0	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

CAERPHILLY
CAERFILLI

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
060665FULL	LAND AT TOWN CENTRE,REGENERATION AREA	0	127	127	1.27	0	0	0	0	0	0	0	127	0
080477FULL	LAND BETWEEN A468 & B4600,PENRHOS	12	550	187	8.71	72	28	29	29	29	0	0	0	0
CPHY UDP	LAND BETWEEN VAN ROAD ,& THE RAILWAY	0	34	34	1.26	0	0	0	0	0	0	0	34	0
03/0579	LAND TO REAR OF BEDWAS RD,CAERPHILLY	0	12	1	0.05	0	0	1	0	0	0	0	0	0
P041325	MACKWORTH GRANGE,LAND SOUTH OF CATNIC	0	199	199	8.37	0	20	20	20	20	20	0	99	0
TOTAL CYFANSWM	CAERPHILLY CAERFILLI	12	922	548	19.66	72	48	50	49	49	20	0	260	0

HENGOED

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
071211FULL	LAND OFF VALLEY VIEW,PHASES 1 & 2	0	25	18	0.30	2	0	8	8	0	0	0	0	0
TOTAL CYFANSWM	HENGOED	0	25	18	0.30	2	0	8	8	0	0	0	0	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

LLANBRADACH

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
04/1727	ALEXANDER HOUSE, COLLIERY ROAD,LLANBRADACH	0	10	10	0.24	0	0	0	0	5	5	0	0	0
080923FULL	LAND AT JEREMY OILS,CAERPHILLY ROAD	11	81	0	0.62	0	0	0	0	0	0	0	0	0
CPHY UDP	LAND NORTH OF LLYS CAMBRIA,(phase 2)	0	25	25	1.00	0	0	0	0	0	0	0	25	0
TOTAL CYFANSWM	LLANBRADACH	11	116	35	1.86	0	0	0	0	5	5	0	25	0

MACHEN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
P/05/0391	REMAINDER TYN Y WAUN FARM,	0	20	20	0.70	0	0	0	0	0	0	0	20	0
TOTAL CYFANSWM	MACHEN	0	20	20	0.70	0	0	0	0	0	0	0	20	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

MAES-Y-CWMMER

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
080539OUT	LAND AT GELLIDEG HEIGHTS,	0	144	144	4.13	0	0	0	0	0	0	0	144	0
TOTAL CYFANSWM	MAES-Y-CWMMER	0	144	144	4.13	0	0	0	0	0	0	0	144	0

NELSON

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
04/1216	FORMER CATTLE MARKET SITE,NELSON	2	12	5	0.60	3	2	0	0	0	0	0	0	0
060516FULL	FORMER PETROL FILLING ST,DYNEVOR TERRACE	0	11	11	0.36	0	0	11	0	0	0	0	0	0
CPHY UDP	LAND EAST OF HANDBALL COURT,	0	72	72	3.32	0	0	0	0	0	0	0	72	0
TOTAL CYFANSWM	NELSON	2	95	88	4.28	3	2	11	0	0	0	0	72	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

PONTLOTTYN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
05/0202	FORMER BRITISH LEGION SITE,HEOL EVAN WYNNE	0	30	8	0.44	6	0	2	0	0	0	0	0	0
070019FULL	LAND ADJ TO BRYNGLAS &,BRYNHYFRYD	2	56	47	0.84	13	12	12	10	0	0	0	0	0
TOTAL CYFANSWM	PONTLOTTYN	2	86	55	1.28	19	12	14	10	0	0	0	0	0

RHYMNEY
RHYMNI

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
CPHY UDP	LAND EAST OF LLECHRYD BUNGALOW,	0	26	26	1.05	0	0	0	0	0	0	0	26	0
CPHY UDP	LAND SOUTH OF MERTHYR ROAD,(PRINCETOWN)	0	34	24	1.06	0	0	0	0	0	0	0	24	0
RVD LP/URV LP	LAND WEST OF THE BUNGALOW AT,21 MERTHYR ROAD (2)	0	60	59	3.60	1	0	0	0	0	0	0	58	0
070912OUT	LOWER HILL STREET,	0	18	17	0.26	0	0	0	0	0	0	0	17	0
06/0066/FUL	OLD BARREL CIDER STORES,OFF GOLWG Y MYNYDD	7	15	8	0.15	0	4	4	0	0	0	0	0	0
TOTAL CYFANSWM	RHYMNEY RHYMNI	7	153	134	6.12	1	4	4	0	0	0	0	125	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

SENGHENYDD

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
P060173	FORMER ALLOTMENTS,BETWEEN B4263	0	20	20	0.29	0	0	0	10	10	0	0	0	0
060172OUT	LAND BELOW CORONATION TERRACE,SENGHENYDD	0	12	12	0.70	0	0	0	6	6	0	0	0	0
07/0417/1a	YSGOL IFOR BACK ,	0	33	33	0.92	0	0	0	16	17	0	0	0	0
TOTAL CYFANSWM	SENGHENYDD	0	65	65	1.91	0	0	0	32	33	0	0	0	0

TIRPHIL

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
CPHY UDP	LAND AT COED CAE,(SITE 2b)	0	14	14	0.50	0	0	0	0	0	0	0	14	0
TOTAL CYFANSWM	TIRPHIL	0	14	14	0.50	0	0	0	0	0	0	0	14	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

TIRYBERTH

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
CPHY UDP	LAND BETWEEN RAILWAY LINE,& A469 (PHASE 2)	0	33	33	1.60	0	0	0	0	0	0	0	33	0
TOTAL CYFANSWM	TIRYBERTH	0	33	33	1.60	0	0	0	0	0	0	0	33	0

TRETHOMAS

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
04/1212	LAND ADJACENT TO THE GROVE,TRETHOMAS	0	13	13	0.41	0	0	0	13	0	0	0	0	0
TOTAL CYFANSWM	TRETHOMAS	0	13	13	0.41	0	0	0	13	0	0	0	0	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

YSTRAD MYNACH

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
99/0798	GB INSTRUMENT PANELS,PENALLTA YARD	0	10	10	0.38	0	0	0	0	0	0	0	10	0
06/0815/FUL	LAND TO REAR OF PANTYCELYN ST,	6	24	2	0.22	0	2	0	0	0	0	0	0	0
CPHY UDP	PENALLTA COLLIERY,DYFFRYN STREET	53	582	331	8.10	10	58	58	68	68	69	0	0	0
CPHY UDP	PENALLTA COLLIERY (LB),DYFFRYN STREET	26	188	162	6.40	0	0	0	0	0	0	0	162	0
TOTAL CYFANSWM	YSTRAD MYNACH	85	804	505	15.10	10	60	58	68	68	69	0	172	0

TOTAL CYFANSWM	RHYMNEY VALLEY CWM RHONDDA	119	3170	2352	84.17	107	126	151	200	234	159	0	1375	0
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TOTAL CYFANSWM		199	4634	3340	121.00	154	183	275	358	403	270	0	1697	0
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**Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010**

**Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd**

**HOUSING ASSOCIATION, PUBLIC
CYMDEITHAS TAI, CYHOEDDUS**

ISLWYN

ABERCARN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)	
							Categoriadau								
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015				
070672FULL	VARMANS YARD ,	0	33	10	1.12	0	0	10	0	0	0	0	0	0	0
TOTAL CYFANSWM	ABERCARN	0	33	10	1.12	0	0	10	0	0	0	0	0	0	0

Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

CWMCARN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
08/0649/FULL	TWYNCARN HOUSE ,NEWPORT ROAD	32	32	0	0.00	0	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	CWMCARN	32	32	0	0.00	0	0	0	0	0	0	0	0	0

TRINANT

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
071166FUL	LAND WITHIN CURTAILAGE OF THE,PENTWYN INN	16	19	0	0.00	0	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	TRINANT	16	19	0	0.00	0	0	0	0	0	0	0	0	0

TOTAL CYFANSWM	ISLWYN	48	84	10	1.12	0	0	10	0	0	0	0	0	0
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Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010

Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

RHYMNEY VALLEY
CWM RHONDDA

ABERTRIDWR

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
09/0625/RM	DAIRYCREST DEPOT, ABERFAWR TCE	2	13	11	0.20	7	4	0	0	0	0	0	0	0
TOTAL CYFANSWM	ABERTRIDWR	2	13	11	0.20	7	4	0	0	0	0	0	0	0

YSTRAD MYNACH

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2011	2012	2013	2014	2015			
CPHY UDP	PENALLTA COLLIERY (RSL) PART,	0	55	55	1.50	55	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	YSTRAD MYNACH	0	55	55	1.50	55	0	0	0	0	0	0	0	0

**Sites for 10 or more Units as at 01-04-2010
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2010**

**Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd**

TOTAL CYFANSWM	RHYMNEY VALLEY CWM RHONDDA	2	68	66	1.70	62	4	0	0	0	0	0	0	0
TOTAL CYFANSWM		50	152	76	2.82	62	4	10	0	0	0	0	0	0

LPA CCLI	Full Name Enw llawn
CB LP	CAERPHILLY BASIN LOCAL PLAN (ADOPTED)
CBLP/RVDLP	CB LP/RVD LP
CDFF UDP	CARDIFF UNITARY DEVELOPMENT PLAN
CPHY UDP	CAERPHILLY UNITARY DEVELOPMENT PLAN
ISL LP/RVD LP	ISL LP/RVD LP
ISLWYN LP	ISLWYN LOCAL PLAN(ADOPTED JAN'96)
MRVLP	MID RHYMNEY VALLEY LOCAL PLAN
MRVLP/RVDLP	MRV LP/RVD LP
RVDLP	RHYMNEY VALLEY DISTRICT
RVD LP/CB LP	RVD LP/CB LP
RVD LP/MRV LP	RVD LP/MRV LP
RVD LP/URV LP	RVD LP/URV LP
URVLP	UPPER RHYMNEY VALLEY
URVLP/RVDLP	URV LP/RVD LP

Site Address Cyfeiriad y Safle	Zone Rhanbarth	Status Statws	Decision Desc. Disgrifiad y Pender	Current Decision Desc. Disgrifiad y Penderfynia	Description Disgrifiad
ALEXANDER HOUSE, COLLIERY ROAD,LLA	Rhymney Valley Cwm Rhondda	PP2	04/1727	04/1727	Full
CHRIS BOWEN GARAGE, HIGH STREE,	Islwyn	PP2	P/06/0591	P/06/0591	Full
DAIRYCREST DEPOT,ABERFAWR TCE	Rhymney Valley Cwm Rhondda	PP3	09/0625/RM	09/0625/RM	Reserved Matters
FORMER ALLOTMENTS,BETWEEN B4263	Rhymney Valley Cwm Rhondda	PP2	P060173	P060173	Full
FORMER BRITISH LEGION SITE,HEOL EVA	Rhymney Valley Cwm Rhondda	PP2	05/0202	05/0202	Full
FORMER CATTLE MARKET SITE,NELSON	Rhymney Valley Cwm Rhondda	PP3	04/1216	04/1216	Reserved Matters
FORMER COUNCIL YARD,BRIDGE STREET,	Islwyn	PP1	080373OUT	080373OUT	Outline
FORMER PETROL FILLING ST,DYNEVOR TE	Rhymney Valley Cwm Rhondda	PP2	060516FULL	060516FULL	Full
FORMER WYLLIE COLLIERY,PEN-Y-CWAREL ROAD	Islwyn	PP3	071548full	071548full	Reserved Matters
GB INSTRUMENT PANELS,PENALLTA YARD	Rhymney Valley Cwm Rhondda	PP1	99/0798	99/0798	Outline
GELLI GARAGE,NEWPORT ROAD	Islwyn	PP2	071457FULL	071457FULL	Full

GILFACH FARGOED EST(LAND OFF),WEST	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
HAWTIN PARK,PONTLLANFRAITH	Islwyn	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND ADJACENT TO PENCOED AVE,CEFN	Islwyn	PP1	P04183	P04183	Outline
LAND ADJACENT TO THE GROVE,TRETHOMAS	Rhymney Valley Cwm Rhondda	PP2	04/1212	04/1212	Full
LAND ADJ TO BRYNGLAS &,BRYNHYFRYD	Rhymney Valley Cwm Rhondda	PP2	070019FULL	070019FULL	Full
LAND ADJ TO NO.88,ABERNANT ROAD	Islwyn	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND AT BARGOED ,RECLAMATION SITE	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND AT COED CAE,(SITE 2b)	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND AT EPPYNT CLOSE,TRENEWYDD PA	Islwyn	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND AT FORMER WINDSOR COLLIER,PHASE 2	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND AT GELLIDEG HEIGHTS,	Rhymney Valley Cwm Rhondda	PP1	080539OUT	080539OUT	Outline
LAND AT HILARY RISE,	Islwyn	PP1	99/0694	99/0694	Outline
LAND AT HOMELEIGH FIELDS PARK,HP1 (7)	Islwyn	PP2	P/06/0496	P/06/0496	Full

LAND AT JEREMY OILS,CAERPHILLY ROAD	Rhymney Valley Cwm Rhondda	PP2	080923FULL	080923FULL	Full
LAND AT LLWYN ON LANE ,OAKDALE	Islwyn	PP1	P050667	P050667	Outline
LAND AT NEUADDWEN FARM,BEDWELTY ROAD	Rhymney Valley Cwm Rhondda	PP1	P060671	P060671	Outline
LAND AT ST MARY'S ST,BEDWAS	Rhymney Valley Cwm Rhondda	PP2	070962FULL	070962FULL	Full
LAND AT THE QUARRY,MORIAH HILL, RISCA	Islwyn	PP1	081300OUT	081300OUT	Outline
LAND AT TOWN CENTRE,REGENERATION AREA	Rhymney Valley Cwm Rhondda	PP2	060665FULL	060665FULL	Full
LAND BELOW CORONATION TERRACE,SEN	Rhymney Valley Cwm Rhondda	PP1	060172OUT	060172OUT	Outline
LAND BETWEEN A468 & B4600,PENRHOS	Rhymney Valley Cwm Rhondda	PP2	080477FULL	080477FULL	Full
LAND BETWEEN RAILWAY LINE,& A469 (PHASE 2)	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND BETWEEN VAN ROAD ,& THE RAILWAY	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND EAST OF HANDBALL COURT,	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND EAST OF LLECHRYD BUNGALOW,	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND NORTH EAST OF LLANARTH ST,WATTSVILLE	Islwyn	PP2	05/1643	05/1643	Full

LAND NORTH OF LLYS CAMBRIA,(phase 2)	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND OFF PENNAR CROSSING,PONTLLANFRAITH	Islwyn	PP2	07/0523FULL	07/0523FULL	Full
LAND OFF VALLEY VIEW,PHASES 1 & 2	Rhymney Valley Cwm Rhondda	PP2	071211FULL	071211FULL	Full
LAND REAR OF 1-20 ,BRYNHOWARD TCE	Islwyn	PP1	07/0857/OUT	07/0857/OUT	Outline
LAND SOUTH OF MERTHYR ROAD,(PRINCETOWN)	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND SOUTH OF STANLEY ST,	Islwyn	PP1	P041762	P041762	Outline
LAND SOUTH OF THE PROPOSED,NORTHE	Islwyn	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND SOUTH OF THORNCOBE RD,BLACKWOOD	Islwyn	PP1	060821OUT	060821OUT	Outline
LAND SOUTH WEST OF ,CARN Y TYLA TERRACE	Rhymney Valley Cwm Rhondda	PP1	06/0782/OUT	06/0782/OUT	Outline
LAND TO REAR OF BEDWAS RD,CAERPHILLY	Rhymney Valley Cwm Rhondda	PP2	03/0579	03/0579	Full
LAND TO REAR OF ,OAK TERRACE (SITE 2)	Islwyn	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND TO REAR OF PANTYCELYN ST,	Rhymney Valley Cwm Rhondda	PP2	06/0815/FUL	06/0815/FUL	Full
LAND TO REAR OF PENCOED AVENUE,CEF	Islwyn	ALP	CPHY UDP	CPHY UDP	Adopted Plan

LAND TO THE REAR OF PENNAR,LANE, NE	Islwyn	PP2	P/05/1300	P/05/1300	Full
LAND WEST OF OLD PANT ROAD,PANTSID	Islwyn	PP1	P060414	P060414	Outline
LAND WEST OF THE A467 AND,AFON EBBW (P1)	Islwyn	PP2	98/0778	98/0778	Full
LAND WEST OF THE A467,AND AFON EBBW (P2)	Islwyn	PP2	081126full	081126full	Full
LAND WEST OF THE BUNGALOW AT,21 ME	Rhymney Valley Cwm Rhondda	ALP	RVD LP/URV LP	RVD LP/URV LP	Adopted Plan
LAND WITHIN CURTAILAGE OF THE,PENTWYN INN	Islwyn	PP2	071166FUL	071166FUL	Full
LOWER HILL STREET,	Rhymney Valley Cwm Rhondda	PP1	070912OUT	070912OUT	Outline
LYNDARYN CLIFF ROAD,BLACKWOOD	Islwyn	PP2	060864FULL	060864FULL	Full
MACKWORTH GRANGE,LAND SOUTH OF CATNIC	Rhymney Valley Cwm Rhondda	PP1	P041325	P041325	Outline
OLD BARREL CIDER STORES,OFF GOLWG	Rhymney Valley Cwm Rhondda	PP2	06/0066/FUL	06/0066/FUL	Full
PANTEG PUBLIC HOUSE,THE SQUARE	Rhymney Valley Cwm Rhondda	PP1	08/0570/out	08/0570/out	Outline
PENALLTA COLLIERY,DYFFRYN STREET	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
PENALLTA COLLIERY (LB),DYFFRYN STREET	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan

PENALLTA COLLIERY (RSL) PART,	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
REMAINDER TYN Y WAUN FARM,	Rhymney Valley Cwm Rhondda	PP2	P/05/0391	P/05/0391	Full
SITE OF STEEL FRAME,MANUFACTURER M	Islwyn	PP2	05/0326	05/0326	Full
SUFLEX ESTATE, NEWPORT ROAD,	Islwyn	PP2	07/1524/FULL	07/1524/FULL	Full
TWYNCARN HOUSE ,NEWPORT ROAD	Islwyn	PP2	08/0649/FULL	08/0649/FULL	Full
VARMANS YARD ,	Islwyn	PP2	070672FULL	070672FULL	Full
WOODFIELD HOUSE,PENMAEN RD, WOODFIELD	Islwyn	PP1	P/06/0082	P/06/0082	Outline
YSGOL IFOR BACK ,	Rhymney Valley Cwm Rhondda	PP1	07/0417/la	07/0417/la	Outline
			CB LP	CB LP	
			CBLP/RVDLP	CBLP/RVDLP	
			CDFF UDP	CDFF UDP	
			ISL LP/RVD LP	ISL LP/RVD LP	
			ISLWYN LP	ISLWYN LP	

			MRVLP	MRVLP	
			MRVLP/RVDLP	MRVLP/RVDLP	
			RVDLP	RVDLP	
			RVD LP/CB LP	RVD LP/CB LP	
			RVD LP/MRV LP	RVD LP/MRV LP	
			URVLP	URVLP	
			URVLP/RVDLP	URVLP/RVDLP	