



Llywodraeth Cymru
Welsh Government

CAERPHILLY COUNTY BOROUGH COUNCIL
JOINT HOUSING LAND AVAILABILITY STUDY 2011
BETWEEN CAERPHILLY COUNTY BOROUGH COUNCIL
AND THE STUDY GROUP:

HOME BUILDERS' FEDERATION
LINC CYMRU HOUSING ASSOCIATION
WALES AND WEST HOUSING ASSOCIATION
FAIRLAKE PROPERTIES
UNITED WELSH HOUSING ASSOCIATION
DWR CYMRU/WELSH WATER

MAY 2012

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1.0 SUMMARY

- 1.1 This is the Caerphilly County Borough Council Joint Housing Land Availability (JHLAS) Study for 2011. It replaces the report for the previous base date of 2010.
- 1.2 This report presents the housing land supply for the area at the base date of 1st April 2011.
- 1.3 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales* (Edition 4, February 2011), *Technical Advice Note 1 (TAN 1): Joint Housing Land Availability Studies* and the Guidance Note on the JHLAS process (June 2011). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking JHLASs. This document can be accessed on the Welsh Government web site using the following link:
- <http://wales.gov.uk/topics/businessandconomy/property/jhlas/?language=en>
- 1.4 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN 1, Caerphilly County Borough has 4.3 years housing land supply.

Involvement

- 1.5 The housing land supply has been assessed in consultation with:
- Home Builders Federation
 - Linc Cymru Housing Association
 - Wales & West Housing Association
 - Fairlake Properties
 - United Welsh Housing Association
 - Dwr Cymru/Welsh Water

Report production

- 1.6 Caerphilly County Borough issued draft site schedules, site proformas and accompanying information for consultation between 07th July and 05th August 2011. A Statement of Common Ground (SoCG) was subsequently prepared by the Council and, following consultation with the Study Group, was submitted to the Welsh Government on 29th September 2011.
- 1.7 It was necessary for an appointed Planning Inspector to resolve a number of disputed matters in relation to four sites.

1.8 The appointed Planning Inspector subsequently prepared a report for the Welsh Government (see Appendix 4), making recommendations on the points of dispute. The Planning Inspector's recommendations were considered by the Welsh Government and this information has been incorporated into this report.

2.0 HOUSING LAND SUPPLY

2.1 The five year land supply comprises sites with planning permission (outline or full) and sites allocated for housing in adopted development plans, categorised as prescribed in TAN 1.

2.2 The land supply has been calculated using the residual methodology. The Local Development Plan for Caerphilly was adopted in November 2011 and will form the basis for this and future studies.

Table 1 – Identified Housing Land Supply
(A full list of sites can be found in Appendix 1)

Housing Land Supply 01st April 2011 – 2016 (Large Sites)								
	Proposed homes	5 Year Land Supply (TAN 1 categories)				Beyond 5 Years		Homes completed since last study
		Under construction	1	2	2*	3 (i)	3 (ii)	
Total	6181	100	187	2004	0	3890	0	310

2.3 Five year large site land supply break-down (i.e. Categories 1, 2, 2*, and Under Construction):

Private	2219
HA Public	78
Total	2291

2.4 Small Site Supply

The contribution from small sites of less than 5 dwellings is based on the completions for the last five years.

Table 2 – Small Site and Conversion Completions for previous 5 years

Small Site Completions					
2006 – 2007	2007 - 2008	2008 - 2009	2009 – 2010	2010 - 2011	Total
84	78	65	51	48	326

- The small sites 5 year allowance is 325
- The small sites 5 year annual average is (326/ 5 = 65)

2.5 Overall total 5 year land supply (large + small sites) is **2617** (2291 + 325).

Table 3: 5 Year Land Supply Calculation

(Residual Method: Caerphilly Local Development Plan 2006- 2021)

LDP Provision 2006-2021 (15 Years)	Completions 2006-2011 (5 years)	Remainder April 2011-2021 (10 Years)	5 Year Requirement	Total Annual Building Requirement	Total Land Available (inc small sites)	Total Land Supply
		$c=a-b$	$d=c/10*5$ $d=6072/10*5$	$e=d/5$		$g=f/e$
a	b	c	d	e	f	g
8625	2553	6072	3036	607	2617	4.3 years

3.0 COMMENTARY

- 3.1 TAN 1 advises that to meet the requirement for a 5-year land supply the quantity of land agreed to be genuinely available may be compared with the remaining housing provision in the adopted development plan – the residual method.
- 3.2 The Council have recognised that under the residual method, the land supply is below five years. In such instances, paragraph 5.1 of TAN 1 states that the LPA “must include a statement in the JHLA study outlining the measures it is taking to address the shortfall in housing land supply.”
- 3.3 Policy SP14 of the Adopted LDP sets out a requirement of 8,625 dwellings to be developed over the plan period, but makes provision for 10,269 dwellings to allow for flexibility and choice. The Annual Monitoring Report (AMR) is the main mechanism for reviewing the relevance and success of the policies contained in the LDP and for identifying any changes that may be necessary. LDP Regulation 27 prescribes two indicators that must be included within the AMR, one of which specifically relates to housing land supply, taken from the current JHLA study. In line with para 4.1 of TAN 1 where the JHLA, and subsequently the AMR, identifies a shortfall in the housing land requirement, the Council will need to consider in consultation with the Welsh Government whether it would be appropriate or necessary to review the LDP in whole or in part. The first AMR that needs to be submitted to the WG in respect of the Caerphilly County Borough LDP will be for the period 01st April 2011 to 31st March 2012 and this will be submitted in October 2012.

4.0 MONITORING DATA

- 4.1 TAN 1 requires the JHLAS report to provide additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed, i.e. houses, flats or other. This data is set out below.

Table 4 – Re-use of Previously Developed Land (Large Sites)

Total Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3 ii Categories				Completions 2010-11			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	322	14	1969	86	795	20	3095	80	29	9	281	91
2012												
2013												
2014												
2015												
2016												

Table 5 - Sites subject to flood risk constraints (Large Sites)

Total Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3 ii Categories				Completions 2010-11			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2011	0	0	135	6	250	6	3	0.1	0	0	10	3
2012												
2013												
2014												
2015												
2016												

**Table 6 - Completions by House Type – 1 April 2010 to 31 March 2011
(Large Sites)**

- 310 (100%) houses completed
- 0 (0%) apartments/flats completed

Appendix 1 – Site Schedule (See Separate Document)

Appendix 2 – Past Completion Data

Year	Number of Homes Completed On		
	Large Sites	Small Sites	Total Completions
2007	768	84	852
2008	578	78	656
2009	322	65	387
2010	249	51	300
2011	310	48	358

Appendix 3 – Previous Land Supply Data

Year	5 year supply - Number of Homes			Number of years supply	3i	3ii
	1	2	2*			
2007	721	1062	0	17.3	1159	0
2008	364	1333	0	22.5	1158	0
2009	437	1515	0	21.2	1042	0
2010	403	1316	0	14.2	1697	0
2011	287	2004	0	4.3	3890	0

Appendix 4 – Planning Inspector’s Report (See Separate Document)

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	2012	2013	2014	2015	2016			
080373OUT	FORMER COUNCIL YARD, BRIDGE STREET, ABERCARN	0	40	40	1.16	0	0	20	20	0	0	0	0	0
TOTAL CYFANSWM	ABERCARN	0	40	40	1.16	0	0	20	20	0	0	0	0	0

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

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

ARGOED

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	2012	2013	2014	2015	2016			
071397FUL	LAND ADJACENT TO ,GELYNOS AVE	0	11	11	0.61	0	2	2	2	2	3	0	0	0
TOTAL CYFANSWM	ARGOED	0	11	11	0.61	0	2	2	2	2	3	0	0	0

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	2012	2013	2014	2015	2016			
CHY LDP	BLACKWOOD AMBULANCE STATION,(LDP)	0	24	24	0.68	0	0	0	0	12	12	0	0	0
060821OUT	LAND SOUTH OF THORNCOBIE 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	0	0	0	0	0	0	0	13	0
TOTAL CYFANSWM	BLACKWOOD COED DUON	0	49	49	1.02	0	0	6	6	12	12	0	13	0

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

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

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	2012	2013	2014	2015	2016			
P04183	LAND ADJACENT TO PENCOED AVE,CEFN FFOREST (EAST)	0	47	47	1.37	0	0	16	16	15	0	0	0	0
CHY LDP	LAND EAST OF BRYN ROAD,(LDP)	0	24	24	0.68	0	0	0	0	12	12	0	0	0
CHY LDP	LAND TO REAR OF PENCOED AVENUE,CEFN FOREST (WEST)	0	18	18	0.50	0	0	0	9	9	0	0	0	0
TOTAL CYFANSWM	CEFN FFOREST	0	89	89	2.55	0	0	16	25	36	12	0	0	0

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	2012	2013	2014	2015	2016			
CHY LDP	LAND SOUTH OF STANLEY ST,	0	30	30	0.61	6	24	0	0	0	0	0	0	0
TOTAL CYFANSWM	CWMFELINFACH	0	30	30	0.61	6	24	0	0	0	0	0	0	0

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

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

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	2012	2013	2014	2015	2016			
10/0327/OUT	FORMER HOLLY HOUSE,NURSING HOME	0	12	12	0.73	0	0	0	12	0	0	0	0	0
CHY LDP	LAND AT THE REAR OF OAK TCE,(SITE 1) (LDP)	0	21	21	0.69	0	0	0	0	10	11	0	0	0
TOTAL CYFANSWM	FLEUR-DE-LYS	0	33	33	1.42	0	0	0	12	10	11	0	0	0

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	2012	2013	2014	2015	2016			
090440/FULL	LAND ADJ TO NO.88,ABERNANT ROAD	0	82	81	2.34	0	0	1	0	0	0	0	80	0
TOTAL CYFANSWM	MARKHAM	0	82	81	2.34	0	0	1	0	0	0	0	80	0

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

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

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	2012	2013	2014	2015	2016			
P/06/0591	CHRIS BOWEN GARAGE, HIGH STREE,	0	16	16	0.08	0	0	0	0	0	0	0	16	0
CHY LDP	FIELDS PARK,NEWBRIDGE (LDP)	0	80	80	2.30	0	0	0	0	0	0	0	80	0
10/00703/FULL	LAND AT FORMER SOUTH ,CELYNEN COLLIERY (PHASE 2A)	0	13	13	0.36	5	8	0	0	0	0	0	0	0
P/05/1300	LAND TO THE REAR OF PENNAR,LANE, NEWBRIDGE	9	96	0	0.00	0	0	0	0	0	0	0	0	0
081126full	LAND WEST OF THE A467,AND AFON EBBW (P2)	9	123	84	1.46	6	25	25	28	0	0	0	0	0
P041868	THE STORES, ALBERTINA RD,(LDP)	0	10	10	0.41	0	0	0	5	5	0	0	0	0
TOTAL CYFANSWM	NEWBRIDGE CEFN BYCHAN	18	338	203	4.61	11	33	25	33	5	0	0	96	0

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

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)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
03/0811	LAND AT BRYN HOWARD TCE,OAKDALE	2	65	63	2.20	15	24	24	0	0	0	0	0	0
P050667	LAND AT LLWYN ON LANE ,(ALLOTMENT GARDENS)	24	30	0	0.00	0	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	OAKDALE	26	95	63	2.20	15	24	24	0	0	0	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)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
CHY LDP	LAND WEST OF OLD PANT ROAD,PANTSIDE, NEWBRIDGE	0	56	56	2.20	0	0	0	0	0	0	0	56	0
TOTAL CYFANSWM	PANTSIDE	0	56	56	2.20	0	0	0	0	0	0	0	56	0

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

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	2012	2013	2014	2015	2016			
071457FULL	GELLI GARAGE,NEWPORT ROAD	0	10	10	0.10	0	0	5	5	0	0	0	0	0
CHY LDP	HAWTIN PARK,PONTLLANFRAITH (LDP)	0	194	194	5.50	0	0	0	0	30	30	0	134	0
070523FUL	LAND OFF PENNAR CROSSING,PONTLLANFRAITH	0	13	13	0.45	0	0	13	0	0	0	0	0	0
TOTAL CYFANSWM	PONTLLANFRAITH	0	217	217	6.05	0	0	18	5	30	30	0	134	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	2012	2013	2014	2015	2016			
99/0694	LAND AT HILARY RISE,	0	20	20	1.09	0	0	0	10	10	0	0	0	0
TOTAL CYFANSWM	PONTYWAUN	0	20	20	1.09	0	0	0	10	10	0	0	0	0

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

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	2012	2013	2014	2015	2016			
CHY LDP	EASTERN PART OPF LAND ADJ,TO RIVER EBBW (LDP)	0	48	48	1.38	0	0	0	0	0	0	0	48	0
CHY LDP	LAND AT STATION APPROACH,RISCS (LDP)	0	10	10	0.51	0	0	0	0	0	0	0	10	0
081300OUT	LAND AT THE QUARRY,MORIAH HILL, RISCA	0	14	14	0.51	0	0	0	0	7	7	0	0	0
07/1524/FULL	SUFLEX ESTATE, NEWPORT ROAD,	0	87	87	2.10	0	0	0	30	30	27	0	0	0
TOTAL CYFANSWM	RISCA RHISGA	0	159	159	4.50	0	0	0	30	37	34	0	58	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	2012	2013	2014	2015	2016			
05/1643	LAND NORTH EAST OF LLANARTH ST,WATTSVILLE	5	65	15	0.09	0	5	5	5	0	0	0	0	0
TOTAL CYFANSWM	WATTSVILLE	5	65	15	0.09	0	5	5	5	0	0	0	0	0

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

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

WOODFIELDSIDE

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	2012	2013	2014	2015	2016			
P/06/0082	WOODFIELD HOUSE,PENMAEN RD, WOODFIELD	0	46	46	1.29	0	0	23	23	0	0	0	0	0
TOTAL CYFANSWM	WOODFIELDSIDE	0	46	46	1.29	0	0	23	23	0	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)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
10/0538/fu1	FORMER WYLLIE COLLIERY,PEN-Y-CWAREL ROAD	0	24	2	0.12	2	0	0	0	0	0	0	0	0
CHY LDP	LAND ADJACENT TO ,PEN-Y-CWAREL RD (LDP)	0	56	56	1.00	0	0	0	0	0	0	0	56	0
TOTAL CYFANSWM	WYLLIE	0	80	58	1.12	2	0	0	0	0	0	0	56	0

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

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

TOTAL CYFANSWM	ISLWYN	49	1410	1170	32.86	34	88	140	171	142	102	0	493	0
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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)	
							Categorioidio								
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016				
CHY LDP	ABERBARGOED AND DISTRICT HOSP,(LDP)	0	20	20	0.56	0	0	20	0	0	0	0	0	0	0
CHY LDP	ABERBARGOED PLATEAU,(LDP)	0	413	413	11.80	0	0	0	0	30	30	0	353	0	
CHY LDP	BEDWELTY COMPREHENSIVE SCHOOL,(LDP)	0	74	74	1.88	0	0	0	0	20	20	0	34	0	
P060671	LAND AT NEUADDWEN FARM,BEDWELTY ROAD	0	180	180	7.34	0	0	5	5	10	10	0	150	0	
TOTAL CYFANSWM	ABERBARGOED	0	687	687	21.58	0	0	25	5	60	60	0	537	0	

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

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)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
CHY LDP	LAND AT FORMER WINDSOR COLLIER,PHASE 2	0	193	193	5.51	0	0	0	30	30	0	0	133	0
CHY LDP	LAND EAST OF COEDCAE ROAD,(LDP)	0	27	27	0.78	0	0	0	0	0	0	0	27	0
08/0570/out	PANTEG PUBLIC HOUSE,THE SQUARE	0	28	28	0.21	0	0	14	14	0	0	0	0	0
TOTAL CYFANSWM	ABERTRIDWR	0	248	248	6.50	0	0	14	44	30	0	0	160	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)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
CHY LDP	LAND AT GREENSWAY,(LDP)	0	28	28	0.82	0	0	0	0	0	0	0	28	0
06/0782/OUT	LAND SOUTH WEST OF ,CARN Y TYLA TERRACE	0	133	133	7.08	0	0	0	0	25	25	0	83	0
TOTAL CYFANSWM	ABERTYSSWG	0	161	161	7.90	0	0	0	0	25	25	0	111	0

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

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)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
CHY LDP	BARGOED RETAIL PLATEAU,(LDP)	0	48	48	2.70	0	0	0	0	24	24	0	0	0
CHY LDP	PARK ESTATE,(LDP SITE)	0	53	53	1.50	0	0	0	0	0	0	0	53	0
TOTAL CYFANSWM	BARGOED BARGOD	0	101	101	4.20	0	0	0	0	24	24	0	53	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)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
CHY LDP	BEDWAS COLLIERY,(LDP)	0	630	630	36.22	0	0	0	0	0	0	0	630	0
07/1354/OUT	CATS HOUSE AND BEDWAS,WORKMENS CLUB	0	25	25	0.70	0	0	0	12	13	0	0	0	0
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	667	667	37.45	0	0	6	18	13	0	0	630	0

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

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	2012	2013	2014	2015	2016			
CHY LDP	CAERPHILLY MINERS HOSP,(LDP)	0	114	114	3.26	0	0	0	0	57	57	0	0	0
060665FULL	CARDIFF RD / PENTREBANE ST,	0	127	127	1.12	0	0	0	0	0	0	0	127	0
CHY LDP	CWM IFOR PRIMARY SCHOOL,(LDP)	0	46	46	1.30	0	0	0	0	23	23	0	0	0
P/03/1037	GAS WORKS SITE,	0	55	55	2.20	0	0	0	20	20	15	0	0	0
CHY LDP	HENDRE INFANTS SCHOOL,(LDP)	0	16	16	0.46	0	0	0	0	0	0	0	16	0
CHY LDP	LAND AT PONTYPANDY ,INDUSTRIAL EST	0	199	199	7.58	0	0	60	30	30	30	0	49	0
CHY LDP	LAND AT VENOSA TRADING EST,(LDP)	0	130	130	4.55	0	0	30	30	30	40	0	0	0
080477FULL	LAND BETWEEN A468 & B4600,PENRHOS	141	569	65	8.71	12	26	27	0	0	0	0	0	0
CHY LDP	LAND BETWEEN VAN ROAD ,& THE RAILWAY	0	42	42	1.22	0	0	0	0	0	0	0	42	0
03/0579	LAND TO REAR OF BEDWAS RD,CAERPHILLY	1	12	0	0.00	0	0	0	0	0	0	0	0	0
CHY LDP	ST JAMES PRIMARY SCHOOL,(LDP)	0	49	49	1.40	0	0	0	0	0	0	0	49	0
TOTAL CYFANSWM	CAERPHILLY CAERFILLI	142	1359	843	31.80	12	26	117	80	160	165	0	283	0

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

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

FOCHRIW

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	2012	2013	2014	2015	2016			
CHY LDP	LAND AT RAILWAY TCE,(LDP)	0	147	147	4.20	0	0	0	0	0	0	0	147	0
TOTAL CYFANSWM	FOCHRIW	0	147	147	4.20	0	0	0	0	0	0	0	147	0

GELLIGAER

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	2012	2013	2014	2015	2016			
CHY LDP	GREENHILL PRIMARY,(LDP)	0	32	32	0.90	0	0	0	16	16	0	0	0	0
TOTAL CYFANSWM	GELLIGAER	0	32	32	0.90	0	0	0	16	16	0	0	0	0

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

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

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	2012	2013	2014	2015	2016			
071211FULL	LAND OFF VALLEY VIEW, PHASES 1 & 2	2	25	16	0.93	0	0	2	14	0	0	0	0	0
TOTAL CYFANSWM	HENGOED	2	25	16	0.93	0	0	2	14	0	0	0	0	0

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	2012	2013	2014	2015	2016			
04/1727	ALEXANDER HOUSE, COLLIERY ROAD, LLANBRADACH	0	10	10	0.24	0	0	0	0	0	0	0	10	0
TOTAL CYFANSWM	LLANBRADACH	0	10	10	0.24	0	0	0	0	0	0	0	10	0

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

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

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)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
P/05/0391	REMAINDER TYN Y WAUN FARM,	0	10	10	0.70	0	0	0	0	0	0	0	10	0
CHY LDP	WATERLOO WORKS,(LDP)	0	545	545	17.00	0	0	0	0	30	30	0	485	0
TOTAL CYFANSWM	MACHEN	0	555	555	17.70	0	0	0	0	30	30	0	495	0

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)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
080539OUT	LAND AT GELLIDEG HEIGHTS,(PHASE 1)	0	144	144	4.13	0	0	0	0	30	30	0	84	0
CHY LDP	LAND AT GELLIDEG HEIGHTS ,(PHASE 2) (LDP)	0	91	91	2.61	0	0	0	0	0	0	0	91	0
TOTAL CYFANSWM	MAES-Y-CWMMER	0	235	235	6.74	0	0	0	0	30	30	0	175	0

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

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

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	2012	2013	2014	2015	2016			
04/1216	FORMER CATTLE MARKET SITE,NELSON	3	12	2	0.60	2	0	0	0	0	0	0	0	0
060516FULL	FORMER PETROL FILLING ST,DYNEVOR TERRACE	0	11	11	0.36	0	0	0	11	0	0	0	0	0
CHY LDP	LAND AT FORMER COAL YARD,LLANCALACH VIEW	0	31	31	1.00	0	0	0	16	15	0	0	0	0
CHY LDP	LAND EAST OF HANDBALL COURT,	0	90	90	3.36	0	0	0	0	0	0	0	90	0
TOTAL CYFANSWM	NELSON	3	144	134	5.32	2	0	0	27	15	0	0	90	0

NEW TREDEGAR

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	2012	2013	2014	2015	2016			
CHY LDP	LAND AT GRAIG RHYMNEY,(LDP)	0	30	30	2.61	0	0	0	0	0	0	0	30	0
TOTAL CYFANSWM	NEW TREDEGAR	0	30	30	2.61	0	0	0	0	0	0	0	30	0

**Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011**

**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)	
							Categoriadau								
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016				
P/06/0124	FORMER BRITISH LEGION SITE,HEOL EVAN WYNNE	2	30	6	0.19	1	0	2	3	0	0	0	0	0	0
CHY LDP	FORMER DEPOT SOUTH OF ,PONTLOTTYN LINK RD (LDP)	0	36	36	1.02	0	0	0	0	0	0	0	36	0	0
070019FULL	LAND ADJ TO BRYNGLAS &,BRYNHYFRYD	16	56	31	0.84	0	20	11	0	0	0	0	0	0	0
TOTAL CYFANSWM	PONTLOTTYN	18	122	73	2.05	1	20	13	3	0	0	0	36	0	0

**Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011**

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

**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	2012	2013	2014	2015	2016			
CHY LDP	LAND EAST OF LLECHRYD BUNGALOW,	0	39	39	1.10	0	0	0	0	0	0	0	39	0
CHY LDP	LAND SOUTH OF MERTHYR RD,(LDP)	1	140	138	3.60	0	0	0	0	0	0	0	138	0
CHY LDP	LOWER HILL STREET,RHYMNEY (LDP)	0	10	10	0.30	0	0	0	0	0	0	0	10	0
CHY LDP	MAERDY CROSSING, RHYMNEY,(LDP)	0	57	57	2.40	0	0	0	0	0	0	0	57	0
CHY LDP	MAERDY GARAGE,ADJ TO MAERDY HOUSE (LDP)	0	16	16	0.79	0	0	0	6	6	0	0	4	0
06/0066/FUL	OLD BARREL CIDER STORES,OFF GOLWG Y MYNYDD	0	14	7	0.14	4	3	0	0	0	0	0	0	0
TOTAL CYFANSWM	RHYMNEY RHYMNI	1	276	267	8.33	4	3	0	6	6	0	0	248	0

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

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)	
							Categreiddio								
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016				
P060173	FORMER ALLOTMENTS,BETWEEN B4263	0	20	20	0.29	0	0	10	10	0	0	0	0	0	0
060172OUT	LAND BELOW CORONATION TERRACE,SENGHENYDD	0	12	12	0.76	0	0	4	4	0	0	0	4	0	
07/0417/1a	YSGOL IFOR BACH,UPPER BRYNHYFRYD TCE	0	33	33	0.92	0	0	0	0	0	0	0	33	0	
TOTAL CYFANSWM	SENGHENYDD	0	65	65	1.97	0	0	14	14	0	0	0	37	0	

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)
							Categreiddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
CHY LDP	TIR-Y-BERTH,(LDP)	0	173	173	1.60	0	0	0	0	0	0	0	173	0
TOTAL CYFANSWM	TIRYBERTH	0	173	173	1.60	0	0	0	0	0	0	0	173	0

Sites for 10 or more Units as at 01-04-2011
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Sites with Planning Permission or in Adopted Plans
Safleoedd â chaniatâd cynllunio neu mewn cynlluniau a fabwysiadwyd

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)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
CHY LDP	FORMER PETROL FILING STATION,NEWPORT (LDP)	0	10	10	0.19	0	0	0	0	0	0	0	10	0
CHY LDP	LAND ADJACENT TO THE GROVE,TRETHOMAS	0	13	13	0.46	0	0	0	13	0	0	0	0	0
TOTAL CYFANSWM	TRETHOMAS	0	23	23	0.65	0	0	0	13	0	0	0	10	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)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
99/0798	GB INSTRUMENT PANELS,PENALLTA YARD	0	10	10	0.29	0	0	0	0	0	0	0	10	0
07/1477/OUT	LAND AT NEW ROAD,	0	18	18	0.54	0	0	0	0	9	9	0	0	0
06/0815/FUL	LAND TO REAR OF PANTYCELYN ST,	0	24	2	0.05	0	0	2	0	0	0	0	0	0
CHY LDP	PENALLTA COLLIERY,DYFFRYN STREET	51	582	280	8.10	15	50	55	55	55	50	0	0	0
CHY LDP	PENALLTA COLLIERY (LB),DYFFRYN STREET	0	188	162	6.40	0	0	0	0	0	0	0	162	0
TOTAL CYFANSWM	YSTRAD MYNACH	51	822	472	15.38	15	50	57	55	64	59	0	172	0

**Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011**

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

TOTAL CYFANSWM	RHYMNEY VALLEY CWM RHONDDA	217	5882	4939	178.05	34	99	248	295	473	393	0	3397	0
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TOTAL CYFANSWM		266	7292	6109	210.91	68	187	388	466	615	495	0	3890	0
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**Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011**

**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	2012	2013	2014	2015	2016			
070672FULL	VARMANS YARD ,	0	33	10	0.60	10	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	ABERCARN	0	33	10	0.60	10	0	0	0	0	0	0	0	0

TOTAL CYFANSWM	ISLWYN	0	33	10	0.60	10	0	0	0	0	0	0	0	0
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**RHYMNEY VALLEY
CWM RHONDDA**

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

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)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
09/0625/RM	DAIRYCREST DEPOT,ABERFAWR TCE	11	13	0	0.20	0	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	ABERTRIDWR	11	13	0	0.20	0	0	0	0	0	0	0	0	0

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)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016			
10/0778/FULL	FORMER ENCON SITE ,(PHASE 1)	0	29	29	0.55	0	0	29	0	0	0	0	0	0
TOTAL CYFANSWM	CAERPHILLY CAERFILLI	0	29	29	0.55	0	0	29	0	0	0	0	0	0

Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011

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

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	2012	2013	2014	2015	2016				
09/0987/FULL	ST DAVIDS CLOSE,	0	11	11	0.30	0	0	11	0	0	0	0	0	0	0
TOTAL CYFANSWM	RHYMNEY RHYMNI	0	11	11	0.30	0	0	11	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)	
							Categoriaddio								
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2012	2013	2014	2015	2016				
CHY LDP	PENALLTA COLLIERY (RSL) PART,	33	55	22	1.50	22	0	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	YSTRAD MYNACH	33	55	22	1.50	22	0	0	0	0	0	0	0	0	0

TOTAL CYFANSWM	RHYMNEY VALLEY CWM RHONDDA	44	108	62	2.55	22	0	40	0	0	0	0	0	0	0
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**Sites for 10 or more Units as at 01-04-2011
Safleoedd ar gyfer 10 neu fwy o unedau a 01-04-2011**

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

TOTAL CYFANSWM		44	141	72	3.15	32	0	40	0	0	0	0	0	0
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Adroddiad ar Gyd- astudiath Argaeledd Tir ar gyfer Tai

Report on Joint Housing Land Availability Study

gan G P Thomas BA(Hons) DMS
MRTPI

by G P Thomas BA(Hons) DMS MRTPI

Arolygydd a benodir gan Weinidogion Cymru

an Inspector appointed by the Welsh Ministers

Dyddiad: 19/03/12

Date: 19/03/12

Ref: APP/K6920/JHLAS/11/515547

Local Planning Authority: Caerphilly County Borough Council

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- This report concerns the Caerphilly County Borough Council Joint Housing Land Availability Study(JHLAS) April 2011
 - The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) Consultation Document dated September 2011
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Recommendation

1. That the 2011 JHLAS housing land supply figure for the Caerphilly County Borough Council area be determined as 4.3 years.

Context of the Recommendation

2. Planning Policy Wales (Edition 4 February 2011) states that Local Planning Authorities have a duty to ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing. Technical Advice Note 1: Joint Housing Land Availability Studies (TAN 1) advises that the purpose of preparing a JHLAS is to:
 - Monitor the provision of market and affordable housing;
 - Provide an agreed statement of residential land availability for development planning and control purposes; and
 - Set out the need for action in situations where an insufficient supply is identified.
3. The scope of this report is to recommend an appropriate housing land supply figure in respect of the Caerphilly County Borough Council area, in the light of the matters in dispute concerning the calculation of such a figure and the available evidence.

Main Issue

4. There is disagreement concerning the position of four sites included within the JHLAS schedule – Hawtin Park (Pontllanfraith), Hilary Rise (Pontywaun), The Quarry Moriah Hill (Risca), and Aberbargoed Plateau (Aberbargoed). This results in disagreement as to the number of housing units to be included within the land supply calculations.

Reasons

5. It is common ground that it is appropriate to use the residual method of calculating land supply. This approach is in accordance with TAN 1. On this basis the Council considers the housing land supply equates to 4.3 years. However, if the disputed sites are excluded the supply reduces to 4.1 years.

Hawtin Park, Pontllanfraith

6. Part of the site is allocated for housing in the Caerphilly County Borough Council Local Development Plan (LDP). In September 2010 the Council resolved to grant outline planning permission subject to a S106 agreement. The application includes the allocated housing land and adjoining land allocated for employment use. The JHLAS envisages 194 units being developed in total. The Council foresee 30 units being developed in each of the final 2 years of the 5 year period, whereas the Home Builders Federation (HBF) considers that the site should not be included as part of the 5 year supply until the S106 has been signed and there is a genuine intention to develop.
7. The S106 is being actively progressed and there is no evidence to indicate there is doubt with regard to the intention to develop the site. In these circumstances I find that the site is available and there is a reasonable prospect of the number of units being developed within the time-frame envisaged by the Council.

Hilary Rise, Pontywaun

8. The site is allocated for housing in the LDP. The site has a long planning history and detailed planning permission was granted in September 2007 for 20 units. The Council indicates that since material work has been carried out, the planning permission has been implemented. Although the original developer is no longer operating, the Council considers that all the units could be developed within the 5 year period by another developer coming forward. The HBF indicates that, due to the uncertainty over the future of the site, it should be removed from the 5 year supply until there is evidence that a developer will come forward within the 5 year period.
9. Where sites have remained undeveloped for over 5 years there should be a presumption to reclassify such sites into Category 3i¹. The site is being actively marketed and I consider there is reasonable prospect of the site being developed within the relevant time-frame. Furthermore, since the relevant permission is less than 5 years old, I do not consider this argument justifies the removal of the site from the 5 year supply.

The Quarry, Moriah Hill, Risca

10. The site has a long planning history culminating in outline planning permission being granted for 14 dwellings in September 2009. The Council considers that all the units will be built in the final 2 years of the 5 year period. The HBF argues that since the 2009 planning permission was a renewal of a previous permission and the site has remained undeveloped for over 5 years, it should be removed from the 5 year supply since it does not consider there is a genuine intention to develop the land.
11. I am satisfied that it is appropriate to regard the 2009 planning permission as a new situation since it relates to a larger number of dwellings than the previous planning

¹ TAN 1 para 7.4.1

permission. I note that in March 2011, permission was granted to undertake work to protected trees on the edge of the site. This work is necessary as part of the development of the site and I agree with the Council that it is a reasonable indication of the intention to progress the development of the site. On this basis I find there is reasonable prospect of the site being developed within the relevant time-frame. Furthermore, given the recent permissions that relates to the site I do not consider the retention of the site within the 5 year supply would be contrary to TAN 1 insofar as it relates to land that has remained undeveloped for more than 5 years.

Aberbargoed Plateau, Aberbargoed

12. The site is allocated for housing in the LDP, forms part of a wider Bargoed regeneration scheme and is owned by the Council. 413 units are to be developed and the Council envisages 30 units will be built in each of the final 2 years of the 5 year period. The HBF considers that the site should not be included as part of the 5 year supply since the site does not have developer interest, has not been marketed and has no planning permission. Furthermore, HBF consider there is potential for local objections to the site being developed. The physical constraints that have impeded development to date are being addressed and I agree with the Council that there is sufficient time for the necessary planning permission to be obtained and the site marketed to enable development to start within the anticipated time-scale.
13. Bearing in mind that the site is allocated for housing development in the LDP, I do not consider the possibility of local opposition is sufficient grounds to justify removing the site from the 5 year land supply.

Conclusion

14. For the reasons set out above, I conclude that the disputed sites should be included as part of the land supply for the 2011 JHLAS and the 2011 JHLAS housing land supply figure should be calculated as 4.3 years.

Gwynedd P Thomas

Inspector