

Caerphilly County Borough Council

JOINT HOUSING LAND AVAILABILITY STUDY 2014

Between Caerphilly County Borough Council and the Study Group:

Home Builders' Federation
Linc Cymru Housing Association
Wales and West Housing Association
Charter Housing Association
United Welsh Housing Association
Dwr Cymru Welsh Water
Persimmon Homes

November 2014

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1 SUMMARY

- 1.1 This is the Caerphilly County Borough Council Joint Housing Land Availability Study for 2014 which presents the housing land supply for the area at the base date of 1 April 2014. It replaces the report for 2013.
- 1.2 The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales, Technical Advice Note (TAN) 1 and the Guidance Note on the JHLAS process (September 2012). Please refer to these documents for details of the requirement for the maintenance of a five year housing land supply in each local planning authority area and the process for undertaking the JHLASs (<http://wales.gov.uk/topics/planning/policy>).
- 1.3 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN 1, Caerphilly County Borough has 2.5 years housing land supply.

Involvement

- 1.4 The housing land supply has been actively assessed in conjunction with the Home Builders Federation (HBF). Those other members of the Study Group, as set out at the start of this document, have also been consulted during the various stages of the process.

Report Production

- 1.5 The Council issued draft site schedules and site proformas for consultation on 22 August 2014 for a period of three weeks until 12 September 2014. Comments were provided by the HBF and Persimmon Homes during this period. A draft Statement of Common Ground (SoCG) was subsequently prepared and the Study Group was consulted on 29 October 2014. The final version was submitted to Welsh Government on 13 November 2014.
- 1.6 All matters were agreed following the consultation and set out in the SoCG.
- 1.7 This JHLAS report has been prepared on the basis of the SoCG.

2 HOUSING LAND SUPPLY

- 2.1 The five year land supply comprises sites with 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 method, based on the Caerphilly County Borough Local Development Plan up to 2021, adopted November 2010.

Housing Land Supply 1 April 2014 – 2019 – Large Sites								
	Proposed units	5 Year Land Supply (TAN 1 Categories)				Beyond 5 Years		Completed Since Last Study
		Under construction	1	2	2*	3(i)	3(ii)	
Total	5259	220	191	1106	0	3713	0	307

- 2.3 Five year land supply breakdown (i.e. categories 1, 2, 2* and under construction):

Private	1300
Housing Association	217
Total	1517

- 2.4 **Small Site Supply** – The contribution from small sites of less than 10 dwellings is based on the number of completions for the last five years.

2009/10	2010/11	2011/12	2012/13	2013/14	Total
51	48	57	38	44	238

- 2.5 The overall **total five year housing land supply** (large and small sites) is **1755**.

Table 3 – Five Year Land Supply Calculation (Residual Method)

A	Total housing requirement (as set out in the adopted Local Development Plan)	8625
B	Completions to base date (large and small sites)	3638
C	Residual requirement	4987
D	Five year requirement	3562
E	Annual need	712
F	Total five year land supply	1755
G	Land supply in years (F/E)	2.5

Table 3b – Five Year Land Supply Calculation (Past Building Rates Method)

- 2.6 Whilst the residual method has been used as the basis for calculating the land supply within this study, 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.

A	Total previous five year completions (2008/9 – 2012/13)	1743
B	Average annual completions	349
C	Total five year land supply	1755
D	Land supply in years (C/B)	5.0

3 COMMENTARY

Land Supply Statement

- 3.1 The Council recognises 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".
- 3.2 Having considered the findings of the second Annual Monitoring Report, the Council formally resolved to commence the review of the Local Development Plan on 8 October 2013, in order to roll it forward to include the period up to 2031. The AMR, although indicating that the majority of policies within the

LDP are delivering sufficiently or better, stated that plan policy is failing to deliver as anticipated and intervention measures should be considered in respect of two housing-related policies: SP14 (Total Housing Requirements); and SP15 (Affordable Housing Target).

- 3.3 The review process will involve revisiting the Preferred Strategy underpinning the LDP, including the consideration of a series of population projections, and scenarios associated with each, in order to arrive at a preferred calculation of how many additional households the Plan will be required to cater for over the plan period, through the means of arriving at an overall dwelling requirement. Key stakeholders have been involved in the early part of this process by way of meetings of the LDP Stakeholder Panel, Standing Conference and, as regards representatives of the development industry, a meeting of the Developer Panel held on 9 June 2014. The Preferred Strategy will also dictate, in terms of strategy area, the location of housing allocations to be taken forward under the reviewed LDP, which will be contained within the Deposit Plan and consulted on in 2015.
- 3.4 Cabinet approval was obtained for the development of a model for the delivery of affordable housing on Council-owned land in January 2014. This approach should deliver a wide range of housing, in partnership with United Welsh Housing Association and the Seren Group. Under the model, land would be leased to housing associations, thereby allowing the Council to retain a decision-making role in the process. Units would be offered for sale as well as for social rent, and the development margin can either be shared or reinvested into the model, in order to underpin development in areas that are traditionally economically challenging. Welsh Government has given its backing to the scheme and the Project Group, tasked with working up schemes for the sites involved, will liaise with Welsh Government to secure funding under the innovative social housing grant scheme. This will reduce the private finance requirements for each scheme and mitigate risk to the housing associations.
- 3.5 A number of sites contained within the JHLAS Schedule are earmarked as being taken forward under this scheme: Caerphilly Miners (Phase 2); Windsor Colliery; and Bedwellty School. Details in terms of the number of units on each site, as well as the phasing, have yet to be agreed, although it is envisaged that the first sites will come forward during the earlier part of the five year period, with others being developed during the latter end. The development and anticipated implementation of this model demonstrates a commitment by the Council to try and kick start housing development within the County Borough, particularly in areas where developer interest has been relatively low in recent years. This model is forecast to deliver an additional 114 units that were not included within the five-year land supply in 2013.

Section 106 Agreements

- 3.6 A number of sites of 10 or more dwellings were awaiting completion of a Section 106 agreement:

Table 7 – Completions by House Type – 1 April 2012 to 31 March 2013

- 324 houses (92%);
- 27 flats (8%)

Appendix 1 – Site Schedule

See separate document

Appendix 2 – Past Completion Data

	Number of Homes Completed on:		
Year	Large Sites	Small Sites	Total Completions
2010	249	51	300
2011	310	48	358
2012	333	57	390
2013	306	38	344
2014	307	44	351

Appendix 3 – Previous Land Supply Data

	5 Year Supply – Number of Homes			Number of Years Supply	Supply Beyond 5 Years – Number of Homes	
Year	1	2	2*		3i	3ii
2009	437	1515	0	21.2	1042	0
2010	403	1316	0	14.2	1697	0
2011	287	2004	0	4.3	3890	0
2012	277	1575	0	3.5	3943	0
2013	274	1255	0	2.9	3771	10

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Housing Association

Settlement: Aberbargoed

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
1771	Aberbargoed and District Hospital	0	0	23	23	23	0.00	0	0	0	0	0	0	0	0	0	0
* TOTALS for Aberbargoed(Housing Association)		0	0	23	23	23	0.00	0	0	0	0	0	0	0	0	0	0

Settlement: Abercarn

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
1747	Former Council Yard, Bridge Street, Abercarn	0	0	39	39	0	1.16	20	19	0	0	0	0	0	0	0	0
* TOTALS for Abercarn(Housing Association)		0	0	39	39	0	1.16	20	19	0	0	0	0	0	0	0	0

Settlement: Bedwas

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
1857	Cats House and Bedwas Workmens Club	0	0	29	29	17	0.29	12	0	0	0	0	0	0	0	0	0
* TOTALS for Bedwas(Housing Association)		0	0	29	29	17	0.29	12	0	0	0	0	0	0	0	0	0

Settlement: Blackwood

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
1750	Land South of Thorncombe Road	0	0	22	22	0	0.34	0	11	11	0	0	0	0	0	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Housing Association

Settlement: Blackwood

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
* TOTALS for Blackwood(Housing Association)		0	0	22	22	0	0.34	0	11	11	0	0	0	0	0	0

Settlement: Caerphilly

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1868	Former Jupiter Furniture Store, Caerphilly	28	9	28	0	0	0.00	0	0	0	0	0	0	0	0	0
* TOTALS for Caerphilly(Housing Association)		28	9	28	0	0	0.00	0	0	0	0	0	0	0	0	0

Settlement: Cefn Fforest

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1154	Pencoed Avenue (East)	5	5	16	11	11	0.00	0	0	0	0	0	0	0	0	0
* TOTALS for Cefn Fforest(Housing Association)		5	5	16	11	11	0.00	0	0	0	0	0	0	0	0	0

Settlement: Fleur-de-Lys

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
487	Oak Terrace	0	0	25	25	25	0.00	0	0	0	0	0	0	0	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Housing Association

Settlement: Fleur-de-Lys

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
* TOTALS for Fleur-de-Lys(Housing Association)		0	0	25	25	25	0.00	0	0	0	0	0	0	0	0	0	0

Settlement: Nelson

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
1795	Land at Former Coal Yard, Llancaiach View	0	0	35	35	0	1.00	17	18	0	0	0	0	0	0	0	0
* TOTALS for Nelson(Housing Association)		0	0	35	35	0	1.00	17	18	0	0	0	0	0	0	0	0

Settlement: Risca

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
1492	Land at the Quarry, Moriah Hill	14	14	14	0	0	0.00	0	0	0	0	0	0	0	0	0	0
* TOTALS for Risca(Housing Association)		14	14	14	0	0	0.00	0	0	0	0	0	0	0	0	0	0

Settlement: Trethomas

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
1256	Land adjacent to The Grove	0	0	22	22	0	0.46	11	11	0	0	0	0	0	0	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Housing Association

Settlement: Trethomas

<i>LPA Ref No</i>	<i>Site Name</i>	No of dwellings Units					<i>U/C</i>	<i>Area (Ha) Remaining</i>	Forecast completions					Categorisation		
		<i>Completed</i>	<i>Total</i>	<i>Since Last</i>	<i>Capacity</i>	<i>Remaining</i>			<i>2015</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2*</i>	<i>3(i)</i>	<i>3(ii)</i>
* TOTALS for Trethomas(Housing Association)		0	0	22	22	0	0.46	11	11	0	0	0	0	0	0	0
** TOTALS for Housing Association		47	28	253	206	76	3.25	60	59	11	0	0	0	0	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Local Authority

Settlement: Caerphilly

<i>LPA Ref No</i>	<i>Site Name</i>	No of dwellings Units				<i>U/C</i>	<i>Area (Ha) Remaining</i>	Forecast completions					Categorisation			
		<i>Completed</i>	<i>Total</i>	<i>Since Last</i>	<i>Capacity</i>			<i>Remaining</i>	<i>2015</i>	<i>2016</i>	<i>2017</i>	<i>2018</i>	<i>2019</i>	<i>2*</i>	<i>3(i)</i>	<i>3(ii)</i>
1945	Caerphilly Miners (Phase 2)	0	0	28	28	0	1.10	0	14	14	0	0	0	0	0	0
* TOTALS for Caerphilly(Local Authority)		0	0	28	28	0	1.10	0	14	14	0	0	0	0	0	0
** TOTALS for Local Authority		0	0	28	28	0	1.10	0	14	14	0	0	0	0	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

Settlement: Aberbargoed

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
288	Bedwellty Road	1	1	118	117	27	5.60	5	25	25	20	15	0	0	0	
1114	Aberbargoed Plateau	0	0	413	413	0	11.80	0	0	0	25	25	0	363	0	
1773	Bedwellty Comprehensive School	0	0	74	74	0	1.88	0	0	25	25	24	0	0	0	
* TOTALS for Aberbargoed(Private)		1	1	605	604	27	19.28	5	25	50	70	64	0	363	0	

Settlement: Abertridwr

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
18	Windsor Colliery	0	0	193	193	0	5.51	0	20	40	40	40	0	53	0	
1786	Land east of Coedcae Road	0	0	27	27	0	0.78	0	0	0	0	0	0	27	0	
* TOTALS for Abertridwr(Private)		0	0	220	220	0	6.29	0	20	40	40	40	0	80	0	

Settlement: Abertysswg

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
20	Land at Greensway	0	0	28	28	0	0.82	0	0	0	0	0	0	28	0	
1669	Land South West of Carn Y Tyla Terrace	0	0	133	133	0	7.08	0	3	0	0	0	0	130	0	
* TOTALS for Abertysswg(Private)		0	0	161	161	0	7.90	0	3	0	0	0	0	158	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

Settlement: Argoed

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1265	Land adjacent to Gelynos Avenue	9	1	13	4	0	0.22	2	2	0	0	0	0	0	0	0
* TOTALS for Argoed(Private)		9	1	13	4	0	0.22	2	2	0	0	0	0	0	0	0

Settlement: Bargoed

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1220	Park Estate	0	0	53	53	0	1.50	0	0	0	0	0	0	0	53	0
1772	Bargoed Retail Plateau	0	0	48	48	0	2.70	0	0	0	0	0	0	0	48	0
* TOTALS for Bargoed(Private)		0	0	101	101	0	4.20	0	0	0	0	0	0	0	101	0

Settlement: Bedwas

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
306	Bedwas Colliery	0	0	630	630	0	36.22	0	0	0	0	0	0	0	630	0
1562	Land at St Mary's street, Bedwas	0	0	12	12	0	0.53	0	0	0	0	0	0	0	12	0
* TOTALS for Bedwas(Private)		0	0	642	642	0	36.75	0	0	0	0	0	0	0	642	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

Settlement: Blackwood

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1774	Blackwood Ambulance Station	0	0	24	24	0	0.68	0	0	0	0	0	0	0	24	0
* TOTALS for Blackwood(Private)		0	0	24	24	0	0.68	0	0	0	0	0	0	0	24	0

Settlement: Caerphilly

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
500	Gas Works Site (Mill Court)	59	52	84	25	19	0.16	6	0	0	0	0	0	0	0	0
1108	Land between Van Road & The Railway (Phase 2)	0	0	28	28	0	1.22	0	0	14	14	0	0	0	0	0
1261	Castlegate	593	17	593	0	0	0.00	0	0	0	0	0	0	0	0	0
1644	Cardiff Road/Pentrebane Street	0	0	127	127	0	1.12	0	0	0	0	0	0	0	127	0
1754	Land at Pontypandy Industrial Estate (Castle Reach/Kingsmead)	56	30	199	143	0	5.45	30	30	30	30	23	0	0	0	0
1781	St James Primary School	0	0	49	49	0	1.40	0	0	0	0	0	0	0	49	0
1782	Land at Venosa Trading Estate (Virginia Grove)	104	46	116	12	9	0.12	3	0	0	0	0	0	0	0	0
1783	Caerphilly Miners Hospital (Phase 1)	29	29	82	53	53	0.00	0	0	0	0	0	0	0	0	0
1784	Hendre Infants School	0	0	16	16	0	0.46	0	0	0	0	0	0	0	16	0
1785	Cwm Ifor Primary School	0	0	46	46	0	1.30	0	0	0	16	16	0	14	0	0
1893	Land at former Gledyr Bungalow, Caerphilly	0	0	14	14	0	0.20	0	0	7	7	0	0	0	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

Settlement: Caerphilly

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
* TOTALS for Caerphilly(Private)		841	174	1354	513	81	11.42	39	30	51	67	39	0	206	0	

Settlement: Cefn Fforest

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
472	Pencoed Avenue (west)	0	0	47	47	0	0.46	0	0	5	5	5	0	32	0	
1775	Land east of Bryn Road	0	0	24	24	0	0.68	0	0	0	0	0	0	24	0	
* TOTALS for Cefn Fforest(Private)		0	0	71	71	0	1.14	0	0	5	5	5	0	56	0	

Settlement: Cefn Hengoed

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1179	Land at Carn Gethin Farm, Hengoed Road	0	25	25	0	0.19	9	8	8	0	0	0	0	0	0	
* TOTALS for Cefn Hengoed(Private)		0	25	25	0	0.19	9	8	8	0	0	0	0	0	0	

Settlement: Croespenmaen

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1944	Land at Pendinas Avenue, Croespenmaen	20	20	29	9	6	0.09	3	0	0	0	0	0	0	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

Settlement: Croespenmaen

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
* TOTALS for Croespenmaen(Private)		20	20	29	9	6	0.09	3	0	0	0	0	0	0	0	0

Settlement: Crosskeys

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1867	The Monkey PH, Crosskeys	0	0	11	11	11	0.00	0	0	0	0	0	0	0	0	0
* TOTALS for Crosskeys(Private)		0	0	11	11	11	0.00	0	0	0	0	0	0	0	0	0

Settlement: Fleur-de-Lys

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1788	Former Holly House Nursing Home	0	0	12	12	1	0.55	0	0	0	0	0	0	0	11	0
1951	Land to the rear of 40 Victoria Road	0	0	20	20	0	0.75	7	7	6	0	0	0	0	0	0
* TOTALS for Fleur-de-Lys(Private)		0	0	32	32	1	1.29	7	7	6	0	0	0	11	0	

Settlement: Fochriw

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
285	Land at Railway Terrace, Fochriw	0	0	147	147	0	4.20	0	0	0	0	0	0	0	147	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

Settlement: Fochriw

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
* TOTALS for Fochriw(Private)		0	0	147	147	0	4.20	0	0	0	0	0	0	0	0	147	0

Settlement: Gelligaer

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
1777	Greenhill Primary School	0	0	32	32	0	0.90	0	16	16	0	0	0	0	0	0	0
* TOTALS for Gelligaer(Private)		0	0	32	32	0	0.90	0	16	16	0	0	0	0	0	0	0

Settlement: Hengoed

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
145	Land off Valley View	11	0	25	14	0	0.82	5	5	4	0	0	0	0	0	0	0
* TOTALS for Hengoed(Private)		11	0	25	14	0	0.82	5	5	4	0	0	0	0	0	0	0

Settlement: Llanbradach

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
1373	Alexander House, Colliery Road	0	0	10	10	0	0.24	0	0	0	0	0	0	0	10	0	0
1948	All Saints Hall	0		12	12	0	0.09	6	6	0	0	0	0	0	0	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

Settlement: Llanbradach

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
* TOTALS for Llanbradach(Private)		0	0	22	22	0	0.33	6	6	0	0	0	0	0	10	0

Settlement: Machen

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
307	Tyn Y Waun Farm	0	0	10	10	0	0.77	0	0	0	0	0	0	0	10	0
1780	Waterloo Works	0	0	545	545	0	17.00	0	0	0	30	30	0	485	0	
* TOTALS for Machen(Private)		0	0	555	555	0	17.77	0	0	0	30	30	0	495	0	

Settlement: Maesycwmmmer

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1749	Land at Gellideg Heights (Phase 1)	0	0	144	144	0	4.13	0	0	0	0	20	0	124	0	
1778	Land at Gellideg Heights (Phase 2)	0	0	91	91	0	2.61	0	0	9	0	0	0	82	0	
* TOTALS for Maesycwmmmer(Private)		0	0	235	235	0	6.74	0	0	9	0	20	0	206	0	

**RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council**

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

Settlement: Markham

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
334	Land adjacent to Abernant Road, Markham	1	0	82	81	0	2.31	1	0	0	0	0	0	0	80	0
* TOTALS for Markham(Private)		1	0	82	81	0	2.31	1	0	0	0	0	0	0	80	0

Settlement: Nelson

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1117	Land to the east of Handball Court	0	0	90	90	0	3.36	0	0	0	0	0	0	0	90	0
* TOTALS for Nelson(Private)		0	0	90	90	0	3.36	0	0	0	0	0	0	0	90	0

Settlement: New Tredegar

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1770	Land at Graig Rhydney	0	0	30	30	0	2.61	0	0	0	0	0	0	0	30	0
* TOTALS for New Tredegar(Private)		0	0	30	30	0	2.61	0	0	0	0	0	0	0	30	0

Settlement: Newbridge

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
469	Land at Fields Park	0	0	80	80	0	2.30	0	0	0	0	0	0	0	80	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

Settlement: Newbridge

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1382	The Stores, Albertina Road	0	0	10	10	0	0.41	0	0	0	0	0	0	0	10	0
1624	Land West of the A467 and Afon Ebbw (Coed Celynen Phase 2)	123	10	123	0	0	0.00	0	0	0	0	0	0	0	0	0
1892	Former Enco Site, North Road, Newbridge	0	0	23	23	0	0.80	0	0	0	12	11	0	0	0	
* TOTALS for Newbridge(Private)		123	10	236	113	0	3.51	0	0	0	12	11	0	90	0	

Settlement: Panside

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1563	Land west of Old Pant Road	0	0	57	57	0	2.20	0	0	17	20	20	0	0	0	
* TOTALS for Panside(Private)		0	0	57	57	0	2.20	0	0	17	20	20	0	0	0	

Settlement: Pontllanfraith

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1112	Land at Hawtin Park	0	0	194	194	0	5.55	0	0	26	26	25	0	117	0	
1354	Gelli Garage, Newport Road	0	0	10	10	0	0.10	0	0	0	0	0	0	10	0	
1952	Tredegar Junction Hotel	0	0	13	13	0	0.00	0	13	0	0	0	0	0	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

Settlement: Pontllanfraith

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
* TOTALS for Pontllanfraith(Private)		0	0	217	217	0	5.65	0	13	26	26	25	0	127	0	

Settlement: Pontllytyn

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1769	Former depot south of Pontllytyn Link Road	0	0	36	36	0	1.02	0	0	0	0	0	0	0	36	0
* TOTALS for Pontllytyn(Private)		0	0	36	36	0	1.02	0	0	0	0	0	0	0	36	0

Settlement: Pontymister

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1670	Suflex Factory	0	0	87	87	0	2.10	0	0	0	0	0	0	0	87	0
* TOTALS for Pontymister(Private)		0	0	87	87	0	2.10	0	0	0	0	0	0	0	87	0

Settlement: Pontywaun

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
498	Land at Hilary Rise	0	0	20	20	0	1.10	0	0	0	0	0	0	0	20	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

Settlement: Pontywaun

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
* TOTALS for Pontywaun(Private)		0	0	20	20	0	1.10	0	0	0	0	0	0	0	0	20	0

Settlement: Prinetown

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
281	Land South of Merthyr Road, Prinetown	2	0	140	138	0	3.96	0	0	0	0	0	0	0	0	138	0
* TOTALS for Prinetown(Private)		2	0	140	138	0	3.96	0	0	0	0	0	0	0	0	138	0

Settlement: Rhymney

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
572	Maerdy Crossing, Rhymney	0	0	57	57	0	2.40	0	0	0	20	20	0	17	0		
573	Lower Hill Street, Rhymney	0	0	10	10	0	0.30	0	0	0	0	0	0	10	0		
1116	Land East of Llechryd Bungalow, Llechryd	0	0	39	39	0	1.10	0	0	0	0	0	0	39	0		
1163	Maerdy Garage, adjacent to Maerdy House	0	0	16	16	0	0.79	1	0	0	0	0	0	15	0		
* TOTALS for Rhymney(Private)		0	0	122	122	0	4.59	1	0	0	20	20	0	81	0		

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

Settlement: Risca

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1124	Land at Station Approach, Risca	0	0	15	15	0	0.51	0	0	0	8	7	0	0	0	
1779	Eastern part of land adjacent to River Ebbw	0	0	48	48	0	1.38	0	0	0	24	24	0	0	0	
* TOTALS for Risca(Private)		0	0	63	63	0	1.89	0	0	0	32	31	0	0	0	

Settlement: Senghenydd

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1457	Land below Coronation Terrace	0	0	12	12	0	0.76	0	0	0	0	0	0	0	12	0
1730	Former Allotments, between B4263 and Coronation Terrace, Senghenydd, Caerphilly	0	0	20	20	0	0.29	0	0	0	0	0	0	0	20	0
* TOTALS for Senghenydd(Private)		0	0	32	32	0	1.05	0	0	0	0	0	0	0	32	0

Settlement: Tiryberth

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
292	Tir-y-berth	0	0	173	173	0	4.95	0	0	0	0	0	0	0	173	0
* TOTALS for Tiryberth(Private)		0	0	173	173	0	4.95	0	0	0	0	0	0	0	173	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

Settlement: Trethomas

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1335	Former Petrol Filing Station, Newport Road	0	0	10	10	0	0.19	0	0	0	0	0	0	0	10	0
* TOTALS for Trethomas(Private)		0	0	10	10	0	0.19	0	0	0	0	0	0	0	10	0

Settlement: Ty-Sign

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1949	Manor Inn	0	10	10	0	0	0.17	5	5	0	0	0	0	0	0	0
* TOTALS for Ty-Sign(Private)		0	10	10	0	0	0.17	5	5	0	0	0	0	0	0	0

Settlement: Wattsville

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
488	Land north east of Llanarth Street	65	3	65	0	0	0.00	0	0	0	0	0	0	0	0	0
* TOTALS for Wattsville(Private)		65	3	65	0	0	0.00	0	0	0	0	0	0	0	0	0

Settlement: Woodfieldside

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
1622	Woodfield House, Penmaen Road, Woodfieldside	28	14	28	0	0	0.00	0	0	0	0	0	0	0	0	0

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

Settlement: Woodfieldside

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation			
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)	
* TOTALS for Woodfieldside(Private)		28	14	28	0	0	0.00	0	0	0	0	0	0	0	0	0	0

Settlement: Wyllie

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
491	Land adjacent to Pen-y-Cwarel Road	0	0	56	56	0	1.60	0	0	0	0	0	0	0	56	0
* TOTALS for Wyllie(Private)		0	0	56	56	0	1.60	0	0	0	0	0	0	0	56	0

Settlement: Ystrad Mynach

LPA Ref No	Site Name	No of dwellings Units					U/C	Area (Ha) Remaining	Forecast completions					Categorisation		
		Completed	Total	Since Last	Capacity	Remaining			2015	2016	2017	2018	2019	2*	3(i)	3(ii)
261	Penallta Yard	0	0	8	8	0	0.29	0	0	9	0	0	0	0	0	0
294	Penallta Colliery (Cwm Calon)	481	56	547	66	18	1.18	48	0	0	0	0	0	0	0	0
805	Land to rear of Pantycelyn Street	22	0	24	2	0	0.05	0	0	0	0	0	0	2	0	
894	Penallta Colliery, Listed Building Development, Dyffryn Street	26	0	188	162	0	5.51	0	0	0	0	0	0	162	0	
1776	Land at New Road	0	0	18	18	0	0.54	0	0	0	0	0	0	18	0	
* TOTALS for Ystrad Mynach(Private)		529	56	785	256	18	7.58	48	0	9	0	0	0	182	0	

RESIDENTIAL LAND AVAILABILITY SCHEDULE
Caerphilly County Borough Council

Based on Council's Forecast of completions. Sites grouped by Market Sector & Settlement

JHLAS Study Base Date: 01 Apr 2014

Market sector: Private

** TOTALS for Private	1630	279	6643	5013	144	170.07	131	140	241	322	305	0	3731	0
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*** GRAND TOTALS	1677	307	6924	5247	220	174.42	191	213	266	322	305	0	3731	0
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