

**PLANNING POLICY WALES**

**JOINT HOUSING LAND AVAILABILITY STUDY**

**COUNTY BOROUGH OF RHONDDA CYNON TAF**

**30TH JUNE 2003**

Co-ordinated by Land Development & Legal Services division  
of the Welsh Development Agency  
in co-operation with :-

**Rhondda Cynon Taf County Borough Council**  
**The House Builders Federation**  
**Welsh Water**  
**The Environment Agency**  
**Housing Associations**

**MARCH 2005**

**JOINT LAND AVAILABILITY STUDY**  
**COUNTY BOROUGH OF RHONDDA CYNON TAF – 30TH JUNE 2003**

**ANNUAL REPORT CO-ORDINATED BY THE WELSH DEVELOPMENT AGENCY**

**1.0 INTRODUCTION**

- 1.1 This is the latest report published under Planning Policy WALES March 2002 which replaced the previous guidance Planning Guidance (Wales) Planning Policy (PGWPP), First Revision, April 1999, under which this study was initiated. The report sets out the residential land availability position in Rhondda Cynon Taf County Borough Unitary Authority area, which came into existence on 1<sup>st</sup> April 1996.
- 1.2 Joint Housing Land Availability Studies were until April 1996 undertaken on a County/District basis in accordance with Government Guidance which commenced under Welsh Office Circular 30/80 “Land for Private Housebuilding” and was continued under Welsh Office Circular 47/84 “Land for Housing” and Planning Policy Guidance Note 3 “Land for Housing in Wales” (PPG 3 Wales) published in March 1992.
- 1.3 The report has been prepared by the Study Group in accordance with advice contained in Planning Guidance (Wales) Planning Policy : Technical Advice Note (Wales) 1 (Joint Housing Land Availability Studies) 1997, TAN(W)1. This TAN along with all other Technical Advice Notes is under review following the publication of Planning Policy Wales in March 2002.
- 1.4 The Study Group is co-ordinated by Land Development & Legal Services of the Welsh Development Agency. The Study Group includes the Unitary Authority, Housebuilders representatives, Housing Associations, statutory undertakings and other bodies as appropriate.
- 1.5 The current report replaces findings for the area previously presented in the 2002 County Borough Report for Rhondda Cynon Taf, with information relating to a base date of 30th June 2003.

- 1.6 The study involves discussions of individual land allocations 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.
- 1.7 The Report is comprised of three parts:–
- i) **Part 1** provides a summary of the capacity of sites available for both private and public sector housebuilding. (Housing Association sites are separately identified and classified according to tenure).
  - ii) **Part 2** contains a comparison of the supply established in Part 1 with the housing provision in the Development Plan or alternatively, in specific circumstances as detailed below, past building rates. The Group should normally agree what assessment is appropriate on a District by District basis.
  - iii) **Part 3** contains a commentary on the adequacy of the supply of housing land.
- 1.8 The Report which follows represents 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.
- 1.9 A copy of the relevant section of PPW and TAN (Wales) 1 is appended as Annex 4.

## 2.0 PART 1 – SURVEY

### 2.1 Requirements of Planning Policy Wales(PPW) and Technical Advice Note (Wales) 1 (TAN(W)1)

2.1.1 Planning Guidance (Wales) : Planning Policy 1999 (paragraph 9.1) reiterates previous guidance given that there should be sufficient land genuinely available or which 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(W) 1.

2.1.3 For sites to be included in the Joint Housing Land Availability Studies they must satisfy at least one of the following conditions:-

- i) the grant of outline or full planning permission for residential purposes; or
- ii) the land should be identified for residential purposes in an adopted local plan or adopted Unitary Development Plan; or
- iii) the land should be identified within a Housing Strategy and Operation Plan (HSOP), or in a Housing for Wales or housing association programme.

2.1.4 To allow the comparison of land available with the housing provision set out in structure or local plans 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 adopted by TAN (W)1 are as follows:-

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

**Category 1** : Sites 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 to development is likely to be removed in time for dwellings to be completed within five years;

**Category 2\*** : Sites which are capable of being developed within the five year period but which lie within the areas defined in paragraph 17 (i) of TAN (W) 1 where market demand is such that development is unlikely to occur within 5 years.

**Category 3** : Sites or the phases of sites where either (i) development is unlikely within five years by virtue of major physical constraints, or other constraints as may be agreed by the Group; or (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 (W) 1 specifies that for sites, or phases of sites to be regarded as 'genuinely available' within a five year period (ie sites under construction, Categories 1, 2 and 2\*) the following criteria should apply:

- i) the necessary infrastructure should be available or be expected to be available within the five year period

- ii) the land should be capable of economic development.

In addition, for Category 1 and 2 sites there should be a reasonable prospect of a willing sale for development where the land is not already owned by builders or a public body with its own firm plans for building. Also, and in line with previous practice, where because of prevailing market demand considerations the phasing of development on a site is anticipated at a rate of build which would not see the site complete within five years, the residue of the site has been placed in Category 3(i). There are, however, no physical constraints to the development of such land which could come forward for development in response to increased demand within the area.

## 2.2 Methodology

2.2.1 The Study Group met to consider all housing 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 site categorisation. A copy of the site schedule, listing all individual sites considered by the Group, is published as part of the Main Report in Annex 2. The overall findings by the Group in terms of land availability are, set out in Tables 1–6 as described below.

| Table No | Area               | Data Measured.  |
|----------|--------------------|---|
| Table 1  | Rhondda Cynon Taf. | Sites with Planning Permission or within Adopted Plans. |
| Table 2  | Cynon Valley.      |   |
| Table 3  | Rhondda            |   |
| Table 4  | Taf Ely            |   |
| Table 5  | Rhondda Cynon Taf  | Sites within Unadopted Local Plans                      |
| Table 6  | Cynon Valley       |   |

The respective planning policy documents prevailing in the Rhondda Cynon Taf area consists of the adopted Mid Glamorgan (Rhondda Cynon Taf County Borough) Replacement Structure Plan 1991-2006 ; the Cynon Valley Local Plan (including waste policies)1991-2006 Deposit Version 1997 and

Proposed Response to Inspector's report 2000; the adopted Rhondda Local Plan (including waste policies) 1991-2006 ; the Taf Ely Local Plan (including waste policies) 1991-2006 Deposit Draft 1995 and Modifications 2000. A draft Unitary Development Plan to replace these documents has yet to be produced.

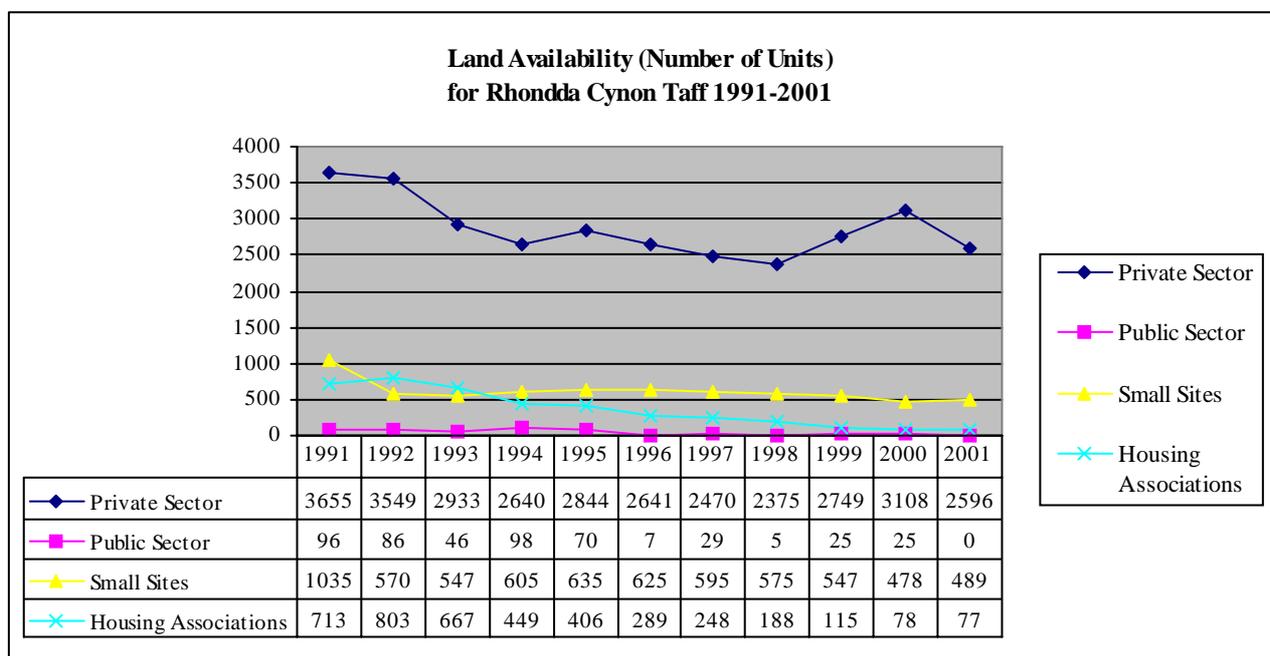
- 2.2.2 Tables 1–4 provide an analysis and breakdown of the sites that meet the minimum criteria for inclusion within the Study. It should be noted that sites shown in Category 1 in Tables 1–4 are those sites which are actually expected to be completed within the first year of the study period. Those within Category 2 are expected to be completed within five years of the study Base Date. For dwellings under construction at the base date of the study, no further estimate of when these dwellings will be completed is made. Given that these dwellings will normally be completed within two years of starting, the anticipated completions over the first two years should be taken from the figures shown in the under construction column, together with years 1 and 2 in the supplementary schedule.
- 2.2.2 Planning Guidance (Wales) Planning Policy confirms earlier practice of including Category 2\* sites within the 5 year supply calculations, as these sites are only constrained by the general marketing problems affecting an area, and further releases of land in these areas would not alter that position. In this year's Study no 2\* sites were identified.
- 2.2.3 The dwellings identified within 3i or 3ii are considered to be outside of the 5 year period of the study and do not form part of the calculations for the 5 year land supply.
- 2.2.4 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, completions on small sites and assessments of the likely contribution by small sites in the next five years appear as footnotes to summary tables 1–4. This assessment is based on the level of past completions, and has been taken into account in the land supply calculations presented in Part 2 of this Report. Past completions on small sites are set out in full in Annex 3.

- 2.2.5 TAN W(1) formally recognises the value of identifying sites in Local Plans at an advanced stage of preparation and sites subject to section 106 Agreements. These sites are required to be identified separately.
- 2.2.6 Tables 5 and 6 identify those sites within Rhondda Cynon Taf Unitary Authority in total and in the Cynon Valley Local Plan Area that were included within the Local Plans as prepared under previous legislation. This is now treated as a ‘saved’ plans it has been subject to public participation but had not reached the stage at which they could be adopted. For Rhondda and Taf Ely, the Local Plan is adopted. The Deposit Plan housing allocations for Cynon Valley has been considered in this year’s Study as a guide to future developments. It should be noted that the allocations in the Cynon Valley Local Plan may be subject to change during the plan process.
- 2.2.7 The Unadopted Local Plan sites are not included in the agreed land supply position presented in Table A. An alternative Table A which includes all the Unadopted Local Plan sets out supply calculations.
- 2.2.8 Plan 1 of Appendix 2 illustrates the land supply position by Local Plan area in relation to both the Replacement Structure Plan requirement, and the level of gross housing completions in the last five years.

## 2.3 Findings for the Rhondda Cynon Taf Unitary Authority – by Local Plan area

### 2.3.1 Rhondda Cynon Taf Unitary Authority (Table 1).

The Rhondda Cynon Taf Unitary Authority area has sufficient land identified for housing to accommodate 6383689 units on large sites. During the previous year 729355 units were completed on large sites and 14469 units upon small sites. There were 438 331 units under



construction at 30<sup>th</sup> June 20030. The table below provides a comparative position between this years land availability position and that of preceding years back to 1991.

Footnote: 1991–1995 the figures are derived from three of the former Districts of Mid Glamorgan, i.e. Taf Ely, Rhondda and the Cynon Valley Borough Council.  
1996–2000 the figures are from the Unitary Authority of Rhondda Cynon Taf.

Small Sites figure is projected 5 year contribution.

## 2.4 Rhondda Local Plan area (Table 2)

2.4.1 In Rhondda the 5 year supply amounted to 470 dwelling plots 7072% of which were on sites accommodating 10 or more units. There was, as at 30th June 20030, 617 dwellings under construction on large sites. During the preceding year 314 dwellings were completed on large sites, and 3414 dwelling completions on small sites.

2.4.2 Sites classified as falling within Category 3(i) were considered capable of supporting 718773 dwellings. Land with a capacity for providing 035 dwellings was considered unlikely ever to be developed and placed in Category 3(ii).

2.4.3 Following the adoption of the Rhondda Local Plan in February 1998 all local plan housing allocations have been included in the main site schedule (see Table 3).

## 2.5 Cynon Valley Local Plan area (Table 3)

2.5.1 In Cynon Valley sufficient land for the development of 588772 dwellings was identified as being available within 5 years, 5969% of which were on large sites. As at 30th June 20030, 377 dwellings were recorded as being under construction on large sites. During the preceding year 7060 dwellings were completed on sites for 10 or more dwellings, and a further 5422 dwellings on small sites.

2.5.2 A further 69752 dwellings were identified on Category 3(i) sites, and 266352 dwellings on sites in Category 3(ii).

2.5.3 In addition Unadopted Local Plan allocations from the Cynon Valley Deposit Local Plan (see Table 6) were considered by the Group to potentially be capable of providing a further 272 dwellings to the 5 year supply.

## 2.6 Taf Ely Local Plan area (Table 4)

2.6.1 The 5 year supply in Taf Ely as at 30th June 2030 was agreed to be capable of supporting 21562575 dwellings of which 8994% were located on large sites. 646293 dwellings had been completed during the preceding year on large sites and 5633 dwellings on small sites. There were 379237 dwellings under construction on large sites.

2.6.2 Category 3(i) sites were agreed to be capable of supporting 878446 dwellings, and there were 2no units on sites in Category 3(ii).

2.6.3 The Adoption of the Taff Ely Local Plan has resulted in a significant number of sites being brought into the five year supply or category 3.

### **FOOTNOTE – COMPLETION FIGURES**

In the following analysis reference has been made to the number of completions in the year to 30th June 31999. These figures are extracted directly from the site schedule attached at Annex 2 and from which the following Tables 1–4 are derived. However, it should be noted that these figures do not necessarily match those in Table C which show the official

returns of completions by each former District/new Unitary Authority to the National Assembly for Wales.

The potential difference between these figures is explained by the difference in time-scale between on site inspection of each site at or near the study base date carried out by some authorities, compared with official figures which are derived from Building Inspectors' Certificates of completion. The delay between the physical completion of a house and certificate of completion being issued can lead to these apparent differences. As this Study deals with the position at a particular point in time, the situation may well occur year by year, however, over a reasonable period of time of say 5-10 years, the two sets of figures should balance.

The Welsh Office Statistician has investigated the discrepancies between these completion figures and a report has been published.

The analysis revealed in Table A is based on the site by site completion figures shown in the Supplementary Site Schedule at Annex 1, (summarised in Tables 1 - 8), together with the recorded small sites completions over the past five years set out in Annex 2.

**Table 1: Rhondda Cynon Taf**

Land Available for Housing as at 30<sup>th</sup> June 20030  
 Sites Capable of Accommodating 10 or more units  
 Sites with Planning Permission or within Adopted Plan

| Market Type                 | Proposed Units | Area (Ha)            | Catagorisation |            |             |          |             |            | Units built since Last Study |
|-----------------------------|----------------|----------------------|----------------|------------|-------------|----------|-------------|------------|------------------------------|
|                             |                |                      | U/C            | 1          | 2           | 2*       | 3(i)        | 3(ii)      |                              |
| Private Sector              | 803            | 204.2<br>0227.<br>57 | 436<br>277     | 310        | 1805        | 0        | 2016        | 236        | 695                          |
| Public Sector               | 141            | 4.82                 | 2              | 0          | 25          | 0        | 114         | 0          | 22                           |
| Housing Association, public | 325            | 7.33                 | 0              | 0          | 60          | 0        | 235         | 0          | 12                           |
| <b>Total:</b>               | <b>5269</b>    | <b>216.3<br/>5</b>   | <b>438</b>     | <b>310</b> | <b>1890</b> | <b>0</b> | <b>2365</b> | <b>266</b> | <b>729</b>                   |

**Total number of dwelling available within five years on large sites**

|  |             |
|--|-------------|
| Private Sector                             | 2551        |
| Public Sector                              | 2725        |
| Housing Association, public                | 60          |
| <b>TOTAL</b>                               | <b>2638</b> |
| Forecast contribution by Small Sites       | 576         |
| <b>Large &amp; Small Site 5 year total</b> | <b>3214</b> |

**Table 2: Rhondda Valley**

Land Available for Housing as at 30<sup>th</sup> June 20030  
 Sites Capable of Accommodating 10 or more units  
 Sites with Planning Permission or within Adopted Plan

| Market Type    | Proposed Units       | Area (Ha)           | Catagorisation |          |            |          |                    |                  | Units built since Last Study |
|----------------|----------------------|---------------------|----------------|----------|------------|----------|--------------------|------------------|------------------------------|
|                |                      |                     | U/C            | 1        | 2          | 2*       | 3(i)               | 3(ii)            |                              |
| Private Sector | 101510<br>54         | 7545.<br>67         | 6              | 1        | 280        | 0        | 718                | 105<br>8         | 13                           |
| Public Sector  | 25                   | 0.95                | 0              | 0        | 25         | 0        | 0                  | 0                | 0                            |
| <b>Total:</b>  | <b>105310<br/>79</b> | <b>1646.<br/>62</b> | <b>6</b>       | <b>1</b> | <b>318</b> | <b>0</b> | <b>718<br/>773</b> | <b>105<br/>8</b> | <b>13</b>                    |

**Total number of dwelling available within five years on large sites**

|  |               |
|--|---------------|
| Private Sector                             | 287223        |
| Housing Association, private               | 25            |
| <b>TOTAL</b>                               | <b>325248</b> |
| Forecast contribution by Small Sites       | 14594         |
| <b>Large &amp; Small Site 5 year total</b> | <b>470342</b> |

**Table 3: Cynon Valley**

Land Available for Housing as at 30<sup>th</sup> June 2003  
 Sites Capable of Accommodating 10 or more units  
 Sites with Planning Permission or within Adopted Plans

|  |  | Catagorisation | Units built |
|--|--|----------------|-------------|
|--|--|----------------|-------------|

| Market Type                 | Proposed Units  | Area (Ha)    | U/C       | 1         | 2          | 2*       | 3(i)       | 3(ii)         | since Last Study |
|-----------------------------|-----------------|--------------|-----------|-----------|------------|----------|------------|---------------|------------------|
| Private Sector              | 3831579         | 61.82        | 53        | 13        | 322        | 0        | 769        | 26352         | 70               |
| Housing Association, public | 42              | 41.87        | 12        | 0         | 12         | 0        | 30         | 0             | 0                |
| <b>Total:</b>               | <b>14251634</b> | <b>63.22</b> | <b>53</b> | <b>13</b> | <b>334</b> | <b>0</b> | <b>769</b> | <b>266352</b> | <b>70</b>        |

**Total number of dwelling available within five years on large sites**

|  |               |
|--|---------------|
| Private Sector                             | 388           |
| Housing Association, private               | 0             |
| Housing Association, public                | 1212          |
| <b>TOTAL</b>                               | <b>400530</b> |
| Forecast contribution by Small Sites       | 188           |
| <b>Large &amp; Small Site 5 year total</b> | <b>588772</b> |

**Table 4: Taf Ely**

Land Available for Housing as at 30<sup>th</sup> June 20030  
 Sites Capable of Accommodating 10 or more units  
 Sites with Planning Permission

| Market Type                 | Proposed Units       | Area (Ha)    | Catagorisation |            |             |          |            |          | Units built since Last Study |
|-----------------------------|----------------------|--------------|----------------|------------|-------------|----------|------------|----------|------------------------------|
|                             |                      |              | U/C            | 1          | 2           | 2*       | 3(i)       | 3(ii)    |                              |
| Private Sector              | 240528<br>26         | 98.63        | 377            | 296        | 1203        | 0        | 529        | 0        | 612                          |
| Public Sector               | 116                  | 3.8          | 2              | 0          | 0           | 0        | 114        | 0        | 22                           |
| Housing Association, public | 270                  | 5.47         | 0              | 0          | 35          | 0        | 235        | 00       | 12                           |
| <b>Total:</b>               | <b>279128<br/>79</b> | <b>107.9</b> | <b>379</b>     | <b>296</b> | <b>1238</b> | <b>0</b> | <b>878</b> | <b>0</b> | <b>646</b>                   |

**Total number of dwelling available within five years on large sites**

|  |                 |
|--|-----------------|
| Private Sector                             | 18762380        |
| Housing Association, public                | 3553            |
| Public Sector                              | 2               |
| <b>TOTAL</b>                               | <b>19132433</b> |
| Forecast contribution by Small Sites       | 243142          |
| <b>Large &amp; Small Site 5 year total</b> | <b>21562575</b> |



**Table 5: Rhondda Cynon Taf**

Land Available for Housing as at 30<sup>th</sup> June 20030  
 Sites Capable of Accommodating 10 or more units  
**Sites within Unadopted Local Plans**

| Market Type                  | Proposed Units | Area (Ha)         | Catagorisation |          |               |          |               |          |
|------------------------------|----------------|-------------------|----------------|----------|---------------|----------|---------------|----------|
|                              |                |                   | U/C            | 1        | 2             | 2*       | 3(i)          | 3(ii)    |
| Private Sector               | 5461211        | 22.25             | 0              | 0        | 272           | 0        | 274           | 0        |
| Housing Association, private | 0              | 0.00              | 0              | 0        | 0             | 0        | 0             | 0        |
| <b>Total:</b>                | <b>546</b>     | <b>22.2563.20</b> | <b>0</b>       | <b>0</b> | <b>272690</b> | <b>0</b> | <b>274813</b> | <b>0</b> |

**Total number of dwelling available within five years on large sites**

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|                              |               |
|------------------------------|---------------|
| Private Sector               | 272630        |
| Housing Association, private | 0             |
| <b>TOTAL:</b>                | <b>272690</b> |

**Table 6: Cynon Valley**

Land Available for Housing as at 30<sup>th</sup> June 20030  
 Sites Capable of Accommodating 10 or more units  
**Sites within Unadopted Local Plans**

| Market Type    | Proposed Units | Area (Ha)    | Catagorisation |          |            |          |            |          |
|----------------|----------------|--------------|----------------|----------|------------|----------|------------|----------|
|                |                |              | U/C            | 1        | 2          | 2*       | 3(i)       | 3(ii)    |
| Private Sector | 546549         | 22.355       | 0              | 0        | 272399     | 0        | 74150      | 0        |
| <b>Total:</b>  | <b>54649</b>   | <b>22.35</b> | <b>0</b>       | <b>0</b> | <b>272</b> | <b>0</b> | <b>274</b> | <b>0</b> |

**Total number of dwelling available within five years on large sites**

Private Sector

272399

**TOTAL:**

**272399**

**3.0 PART 2 – CALCULATION OF 5 YEAR LAND SUPPLY**

**3.1 Basis for Comparison**

3.1.1 Table A (over page) sets out the Group's land supply assessment in respect of the new Unitary Authority area as a whole, and on the basis of the Local Plan areas, using the residual method prescribed in Planning Guidance(Wales), Technical Advice Note 1. The land supply position has been assessed against the policy provisions of the adopted Mid

## Glamorgan (Rhondda Cynon Taf County Borough) Replacement Structure Plan 1991–2006.

3.1.2 It has been customary in the past, and is considered useful by the Group, to indicate how past levels of completions compare with proposed Structure Plan levels of provision. This has generally been included as a check against deficiencies in the residual method which may occur in certain circumstances. A comparison of past completion rates with the requirements of the Mid Glamorgan (RCT CB) Replacement Structure Plan is presented in Table B.

### 3.2 Results of Comparison

3.2.1 On the residual method, based on the Replacement Structure Plan forecast of need, the supply of readily available land in the Local Plan areas of the County Borough of Rhondda Cynon Taf at 30th June 2003 stood at 2.42.33 years in the Rhondda, 3.2 years in the Cynon Valley area and 8 years in the Taf Ely area (see Table A). **The overall land supply for Rhondda Cynon Taf is 44.13 years.**

3.2.2 In the Rhondda Local Plan area, constraints to the development of sites has led to very low completion rates in recent years. The Council perceive that this makes the use of the residual method increasingly inappropriate in providing an accurate assessment of the Land Availability position. In acknowledging this, the Group agreed that an additional “hybrid” table, Table A1, be included in the report, setting out the position in Rhondda Local Plan Area based on past completion rates, rather than via the residual method. The background to this is set out in greater detail in Section 4.6.

**Table A: Rhondda Cynon Taf County Borough Council  
Availability of Land for Public and Private House Building  
Mid Glamorgan (Rhondda Cynon Taf County Borough) Replacement Structure Plan 1991–2006  
Residual Comparison.**

|                         | STRUCTURE PLAN<br>TOTAL HOUSE<br>BUILDING<br>ALLOCATION<br>1991–2006 | COMPLETIONS 1 <sup>st</sup><br>July 1 <sup>st</sup> 1991 –<br>30 <sup>th</sup> June 20030<br>2 YEARS | REMAINDER MID<br>20030–2006 63<br>YEARS | 5 YEAR<br>REQUIREMENT         | TOTAL ANNUAL<br>BUILDING<br>REQUIRMENT | TOTAL LAND<br>AVAILABLE | TOTAL LAND<br>SUPPLY IN<br>YEARS |
|-------------------------|--|--|---|-------------------------------|--|-------------------------|----------------------------------|
|                         | A  | B  | C                                       | D                             | (E)                                    | F                       | G                                |
|                         |  |  | $C = (A-B)$                             | $D = C+(A/15*2)6$             | $E = D/5$                              | F                       | $G = F/E$                        |
| Rhondda                 | 1800   | 106419   | 73681                                   | $736 + 240 =$<br>$976734$     | 195147                                 | 470                     | 2.4                              |
| Cynon Valley            | 2500   | 1916601  | 584                                     | $584 + 333 =$<br>$917802$     | 183                                    | 588772                  | 3.283                            |
| Taf Ely                 | 7400   | 5589   | 18113453                                | $1811 + 987 =$<br>$27982,888$ | 56076                                  | 21562575                | 3.84.47                          |
| Rhondda<br>Cynon Taf UA | 11700  | 85696467   | 31315233                                | $3131 + 1560 =$<br>$691$      | 38873                                  | 32143689                | 3.4                              |

Note. B includes small site completions for 21999–20030 see Small Sites Completions Figures Table in Annex 3.  
F includes small Sites average completions of the last five years, and their projected contribution for the next five years.

**Table A1: Rhondda Cynon Taf County Borough Council  
Availability of Land for Public and Private House Building  
Mid Glamorgan (Rhondda Cynon Taf County Borough) Replacement Structure Plan 1991–2006  
Part Residual/ Part Past Completions Comparison.**

|                                  | STRUCTURE PLAN<br>TOTAL HOUSE<br>BUILDING<br>ALLOCATION<br>1991–2006 | COMPLETIONS 1 <sup>st</sup><br>July 1 <sup>st</sup> 1991 –<br>30 <sup>th</sup> June 2003<br>29 YEARS | REMAINDER MID<br>20020–2006<br>46 YEARS | 5 YEAR<br>REQUIREMENT   | TOTAL ANNUAL<br>BUILDING<br>REQUIREMENT | TOTAL LAND<br>AVAILABLE | TOTAL LAND<br>SUPPLY IN<br>YEARS |
|----------------------------------|--|--|---|-------------------------|---|-------------------------|----------------------------------|
|                                  | A  | B  | C                                       | D                       | (E)                                     | F                       | G                                |
|                                  |  |  | $C = (A-B)$                             | $D = C+(A/15 \times 2)$ | $E = D/5$                               | F                       | $G = F/E$                        |
| Rhondda<br>(Past<br>Completions) | N/a  | 1064919  | N/a                                     | 443 (B/12*5)510         | 88<br>Based on Past<br>Rates            | 311                     | 53.35                            |
| Cynon Valley                     | 2500   | 19161601   | 584962                                  | 917802                  | 183160                                  | 588772                  | 3.24.83                          |
| Taf Ely                          | 7400   | 55893947   | 18113453                                | 27982,888               | 560576                                  | 2156                    | 84.47                            |

|                         |     |      |     |          |       |          |       |
|-------------------------|-----|------|-----|----------|-------|----------|-------|
| Rhondda<br>Cynon Taf UA | N/a | 8569 | N/a | 1584,244 | 31848 | 32143689 | 84.35 |
|-------------------------|-----|------|-----|----------|-------|----------|-------|

Note. B includes small site completions for 1999–2020 see Small Sites Completions Figures Table in Annex 3.  
F includes small Sites average completions of the last five years, and their projected contribution for the next five years.

Rhondda Local Plan Area Assessment based on Average Past Completions Rates 1992 – 20030

## 4.0 **PART 3 – COMMENTARY**

### 4.1 **Introduction**

4.1.1 As indicated in section 3.2, the Group agreed to assess the existing land supply position against the requirements of the Replacement Structure Plan, and on the basis of the existing Local Plan areas. As in previous years an alternative perspective has also been provided by comparing the agreed land supply against past building rates, and in relation to the particular circumstances in the Rhondda, a hybrid table combining residual and past completions assessment has also been provided.

### 4.2 **Performance of the House Building Industry in Rhondda Cynon Taf 1991– 399**

4.2.1 The assessment of demand remains a critical area. The land availability calculations are intended to take account of it, and the forecasts of the Replacement Structure Plan attempt to reflect anticipated demand. Past building rates can be used to give an indication of what demand has been in the past, but these do not indicate how far the demand pressure has been met, or what it will be in the future.

4.2.2 The Group has agreed that the revised figures set out in the Replacement Structure Plan provide an up to date assessment against which the current supply should be measured. Table B identifies the most recent level of housing completions and compares this with the Replacement Structure Plan Housing Requirements for the second period of the Plan. With over over three fifths of the Plan period elapsed, Table B provides an indication of current trends and should provide a useful monitoring device to measure policy implementation in future years.

**Table B: House Building performance – recent Housing Completions  
Relative to the Mid Glamorgan Replacement Structure Plan 1991–2006.**

| Area Sub Zones       | Structure Plan Annual dwelling requirement | Structure Plan Projections 1/1/1991 – 1/1/2002 (29 Years) | Completions 1/1/1991 – 1/1/20030 (29 Years) | House Building Performance |
|----------------------|--|---|---|----------------------------|
|                      | A  | B = A*29  | C   | d= c/b *100 (%)            |
| Rhondda Valley       | 120  | 14401080  | 1064919                                     | 87.4977                    |
| Cynon Valley         | 167  | 20041503  | 19161538                                    | 98102.32                   |
| Taf Ely              | 493  | 59164437  | 55893882                                    | 9087.5                     |
| Rhondda Cynon Taf UA | 780  | 9360  | 85696339                                    | 9190.29                    |

**NOTES**Housing Completions

- i) Figures in Column C are taken from Table A (Col b) based on measured completions by Local Authority Planning Departments

4.2.3 Table C below sets out the official Welsh Office/ Welsh Assembly Government household completion figures over the period since 1991.

**Table C Rhondda Cynon Taf Average Gross Completions  
Mid 1990 to Mid 20030.**

| Local Plan Area  | 1990 – 1991 | 1991– 1992 | 1992– 1993 | 1993– 1994 | 1994– 1995 | 1995 – 30/3/96 | 1/4/96 – 30/6/96 | 1996– 1997 | 1997– 1998 | 1998– 1999 | 1999– 2000 |     | 2001– 2002 |
|------------------|-------------|------------|------------|------------|------------|----------------|------------------|------------|------------|------------|------------|-----|------------|
| Rhondda Valley   | 125         | 156        | 145        | 152        | 151        | 37*}           | 246              | 624        | 659        | 562        | 615        | 614 | 791        |
| Cynon Valley     | 206         | 122        | 251        | 226        | 172        | 78}            |                  |            |            |            |            |     |            |
| Taf Ely          | 340         | 276        | 466        | 457        | 473        | 384 *}         |                  |            |            |            |            |     |            |
| <b>RCT Total</b> | <b>671</b>  | <b>554</b> | <b>862</b> | <b>835</b> | <b>796</b> | <b>{745}</b>   |                  |            |            |            |            |     |            |

*Figures Supplied by Welsh Office/ WAG (Refer to Footnote Following Paragraph 2.2)*

- NOTE:– I Completions for Mid 1990–Mid 95 : Available on the basis of local plan areas  
 II Completions for Mid 1995– Mid 96 – \* Available on the basis of local plan areas for period up to 1<sup>st</sup> April 1996. Following local government reorganisation figures from 1/4/96 – 30/6/96 area on a Unitary Authority Basis.  
 III Completions for Mid 1996– Mid 1999 – Unitary Authority Basis.

4.2.4 In terms of the purpose of this Study, a look at recent building rates in isolation is less helpful than comparing these building rates with the

agreed land supply position. This latter comparison has been carried out by the Group in previous studies and forms part of the guidance issued by the National Assembly for Wales.

4.2.5 Table D, which follows, compares the average annual housing completion figures shown in Table C with the land which is agreed by the Group to be available under the terms of PG (Wales) TAN 1. The comparison featured in columns (b) and (c) of the table may be contrasted with the results shown in Table A.

**TABLE D Comparison of Five Year Supply in Rhondda Cynon Taf  
With Recent Completion Rates (Gross Completions)**

| Unitary Authority       | 5 Year Supply of Land<br>(a) | Average Annual Completions<br>Mid 1995 8- 32000<br>(b) | Years of Land Supply<br>(c) |
|-------------------------|------------------------------|--|-----------------------------|
| RHONDDA<br>CYNON<br>TAF | 3212                         | 624641   | 5.15.75                     |
| Unitary Authority       | 5 Year Supply of Land<br>(a) | Average Annual Completions<br>Mid 1991 - 2003<br>(b)   | Years of Land Supply<br>(c) |
| RHONDDA<br>CYNON<br>TAF | 3212                         | 633  | 5.01                        |

**NOTE:** Annual Completions derived from official WAG Statistics as Shown in Table C.

4.2.6 Average annual completions for the local plan areas are not available from Welsh Assembly Government statistics since April 1996, following local government reorganisation.

#### 4.3 Small Sites

4.3.1 Paragraph 14 of Planning Guidance (Wales) Technical Advice Note (Wales)1 PG (W) 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 at least the last five years. (See Annex 3).

4.3.2 By using definitive small site completion figures together with the observed site completions shown on the supplementary schedules, a

more accurate assessment of total completions for each Local Plan area will be provided and used as the basis for comparison against which the land supply will be assessed. The Table at Annex 2 indicates the housing completions over the last 5 years in terms of small sites. The figures for the last five years have been used in Table A to project the small site contribution to the future land supply position.

#### 4.4 Land Supply including Unadopted Local Plan Sites and Sites awaiting signing of Section 106 Agreements

4.4.1 PG(W) TAN (W) 1 allows for the consideration of sites allocated in Unadopted Local Plans, where the plan is likely to be adopted before the next study and when these sites are unlikely to be changed prior to adoption. This is a more restrictive approach than previously used by the Group as all Draft Local Plan sites were considered as early as possible in the study as a guide to future development. The allocations in the Deposit Local Plan for Cynon Valley were examined as part of this year's study though the Group recognised that the allocations in the Cynon Valley Local Plan could potentially change through the subsequent stages prior to adoption of these plans.

4.4.2 The potential contribution by all existing Unadopted Local Plan sites is addressed in Alternative Table A overleaf. There are no sites awaiting the signing of a Section 106 agreement.

**Table A: (Alternative) Rhondda Cynon Taf County Borough Council  
Availability of Land for Public and Private House Building  
(Including Unadopted Local Plan & Section 106 Sites)  
Mid Glamorgan (Rhondda Cynon Taf County Borough) Replacement Structure Plan 1991–2006  
Residual Comparison.**

|                         | STRUCTURE PLAN<br>TOTAL HOUSE<br>BUILDING<br>ALLOCATION<br>1991–2006 | COMPLETIONS 1 <sup>st</sup><br>April 1991– 1 <sup>st</sup><br>April 2003<br>12YEARS | REMAINDER MID<br>20032006<br>3YEARS | 5 YEAR<br>REQUIREMENT      | TOTAL ANNUAL<br>BUILDING<br>REQUIRMENT | TOTAL LAND<br>AVAILABLE | TOTAL LAND<br>SUPPLY IN<br>YEARS |
|-------------------------|--|---|-------------------------------------|----------------------------|--|-------------------------|----------------------------------|
|                         | A  | B   | C                                   | D                          | E                                      | F                       | G                                |
|                         |  |   | $C = (A-B)$                         | $D = C+(A/15 \times 2)$    | $E = D/5$                              | F                       | $G = F/E$                        |
| Rhondda                 | 1800   | 1064919   | 736881                              | $736+240=976734$           | 95147                                  | 470342                  | 2.42.33                          |
| Cynon Valley            | 2500   | 9161601   | 584962                              | $584+333=917802$           | 183160                                 | 8601171                 | 4.67.32                          |
| Taf Ely                 | 7400   | 55893947  | 18113453                            | $1811+987=30062,$<br>887.5 | 560575.5                               | 2156                    | 3.85.05                          |
| Rhondda<br>Cynon Taf UA | 11700  | 6966467   | 31315233                            | $004+780=46914,3$<br>61    | 38872.2                                | 34864419                | 3.75.1                           |

Note. B includes small site completions for 21999–32000 see Small Sites Completions Figures Table (Annex 3).  
F includes small Sites average completions of the last five years, and 0their projected contribution for the next five years.

#### **4.5 Summary of the Land Availability Position in Rhondda Cynon Taf An Appraisal of Land Availability by Local Plan area.**

4.5.1 An appraisal of the current land supply position by local plan area, together with an assessment of each areas ability to meet likely future local house building requirements is set out below:-

#### **4.6 Rhondda Local Plan area**

4.6.1 The 470342 dwelling plots considered available shows an increase on last year's position in the Rhondda. On the basis of the Replacement Structure Plan requirements there is a 2.42.33 year supply of land available.

4.6.2 The Rhondda Local Plan is adopted and no overriding policy restraint to housing development exists in the area, and housebuilders have indicated their willingness to pursue the market potential given the availability of the right sites. The majority of the sites however within the Rhondda Local Plan area are constrained in some way from early development and are unlikely to come forward without assistance or intervention in the market. This is an issue which needs to be addressed both in the short term and in formulating the land strategy for the Unitary Development Plan, as the other local plan areas also currently exhibit a shortfall in the five year land supply position.

4.6.3 Paragraph 9 (ii) of Planning Guidance (Wales), Technical Advice Note (Wales 1), presents an alternative to the residual method of calculating the 5 year land supply. "Where housing completions have fallen well behind the development plan proposals, the residual method very often indicates severe shortages of land, although in practice, builders may not be experiencing difficulty. In these cases a calculation in terms of past building rates is more likely to provide a relevant measure of adequacy in line with general objectives of the plan. The use of past building rates must be justified by a substantial

difference between past completions and development plan provision.”

4.6.4 In line with this statement, the Group members decided that it would be appropriate to include a “hybrid” table (Table A1) in the report that considers both the residual method and past completion rates, in order to give a more relevant measure of land availability.

4.6.5 On the basis of the hybrid calculations of land availability in Table A1, there is a 3.35 year supply of land for the Rhondda local plan area.

#### 4.7 Cynon Valley

4.7.1 Cynon Valley has a 3.23 year land supply based on the housing requirements of the Replacement Structure Plan, which falls below both the requirement, and the position shown last year.

4.7.2 Whilst Table B indicates the rate of housing completions in this area is broadly in line with the rate required by the Structure Plan, since 1995 levels of housing completions have been lower than the annualised requirements.

4.7.4 Whilst the situation in the Cynon Valley area is by comparison better than elsewhere in the County Borough, the graph re-emphasises the need to look at the whole of the Rhondda Cynon Taf as part of the UDP process to assess the land strategy in relation to the provision of future housing land.

4.7.4 Constrained sites in Aberdare, Hirwaun and Ynysybwl seem unlikely to assist the situation in the short to medium term though sites allocated in the Cynon Valley Local Plan will provide limited additional capacity as shown in Alternative Table A previously.

## **4.8 Taf Ely**

4.8.1 The Taf Ely Local Plan area has a 54.47 year supply based on the Housing Requirements of the Replacement Structure Plan (See Table A).

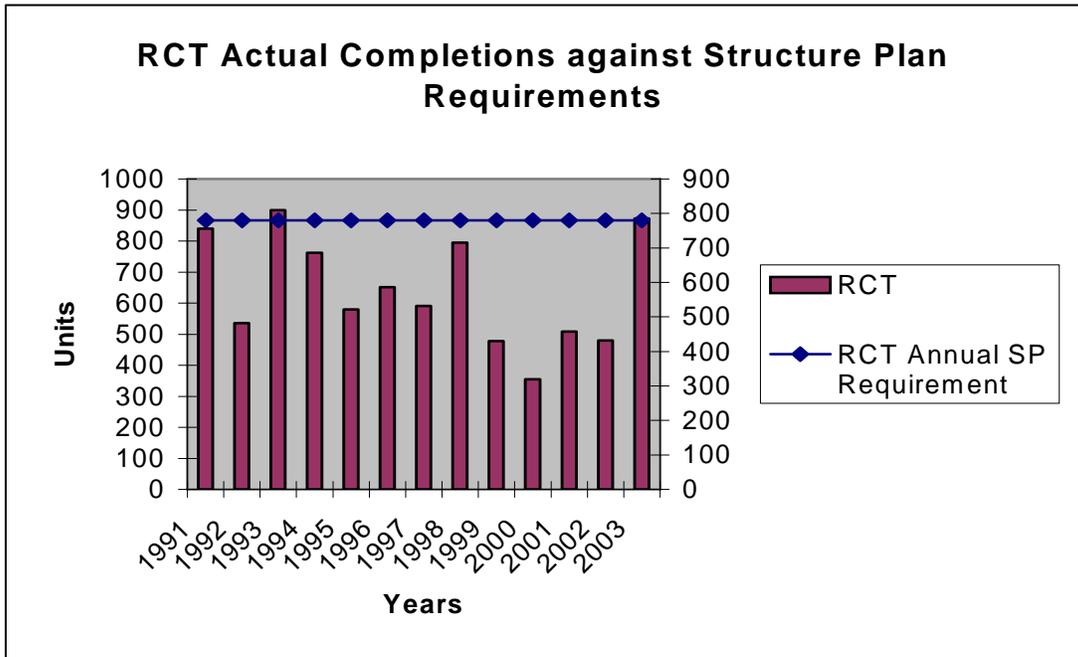
4.8.2 The housing allocation figure of 7,400 for Taf Ely Local Plan area, as set out in the Replacement Structure Plan, was subject of further discussion at a re-opened EIP held on February 4th 1998. The EIP Panel recommended that the Council use that figure as the housing requirement for the Taff Ely area between 1991–2006 and RCTBC have accepted the recommendations of the EIP Panel.

4.8.3 The chart for Taf Ely which follows shows that whilst house completions rates have been falling since 1996 they recovered in 2001 and 2003. As shown in Table B housebuilding performance in Taf Ely is 89% of the required level despite the evidence of market demand in the area.

4.8.4 Several major sites in the Llantrisant area are under development and the rate of development on these sites will need to be monitored closely as they make up almost half of the annual private completions anticipated in the whole of the County Borough. Completions in Taf Ely make up 90% of all completions on large sites within the County Borough.

## **4.9 Rhondda Cynon Taf County Borough Council.**

4.9.1 The overall picture of land availability in the Rhondda Cynon Taf area in respect of completions meeting the structure plan requirements is shown below.



5.0 CONCLUSIONS

## 5.1 Summary of the Land Supply Position at 30th June 20030

5.1.1 For the purposes of this study, the Group's assessment has been based upon the proposed housing requirements of the Mid Glamorgan (Rhondda Cynon Taf County Borough) Replacement Structure Plan 1991–2006.

5.1.2 Comparison of the agreed land supply against the proposed housing requirements of the Replacement Structure Plan indicates that within the Rhondda Cynon Taf Unitary Authority area the required level of land available is less than that required to provide for a five year supply. In Rhondda the difficulty in bringing forward large sites for development remains an issue despite potential market demand. The assessment for the Cynon Valley area also indicates a shortfall in the available land supply. The shortfall in Taf Ely is partly attributable to the influence of the phased development on large sites. The contribution by sites in the Llantrisant area in satisfying market demand is significant. In the County Borough overall the availability of a 44.23 year supply has been identified which is an increase of 0.3 years from slight last year.

5.1.3 The land supply when assessed against housing completion rates comparisons, based on WAG recorded completions over the last five years indicates a land supply position of 5.15.75 years in the County Borough as a whole, over the past 12 years this is reduced to a 5.01 year supply.

**1**

|                             |           |           |
|-----------------------------|-----------|-----------|
| <b>TAF<u>3RHONDDA</u>8</b>  | 2002/2003 | 34        |
|                             | 2001/2002 | 50        |
| <b><u>CYNON VALLEY</u>8</b> | 2002/2003 | <b>54</b> |
|                             | 2001/2002 | <b>23</b> |
| <b><u>TAF ELYTAF</u>8</b>   | 2002/2003 | 56        |
|                             | 2001/2002 | 75        |

**ANNEX 2**

**Supplementary Site Schedule**

**ANNEX 3**

**Sites Map**



## **ANNEX 4**

**Planning Policy Wales (Extract)**

**&**

**Tan (Wales) 1**

**Residential Land Availability Schedule**  
**Sites for 10 or more units**  
**as at 30-Jun-2003**

**Sites with Planning Permission or in Adopted Plans**

| LPA Ref No             | Address                                      | Units Built Since Last Study | Total Units Capacity | Units Rmng | Hectares Rmng | U/C | Categorisation |      |      |      |      | 2* | 3(i) | 3(ii) |
|------------------------|--|------------------------------|----------------------|------------|---------------|-----|----------------|------|------|------|------|----|------|-------|
|                        |  |                              |                      |            |               |     | 2004           | 2005 | 2006 | 2007 | 2008 |    |      |       |
| <b>PRIVATE SECTOR</b>  |  |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
| <b>CYNON VALLEY</b>    |  |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
| <b>ABERCYNON</b>       |  |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
| 00/4442                | CAR PARK,ADJOINING FORMER AB FACTORY         | 0                            | 20                   | 20         | 0.78          | 0   | 0              | 5    | 5    | 5    | 5    | 0  | 0    | 0     |
| ABERC LP               | LAND AT ABERTAF FIELDS,ABERCYNON             | 0                            | 24                   | 24         | 1.00          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 0    | 24    |
| 02/1793                | LAND AT PARK VIEW,ABERCYNON                  | 0                            | 10                   | 10         | 0.40          | 0   | 0              | 0    | 0    | 5    | 5    | 0  | 0    | 0     |
| 99/4316                | LAND BETWEEN EDWARD ST AND,MOUNTAIN ASH ROAD | 0                            | 14                   | 14         | 0.10          | 0   | 0              | 6    | 8    | 0    | 0    | 0  | 0    | 0     |
| 02/1872                | LAND OFF GROVERS RD,ABERCYNON                | 0                            | 17                   | 17         | 0.55          | 0   | 0              | 0    | 8    | 9    | 0    | 0  | 0    | 0     |
| ABERC LP               | LAND R/O "THE NAVIGATION",ABERCYNON          | 0                            | 24                   | 24         | 1.00          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 0    | 24    |
| 01/4016                | REAR OF AVONDALE STREET,YNYSBOETH            | 0                            | 15                   | 15         | 0.60          | 0   | 0              | 0    | 5    | 5    | 5    | 0  | 0    | 0     |
| <b>Total ABERCYNON</b> |  | 0                            | 124                  | 124        | 4.43          | 0   | 0              | 11   | 26   | 24   | 15   | 0  | 0    | 48    |

## Sites for 10 or more units

as at 30-Jun-2003

Sites with Planning Permission or in Adopted Plans

| LPA Ref No            | Address                                       | Units Built Since Last Study | Total Units Capacity | Units Rmng | Hectares Rmng | U/C | Categorisation |      |      |      |      | 2* | 3(i) | 3(ii) |
|-----------------------|---|------------------------------|----------------------|------------|---------------|-----|----------------|------|------|------|------|----|------|-------|
|                       |   |                              |                      |            |               |     | 2004           | 2005 | 2006 | 2007 | 2008 |    |      |       |
| <b>ABERDARE</b>       |   |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
| AA&C LP               | ADJ KING GEORGE V,PLAYING FIELDS              | 0                            | 30                   | 30         | 1.20          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 0    | 30    |
| 00/4510               | CHERRY DRIVE,LANDARE                          | 0                            | 11                   | 0          | 0.47          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 0    | 0     |
| 02/1056               | CWMBACH ROAD (CO-OP) ABERNANT,                | 0                            | 40                   | 40         | 0.00          | 9   | 6              | 15   | 10   | 0    | 0    | 0  | 0    | 0     |
| 01/4120               | CWS MILK DEPOT SITE,LLWYDCOED ROAD,LLWYDCOED  | 0                            | 44                   | 44         | 1.77          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 44   | 0     |
| 88/0561               | FFORCHNEOL ESTATE,GODREAMAN                   | 0                            | 135                  | 102        | 2.27          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 102  | 0     |
| CT&L LP               | HILLTOP,LLWYDCOED                             | 0                            | 130                  | 130        | 5.00          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 130  | 0     |
| 91/0432               | LANDARE PARK(AREA G),CWMDARE                  | 0                            | 24                   | 8          | 0.70          | 5   | 3              | 0    | 0    | 0    | 0    | 0  | 0    | 0     |
| 9304                  | LANDARE PARK (PART I,J,K,L),"ST.JAMES'PARK"   | 39                           | 141                  | 0          | 2.56          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 0    | 0     |
| 00/4371               | LAND AT TANYARD PLACE,ABERAMAN                | 0                            | 16                   | 16         | 0.97          | 0   | 0              | 0    | 0    | 8    | 8    | 0  | 0    | 0     |
| 00/4365               | LAND R/O OF 18-23,HILL ST.,ABERAMAN           | 0                            | 11                   | 11         | 0.42          | 0   | 0              | 0    | 5    | 0    | 0    | 0  | 6    | 0     |
| 02/1820               | MAELGWYN TCE.,GADLYS SCRAPYARD                | 0                            | 33                   | 33         | 1.32          | 0   | 0              | 11   | 11   | 11   | 0    | 0  | 0    | 0     |
| CAB LP                | MAESYFFYNON TIP,ABERDARE                      | 0                            | 60                   | 60         | 3.90          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 0    | 60    |
| 02/1136               | OLD BOYS GRAMER SCHOOL,HIRWAUN ROAD, TRECYNON | 1                            | 12                   | 11         | 0.00          | 10  | 0              | 1    | 0    | 0    | 0    | 0  | 0    | 0     |
| 98/4371               | POTTER'S FIELD,LLEWELLYN STREET, TRECYNON     | 0                            | 120                  | 58         | 2.16          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 0    | 58    |
| 90/0230               | THE WALK(TIP SHINDRIES),ABERNANT              | 2                            | 36                   | 5          | 0.17          | 1   | 2              | 2    | 0    | 0    | 0    | 0  | 0    | 0     |
| 75/0850               | YNYSCYNON FARM,CWMBACH(GOLDSRING)             | 0                            | 117                  | 87         | 3.35          | 8   | 0              | 0    | 0    | 5    | 5    | 0  | 69   | 0     |
| <b>Total ABERDARE</b> |   | 42                           | 960                  | 635        | 26.26         | 33  | 11             | 29   | 26   | 24   | 13   | 0  | 351  | 148   |

## Sites for 10 or more units

as at 30-Jun-2003

Sites with Planning Permission or in Adopted Plans

| LPA Ref No                | Address                                    | Units Built Since Last Study | Total Units Capacity | Units Rmng | Hectares Rmng | U/C | Categorisation |      |      |      |      |   | 2*  | 3(i) | 3(ii) |
|---------------------------|--|------------------------------|----------------------|------------|---------------|-----|----------------|------|------|------|------|---|-----|------|-------|
|                           |  |                              |                      |            |               |     | 2004           | 2005 | 2006 | 2007 | 2008 |   |     |      |       |
| <b>HIRWAUN</b>            |  |                              |                      |            |               |     |                |      |      |      |      |   |     |      |       |
| 02/1337                   | LAND R/O 1-6 TRAMWAY,HIRWAUN               | 0                            | 12                   | 12         | 0.50          | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 12  | 0    |       |
| HIRW LP                   | NORTH OF HIGH STREET,HIRWAUN               | 0                            | 26                   | 26         | 1.04          | 0   | 0              | 0    | 0    | 5    | 5    | 0 | 16  | 0    |       |
| 97/4256                   | NORTH OF SWANSEA ROAD,SPRINGFIELD GARDENS  | 22                           | 107                  | 16         | 1.46          | 16  | 0              | 0    | 0    | 0    | 0    | 0 | 0   | 0    |       |
| HIRW LP                   | OFF CRAWSHAY STREET,HIRWAUN                | 0                            | 110                  | 110        | 4.40          | 0   | 0              | 0    | 0    | 0    | 10   | 0 | 100 | 0    |       |
| 01/4024                   | OPPOSITE BUTE TCE.,(HAIGSIDE LTD)          | 0                            | 40                   | 40         | 2.10          | 0   | 0              | 10   | 10   | 10   | 10   | 0 | 0   | 0    |       |
| HIRW LP                   | REAR OF BUTE TERRACE,(HAIGSIDE LTD)        | 0                            | 39                   | 39         | 1.55          | 0   | 0              | 0    | 0    | 13   | 13   | 0 | 13  | 0    |       |
| HIRW LP                   | REAR OF MAESYRHYDIAU FARM,                 | 0                            | 28                   | 28         | 1.20          | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 28  | 0    |       |
| 02/1909                   | RED BARN,HIRWAUN                           | 0                            | 35                   | 35         | 1.17          | 0   | 0              | 10   | 10   | 10   | 5    | 0 | 0   | 0    |       |
| HIRW LP                   | SOUTH OF SWANSEA ROAD,(CARBIS)             | 6                            | 34                   | 9          | 0.71          | 4   | 2              | 3    | 0    | 0    | 0    | 0 | 0   | 0    |       |
| <b>Total HIRWAUN</b>      |  | 28                           | 431                  | 315        | 14.13         | 20  | 2              | 23   | 20   | 38   | 43   | 0 | 169 | 0    |       |
| <b>MOUNTAIN ASH</b>       |  |                              |                      |            |               |     |                |      |      |      |      |   |     |      |       |
| 02/1618                   | PAVILLION ESTATE, DARRAN ROAD,MOUNTAIN ASH | 0                            | 30                   | 30         | 0.00          | 0   | 0              | 0    | 10   | 10   | 10   | 0 | 0   | 0    |       |
| <b>Total MOUNTAIN ASH</b> |  | 0                            | 30                   | 30         | 0.00          | 0   | 0              | 0    | 10   | 10   | 10   | 0 | 0   | 0    |       |
| <b>RHIGOS</b>             |  |                              |                      |            |               |     |                |      |      |      |      |   |     |      |       |
| HIRW LP                   | HEOL-Y-GRAIG,(AUSNERE PROPERTIES)          | 0                            | 30                   | 30         | 1.20          | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 0   | 30   |       |
| HIRW LP                   | THE BRYN(LAND AT GLAN RHYD),HEOL PENDARREN | 0                            | 11                   | 11         | 0.50          | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 11  | 0    |       |
| <b>Total RHIGOS</b>       |  | 0                            | 41                   | 41         | 1.70          | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 11  | 30   |       |
| <b>YNYSYBWL</b>           |  |                              |                      |            |               |     |                |      |      |      |      |   |     |      |       |
| 77                        | BUARTH-Y-CAPEL,YNYSYBWL                    | 0                            | 238                  | 238        | 15.30         | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 238 | 0    |       |
| <b>Total YNYSYBWL</b>     |  | 0                            | 238                  | 238        | 15.30         | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 238 | 0    |       |
| <b>Total Cynon Valley</b> |  | 70                           | 1824                 | 1383       | 61.82         | 53  | 13             | 63   | 82   | 96   | 81   | 0 | 769 | 226  |       |



## Sites for 10 or more units

as at 30-Jun-2003

Sites with Planning Permission or in Adopted Plans

| LPA Ref No              | Address                                       | Units Built Since Last Study | Total Units Capacity | Units Rmng | Hectares Rmng | U/C | Categorisation |      |      |      |      |   | 2* | 3(i) | 3(ii) |
|-------------------------|---|------------------------------|----------------------|------------|---------------|-----|----------------|------|------|------|------|---|----|------|-------|
|                         |   |                              |                      |            |               |     | 2004           | 2005 | 2006 | 2007 | 2008 |   |    |      |       |
| <b>PORTH</b>            |   |                              |                      |            |               |     |                |      |      |      |      |   |    |      |       |
| 03/0250 1 DW            | MOUNT PLEASANT,OFF TROEDYRHIW RD(H1-G,FEB 98) | 1                            | 60                   | 38         | 2.37          | 0   | 0              | 8    | 10   | 10   | 10   | 0 | 0  | 0    |       |
| RHDA LP                 | SITE OF MINES RESCUE STATION,DINAS (H1.30)    | 0                            | 10                   | 10         | 0.45          | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 0  | 10   |       |
| <b>Total PORTH</b>      |   | 1                            | 70                   | 48         | 2.82          | 0   | 0              | 8    | 10   | 10   | 10   | 0 | 0  | 10   |       |
| <b>TONYPANDY</b>        |   |                              |                      |            |               |     |                |      |      |      |      |   |    |      |       |
| RHDA LP                 | GELLIFALIOG FARM,(H1.29)                      | 0                            | 150                  | 150        | 4.49          | 0   | 0              | 30   | 30   | 30   | 30   | 0 | 30 | 0    |       |
| RHDA LP                 | PLAZA CINEMA,(H1.M)                           | 0                            | 25                   | 25         | 0.09          | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 25 | 0    |       |
| <b>Total TONYPANDY</b>  |   | 0                            | 175                  | 175        | 4.58          | 0   | 0              | 30   | 30   | 30   | 30   | 0 | 55 | 0    |       |
| <b>TREHERBERT</b>       |   |                              |                      |            |               |     |                |      |      |      |      |   |    |      |       |
| RHDA LP                 | LAND ADJACENT RHIGOS ROAD,(H1-25,FEB 98)      | 0                            | 50                   | 50         | 2.58          | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 50 | 0    |       |
| 03/0619 1 dw            | LAND AT NINIAN STREET,H1.3                    | 0                            | 17                   | 7          | 0.51          | 6   | 1              | 0    | 0    | 0    | 0    | 0 | 0  | 0    |       |
| 2/0689                  | SITE OF TREHERBERT HOSPITAL,TREHERBERT        | 0                            | 24                   | 24         | 0.00          | 0   | 0              | 6    | 6    | 6    | 6    | 0 | 0  | 0    |       |
| <b>Total TREHERBERT</b> |   | 0                            | 91                   | 81         | 3.09          | 6   | 1              | 6    | 6    | 6    | 6    | 0 | 50 | 0    |       |
| <b>TREORCHY</b>         |   |                              |                      |            |               |     |                |      |      |      |      |   |    |      |       |
| RHDA LP                 | BRYN HYFRYD STREET,YNYSWEN(H1-4)              | 0                            | 20                   | 20         | 1.50          | 0   | 0              | 0    | 0    | 20   | 0    | 0 | 0  | 0    |       |
| 97/6368                 | LAND R/O DUNRAVEN TERRACE,                    | 0                            | 23                   | 23         | 0.59          | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 23 | 0    |       |
| 97/0051`                | PENTWYN ROAD, YSTRADFECHAN,TREORCHY           | 12                           | 40                   | 28         | 0.00          | 0   | 0              | 7    | 7    | 7    | 7    | 0 | 0  | 0    |       |
| <b>Total TREORCHY</b>   |   | 12                           | 83                   | 71         | 2.09          | 0   | 0              | 7    | 7    | 27   | 7    | 0 | 23 | 0    |       |

## Sites for 10 or more units

as at 30-Jun-2003

Sites with Planning Permission or in Adopted Plans

| LPA Ref No           | Address                       | Units Built Since Last Study | Total Units Capacity | Units Rmng | Hectares Rmng | U/C | Categorisation |      |      |      |      | 2* | 3(i) | 3(ii) |
|----------------------|-------------------------------|------------------------------|----------------------|------------|---------------|-----|----------------|------|------|------|------|----|------|-------|
|                      |                               |                              |                      |            |               |     | 2004           | 2005 | 2006 | 2007 | 2008 |    |      |       |
| <b>YSTRAD</b>        |                               |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
| RHDA LP              | LAND AT DAN Y COED,H1.9       | 0                            | 10                   | 10         | 0.41          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 10   | 0     |
| RHDA LP              | R/O YSTRAD RD,(H1.8 FEB 1998) | 0                            | 40                   | 40         | 2.70          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 40   | 0     |
| <b>Total YSTRAD</b>  |                               | 0                            | 50                   | 50         | 3.11          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 50   | 0     |
| <b>Total Rhondda</b> |                               | 13                           | 1059                 | 1015       | 43.75         | 6   | 1              | 61   | 73   | 83   | 63   | 0  | 718  | 10    |

## TAFF ELY

## GILFACH GOCH

|                           |  |    |     |     |       |    |    |    |    |    |    |   |    |   |
|---------------------------|--|----|-----|-----|-------|----|----|----|----|----|----|---|----|---|
| 94/765                    | EAST OF HEATHLANDS,(CEDARGRANGE LTD)H1(43)     | 0  | 40  | 40  | 2.24  | 0  | 0  | 0  | 10 | 10 | 10 | 0 | 10 | 0 |
| 93/123                    | MOUNTAIN VIEW,(WILCON HOMES),H1(58)            | 40 | 381 | 178 | 8.48  | 25 | 31 | 30 | 31 | 30 | 31 | 0 | 0  | 0 |
| RHDA LP                   | R/O 215-271,HIGH ST.,H1(56)                    | 0  | 36  | 36  | 1.25  | 0  | 0  | 0  | 4  | 0  | 0  | 0 | 32 | 0 |
| 00/2481                   | THE FERNS, BLACKMILL RD,GILFACHH, H1(42)(LONG) | 10 | 50  | 6   | 0.65  | 4  | 2  | 0  | 0  | 0  | 0  | 0 | 0  | 0 |
| <b>Total GILFACH GOCH</b> |  | 50 | 507 | 260 | 12.62 | 29 | 33 | 30 | 45 | 40 | 41 | 0 | 42 | 0 |

## Sites for 10 or more units

as at 30-Jun-2003

Sites with Planning Permission or in Adopted Plans

| LPA Ref No              | Address   | Units Built Since Last Study | Total Units Capacity | Units Rmng | Hectares Rmng | U/C | Categorisation |      |      |      |      | 2* | 3(i) | 3(ii) |  |
|-------------------------|---|------------------------------|----------------------|------------|---------------|-----|----------------|------|------|------|------|----|------|-------|--|
|                         |   |                              |                      |            |               |     | 2004           | 2005 | 2006 | 2007 | 2008 |    |      |       |  |
| <b>LLANHARAN</b>        |   |                              |                      |            |               |     |                |      |      |      |      |    |      |       |  |
| RCT TAFF ELY LP<br>0000 | BETHLEHEM VIEW,                                     | 0                            | 50                   | 50         | 2.20          | 0   | 0              | 0    | 0    | 25   | 25   | 0  | 0    | 0     |  |
| RCT TAFF ELY LP<br>0000 | BRYNNA WOODS,BRYNNA ROAD                            | 0                            | 12                   | 12         | 1.00          | 0   | 0              | 0    | 12   | 0    | 0    | 0  | 0    | 0     |  |
| 01/2747 ROAD ONLY       | FORMER COAL DISPOSAL POINT,BRIDGEND ROAD (LLANMORE) | 0                            | 89                   | 89         | 2.82          | 0   | 20             | 40   | 29   | 0    | 0    | 0  | 0    | 0     |  |
| 01/3084                 | FORMER COAL DISPOSAL POINT,PARC ENWENNY BARRATT     | 50                           | 94                   | 44         | 1.36          | 38  | 6              | 0    | 0    | 0    | 0    | 0  | 0    | 0     |  |
| 01/2747 ROADS           | FORMER COAL DISPOSAL POINT,WESTBURY                 | 66                           | 135                  | 69         | 2.18          | 48  | 21             | 0    | 0    | 0    | 0    | 0  | 0    | 0     |  |
| RCT TAFF ELY LP<br>0000 | GELLI FEDI,BRYNNA                                   | 1                            | 66                   | 65         | 1.57          | 0   | 0              | 0    | 22   | 22   | 21   | 0  | 0    | 0     |  |
| 01/10/2001              | HENDRE-WEN BRYNNA ROAD,LLANHARAN                    | 0                            | 11                   | 11         | 0.46          | 0   | 0              | 0    | 6    | 5    | 0    | 0  | 0    | 0     |  |
| RCT TAFF ELY LP<br>0000 | LAND AT DYFFRYN CRESCENT,BRYNCAE                    | 0                            | 10                   | 10         | 0.19          | 0   | 0              | 0    | 10   | 0    | 0    | 0  | 0    | 0     |  |
| 02/1534                 | LLANILID OCS WORKSHOPS,BRIDGEND ROAD, BRYNCAE       | 0                            | 140                  | 140        | 4.67          | 0   | 0              | 0    | 15   | 35   | 35   | 0  | 55   | 0     |  |
| 94/0412                 | LOG VILLAGE,MEIROS VALLEY                           | 3                            | 30                   | 26         | 2.60          | 7   | 2              | 3    | 2    | 3    | 2    | 0  | 7    | 0     |  |
| 93/244                  | OFF ST. JULIUS CRESCENT,BRYNNA H1(28)               | 0                            | 12                   | 12         | 0.40          | 7   | 5              | 0    | 0    | 0    | 0    | 0  | 0    | 0     |  |
| 99/2721                 | SOUTH OF RUGBY GROUND,BRIDGEND ROAD, LLANHARAN      | 0                            | 10                   | 10         | 0.49          | 0   | 0              | 0    | 5    | 5    | 0    | 0  | 0    | 0     |  |
| <b>Total LLANHARAN</b>  |   | 120                          | 659                  | 538        | 19.94         | 100 | 54             | 43   | 101  | 95   | 83   | 0  | 62   | 0     |  |

## Sites for 10 or more units

as at 30-Jun-2003

Sites with Planning Permission or in Adopted Plans

| LPA Ref No       | Address  | Units Built Since Last Study | Total Units Capacity | Units Rmng | Hectares Rmng | U/C | Categorisation |      |      |      |      |   | 2* | 3(i) | 3(ii) |
|------------------|--|------------------------------|----------------------|------------|---------------|-----|----------------|------|------|------|------|---|----|------|-------|
|                  |  |                              |                      |            |               |     | 2004           | 2005 | 2006 | 2007 | 2008 |   |    |      |       |
| 02/0177          | CEFN YR HENDY PHASE 4.3 WIMPEY,PONTYLCUN MISKIN            | 13                           | 35                   | 22         | 1.01          | 18  | 4              | 0    | 0    | 0    | 0    | 0 | 0  | 0    | 0     |
| 02/1242 40 DW    | CEFN YR HENDY PHASE4 PERSIMMON,MISKIN PONTYCLUN            | 5                            | 40                   | 35         | 1.33          | 27  | 8              | 0    | 0    | 0    | 0    | 0 | 0  | 0    | 0     |
| 99/2743          | CROWN BREWERY,COWBRIDGE ROAD (REDROW)                      | 17                           | 84                   | 0          | 0.00          | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 0  | 0    | 0     |
| 00/2355          | CROWN HILL,LLANTWIT FARDRE                                 | 0                            | 10                   | 10         | 0.70          | 0   | 0              | 0    | 10   | 0    | 0    | 0 | 0  | 0    | 0     |
| 02/1170          | DANYGRAIG, TALBOT GREEN,(BRYANT HOMES)                     | 28                           | 42                   | 14         | 0.53          | 10  | 4              | 0    | 0    | 0    | 0    | 0 | 0  | 0    | 0     |
| 00/2661          | DYFFRYN DOWLAIS AREA 10 BARRAT,CHURCH VILLAGE LLANTRISANT  | 37                           | 39                   | 2          | 1.49          | 2   | 0              | 0    | 0    | 0    | 0    | 0 | 0  | 0    | 0     |
| 97/2062          | DYFFRYN DOWLAIS AREA 5&6,CHURCH VILLAGE, BARRATT/PERSIM    | 7                            | 75                   | 0          | 0.00          | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 0  | 0    | 0     |
| 00/2661          | DYFFRYN DOWLAIS AREA 7-9,CHURCH VILLAGE, BARRATT/PERSIM    | 18                           | 81                   | 63         | 2.41          | 28  | 20             | 15   | 0    | 0    | 0    | 0 | 0  | 0    | 0     |
| 00/2661          | DYFFRYN DOWLAIS AREA 8 BARRATT,CHURCH VILLAGE, LLANTRISANT | 30                           | 31                   | 1          | 1.18          | 1   | 0              | 0    | 0    | 0    | 0    | 0 | 0  | 0    | 0     |
| 02/1660 12 DW    | EAST GLAM HOSPITAL CENTRAL,CHURCH VILLAGE (REDROW)         | 84                           | 194                  | 87         | 2.65          | 40  | 47             | 0    | 0    | 0    | 0    | 0 | 0  | 0    | 0     |
| TELP             | EAST GLAM HOSPITAL EMI & MH,CHURCH VILLAGE                 | 0                            | 51                   | 51         | 1.65          | 0   | 0              | 0    | 51   | 0    | 0    | 0 | 0  | 0    | 0     |
| TAFF ELY DLP     | EAST GLAM HOSPITAL LAUNDRY,CHURCH VILLAGE                  | 0                            | 50                   | 50         | 1.60          | 0   | 0              | 0    | 0    | 50   | 0    | 0 | 0  | 0    | 0     |
| 97/2818          | EAST GLAMORGAN HOSPITAL, SW,CHURCH VILLAGE                 | 10                           | 56                   | 0          | 0.00          | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 0  | 0    | 0     |
| 01/2749 ap.272   | ELMS FARM,LLANHARRY H1(14) (LLANMOOR)                      | 31                           | 138                  | 72         | 2.26          | 27  | 25             | 12   | 8    | 0    | 0    | 0 | 0  | 0    | 0     |
| RHDA LP          | FFOREST ROAD QUARRIES,LLANHARRY H1(14)                     | 0                            | 85                   | 85         | 2.90          | 0   | 0              | 0    | 15   | 20   | 20   | 0 | 30 | 0    | 0     |
| RHDA LP          | MEADOW FARM,WEST OF HOSPITAL H1(38)                        | 0                            | 123                  | 123        | 4.10          | 0   | 0              | 0    | 0    | 0    | 40   | 0 | 83 | 0    | 0     |
| 02/1487 combined | PARC OWAIN GLYNDWR, BARRATTS,COWBRIDGE RD, LLANTRISANT     | 0                            | 81                   | 81         | 1.80          | 42  | 20             | 19   | 0    | 0    | 0    | 0 | 0  | 0    | 0     |
| TELP             | PENYGAWSI EXTENSION,CASTLE HILL SOUTH H1(3)                | 0                            | 15                   | 15         | 1.25          | 0   | 0              | 5    | 5    | 5    | 0    | 0 | 0  | 0    | 0     |
| 99/2351          | PHASE 3A/3B (SOUTH 1B,CEFN YR HENDY (WIMPEY)h1(2)          | 2                            | 131                  | 0          | 0.00          | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 0  | 0    | 0     |
| 89/0162          | PHASES 4.1,CEFN YR HENDY                                   | 41                           | 43                   | 2          | 0.08          | 2   | 0              | 0    | 0    | 0    | 0    | 0 | 0  | 0    | 0     |
| 01/2572          | PHASES 5,CEFN YR HENDY (WESTBURY)                          | 0                            | 118                  | 118        | 4.13          | 0   | 10             | 36   | 36   | 36   | 0    | 0 | 0  | 0    | 0     |
| TELP             | SOUTH OF BUTE QUARRY,MISKIN                                | 0                            | 30                   | 30         | 2.80          | 0   | 0              | 0    | 15   | 15   | 0    | 0 | 0  | 0    | 0     |
| 01/2440          | STATION ROAD, CHURCH VILLAGE,                              | 0                            | 25                   | 25         | 1.42          | 0   | 0              | 0    | 9    | 9    | 0    | 0 | 7  | 0    | 0     |
| 01/2768          | TALYGARN MANOR, COWBRIDGE RD,PONTYCLUN                     | 10                           | 87                   | 77         | 2.27          | 13  | 21             | 22   | 21   | 0    | 0    | 0 | 0  | 0    | 0     |
| TELP             | VALE CASTINGS,TYLE GARW, PONTYCLUN                         | 0                            | 65                   | 65         | 2.80          | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 65 | 0    | 0     |
| 98/2186          | WOODGLADE CROWN HILL SW,LLANTWIT FADRE (LLANMOOR/WDA)      | 32                           | 233                  | 131        | 5.01          | 15  | 39             | 39   | 38   | 0    | 0    | 0 | 0  | 0    | 0     |
| 00/2968 AP.284   | YNYSDDU EXTENSION, PONTYCLUN,BARRATTS                      | 0                            | 44                   | 44         | 1.90          | 0   | 0              | 22   | 22   | 0    | 0    | 0 | 0  | 0    | 0     |

Total LLANTRISANT

205 2000 1000 17.07 205 100 170 200 105 00 0 105 0

Rhondda Cynon Taff

Sites for 10 or more units

|                |   |    |    |    |      |    |   |   |   |    |   |   |    |   |
|----------------|---|----|----|----|------|----|---|---|---|----|---|---|----|---|
| TELP           | ASHGROVE,H1(79)                                     | 0  | 10 | 10 | 0.20 | 0  | 0 | 0 | 0 | 10 | 0 | 0 | 0  | 0 |
| 00/2871 AP.276 | GENE MATALS SCRAPYARD,KINGSLAND TCE TREFOREST       | 0  | 21 | 21 | 0.83 | 0  | 0 | 0 | 0 | 0  | 0 | 0 | 21 | 0 |
| 00/2656        | GRAIG YR HESG PLACE,BERW RD.H1(68)(PONTYPRIDD HA)   | 0  | 10 | 10 | 0.15 | 10 | 0 | 0 | 0 | 0  | 0 | 0 | 0  | 0 |
| TELP           | GRIFFIN MILL GARAGE H1(74),CARDIFF RD.UPPER BOAT    | 0  | 16 | 16 | 0.63 | 0  | 0 | 0 | 0 | 0  | 0 | 0 | 16 | 0 |
| 88/0230        | KINGSWOOD COED Y BRENIN H1(71) GELLIWION RD (EVANS) | 3  | 28 | 1  | 0.04 | 1  | 0 | 0 | 0 | 0  | 0 | 0 | 0  | 0 |
| PONTYPRIDD     | MILL LEE HOTEL,MILL STREET AND RHONDDA ROAD         | 12 | 12 | 0  | 0.00 | 0  | 0 | 0 | 0 | 0  | 0 | 0 | 0  | 0 |
| 92/646         | OLD FARMERS ARMS,PENTREBACH RD,TREFOREST H1(82)     | 0  | 12 | 12 | 0.09 | 0  | 0 | 0 | 0 | 0  | 0 | 0 | 12 | 0 |

|                         |  |    |     |    |      |    |   |   |   |    |   |   |    |   |
|-------------------------|--|----|-----|----|------|----|---|---|---|----|---|---|----|---|
| <b>Total PONTYPRIDD</b> |  | 15 | 109 | 70 | 1.94 | 11 | 0 | 0 | 0 | 10 | 0 | 0 | 49 | 0 |
|-------------------------|--|----|-----|----|------|----|---|---|---|----|---|---|----|---|

TONYREFAIL

|               |  |    |     |     |      |   |   |    |    |    |   |   |     |   |
|---------------|--|----|-----|-----|------|---|---|----|----|----|---|---|-----|---|
| 01/2125 PLOTS | BRYN RHEDYN,PENRHIWFER ROAD,H1(55)                         | 4  | 16  | 9   | 0.84 | 5 | 2 | 2  | 0  | 0  | 0 | 0 | 0   | 0 |
| 01/2411       | CASE PALLETS TIMBER YARD,MILL STREET TONYREFAIL            | 0  | 20  | 20  | 0.78 | 0 | 0 | 0  | 0  | 0  | 0 | 0 | 20  | 0 |
| 75/926        | COLLENNA FARM, TONYREFAIL,H1(44)                           | 0  | 17  | 17  | 0.50 | 0 | 0 | 0  | 0  | 0  | 0 | 0 | 17  | 0 |
| 93/958        | GELLI SEREN FARM(DAVIES HOMES),THOMASTOWN,H1(51) & H1 (53) | 33 | 230 | 0   | 0.00 | 0 | 0 | 0  | 0  | 0  | 0 | 0 | 0   | 0 |
| 99/2716       | HILLSIDE CLUB,   | 0  | 12  | 12  | 1.09 | 0 | 0 | 0  | 6  | 6  | 0 | 0 | 0   | 0 |
| 99/2878       | LAND AT DINAS ISAF,H1(62),WILLIAMSTOWN(RYMARK)             | 0  | 47  | 47  | 1.35 | 0 | 0 | 15 | 16 | 16 | 0 | 0 | 0   | 0 |
| TELP          | LAND BETWEEN COLLENNA FARM,& THE HILLSIDE,H1(59)           | 0  | 110 | 110 | 3.70 | 0 | 0 | 0  | 0  | 0  | 0 | 0 | 110 | 0 |
| TELP          | PENRHIWFER RD,PENRHIWFER,H1(48)                            | 0  | 30  | 30  | 1.63 | 0 | 0 | 0  | 0  | 0  | 0 | 0 | 30  | 0 |
| 02/1966       | PONDEROSA,GILFACH ROAD,H1(47&50)                           | 0  | 30  | 30  | 0.99 | 0 | 0 | 0  | 15 | 15 | 0 | 0 | 0   | 0 |
| 99/2204       | ST.JOHN THE BAPTIST,CHURCHYARD,HIGH ST.H1(61)              | 0  | 19  | 19  | 0.40 | 0 | 0 | 0  | 10 | 9  | 0 | 0 | 0   | 0 |
| 00/2133       | TRANE FARM,GILFACH ROAD                                    | 0  | 15  | 15  | 4.54 | 1 | 0 | 0  | 0  | 0  | 0 | 0 | 14  | 0 |
| TELP          | TY DAWEL, HOUSING COMPLEX,HIGH ST,H1(57)                   | 0  | 10  | 10  | 0.34 | 0 | 0 | 0  | 0  | 10 | 0 | 0 | 0   | 0 |
| 88/0326       | TYLCHA FACH TERRACE,COED ELY H1(49) (LEWIS HOMES)          | 25 | 48  | 15  | 0.70 | 6 | 9 | 0  | 0  | 0  | 0 | 0 | 0   | 0 |

|                         |  |    |     |     |       |    |    |    |    |    |   |   |     |   |
|-------------------------|--|----|-----|-----|-------|----|----|----|----|----|---|---|-----|---|
| <b>Total TONYREFAIL</b> |  | 62 | 604 | 334 | 16.86 | 12 | 11 | 17 | 47 | 56 | 0 | 0 | 191 | 0 |
|-------------------------|--|----|-----|-----|-------|----|----|----|----|----|---|---|-----|---|

|                       |  |     |      |      |       |     |     |     |     |     |     |   |     |   |
|-----------------------|--|-----|------|------|-------|-----|-----|-----|-----|-----|-----|---|-----|---|
| <b>Total Taff Ely</b> |  | 612 | 3885 | 2405 | 98.63 | 377 | 296 | 260 | 423 | 336 | 184 | 0 | 529 | 0 |
|-----------------------|--|-----|------|------|-------|-----|-----|-----|-----|-----|-----|---|-----|---|

|                             |  |     |      |      |        |     |     |     |     |     |     |   |      |     |
|-----------------------------|--|-----|------|------|--------|-----|-----|-----|-----|-----|-----|---|------|-----|
| <b>Total Private Sector</b> |  | 695 | 6768 | 4803 | 204.20 | 436 | 310 | 384 | 578 | 515 | 328 | 0 | 2016 | 236 |
|-----------------------------|--|-----|------|------|--------|-----|-----|-----|-----|-----|-----|---|------|-----|

PUBLIC SECTOR

## Sites for 10 or more units

as at 30-Jun-2003

Sites with Planning Permission or in Adopted Plans

| LPA Ref No                 | Address  | Units Built Since Last Study | Total Units Capacity | Units Rmng | Hectares Rmng | U/C | Categorisation |      |      |      |      |   | 2*  | 3(i) | 3(ii) |
|----------------------------|--|------------------------------|----------------------|------------|---------------|-----|----------------|------|------|------|------|---|-----|------|-------|
|                            |  |                              |                      |            |               |     | 2004           | 2005 | 2006 | 2007 | 2008 |   |     |      |       |
| <b>RHONDDA</b>             |  |                              |                      |            |               |     |                |      |      |      |      |   |     |      |       |
| <b>TREHERBERT</b>          |  |                              |                      |            |               |     |                |      |      |      |      |   |     |      |       |
| RHDA LP                    | LAND R/O DELWEN T'CE, BLAENCWM, (R.B.C.) (SITE H1-1, FEB 98) | 0                            | 25                   | 25         | 0.95          | 0   | 0              | 0    | 5    | 10   | 10   | 0 | 0   | 0    |       |
| <b>Total TREHERBERT</b>    |  | 0                            | 25                   | 25         | 0.95          | 0   | 0              | 0    | 5    | 10   | 10   | 0 | 0   | 0    |       |
| <b>Total Rhondda</b>       |  | 0                            | 25                   | 25         | 0.95          | 0   | 0              | 0    | 5    | 10   | 10   | 0 | 0   | 0    |       |
| <b>TAFF ELY</b>            |  |                              |                      |            |               |     |                |      |      |      |      |   |     |      |       |
| <b>LLANHARAN</b>           |  |                              |                      |            |               |     |                |      |      |      |      |   |     |      |       |
| 01/3116                    | DROES COL EXTENSION LLANHARRY,                               | 22                           | 24                   | 2          | 0.07          | 2   | 0              | 0    | 0    | 0    | 0    | 0 | 0   | 0    |       |
| <b>Total LLANHARAN</b>     |  | 22                           | 24                   | 2          | 0.07          | 2   | 0              | 0    | 0    | 0    | 0    | 0 | 0   | 0    |       |
| <b>PONTYPRIDD</b>          |  |                              |                      |            |               |     |                |      |      |      |      |   |     |      |       |
| TELP                       | CEFN LANE H1(77), GLYNCOCH                                   | 0                            | 114                  | 114        | 3.80          | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 114 | 0    |       |
| <b>Total PONTYPRIDD</b>    |  | 0                            | 114                  | 114        | 3.80          | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 114 | 0    |       |
| <b>Total Taff Ely</b>      |  | 22                           | 138                  | 116        | 3.87          | 2   | 0              | 0    | 0    | 0    | 0    | 0 | 114 | 0    |       |
| <b>Total Public Sector</b> |  | 22                           | 163                  | 141        | 4.82          | 2   | 0              | 0    | 5    | 10   | 10   | 0 | 114 | 0    |       |

## Sites for 10 or more units

as at 30-Jun-2003

Sites with Planning Permission or in Adopted Plans

| LPA Ref No                         | Address                                 | Units Built Since Last Study | Total Units Capacity | Units Rmng | Hectares Rmng | U/C | Categorisation |      |      |      |      | 2* | 3(i) | 3(ii) |
|------------------------------------|---|------------------------------|----------------------|------------|---------------|-----|----------------|------|------|------|------|----|------|-------|
|                                    |   |                              |                      |            |               |     | 2004           | 2005 | 2006 | 2007 | 2008 |    |      |       |
| <b>HOUSING ASSOCIATION, PUBLIC</b> |   |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
| <b>CYNON VALLEY</b>                |   |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
| <b>ABERDARE</b>                    |   |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
| AA&C LP                            | HILLBROOK ESTATE, ABERAMAN (NEWYDD HA)  | 0                            | 30                   | 30         | 1.20          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 0    | 30    |
| <b>Total ABERDARE</b>              |   | 0                            | 30                   | 30         | 1.20          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 0    | 30    |
| <b>HIRWAUN</b>                     |   |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
| 02/0927                            | LAND OPP. CEFN DON TERRACE,             | 0                            | 12                   | 12         | 0.20          | 0   | 0              | 0    | 12   | 0    | 0    | 0  | 0    | 0     |
| <b>Total HIRWAUN</b>               |   | 0                            | 12                   | 12         | 0.20          | 0   | 0              | 0    | 12   | 0    | 0    | 0  | 0    | 0     |
| <b>Total Cynon Valley</b>          |   | 0                            | 42                   | 42         | 1.40          | 0   | 0              | 0    | 12   | 0    | 0    | 0  | 0    | 30    |
| <b>RHONDDA</b>                     |   |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
| <b>PORTH</b>                       |   |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
| 98/6384                            | R/O CORONATION TERRACE, PHASE II (H1.F) | 0                            | 13                   | 13         | 0.46          | 0   | 0              | 3    | 5    | 5    | 0    | 0  | 0    | 0     |
| <b>Total PORTH</b>                 |   | 0                            | 13                   | 13         | 0.46          | 0   | 0              | 3    | 5    | 5    | 0    | 0  | 0    | 0     |
| <b>Total Rhondda</b>               |   | 0                            | 13                   | 13         | 0.46          | 0   | 0              | 3    | 5    | 5    | 0    | 0  | 0    | 0     |

## Sites for 10 or more units

as at 30-Jun-2003

Sites with Planning Permission or in Adopted Plans

| LPA Ref No                               | Address  | Units Built Since Last Study | Total Units Capacity | Units Rmng | Hectares Rmng | U/C | Categorisation |      |      |      |      | 2* | 3(i) | 3(ii) |
|--|--|------------------------------|----------------------|------------|---------------|-----|----------------|------|------|------|------|----|------|-------|
|  |  |                              |                      |            |               |     | 2004           | 2005 | 2006 | 2007 | 2008 |    |      |       |
| <b>TAFF ELY</b>                          |  |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
| <b>LLANTRISANT</b>                       |  |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
| TELP                                     | LAND OPP. YSGOL GYFUN,LLANHARRY,H1(24) (HAFOD)         | 0                            | 23                   | 23         | 0.78          | 0   | 0              | 0    | 23   | 0    | 0    | 0  | 0    | 0     |
| 94/505                                   | PETROL FILLING STATION,H1(34),TYLACOCK ROAD,LLANHARRY, | 12                           | 12                   | 0          | 0.00          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 0    | 0     |
| <b>Total LLANTRISANT</b>                 |  | 12                           | 35                   | 23         | 0.78          | 0   | 0              | 0    | 23   | 0    | 0    | 0  | 0    | 0     |
| <b>PONTYPRIDD</b>                        |  |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
| 02/1766                                  | FOUNDRY, WINDSOR ROAD,TREFOREST, PONTYPRIDD            | 0                            | 12                   | 12         | 0.25          | 0   | 0              | 12   | 0    | 0    | 0    | 0  | 0    | 0     |
| TELP                                     | GLYNTAFF FARM H1(78),RHYDYFELIN                        | 0                            | 124                  | 124        | 2.70          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 124  | 0     |
| <b>Total PONTYPRIDD</b>                  |  | 0                            | 136                  | 136        | 2.95          | 0   | 0              | 12   | 0    | 0    | 0    | 0  | 124  | 0     |
| <b>TONYREFAIL</b>                        |  |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
| TELP                                     | TRANE FARM,H1(54)                                      | 0                            | 111                  | 111        | 1.74          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 111  | 0     |
| <b>Total TONYREFAIL</b>                  |  | 0                            | 111                  | 111        | 1.74          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 111  | 0     |
| <b>Total Taff Ely</b>                    |  | 12                           | 282                  | 270        | 5.47          | 0   | 0              | 12   | 23   | 0    | 0    | 0  | 235  | 0     |
| <b>Total Housing Association, Public</b> |  | 12                           | 337                  | 325        | 7.33          | 0   | 0              | 15   | 40   | 5    | 0    | 0  | 235  | 30    |

Abbreviated Plan Names

| LPA          | Full Name                                 |
|--------------|---|
| AA&C LP      | A/ABERCWMBOI/CWMBACH                      |
| AA&C LP      | ABERAMAN, ABERCWMBOI & CWMBACH LOCAL PLAN |
| ABERC LP     | ABERCYNON LOCAL PLAN                      |
| CAB LP       | CENTRAL ABERDARE LOCAL PLAN               |
| CT&L LP      | CWMDARE, TRECYNON &                       |
| HIRW LP      | HIRWAUN AND DISTRICT LOCAL PLAN           |
| RHDA LP      | RHONDDA LOCAL PLAN(ADOPTED FEB'98)        |
| TAFF ELY DLP | TAFF ELY DEPOSIT LOCAL PLAN               |
| TELP         | TAFF ELY LOCAL PLAN                       |

| Site Address                          | Zone         | Status | Decision Desc.     | Current Decision Desc. | Description      |
|---------------------------------------|--------------|--------|--------------------|------------------------|------------------|
| ADJACENT MAERDY JUNIOR,(H1.24 FEB 98) | Rhondda      | ALP    | RHDA LP            | RHDA LP                | Adopted Plan     |
| ADJ KING GEORGE V,PLAYING FIELDS      | Cynon Valley | ALP    | AA&C LP            | AA&C LP                | Adopted Plan     |
| ASHGROVE,H1(79)                       | Taff Ely     | ALP    | TELP               | TELP                   | Adopted Plan     |
| BETHLEHEM VIEW,                       | Taff Ely     | ALP    | RCT TAFF ELY LP 2  | RCT TAFF ELY LP 2003   | Adopted Plan     |
| BRYN HYFRYD STREET,YNYSWEN(H1-4)      | Rhondda      | ALP    | RHDA LP            | RHDA LP                | Adopted Plan     |
| BRYNNA WOODS,BRYNNA ROAD              | Taff Ely     | ALP    | RCT TAFF ELY LP 2  | RCT TAFF ELY LP 2003   | Adopted Plan     |
| BRYN RHEDYN,PENRHIWFER ROAD,H1(55)    | Taff Ely     | PP2    | 01/2125 PLOTS 24,2 | 01/2125 PLOTS 24,25    | Full             |
| BUARTH-Y-CAPEL,YNYSYBWL               | Cynon Valley | PP1    | 77                 | 77                     | Outline          |
| CAR PARK,ADJOINING FORMER AB FACTOF   | Cynon Valley | PP1    | 00/4442            | 00/4442                | Outline          |
| CASE PALLETS TIMBER YARD,MILL STREET  | Taff Ely     | PP1    | 01/2411            | 01/2411                | Outline          |
| CEFN LANE H1(77),GLYNCOCH             | Taff Ely     | ALP    | TELP               | TELP                   | Adopted Plan     |
| CEFN YR HENDY PHASE 4.3 WIMPEY,PONT`  | Taff Ely     | PP3    | 02/0177            | 02/0177                | Reserved Matters |
| CEFN YR HENDY PHASE4 PERSIMMON,MISI   | Taff Ely     | PP3    | 02/1242 40 DW      | 02/1242 40 DW          | Reserved Matters |
| CHERRY DRIVE,LANDARE                  | Cynon Valley | PP1    | 00/4510            | 00/4510                | Outline          |
| COLLENNA FARM, TONYREFAIL,H1(44)      | Taff Ely     | PP2    | 75/926             | 75/926                 | Full             |
| CROWN BREWERY,COWBRIDGE ROAD (REI     | Taff Ely     | PP2    | 99/2743            | 99/2743                | Full             |
| CROWN HILL,LLANTWIT FARDRE            | Taff Ely     | PP1    | 00/2355            | 00/2355                | Outline          |

Abbreviated Plan Names

|  |              |     |                   |                      |                  |
|--|--------------|-----|-------------------|----------------------|------------------|
| CWMBACH ROAD (CO-OP) ABERNANT,         | Cynon Valley | PP2 | 02/1056           | 02/1056              | Full             |
| CWS MILK DEPOT SITE,LLWYDCOED ROAD.    | Cynon Valley | PP1 | 01/4120           | 01/4120              | Outline          |
| DANYGRAIG, TALBOT GREEN,(BRYANT HOM    | Taff Ely     | PP2 | 02/1170           | 02/1170              | Full             |
| DROES COL EXTENSION LLANHARRY,         | Taff Ely     | PP2 | 01/3116           | 01/3116              | Full             |
| DYFFFRYN DOWLAIS AREA 10 BARRAT,CHUF   | Taff Ely     | PP1 | 00/2661           | 00/2661              | Outline          |
| DYFFFRYN DOWLAIS AREA 5&6,CHURCH VIL   | Taff Ely     | PP1 | 97/2062           | 97/2062              | Outline          |
| DYFFFRYN DOWLAIS AREA 7-9,CHURCH VILL  | Taff Ely     | PP1 | 00/2661           | 00/2661              | Outline          |
| DYFFFRYN DOWLAIS AREA 8 BARRATT,CHUI   | Taff Ely     | PP1 | 00/2661           | 00/2661              | Outline          |
| EAST GLAM HOSPITAL CENTRAL,CHURCH \    | Taff Ely     | PP3 | 02/1660 12 DW     | 02/1660 12 DW        | Reserved Matters |
| EAST GLAM HOSPITAL EMI & MH,CHURCH \   | Taff Ely     | ALP | TELP              | TELP                 | Adopted Plan     |
| EAST GLAM HOSPITAL LAUNDRY,CHURCH \    | Taff Ely     | ALP | TAFF ELY DLP      | TAFF ELY DLP         | Adopted Plan     |
| EAST GLAMORGAN HOSPITAL, SW,CHURCH     | Taff Ely     | PP1 | 97/2818           | 97/2818              | Outline          |
| EAST OF HEATHLANDS,(CEDARGRANGE LT     | Taff Ely     | PP3 | 94/765            | 94/765               | Reserved Matters |
| ELMS FARM,LLANHARRY H1(14) (LLANMOO    | Taff Ely     | PP1 | 01/2749 ap.272    | 01/2749 ap.272       | Outline          |
| FFORCHNEOL ESTATE,GODREAMAN            | Cynon Valley | PP2 | 88/0561           | 88/0561              | Full             |
| FFOREST ROAD QUARRIES,LLANHARRY H1     | Taff Ely     | ALP | RHDA LP           | RHDA LP              | Adopted Plan     |
| FORMER COAL DISPOSAL POINT,BRIDGENI    | Taff Ely     | PP3 | 01/2747 ROAD ONL  | 01/2747 ROAD ONLY    | Reserved Matters |
| FORMER COAL DISPOSAL POINT,PARC ENV    | Taff Ely     | PP2 | 01/3084           | 01/3084              | Full             |
| FORMER COAL DISPOSAL POINT,WESTBUR     | Taff Ely     | PP3 | 01/2747 ROADS ON  | 01/2747 ROADS ONLY   | Reserved Matters |
| FOUNDRY, WINDSOR ROAD,TREFOREST, P     | Taff Ely     | PP2 | 02/1766           | 02/1766              | Full             |
| GELLIFALIOG FARM,(H1.29)               | Rhondda      | ALP | RHDA LP           | RHDA LP              | Adopted Plan     |
| GELLI FEDI,BRYNNA                      | Taff Ely     | ALP | RCT TAFF ELY LP 2 | RCT TAFF ELY LP 2003 | Adopted Plan     |
| GELLI SEREN FARM(DAVIES HOMES),THOM    | Taff Ely     | PP3 | 93/958            | 93/958               | Reserved Matters |
| GENE MATALS SCRAPYARD,KINGSLAND TC     | Taff Ely     | PP1 | 00/2871 AP.276    | 00/2871 AP.276       | Outline          |
| GLYNTAFF FARM H1(78),RHYDYFELIN        | Taff Ely     | ALP | TELP              | TELP                 | Adopted Plan     |
| GRAIG YR HESG PLACE,BERW RD.H1(68)(P   | Taff Ely     | PP2 | 00/2656           | 00/2656              | Full             |
| GRIFFIN MILL GARAGE H1(74),CARDIFF RD. | Taff Ely     | ALP | TELP              | TELP                 | Adopted Plan     |
| HENDRE-WEN BRYNNA ROAD,LLANHARAN       | Taff Ely     | PP1 | 01/10/2001        | 01/10/2001           | Outline          |
| HEOL-Y-GRAIG,(AUSNERE PROPERTIES)      | Cynon Valley | ALP | HIRW LP           | HIRW LP              | Adopted Plan     |

Abbreviated Plan Names

|  |              |     |                   |                      |                  |
|--|--------------|-----|-------------------|----------------------|------------------|
| HILLBROOK ESTATE,ABERAMAN(NEWYDD I       | Cynon Valley | ALP | AA&C LP           | AA&C LP              | Adopted Plan     |
| HILLSIDE CLUB,                           | Taff Ely     | PP1 | 99/2716           | 99/2716              | Outline          |
| HILLTOP,LLWYDCOED                        | Cynon Valley | ALP | CT&L LP           | CT&L LP              | Adopted Plan     |
| KINGSWOOD,COED Y BRENIN H1(71),GELLI'    | Taff Ely     | PP1 | 88/0239           | 88/0239              | Outline          |
| LAND ADJACENT RHIGOS ROAD,(H1-25,FEB     | Rhondda      | ALP | RHDA LP           | RHDA LP              | Adopted Plan     |
| LANDARE PARK(AREA G),CWMDARE             | Cynon Valley | PP2 | 91/0432           | 91/0432              | Full             |
| LANDARE PARK (PART I,J,K,L),"ST.JAMES'P/ | Cynon Valley | PP1 | 9304              | 9304                 | Outline          |
| LAND AT ABERTAF FIELDS,ABERCYNON         | Cynon Valley | ALP | ABERC LP          | ABERC LP             | Adopted Plan     |
| LAND AT DAN Y COED,H1.9                  | Rhondda      | ALP | RHDA LP           | RHDA LP              | Adopted Plan     |
| LAND AT DINAS ISAF,H1(62),WILLIAMSTOWI   | Taff Ely     | PP2 | 99/2878           | 99/2878              | Full             |
| LAND AT DYFFRYN CRESCENT,BRYNCAE         | Taff Ely     | ALP | RCT TAFF ELY LP 2 | RCT TAFF ELY LP 2003 | Adopted Plan     |
| LAND AT NINIAN STREET,H1.3               | Rhondda      | PP2 | 03/0619 1 dw      | 03/0619 1 dw         | Full             |
| LAND AT PARK VIEW,ABERCYNON              | Cynon Valley | PP1 | 02/1793           | 02/1793              | Outline          |
| LAND AT TANYARD PLACE,ABERAMAN           | Cynon Valley | PP1 | 00/4371           | 00/4371              | Outline          |
| LAND BETWEEN COLLENNA FARM,& THE HI      | Taff Ely     | ALP | TELP              | TELP                 | Adopted Plan     |
| LAND BETWEEN EDWARD ST AND,MOUNTA        | Cynon Valley | PP2 | 99/4316           | 99/4316              | Full             |
| LAND OFF GROVERS RD,ABERCYNON            | Cynon Valley | PP1 | 02/1872           | 02/1872              | Outline          |
| LAND OPP. CEFN DON TERRACE,              | Cynon Valley | PP2 | 02/0927           | 02/0927              | Full             |
| LAND OPP. YSGOL GYFUN,LLANHARRY,H1(      | Taff Ely     | ALP | TELP              | TELP                 | Adopted Plan     |
| LAND R/O 1-6 TRAMWAY,HIRWAUN             | Cynon Valley | PP1 | 02/1337           | 02/1337              | Outline          |
| LAND R/O DELWEN T'CE,BLAENCWM,(R.B.C     | Rhondda      | ALP | RHDA LP           | RHDA LP              | Adopted Plan     |
| LAND R/O DUNRAVEN TERRACE,               | Rhondda      | PP1 | 97/6368           | 97/6368              | Outline          |
| LAND R/O KENNARD ST.,TON PENTRE(H1.7     | Rhondda      | ALP | RHDA LP           | RHDA LP              | Adopted Plan     |
| LAND R/O OF 18-23,HILL ST.,ABERAMAN      | Cynon Valley | PP1 | 00/4365           | 00/4365              | Outline          |
| LAND R/O "THE NAVIGATION",ABERCYNON      | Cynon Valley | ALP | ABERC LP          | ABERC LP             | Adopted Plan     |
| LAND R/O TYNTYLA ROAD,WEST OF,LLWYN      | Rhondda      | ALP | RHDA LP           | RHDA LP              | Adopted Plan     |
| LAND R/O YORKIES PUBLIC HOUSE,(H 1.18)   | Rhondda      | PP2 | 02/1518           | 02/1518              | Full             |
| LAND SOUTH OF GELLI,W.OF TON PENTRE(     | Rhondda      | ALP | RHDA LP           | RHDA LP              | Adopted Plan     |
| LLANILID OCS WORKSHOPS,BRIDGEND RO       | Taff Ely     | PP3 | 02/1534           | 02/1534              | Reserved Matters |

Abbreviated Plan Names

|                                       |              |     |                  |                  |                  |
|---------------------------------------|--------------|-----|------------------|------------------|------------------|
| LOG VILLAGE,MEIROS VALLEY             | Taff Ely     | PP2 | 94/0412          | 94/0412          | Full             |
| MAELGWYN TCE.,GADLYS SCRAPYARD        | Cynon Valley | PP1 | 02/1820          | 02/1820          | Outline          |
| MAESYFFYNON TIP,ABERDARE              | Cynon Valley | ALP | CAB LP           | CAB LP           | Adopted Plan     |
| MEADOW FARM,WEST OF HOSPITAL H1(38)   | Taff Ely     | ALP | RHDA LP          | RHDA LP          | Adopted Plan     |
| MILLFEILD HOTEL,MILL ST AND RHONDDA F | Taff Ely     | PP2 | T/01/3030        | T/01/3030        | Full             |
| MOUNTAIN VIEW,(WILCON HOMES),H1(58)   | Taff Ely     | PP1 | 93/123           | 93/123           | Outline          |
| MOUNT PLEASANT,OFF TROEDYRHIW RD(F    | Rhondda      | PP2 | 03/0250 1 DW     | 03/0250 1 DW     | Full             |
| NORTH OF HIGH STREET,HIRWAUN          | Cynon Valley | ALP | HIRW LP          | HIRW LP          | Adopted Plan     |
| NORTH OF SWANSEA ROAD,SPRINGFIELD (   | Cynon Valley | PP1 | 97/4256          | 97/4256          | Outline          |
| OFF CRAWSHAY STREET,HIRWAUN           | Cynon Valley | ALP | HIRW LP          | HIRW LP          | Adopted Plan     |
| OFF ST. JULIUS CRESCENT,BRYNNA H1(28) | Taff Ely     | PP1 | 93/244           | 93/244           | Outline          |
| OLD BOYS GRAMER SCHOOL,HIRWAUN RO     | Cynon Valley | PP2 | 02/1136          | 02/1136          | Full             |
| OLD FARMERS ARMS,PENTREBACH RD,TRI    | Taff Ely     | PP2 | 92/646           | 92/646           | Full             |
| OPPOSITE BUTE TCE.,(HAIGSIDE LTD)     | Cynon Valley | PP1 | 01/4024          | 01/4024          | Outline          |
| PARC OWAIN GLYNDWR, BARRATTS,COWE     | Taff Ely     | PP2 | 02/1487 combined | 02/1487 combined | Full             |
| PAVILLION ESTATE, DARRAN ROAD,MOUNT   | Cynon Valley | PP1 | 02/1618          | 02/1618          | Outline          |
| PENRHIWFER RD,PENRHIWFER,H1(48)       | Taff Ely     | ALP | TELP             | TELP             | Adopted Plan     |
| PENTWYN ROAD, YSTRADFECHAN,TREORC     | Rhondda      | PP2 | 97/0051`         | 97/0051`         | Full             |
| PENYGAWSI EXTENSION,CASTLE HILL SOU   | Taff Ely     | ALP | TELP             | TELP             | Adopted Plan     |
| PETROL FILLING STATION,H1(34),TYLACOC | Taff Ely     | PP1 | 94/505           | 94/505           | Outline          |
| PHASE 3A/3B (SOUTH 1B,CEFN YR HENDY ( | Taff Ely     | PP3 | 99/2351          | 99/2351          | Reserved Matters |
| PHASES 4.1,CEFN YR HENDY              | Taff Ely     | PP1 | 89/0162          | 89/0162          | Outline          |
| PHASES 5,CEFN YR HENDY (WESTBURY)     | Taff Ely     | PP1 | 01/2572          | 01/2572          | Outline          |
| PLAZA CINEMA,(H1.M)                   | Rhondda      | ALP | RHDA LP          | RHDA LP          | Adopted Plan     |
| PONDEROSA,GILFACH ROAD,H1(47&50)      | Taff Ely     | PP1 | 02/1966          | 02/1966          | Outline          |
| POTTER'S FIELD,LLEWELLYN STREET, TRE  | Cynon Valley | PP2 | 98/4371          | 98/4371          | Full             |
| REAR OF AVONDALE STREET,YNYSBOETH     | Cynon Valley | PP1 | 01/4016          | 01/4016          | Outline          |
| REAR OF BUTE TERRACE,(HAIGSIDE LTD)   | Cynon Valley | ALP | HIRW LP          | HIRW LP          | Adopted Plan     |
| REAR OF MAESYRHYDIAU FARM,            | Cynon Valley | ALP | HIRW LP          | HIRW LP          | Adopted Plan     |

Abbreviated Plan Names

|  |              |     |                |                |                  |
|--|--------------|-----|----------------|----------------|------------------|
| RED BARN,HIRWAUN                       | Cynon Valley | PP2 | 02/1909        | 02/1909        | Full             |
| R/O 215-271,HIGH ST.,H1(56)            | Taff Ely     | ALP | RHDA LP        | RHDA LP        | Adopted Plan     |
| R/O CORONATION TERRACE,PHASE II (H1.F  | Rhondda      | PP2 | 98/6384        | 98/6384        | Full             |
| R/O YSTRAD RD,(H1.8 FEB 1998)          | Rhondda      | ALP | RHDA LP        | RHDA LP        | Adopted Plan     |
| SITE OF LLWYNPIA HOSPITAL,(H1.28,FEB 1 | Rhondda      | ALP | RHDA LP        | RHDA LP        | Adopted Plan     |
| SITE OF MINES RESCUE STATION,DINAS (H  | Rhondda      | ALP | RHDA LP        | RHDA LP        | Adopted Plan     |
| SITE OF TREHERBERT HOSPITAL,TREHERE    | Rhondda      | PP1 | 2/0689         | 2/0689         | Outline          |
| SOUTH OF BUTE QUARRY,MISKIN            | Taff Ely     | ALP | TELP           | TELP           | Adopted Plan     |
| SOUTH OF RUGBY GROUND,BRIDGEND RO      | Taff Ely     | PP1 | 99/2721        | 99/2721        | Outline          |
| SOUTH OF SWANSEA ROAD,(CARBIS)         | Cynon Valley | ALP | HIRW LP        | HIRW LP        | Adopted Plan     |
| STATION ROAD, CHURCH VILLAGE,          | Taff Ely     | PP1 | 01/2440        | 01/2440        | Outline          |
| ST.JOHN THE BAPTIST,CHURCHYARD,HIGH    | Taff Ely     | PP1 | 99/2204        | 99/2204        | Outline          |
| TALYGARN MANOR, COWBRIDGE RD,PONT      | Taff Ely     | PP2 | 01/2768        | 01/2768        | Full             |
| THE BRYN(LAND AT GLAN RHYD),HEOL PEN   | Cynon Valley | ALP | HIRW LP        | HIRW LP        | Adopted Plan     |
| THE FERNS, BLACKMILL RD,GILFACHH, H1(  | Taff Ely     | PP2 | 00/2481        | 00/2481        | Full             |
| THE WALK(TIP SHINDRIES),ABERNANT       | Cynon Valley | PP2 | 90/0230        | 90/0230        | Full             |
| TRANE FARM,GILFACH ROAD                | Taff Ely     | PP2 | 00/2133        | 00/2133        | Full             |
| TRANE FARM,H1(54)                      | Taff Ely     | ALP | TELP           | TELP           | Adopted Plan     |
| TY DAWEL, HOUSING COMPLEX,HIGH ST,H'   | Taff Ely     | ALP | TELP           | TELP           | Adopted Plan     |
| TYLCHA FACH TERRACE,COED ELY H1(49)    | Taff Ely     | PP1 | 88/0326        | 88/0326        | Outline          |
| VALE CASTINGS,TYLE GARW, PONTYCLUN     | Taff Ely     | ALP | TELP           | TELP           | Adopted Plan     |
| WOODGLADE CROWN HILL SW,LLANTWIT F     | Taff Ely     | PP3 | 98/2186        | 98/2186        | Reserved Matters |
| YNYSCYNON FARM,CWMBACH(GOLDSPRIN       | Cynon Valley | PP2 | 75/0850        | 75/0850        | Full             |
| YNYSSDU EXTENSION, PONTYCLUN,BARR/     | Taff Ely     | PP2 | 00/2968 AP.284 | 00/2968 AP.284 | Full             |

as at 30-Jun-2003

Unadopted Local Plan Sites

| LPA Ref No             | Address                             | Units Built Since Last Study | Total Units Capacity | Units Rmng | Hectares Rmng | U/C | Categorisation |      |      |      |      | 2* | 3(i) | 3(ii) |
|------------------------|-------------------------------------|------------------------------|----------------------|------------|---------------|-----|----------------|------|------|------|------|----|------|-------|
|                        |                                     |                              |                      |            |               |     | 2004           | 2005 | 2006 | 2007 | 2008 |    |      |       |
| <b>PRIVATE SECTOR</b>  |                                     |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
| <b>CYNON VALLEY</b>    |                                     |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
| <b>ABERCYNON</b>       |                                     |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
|                        | ABERCYNON ROAD,YNYSBOETH            | 0                            | 14                   | 14         | 0.56          | 0   | 0              | 0    | 0    | 4    | 4    | 0  | 6    | 0     |
| <b>Total ABERCYNON</b> |                                     | 0                            | 14                   | 14         | 0.56          | 0   | 0              | 0    | 0    | 4    | 4    | 0  | 6    | 0     |
| <b>ABERDARE</b>        |                                     |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
| CVLP                   | LAND OFF LLWYDCOED ROAD,LLWYDCOED   | 0                            | 43                   | 43         | 3.50          | 0   | 0              | 0    | 0    | 0    | 0    | 0  | 43   | 0     |
| CVLP                   | LAND WEST OF ABERNANT ROAD,ABERNANT | 0                            | 18                   | 18         | 0.70          | 0   | 0              | 0    | 0    | 9    | 9    | 0  | 0    | 0     |
| CVLP                   | ROSE ROW,CWMBACH                    | 0                            | 195                  | 195        | 7.80          | 0   | 0              | 0    | 22   | 23   | 22   | 0  | 128  | 0     |
| <b>Total ABERDARE</b>  |                                     | 0                            | 256                  | 256        | 12.00         | 0   | 0              | 0    | 22   | 32   | 31   | 0  | 171  | 0     |
| <b>HIRWAUN</b>         |                                     |                              |                      |            |               |     |                |      |      |      |      |    |      |       |
| CVLP                   | LAND SOUTH OF RHIGOS ROAD,HIRWAUN   | 0                            | 15                   | 15         | 0.58          | 0   | 0              | 0    | 5    | 5    | 5    | 0  | 0    | 0     |
| <b>Total HIRWAUN</b>   |                                     | 0                            | 15                   | 15         | 0.58          | 0   | 0              | 0    | 5    | 5    | 5    | 0  | 0    | 0     |

**Residential Land Availability Schedule**  
**Sites for 10 or more units**  
**as at 30-Jun-2003**

Unadopted Local Plan Sites

| LPA Ref No                  | Address                                | Units Built Since Last Study | Total Units Capacity | Units Rmng | Hectares Rmng | U/C | Categorisation |      |      |      |      |   | 2*  | 3(i) | 3(ii) |
|-----------------------------|--|------------------------------|----------------------|------------|---------------|-----|----------------|------|------|------|------|---|-----|------|-------|
|                             |  |                              |                      |            |               |     | 2004           | 2005 | 2006 | 2007 | 2008 |   |     |      |       |
| <b>MOUNTAIN ASH</b>         |  |                              |                      |            |               |     |                |      |      |      |      |   |     |      |       |
|                             | ADJ TIR DERI CEFNPENNAR,               | 0                            | 10                   | 10         | 0.38          | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 10  | 0    |       |
| CVLP                        | LAND AT BRONALLT TERRACE,ABERCWMBOI    | 0                            | 22                   | 22         | 0.58          | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 22  | 0    |       |
| CVLP                        | LAND AT GWERNIFOR GROUNDS,MOUNTAIN ASH | 0                            | 22                   | 22         | 0.58          | 0   | 0              | 0    | 0    | 0    | 0    | 0 | 22  | 0    |       |
| CVLP                        | NORTHERN CWM CYNON,MOUNTAIN ASH        | 0                            | 72                   | 72         | 2.87          | 0   | 0              | 0    | 18   | 18   | 18   | 0 | 18  | 0    |       |
| CVLP                        | WEST OF DYFFRYN ROAD,MOUNTAIN ASH      | 0                            | 20                   | 20         | 0.80          | 0   | 0              | 10   | 10   | 0    | 0    | 0 | 0   | 0    |       |
| <b>Total MOUNTAIN ASH</b>   |  | 0                            | 146                  | 146        | 5.21          | 0   | 0              | 10   | 28   | 18   | 18   | 0 | 72  | 0    |       |
| <b>YNYSYBWL</b>             |  |                              |                      |            |               |     |                |      |      |      |      |   |     |      |       |
| CVLP                        | FORMER LADY WINDSOR COLLIERY,YNYSYBWL  | 0                            | 115                  | 115        | 4.00          | 0   | 0              | 0    | 30   | 30   | 30   | 0 | 25  | 0    |       |
| <b>Total YNYSYBWL</b>       |  | 0                            | 115                  | 115        | 4.00          | 0   | 0              | 0    | 30   | 30   | 30   | 0 | 25  | 0    |       |
| <b>Total Cynon Valley</b>   |  | 0                            | 546                  | 546        | 22.35         | 0   | 0              | 10   | 85   | 89   | 88   | 0 | 274 | 0    |       |
| <b>Total Private Sector</b> |  | 0                            | 546                  | 546        | 22.35         | 0   | 0              | 10   | 85   | 89   | 88   | 0 | 274 | 0    |       |

## Abbreviated Plan Names

| LPA          | Full Name                                 |
|--------------|---|
| AA&C LP      | A/ABERCWMBOI/CWMBACH                      |
| AA&C LP      | ABERAMAN, ABERCWMBOI & CWMBACH LOCAL PLAN |
| ABERC LP     | ABERCYNON LOCAL PLAN                      |
| CAB LP       | CENTRAL ABERDARE LOCAL PLAN               |
| CT&L LP      | CWMDARE, TRECYNON &                       |
| HIRW LP      | HIRWAUN AND DISTRICT LOCAL PLAN           |
| RHDA LP      | RHONDDA LOCAL PLAN(ADOPTED FEB'98)        |
| TAFF ELY DLP | TAFF ELY DEPOSIT LOCAL PLAN               |
| TELP         | TAFF ELY LOCAL PLAN                       |