

PLANNING POLICY WALES
JOINT HOUSING LAND AVAILABILITY STUDY
COUNTY BOROUGH OF RHONDDA CYNON TAFF
30TH JUNE 2005

Co-ordinated by the Department of Enterprise, Innovation & Networks of the
Welsh Assembly Government
in co-operation with:-

Rhondda Cynon Taff County Borough Council
Home Builders Federation
Welsh Water
Environment Agency
Housing Associations

June 2006

JOINT LAND AVAILABILITY STUDY
COUNTY BOROUGH OF RHONDDA CYNON TAFF - 30TH JUNE 2005

ANNUAL REPORT CO-ORDINATED BY THE WELSH DEVELOPMENT AGENCY

1.0 INTRODUCTION

- 1.1 This is the latest report published under Planning Policy Wales (PPW), issued in March 2002 , setting out the position on residential land availability for the Rhondda Cynon Taff Unitary Authority area.
- 1.2 The current report presents the findings for the area at a base date of 30th June 2005. The report has been prepared by the Study Group in accordance with advice contained in Planning (Wales) and Technical Advice Note (Wales) 1 (as revised in October 1997). This TAN along with other Technical Advice Notes is currently under review.
- 1.3 Prior to the 1st of April 2006 the study Group was co-ordinated by the Land Division of the Welsh Development Agency. Since that date the responsibility has transferred to the Department of Enterprise, Innovation & Networks of the Welsh Assembly Government. The Study Group includes the Unitary Authority, Housebuilders representatives, Housing Associations, statutory undertakings and other bodies as appropriate.
- 1.4 The study involves discussions of individual 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.
- 1.5 The report which follows represents, unless stated otherwise, the agreed view of the Group involved in its preparation, and the comments comprising Part 3 of the report have been generally agreed by all participants. However, any points of difference which have emerged and which have not been resolved by joint discussion are recorded as such and included within Part 3
- 1.6 A copy of the relevant section of Planning Policy Wales, together with TAN (W) 1 are appended.

2.0 PART 1 - SURVEY

2.1 Requirements of Planning Policy Wales (PPW) and Technical Advice Note Number 1 "Joint Housing Land Availability Studies"

- 2.1.1 Planning Policy Wales : March 2002 (paragraph 9.2.5) reiterates previous guidance that local planning authorities should ensure that sufficient land is genuinely available or will become available to provide a 5 year supply of land for 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 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 (i.e. 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 Taff.	Sites with Planning Permission or within Adopted Plans.
Table 2	Cynon Valley.	
Table 3	Rhondda	
Table 4	Taff Ely	
Table 5	Rhondda Cynon Taff	Sites subject to completion of section 106 agreements.
	Cynon Valley	

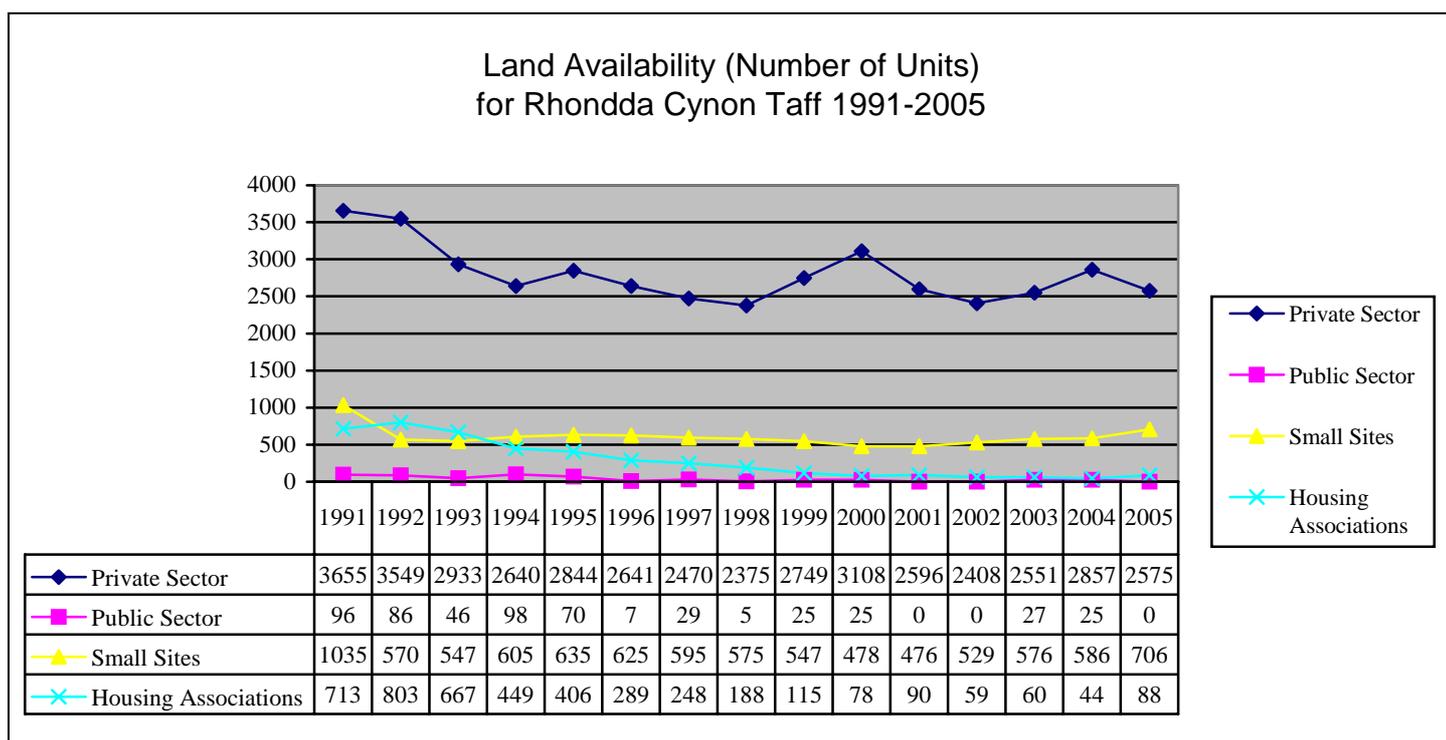
The respective planning policy documents prevailing in the Rhondda Cynon Taff area consists of the adopted Mid Glamorgan (Rhondda Cynon Taff County Borough) Replacement Structure Plan 1991-2006 ; the Adopted Cynon Valley Local Plan (including waste policies)1991-2006; the

adopted Rhondda Local Plan (including waste policies) 1991-2006 ; the Adopted Taff Ely Local Plan (including waste policies) 1991-2006. A draft Unitary Development Plan to replace these has now been abandoned as work is proceeding on a Local Development Plan (LDP).

- 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 Policy Wales, TAN(W)1 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 Category 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. There are two additional unadopted Local Plans to add in the current study. There are small sites identified which are subject to completion of section 106 agreements, (Table 5).
- 2.2.6 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 Taff Unitary Authority - by Local Plan area**

2.3.1 Rhondda Cynon Taff Unitary Authority (Table 1).

The Rhondda Cynon Taff Unitary Authority area has sufficient land identified for housing to accommodate 2663 units on large sites. During the previous year 544 units were completed on large sites and 189 units upon small sites. There were 213 units under construction at 30th June 2005. The table below provides a comparative position between this year's 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. Taff Ely, Rhondda and the Cynon Valley Borough Council.

1996-2005 the figures are from the Unitary Authority of Rhondda Cynon Taff.

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 612 dwelling plots, 70 % of which were on sites accommodating 10 or more units. There were no dwellings under construction on large sites at the study base date. During the preceding year no dwellings were completed on large sites, and 48 dwelling completions on small sites.

2.4.3 2.4.2 Sites classified as falling within Category 3(i) were considered capable of supporting 596 dwellings.

2.5 Cynon Valley Local Plan area (Table 3)

2.5.1 In Cynon Valley sufficient land for the development of 1137 dwellings was identified as being available within 5 years, 81% of which were on large sites. As at 30th June 2005, 26 dwellings were recorded as being under construction on large sites. During the preceding year 42 dwellings were completed on sites for 10 or more dwellings, and a further 59 dwellings on small sites.

2.5.2 A further 701 dwellings were identified on Category 3(i) sites, and 81 dwellings on sites in Category 3(ii).

2.6 Taff Ely Local Plan area (Table 4)

2.6.1 The 5 year supply in Taff Ely as at 30th June 2005 was agreed to be capable of supporting 1620 dwellings of which 81% were located on large sites. 502 dwellings had been completed during the preceding year on large sites and 82 dwellings on small sites. There were 187 dwellings under construction on large sites.

2.6.2 Category 3(i) sites were agreed to be capable of supporting 424 dwellings. There were a further 50 units in category 3(ii).

FOOTNOTE - COMPLETION FIGURES

In the following analysis reference has been made to the number of completions in the year to 30th June 2005. 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 previously investigated the discrepancies between these completion figures and a report was published in 1993.

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 Taff

Land Available for Housing as at 30th June 2005
 Sites Capable of Accommodating 10 or more units
 Sites with Planning Permission or within Adopted Plan

Market Type	Proposed Units	Area (Ha)	Categorisation						Units built since Last Study
			U/C	1	2	2*	3(i)	3(ii)	
Private Sector	4237	183.53	182	157	2236	0	1500	141	518
Public Sector	110	3.65	0	0	0	0	110	0	0
Housing Association, public	229	7.60	31	15	42	0	111	30	26
Total:	4576	194.78	213	172	2278	0	1721	171	544

Total number of dwelling available within five years on large sites

Private Sector	2575
Public Sector	0
Housing Association, public	88
TOTAL	2663
Forecast contribution by Small Sites	706
Large & Small Site 5 year total	3369

Table 2: Rhondda Valley

Land Available for Housing as at 30th June 2005
 Sites Capable of Accommodating 10 or more units
 Sites with Planning Permission or within Adopted Plan

Market Type	Proposed Units	Area (Ha)	Categorisation						Units built since Last Study
			U/C	1	2	2*	3(i)	3(ii)	
Private Sector	1020	46.23	0	14	400	0	596	10	0
Public Sector	0	0	0	0	0	0	0	0	0
Housing Association Public	12	0.57	0	0	12	0	0	0	0
Total:	1032	46.80	0	14	412	0	596	10	0

Total number of dwelling available within five years on large sites

Private Sector	414
Public Sector	0
Housing Association, Public	12
TOTAL	426
Forecast contribution by Small Sites	186
Large & Small Site 5 year total	612

Table 3: Cynon Valley

Land Available for Housing as at 30th June 2005
 Sites Capable of Accommodating 10 or more units
 Sites with Planning Permission or within Adopted Plans

Market Type	Proposed Units	Area (Ha)	Categorisation						Units built since Last Study
			U/C	1	2	2*	3(i)	3(ii)	
Private Sector	1708	69.77	26	39	861	0	701	81	30
Housing Association, public	30	1.20	0	0	0	0	0	30	12
Total:	1738	70.97	26	39	861	0	701	81	42

Total number of dwelling available within five years on large sites

Private Sector	926
Housing Association, private	0
Housing Association, public	0
TOTAL	926
Forecast contribution by Small Sites	211
Large & Small Site 5 year total	1137

Table 4: Taff Ely

Land Available for Housing as at 30th June 2005
 Sites Capable of Accommodating 10 or more units
 Sites with Planning Permission

Market Type	Proposed Units	Area (Ha)	Categorisation						Units built since Last Study
			U/C	1	2	2*	3(i)	3(ii)	
Private Sector	1509	67.53	156	104	975	0	203	50	488
Public Sector	110	3.65	0	0	0	0	110	0	0
Housing Association, Public	187	5.83	31	15	30	0	111	0	14
Total:	1806	77.01	187	119	1005	0	424	50	502

Total number of dwelling available within five years on large sites

Private Sector	1235
Housing Association, public	0
Public Sector	76
TOTAL	1311
Forecast contribution by Small Sites	309
Large & Small Site 5 year total	1620

Table 5: Rhondda Cynon Taff

Land Available for Housing as at 30th June 2005
 Sites Capable of Accommodating 10 or more units
 Sites subject to signing of a section 106 agreement.

Market Type	Proposed Units	Area (Ha)	Categorisation					Units built since Last Study	
			U/C	1	2	2*	3(i)		3(ii)
Private Sector	123	4.10	0	0	80	0	43	0	0
Public Sector	0	0	0	0	0	0	0	0	0
Housing Association, Public	0	0	0	0	0	0	0	0	0
Total:	123	4.10	0	0	80	0	43	0	0

Total number of dwelling available within five years on large sites

Private Sector	80
Housing Association, public	0
Public Sector	0
TOTAL	80

3.0 PART 2 - CALCULATION OF 5 YEAR LAND SUPPLY

3.1 Basis for Comparison

3.1.1 Table A 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 Taff 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 Taff at 30th June 2005 stood at 2.7 years in the Rhondda, 5.4 years in the Cynon Valley area and 3.0 years in the Taff Ely area (see Table A). **The overall land supply for Rhondda Cynon Taff is 3.4 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 perceives 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 Taff County Borough Council
Availability of Land for Public and Private House Building
Mid Glamorgan (Rhondda Cynon Taff County Borough) Replacement Structure Plan 1991-2006
Residual Comparison.**

	STRUCTURE PLAN TOTAL HOUSE BUILDING ALLOCATION 1991- 2006	COMPLETIONS 1 st July 1 st 1991 – 30 th June 2005 14 YEARS	REMAINDER MID 2005-2006 1 YEAR	5 YEAR REQUIREMENT	TOTAL ANNUAL BUILDING REQUIREMENT	TOTAL LAND AVAILABLE	TOTAL LAND SUPPLY IN YEARS
	A	B	C	D	(E)	F	G
			C = (A-B)	D = C+(A/15*4)	E = D/5	F	G = F/E
Rhondda	1800	1150	650	650 + 480 = 1130	226	612	2.7
Cynon Valley	2500	2124	376	376 + 667 = 1043	209	1137	5.4
Taff Ely	7400	6661	739	739 + 1974 = 2713	543	1620	3.0
Rhondda Cynon Taff UA	11700	9935	1765	1765 + 3120 = 4885	977	3369	3.4

Note. B includes small site completions for 2004-2005 see Small Sites Completions Figures Table in Annex 1.
F includes the projected contribution by small sites for the next five years.

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

	STRUCTURE PLAN TOTAL HOUSE BUILDING ALLOCATION 1991- 2006	COMPLETIONS 1 st July 1 st 1991 – 30 th June 2005 14 YEARS	REMAINDER MID 2005-2006 1 YEAR	5 YEAR REQUIREMENT	TOTAL ANNUAL BUILDING REQUIREMENT	TOTAL LAND AVAILABLE	TOTAL LAND SUPPLY IN YEARS
	A	B	C	D	(E)	F	G
			$C = (A-B)$	$D = C+(A/15 \times 4)$	$E = D/5$	F	$G = F/E$
Rhondda (Past Completions)	N/a	1150	N/A	$411(B/14 \times 5)$	83 Based on Past Rates	612	7.4
Cynon Valley	2500	2124	376	1043	209	1137	5.4
Taff Ely	7400	6661	739	2713	543	1620	3.0
Rhondda Cynon Taff UA	N/a	9935	N/A	4167	835	3369	4.0

Note. B includes small site completions for 2004-2005 see Small Sites Completions Figures Table in Annex 3.
F includes the projected contribution by small sites for the next five years, based on past completion rates.

Rhondda Local Plan Area Assessment based on Average Past Completions Rates 1992 - 2004

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 Taff 1991-2005**

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 the Plan period almost elapsed, Table B provides an indication of current trends and a useful monitoring device to measure policy implementation..

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 – 1/1/2005 (14 Years)	Completions 1/1/1991 – 1/1/2005 (14 Years)	House Building Performance
	A	B = A*14	C	d= c/b *100 (%)
Rhondda Valley	120	1680	1150	68
Cynon Valley	167	2333	2124	91
Taff Ely	493	6907	6661	96
Rhondda Cynon Taff UA	780	10920	9935	91

NOTE 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 Taff Average Gross Completions
Mid 1990 to Mid 2005.**

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	2000-2001	2001-2002	2002-2003	2003 - 2004	2004-2005
Rhondda Valley	125	156	145	152	151	37*}	246	624	659	562	615	542	614	791	716	n/a
Cynon Valley	206	122	251	226	172	78}										
Taff Ely	340	276	466	457	473	384 *}										
RCT Total	671	554	862	835	796	{745}	624	659	562	615	542	614	791	716	n/a	

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 1st 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 2005 – 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 Taff
With Recent Completion Rates (Gross Completions)**

Unitary Authority	5 Year Supply of Land (a)	Average Annual Completions Mid 1998 – 2005 (b)	Years of Land Supply (c)
RHONDDA CYNON TAF	3369	n/a	n/a
Unitary Authority	5 Year Supply of Land (a)	Average Annual Completions Mid 1991 – 2005 (b)	Years of Land Supply (c)
RHONDDA CYNON TAF	3369	n/a	n/a

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. The latest annual figures for 2005 are awaited.

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 sites awaiting the signing of a section 106 agreement

4.4.1 There is one additional site (total capacity of 123 units) in the schedule which is subject to the signing of a section 106 agreement (this is shown in Table 5 and included in the land supply figures set out in Alternative Table A).

**Table A: (Alternative) Rhondda Cynon Taff County Borough Council
Availability of Land for Public and Private House Building
(Including Section 106 Site)
Mid Glamorgan (Rhondda Cynon Taff County Borough) Replacement Structure Plan 1991-2006
Residual Comparison.**

	STRUCTURE PLAN TOTAL HOUSE BUILDING ALLOCATION 1991- 2006	COMPLETIONS 1 st April 1991- 1 st April 2005 14YEARS	REMAINDER MID 2005 -2006 1YEARS	5 YEAR REQUIREMENT	TOTAL ANNUAL BUILDING REQUIREMENT	TOTAL LAND AVAILABLE	TOTAL LAND SUPPLY IN YEARS
	A	B	C	D	E	F	G
			$C = (A-B)$	$D = C+(A/15*4)$	$E = D/5$	F	$G = F/E$
Rhondda	1800	1150	650	$650+480=1130$	226	612	2.7
Cynon Valley	2500	2124	376	$376+668=1044$	209	1137	5.4
Taff Ely	7400	6661	739	$739+1974=2713$	543	1700	3.1
Rhondda Cynon Taff UA	11700	9935	1765	$1765+3120=4885$	977	3449	3.5

Note. B includes small site completions for 2004-2005 see Small Sites Completions Figures Table (Annex 3).
F includes small sites projected contribution for the next five years.

4.5 Summary of the Land Availability Position in Rhondda Cynon Taff 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 612 dwelling plots considered available shows a significant increase on last year's position in the Rhondda. This is mainly as a result of the Gellifaliog Farm site in Tonypanydy coming forward. On the basis of the Replacement Structure Plan requirements there is a 2.7 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 Development Plan.

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 confirmed that it remains 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 7.4 year supply of land for the Rhondda local plan area.

4.7 Cynon Valley

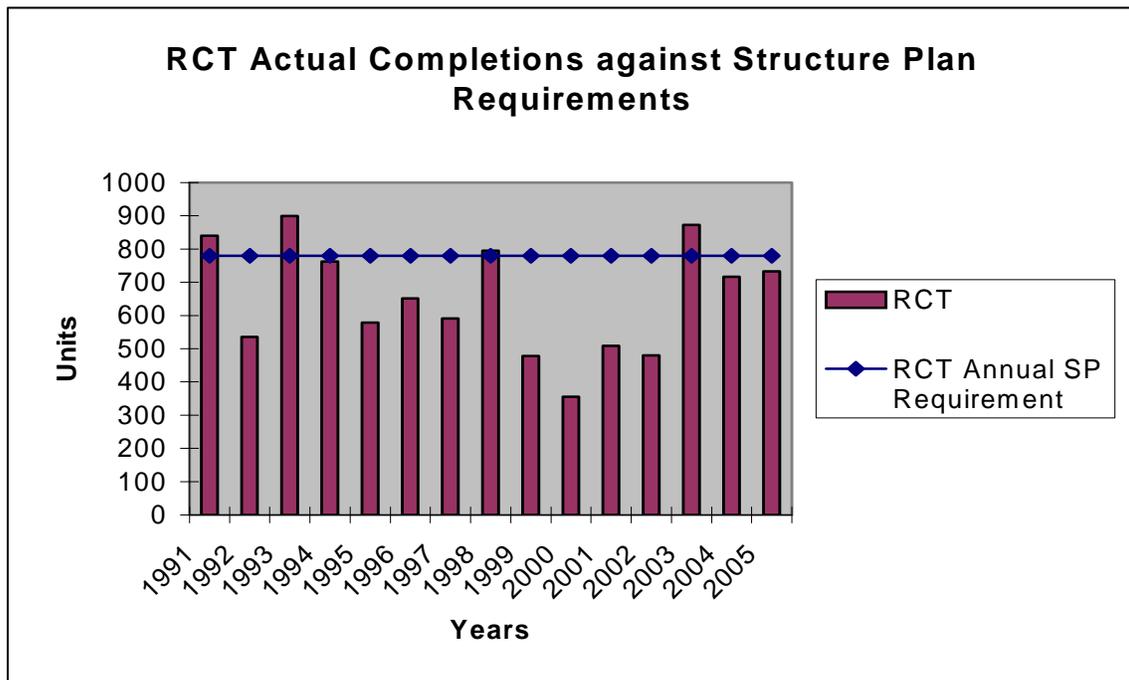
- 4.7.1 Cynon Valley has a 5.4 year land supply based on the housing requirements of the Replacement Structure Plan.
- 4.7.2 Table B indicates the rate of housing completions in this area is 9% below the rate required by the Structure Plan.
- 4.7.4 Whilst the situation in the Cynon Valley area is by comparison better than elsewhere in the County Borough, there is a need to look at the whole of the Rhondda Cynon Taff as part of the Development Plan process to assess the land strategy in relation to the provision of future housing land.
- 4.7.4 Several sites in Aberdare, Hirwaun and Ynysybwl could be brought forward more quickly subject to market conditions to assist the land supply situation in the short to medium term.

4.8 Taff Ely

- 4.8.1 The Taff Ely Local Plan area has a 3.0 year supply based on the Housing Requirements of the Replacement Structure Plan (See Table A).
- 4.8.2 As shown in Table B housebuilding performance in Taff Ely over the plan period is 4% down on the required level. Market demand in the area remains strong.
- 4.8.3 Sites in the Llantrisant area are anticipated to provide one third of the available dwelling units over the next five years in the Taff Ely Local Plan Area. Other significant areas of land available over the next 5 years are in Gilfach Goch (162 units), Llanharan(342 units) and Tonyrefail(178 units).
- 4.8.4 80% of the completions for the County Borough within the last year were in the Taff Ely Local Plan Area .

4.9 Rhondda Cynon Taff County Borough Council.

- 4.9.1 The overall picture of housing completions in the Rhondda Cynon Taff area in relation to meeting the structure plan requirements is shown below.



5.0 CONCLUSIONS

5.1 Summary of the Land Supply Position at 30th June 2005

- 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 Taff 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 Cynon Valley area currently has a sufficient supply to meet a 5 year requirement. The contribution by sites in the Llantrisant area in satisfying market demand is significant. In the County Borough overall the availability of a 3.4 year supply (see Table A) has been identified.
- 5.1.3 The land supply when assessed against housing completion rates comparisons, based on Welsh Assembly Government recorded completions over the last five years, indicates a land supply position of

(tbc) years in the County Borough as a whole(see Table D). A comparison with completion levels over the past 14 year's sees this reduced to a (tbc) year supply.

ANNEX 1**RHONDDA CYNON TAFF LAND AVAILABILITY
STUDY BASE DATE 30th June 2005****SMALL SITES COMPLETIONS INFORMATION AS
SUPPLIED BY LOCAL PLANNING AUTHORITY**

Last 9 years Actual Completions	Units
2004/2005	48
2003/2004	31
2002/2003	34
2001/2002	50
2000/2001	23
1999/2000	14
1998/99	24
1997/98	17
1996/97	9
Projected Contribution over the next five years =	186

Last 9 years Actual Completions	Units
2004/2005	59
2003/2004	47
2002/2003	54
2001/2002	23
2000/2001	28
1999/2000	22
1998/99	61
1997/98	56
1996/97	58
Projected Contribution over the next five years =	211

Last 9 years Actual Completions	Units
2004/2005	82
2003/2004	55
2002/2003	56
2001/2002	75
2000/2001	41
1999/2000	33
1998/99	38
1997/98	24
1996/97	15
Projected Contribution over the next five years =	309
RCT Projected Contribution over the next five years =	706

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-2005

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)
							2006	2007	2008	2009	2010				
PRIVATE SECTOR															
CYNON VALLEY															
ABERCYNON															
ABERC LP	ABERTAF FIELDS,ABERCYNON	0	24	24	1.00	0	0	0	0	0	0	0	12	12	
00/4442	CAR PARK AT AB FACTORY,YNYSBOETH	0	20	20	0.78	0	0	0	10	10	0	0	0	0	
94/0195	EDWARD STREET /,MOUNTAIN ASH ROAD	0	14	14	0.10	0	0	0	7	7	0	0	0	0	
02/1872	GROVERS ROAD,ABERCYNON	0	17	17	0.55	0	0	8	9	0	0	0	0	0	
01/4016	REAR OF AB FACTORY,,AVONDALE STREET, YNYSBOETH	0	15	15	0.60	0	0	0	10	5	0	0	0	0	
ABERC LP	THE NAVIGATION,ABERCYNON	0	24	24	1.00	0	0	0	0	0	24	0	0	0	
Total ABERCYNON		0	114	114	4.03	0	0	8	36	22	24	0	12	12	

Sites for 10 or more units

as at 30-Jun-2005

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							
							2006	2007	2008	2009	2010	2*	3(i)	3(ii)
ABERDARE														
02/1056	CWMBACH ROAD (CO-OP) ABERNANT,	18	40	12	3.34	12	0	0	0	0	0	0	0	0
04/608	CWS MILK DEPOT SITE,LLWYDCOED ROAD,LLWYDCOED	0	44	44	1.77	0	0	0	0	22	22	0	0	0
88/0561	FFORCHNEOL ESTATE,GODREAMAN	0	102	69	2.27	0	0	0	0	0	0	0	0	69
03/2149/16	GADLYS SCRAPYARD, MAELGWYN TCE,ABERDARE	0	14	14	0.66	0	7	7	0	0	0	0	0	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	5	24	3	0.00	3	0	0	0	0	0	0	0	0
95/0171	LAND OFF LLWYDCOED ROAD,LLWYDCOED	0	43	43	3.50	0	0	0	0	21	22	0	0	0
	LAND WEST OF ABERNANT ROAD,ROBERSTOWN	0	18	18	0.70	0	0	0	9	9	0	0	0	0
03/1273	OLD GRANARY AND POST HOUSE,FARM ROAD	0	10	10	0.65	0	0	10	0	0	0	0	0	0
CT&L LP	POTTER'S FIELD,LLEWELLYN STREET, TRECYNON	0	120	58	2.16	0	0	0	0	0	0	0	58	0
	ROSE ROW, THREE OAKS,CWMBACH	0	192	192	7.39	10	16	26	26	26	26	0	62	0
03/1882	TANYARD PLACE,ABERAMAN	0	23	23	1.41	0	11	12	0	0	0	0	0	0
90/0230	THE WALK(TIP SHINDRIES),ABERNANT	2	35	1	0.00	1	0	0	0	0	0	0	0	0
RHDA LP	TIRFOUNDER FEILDS, ABERAMAN,ABERDARE	0	225	225	9.91	0	0	0	50	50	50	0	75	0
75/0850	YNYSCYNON FARM,CWMBACH(GOLDSRING)	0	131	93	3.89	0	0	2	2	2	2	0	85	0
Total ABERDARE		25	1151	935	42.65	26	34	57	87	130	122	0	410	69

Sites for 10 or more units

as at 30-Jun-2005

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							
							2006	2007	2008	2009	2010	2*	3(i)	3(ii)
HIRWAUN														
HIRW LP	CAE BRYNHYFRYD, PENDERYN ROAD,(OPP BUTE TER) HIRWAUN	0	40	40	1.02	0	0	6	11	12	11	0	0	0
94/0317/13	GLOUCESTER RAILWAY WAGON WORKS,SITE, HIRWAUN	0	110	110	2.40	0	0	0	0	0	0	0	110	0
04/1329	LAND NORTH OF HIRWAUN ROAD,PENYWAYN, HIRWAUN	0	10	10	0.00	0	0	0	10	0	0	0	0	0
	LAND SOUTH OF RHIGOS ROAD,HIRWAUN	0	15	15	0.58	0	0	0	5	5	5	0	0	0
HIRW LP	MAESYRHYDIAU FARM,PENYARD ROAD, HIRWAUN	0	28	28	1.20	0	0	0	0	0	0	0	28	0
HIRW LP	NORTH OF HIGH STREET,	0	26	26	1.04	0	0	0	0	13	13	0	0	0
HIRW LP	REAR OF BUTE TERRACE,PENDERYN ROAD, HIRWAUN	0	39	39	1.55	0	0	9	9	10	11	0	0	0
02/1910	RED BARN FIELD,SWANSEA ROAD, (WESTBURY)	0	35	35	1.32	0	5	10	10	10	0	0	0	0
03/1785	SOUTH OF SWANSEA ROAD,(CARBIS) "OAKBROOK DRIVE"	5	34	0	0.71	0	0	0	0	0	0	0	0	0
Total HIRWAUN		5	337	303	9.82	0	5	25	45	50	40	0	138	0
MOUNTAIN ASH														
04/1600	BRONALLT TERRACE,ABERCWMBOI	0	16	16	0.58	0	0	8	8	0	0	0	0	0
94/0521	GWERNIFOR GROUNDS,	0	22	22	0.58	0	0	0	11	11	0	0	0	0
04/0677	NORTHERN CWM CYNON,	0	72	72	2.87	0	0	0	7	0	0	0	65	0
02/1618	PAVILION ESTATE, DARRAN ROAD,MOUNTAIN ASH	0	30	30	1.17	0	0	15	10	0	0	0	5	0
03/0547/13	WEST OF DYFFRYN ROAD,	0	20	20	0.80	0	0	10	10	0	0	0	0	0
Total MOUNTAIN ASH		0	160	160	6.00	0	0	33	46	11	0	0	70	0
RHIGOS														
HIRW LP	LONGMEAD PARK, HEOL Y GRAIG,RHIGOS	0	40	30	1.24	0	0	0	0	0	0	0	30	0
03/1206/13	THE BRYN(LAND AT GLAN RHYD),HEOL PENDARREN	0	11	11	0.50	0	0	6	5	0	0	0	0	0
Total RHIGOS		0	51	41	1.74	0	0	6	5	0	0	0	30	0

Sites for 10 or more units

as at 30-Jun-2005

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							
							2006	2007	2008	2009	2010	2*	3(i)	3(ii)
YNYSYBWL														
77	BUARTH-Y-CAPEL, Y WAUN, YNYSYBWL	0	40	40	2.43	0	0	0	20	20	0	0	0	0
	LADY WINDSOR SITE, YNYSYBWL	0	115	115	3.10	0	0	0	25	25	24	0	41	0
Total YNYSYBWL		0	155	155	5.53	0	0	0	45	45	24	0	41	0
Total Cynon Valley		30	1968	1708	69.77	26	39	129	264	258	210	0	701	81
RHONDDA														
CYMMER														
02/1518	LAND REAR OF RICKARDS ARMS PH, TREBANOG ; HIGH ST CYMMER	0	20	20	1.10	0	0	1	9	10	0	0	0	0
Total CYMMER		0	20	20	1.10	0	0	1	9	10	0	0	0	0
LLWYNYPIA														
RHDA LP	LAND REAR OF PARTRIDGE ROAD, WEST OF LLWYNYPIA	0	55	55	2.87	0	0	0	0	0	0	0	55	0
RHDA LP	SITE OF LLWYNYPIA HOSPITAL, (H1.28)	0	80	80	6.50	0	0	0	0	20	20	0	40	0
Total LLWYNYPIA		0	135	135	9.37	0	0	0	0	20	20	0	95	0
MAERDY														
RHDA LP	NORTH OF MAERDY JUNIOR SCHOOL, (H1.24)	0	65	65	3.64	0	0	0	0	10	10	0	45	0
Total MAERDY		0	65	65	3.64	0	0	0	0	10	10	0	45	0

Sites for 10 or more units

as at 30-Jun-2005

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							
							2006	2007	2008	2009	2010	2*	3(i)	3(ii)
PENTRE														
RHDA LP	LAND R/O KENNARD ST., TON PENTRE (H1.7 FEB 98)	0	10	10	0.45	0	0	0	10	0	0	0	0	0
Total PENTRE		0	10	10	0.45	0	0	0	10	0	0	0	0	0
PENTRE/YSTRAD														
RHDA LP	LAND SOUTH OF GELLI, W. OF TON PENTRE (H1-26,)	0	360	360	13.50	0	0	0	0	0	0	0	360	0
Total PENTRE/YSTRAD		0	360	360	13.50	0	0	0	0	0	0	0	360	0
PORTH														
04/0308	LAND OFF VAYNOR STREET,	0	28	28	0.90	0	14	14	0	0	0	0	0	0
02/0153/13	PLEASANT HEIGHTS, PORTH (WATTS)	0	48	25	1.90	0	0	10	10	5	0	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
Total PORTH		0	86	63	3.25	0	14	24	10	5	0	0	0	10
TONYPANDY														
RHDA LP	GELLIFALIOG FARM, (H1.29)	0	150	150	4.49	0	0	26	26	26	26	0	46	0
RHDA LP	PLAZA CINEMA, DUNRAVEN STREET, TONY PANDY, (H1.M)	0	12	12	0.70	0	0	0	0	12	0	0	0	0
Total TONY PANDY		0	162	162	5.19	0	0	26	26	38	26	0	46	0

Sites for 10 or more units

as at 30-Jun-2005

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)
							2006	2007	2008	2009	2010			
TREHERBERT														
RHDA LP	LAND ADJACENT TO RHIGOS ROAD,(H1-25,FEB 98)	0	50	50	2.58	0	0	0	0	0	0	0	50	0
RHDA LP	LAND R/O DELWEN T'CE,BLAENCWM,SITE H1-1	0	25	25	0.95	0	0	0	5	10	10	0	0	0
04/0530/13	PENYRENGLYN SCHOOL SITE,CHARLES STREET, TREHERBERT	0	18	18	0.60	0	0	0	18	0	0	0	0	0
03/217	SITE OF TREHERBERT HOSPITAL,TREHERBERT	0	24	24	1.40	0	0	0	12	12	0	0	0	0
Total TREHERBERT		0	117	117	5.53	0	0	0	35	22	10	0	50	0
TREORCHY														
RHDA LP	BRYN HYFRYD STREET,YNYSWEN(H1-4)	0	20	20	1.50	0	0	0	20	0	0	0	0	0
97/0051`	DRUIDS CLOSE, PENTWYN RD,TREORCHY	0	40	28	0.00	0	0	7	7	7	7	0	0	0
Total TREORCHY		0	60	48	1.50	0	0	7	27	7	7	0	0	0
YSTRAD														
RHDA LP	LAND REAR OF YSTRAD ROAD,YSTRAD (H1.8)	0	40	40	2.70	0	0	0	20	20	0	0	0	0
Total YSTRAD		0	40	40	2.70	0	0	0	20	20	0	0	0	0
Total Rhondda		0	1055	1020	46.23	0	14	58	137	132	73	0	596	10

TAFF ELY**GILFACH GOCH**

05/0105	CRESTA SERVICE STATION,AND LAND TO R/O HENDREFORGAN	0	24	24	0.00	0	0	0	12	12	0	0	0	0
94/765	HEATHLANDS EAST GILFACH GOCH,(CEDARGRANGE) H1.34	0	40	40	2.24	0	0	20	20	0	0	0	0	0

Sites for 10 or more units

as at 30-Jun-2005

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							
							2006	2007	2008	2009	2010	2*	3(i)	3(ii)
93/123	MOUNTAIN VIEW,(TAYLOR WOODROW),H1(36)	55	381	98	8.48	30	30	30	8	0	0	0	0	0
RHDA LP	R/O 215-271,HIGH ST.,H1.33	1	36	35	1.25	0	0	0	0	0	0	0	35	0
Total GILFACH GOCH		56	481	197	11.97	30	30	50	40	12	0	0	35	0
LLANHARAN														
RCT TAFF ELY LP 0000	BETHLEHEM VIEW,(h1.4)	0	50	50	2.20	0	0	0	0	25	25	0	0	0
RCT TAFF ELY LP 0000	BRYNNA WOODS,BRYNNA ROAD (H1.1)	0	12	12	1.00	0	0	0	12	0	0	0	0	0
RCT TAFF ELY LP 0000	DYFFRYN CRESCENT,BRYNCAE (H1.5)	0	10	10	0.19	0	0	0	5	0	0	0	5	0
01/3084	FORMER COAL DISPOSAL POINT,BRIDGEND ROAD (LLANMOR)	14	89	75	2.82	21	24	30	0	0	0	0	0	0
01/3084	FORMER COAL DISPOSAL POINT,(DANYMYNYDD) WESTBURY	21	135	0	0.00	0	0	0	0	0	0	0	0	0
01/3084	FORMER COAL DISPOSAL POINT,PARC EWENNY BARRATT L1.6	6	94	0	1.36	0	0	0	0	0	0	0	0	0
03/0306	GELLI FEDI,BRYNNA (H1.2)	0	66	65	1.57	0	0	12	24	24	5	0	0	0
04/0996	HENDRE-WEN BRYNNA ROAD,LLANHARAN	0	11	11	0.38	2	0	4	5	0	0	0	0	0
T/01/3121	LLANILID OCS WORKSHOPS,BRIDGEND ROAD, BRYNCAE L1.7	0	140	140	4.67	0	0	10	30	30	30	0	40	0
03/1281	LOG VILLAGE,MEIROS VALLEY	8	30	14	2.20	6	4	4	0	0	0	0	0	0
04/124	SOUTH OF RUGBY GROUND,BRIDGEND ROAD	0	10	10	0.49	0	0	0	0	5	5	0	0	0
93/244	ST. JULIUS CRESCENT,BRYNNA H1(3)	4	12	0	0.00	0	0	0	0	0	0	0	0	0
Total LLANHARAN		53	659	387	16.88	29	28	60	76	84	65	0	45	0

Sites for 10 or more units

as at 30-Jun-2005

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							
							2006	2007	2008	2009	2010	2*	3(i)	3(ii)
03/1744	BETWEEN 14 MAIN ROAD & 23,HOLLYBUSH TCE, TONTEG	0	16	16	0.23	0	0	0	16	0	0	0	0	0
02/1965/10	CADWALLADERS YARD, ALEXANDRA,TCE, REDROW	0	88	88	3.32	0	0	30	30	28	0	0	0	0
01/2572	CEFN YR HENDY PH 4.2 PERSIMMON,MISKIN PONTYCLUN H1.20	8	40	0	1.33	0	0	0	0	0	0	0	0	0
03/736 PARCELS	CEFN YR HENDY PHASE 5,H1.20 BARRATT / WESTBURY	116	118	2	0.00	2	0	0	0	0	0	0	0	0
00/2598	DANYGRAIG, TALBOT GREEN,(BRYANT HOMES)	4	42	0	0.00	0	0	0	0	0	0	0	0	0
97/2062	DYFFRYN DOWLAIS AREA 5&6,CHURCH VILLAGE, BARRATT/PERSIM	5	80	0	0.00	0	0	0	0	0	0	0	0	0
97/2062	DYFFRYN DOWLAIS AREA 7-9,CHURCH VILLAGE, BARRATT/PERSIM	35	81	0	0.00	0	0	0	0	0	0	0	0	0
03/1221 19DW	EAST GLAM HOSPITAL CENTRAL,CHURCH VILLAGE (REDROW) H1.31	47	194	0	1.43	0	0	0	0	0	0	0	0	0
03/1661	EAST GLAM HOSPITAL EMI & MH,CHURCH VILLAGE H1.31	0	50	50	1.35	9	16	25	0	0	0	0	0	0
TAFF ELY DLP	EAST GLAM HOSPITAL LAUNDRY,CHURCH VILLAGE H1.31	0	50	50	1.60	0	0	0	0	0	0	0	0	50
89/371	ELMS FARM,LLANHARRY (LLANMOOR)H1.13	37	138	8	0.00	8	0	0	0	0	0	0	0	0
TELP	FFOREST ROAD QUARRIES,LLANHARRY H1.13	0	85	85	2.90	0	0	20	20	20	25	0	0	0
03/1547	LAND AT MAES YR EGLWYS, OFF ST,ILLTYDS RD, CHURCH VILLAGE	0	42	42	1.40	0	0	0	0	21	0	0	0	0
02/1480 RAILWAY	PARC OWAIN GLYNDWR, BARRATTS,COWBRIDGE RD, TALBOT GREEN	53	95	0	0.00	0	0	0	0	0	0	0	0	0
TELP	PENYGAWSI EXTENSION,CASTLE HILL SOUTH H1.22	0	15	15	1.25	0	0	5	5	5	0	0	0	0
TELP	SOUTH OF BUTE QUARRY,MISKIN H1.21	0	30	30	2.80	0	0	0	15	15	0	0	0	0
05/0049/10	STATION ROAD, CHURCH VILLAGE,PERSIMMON	0	18	18	1.42	0	0	9	9	0	0	0	0	0
01/2768	TALYGARN MANOR, COWBRIDGE RD,PONTYCLUN	18	87	46	0.00	46	0	0	0	0	0	0	0	0
TELP	VALE CASTINGS,TYLE GARW, PONTYCLUN h1.16	0	65	65	2.80	0	0	0	35	30	0	0	0	0
98/2186	WOODGLADE CROWN HILL SW,LLANTWIT FADRE (LLANMOOR)	38	233	78	2.26	19	30	29	0	0	0	0	0	0
00/2968 AP.284	YNYSDDU EXTENSION, PONTYCLUN,BARRATTS	1	43	0	0.00	0	0	0	0	0	0	0	0	0
Total LLANTRISANT		362	1610	593	24.09	84	46	118	130	119	25	0	0	50

Sites for 10 or more units

as at 30-Jun-2005

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)
							2006	2007	2008	2009	2010			
PONTYPRIDD														
TELP	ASHGROVE,H1.55	0	10	10	0.20	0	0	0	10	0	0	0	0	0
00/2871 AP.276	GENE METALS SCRAPYARD,KINGSLAND TCE TREFOREST	0	21	21	0.83	0	0	0	10	11	0	0	0	0
92/646	OLD FARMERS ARMS,PENTREBACH RD,TREFOREST H157	0	12	12	0.09	0	0	0	0	0	0	0	12	0
Total PONTYPRIDD		0	43	43	1.12	0	0	0	20	11	0	0	12	0
TONYREFAIL														
00/2567	BRYN RHEDYN,PENRHIWFER ROAD,Hh1.43	2	16	2	0.00	2	0	0	0	0	0	0	0	0
04/131	CASE PALLETS TIMBER YARD,MILL STREET TONYREFAIL h1.44	0	20	20	0.00	0	0	0	20	0	0	0	0	0
75/926	COLLENNA FARM H1.44,	0	17	17	0.50	0	0	0	0	0	0	0	17	0
TELP	COLLENNA FARM - HILLSIDE H1.45,	0	110	110	3.70	0	0	0	0	20	20	0	70	0
99/2878	DINAS ISAF H1.50,WILLIAMSTOWN(RYMARK)	0	47	47	1.35	0	0	15	16	16	0	0	0	0
93/958	GELLI SEREN FARM(DAVIES HOMES),THOMASTOWN,H1.41	6	236	0	0.00	0	0	0	0	0	0	0	0	0
99/2716	HILLSIDE CLUB,	0	12	12	1.09	0	0	0	12	0	0	0	0	0
TELP	PENRHIWFER RD,PENRHIWFER, H1.49	0	30	30	1.63	0	0	0	0	10	10	0	10	0
02/1966	(PONDEROSA) DAN-Y-FRON,GILFACH ROAD H1.37, 38	9	27	18	0.26	11	0	7	0	0	0	0	0	0
03/0525/13	ST.JOHN THE BAPTIST,CHURCHYARD,HIGH ST. H1.48	0	19	19	0.40	0	0	0	10	9	0	0	0	0
03/0897/13	TRANE FARM,GILFACH ROAD H1.39	0	15	14	4.54	0	0	0	0	0	0	0	14	0
Total TONYREFAIL		17	549	289	13.47	13	0	22	58	55	30	0	111	0
Total Taff Ely		488	3342	1509	67.53	156	104	250	324	281	120	0	203	50
Total Private Sector		518	6365	4237	183.53	182	157	437	725	671	403	0	1500	141

Sites for 10 or more units

as at 30-Jun-2005

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)
							2006	2007	2008	2009	2010					
HOUSING ASSOCIATION, PUBLIC																
CYNON VALLEY																
ABERDARE																
AA&C LP	HILLBROOK ESTATE,ABERAMAN(NEWYDD HA)	0	30	30	1.20	0	0	0	0	0	0	0	0	0	30	
Total ABERDARE		0	30	30	1.20	0	0	0	0	0	0	0	0	0	30	
HIRWAUN																
02/0927	CEFN DON TERRACE,(CYNON TAFF)	12	12	0	0.00	0	0	0	0	0	0	0	0	0	0	
Total HIRWAUN		12	12	0	0.00	0	0	0	0	0	0	0	0	0	0	
Total Cynon Valley		12	42	30	1.20	0	0	0	0	0	0	0	0	0	30	
RHONDDA																
PORTH																
04/0051/10 (1)	DERWEN AUR, R/O CORONATION TCE,PORTH (RHONDDA HA) H1.F	0	12	12	0.57	0	0	6	6	0	0	0	0	0	0	
Total PORTH		0	12	12	0.57	0	0	6	6	0	0	0	0	0	0	
Total Rhondda		0	12	12	0.57	0	0	6	6	0	0	0	0	0	0	

Sites for 10 or more units

as at 30-Jun-2005

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)
							2006	2007	2008	2009	2010					
TAFF ELY																
LLANTRISANT																
04/2278	LAND OPP. YSGOL GYFUN,LLANHARRY,H1(9 (HAFOD)	0	25	25	0.74	25	0	0	0	0	0	0	0	0	0	
Total LLANTRISANT		0	25	25	0.74	25	0	0	0	0	0	0	0	0	0	
PONTYPRIDD																
02/1766	CWRT Y FFOWNDRI, WINDSOR ROAD,TREFOREST, PONTYPRIDD	4	10	6	0.25	6	0	0	0	0	0	0	0	0	0	
TELP	GLYNTAFF FARM H1(78),RHYDYFELIN H1.59 CADARN/NEWYDD	0	45	45	2.70	0	15	15	15	0	0	0	0	0	0	
02/1239	STOW HILL & ST MICHAEL'S AVE,TREFOREST(PONTY HA)	10	10	0	0.40	0	0	0	0	0	0	0	0	0	0	
Total PONTYPRIDD		14	65	51	3.35	6	15	15	15	0	0	0	0	0	0	
TONYREFAIL																
TELP	TRANE FARM,H1(40)	0	111	111	1.74	0	0	0	0	0	0	0	0	111	0	
Total TONYREFAIL		0	111	111	1.74	0	0	0	0	0	0	0	0	111	0	
Total Taff Ely		14	201	187	5.83	31	15	15	15	0	0	0	0	111	0	
Total Housing Association, Public		26	255	229	7.60	31	15	21	21	0	0	0	0	111	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
ABERTAF FIELDS,ABERCYNON	Cynon Valley	ALP	ABERC LP	ABERC LP	Adopted Plan
ASHGROVE,H1.55	Taff Ely	ALP	TELP	TELP	Adopted Plan
BETHLEHEM VIEW,(h1.4)	Taff Ely	ALP	RCT TAFF ELY LP 2	RCT TAFF ELY LP 2003	Adopted Plan
BETWEEN 14 MAIN ROAD & 23,HOLLYBUSH	Taff Ely	PP2	03/1744	03/1744	Full
BRONALLT TERRACE,ABERCWMBOI	Cynon Valley	PP2	04/1600	04/1600	Full
BRYN HYFRYD STREET,YNYSWEN(H1-4)	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
BRYNNA WOODS,BRYNNA ROAD (H1.1)	Taff Ely	ALP	RCT TAFF ELY LP 2	RCT TAFF ELY LP 2003	Adopted Plan
BRYN RHEDYN,PENRHIWFER ROAD,Hh1.43	Taff Ely	PP2	00/2567	00/2567	Full
BUARTH-Y-CAPEL,Y WAUN, YNYSYBWL	Cynon Valley	PP1	77	77	Outline
CADWALLADERS YARD, ALEXANDRA,TCE, F	Taff Ely	PP2	02/1965/10	02/1965/10	Full
CAE BRYNHYFRYD, PENDERYN ROAD,(OPP	Cynon Valley	ALP	HIRW LP	HIRW LP	Adopted Plan
CAR PARK AT AB FACTORY,YNYSBOETH	Cynon Valley	PP1	00/4442	00/4442	Outline
CASE PALLETS TIMBER YARD,MILL STREET	Taff Ely	PP1	04/131	04/131	Outline
CEFN DON TERRACE,(CYNON TAFF)	Cynon Valley	PP2	02/0927	02/0927	Full
CEFN LANE,GLYNCOCH L1.51	Taff Ely	ALP	TELP	TELP	Adopted Plan
CEFN YR HENDY PH 4.2 PERSIMMON,MISKI	Taff Ely	PP1	01/2572	01/2572	Outline
CEFN YR HENDY PHASE 5,H1.20 BARRATT /	Taff Ely	PP3	03/736 PARCELS A-	03/736 PARCELS A-D	Reserved Matters

Abbreviated Plan Names

COLLENNA FARM H1.44,	Taff Ely	PP2	75/926	75/926	Full
COLLENNA FARM - HILLSIDE H1.45,	Taff Ely	ALP	TELP	TELP	Adopted Plan
CRESTA SERVICE STATION,AND LAND TO F	Taff Ely	PP1	05/0105	05/0105	Outline
CWMBACH ROAD (CO-OP) ABERNANT,	Cynon Valley	PP2	02/1056	02/1056	Full
CWRT Y FFOWNDRI, WINDSOR ROAD,TREF	Taff Ely	PP2	02/1766	02/1766	Full
CWS MILK DEPOT SITE,LLWYDCOED ROAD.	Cynon Valley	PP1	04/608	04/608	Outline
DANYGRAIG, TALBOT GREEN,(BRYANT HOM	Taff Ely	PP2	00/2598	00/2598	Full
DERWEN AUR, R/O CORONATION TCE,POR	Rhondda	PP2	04/0051/10 (1)	04/0051/10 (1)	Full
DINAS ISAF H1.50,WILLIAMSTOWN(RYMARK	Taff Ely	PP2	99/2878	99/2878	Full
DRUIDS CLOSE, PENTWYN RD,TREORCHY	Rhondda	PP2	97/0051`	97/0051`	Full
DYFFFRYN CRESCENT,BRYNCAE (H1.5)	Taff Ely	ALP	RCT TAFF ELY LP 2	RCT TAFF ELY LP 2003	Adopted Plan
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	97/2062	97/2062	Outline
EAST GLAM HOSPITAL CENTRAL,CHURCH \	Taff Ely	PP2	03/1221 19DW	03/1221 19DW	Full
EAST GLAM HOSPITAL EMI & MH,CHURCH \	Taff Ely	PP1	03/1661	03/1661	Outline
EAST GLAM HOSPITAL LAUNDRY,CHURCH \	Taff Ely	ALP	TAFF ELY DLP	TAFF ELY DLP	Adopted Plan
EDWARD STREET /,MOUNTAIN ASH ROAD	Cynon Valley	PP2	94/0195	94/0195	Full
ELMS FARM,LLANHARRY (LLANMOOR)H1.13	Taff Ely	PP1	89/371	89/371	Outline
FFORCHNEOL ESTATE,GODREAMAN	Cynon Valley	PP2	88/0561	88/0561	Full
FFOREST ROAD QUARRIES,LLANHARRY H1	Taff Ely	ALP	TELP	TELP	Adopted Plan
FORMER COAL DISPOSAL POINT,BRIDGENE	Taff Ely	PP2	01/3084	01/3084	Full
FORMER COAL DISPOSAL POINT,(DANYMYI	Taff Ely	PP2	01/3084	01/3084	Full
FORMER COAL DISPOSAL POINT,PARC EWI	Taff Ely	PP2	01/3084	01/3084	Full
GADLYS SCRAPYARD, MAELGWYN TCE,ABI	Cynon Valley	PP3	03/2149/16	03/2149/16	Reserved Matters
GELLIFALIOG FARM,(H1.29)	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
GELLI FEDI,BRYNNA (H1.2)	Taff Ely	PP1	03/0306	03/0306	Outline
GELLI SEREN FARM(DAVIES HOMES),THOM	Taff Ely	PP3	93/958	93/958	Reserved Matters

GENE METALS SCRAPYARD,KINGSLAND TC	Taff Ely	PP1	00/2871 AP.276	00/2871 AP.276	Outline
GLOUCESTER RAILWAY WAGON WORKS,SI	Cynon Valley	PP1	94/0317/13	94/0317/13	Outline
GLYNTAFF FARM H1(78),RHYDYFELIN H1.59	Taff Ely	ALP	TELP	TELP	Adopted Plan
GROVERS ROAD,ABERCYNON	Cynon Valley	PP1	02/1872	02/1872	Outline
GWERNIFOR GROUNDS,	Cynon Valley	PP2	94/0521	94/0521	Full
HEATHLANDS EAST GILFACH GOCH,(CEDAI	Taff Ely	PP3	94/765	94/765	Reserved Matters
HENDRE-WEN BRYNNA ROAD,LLANHARAN	Taff Ely	PP2	04/0996	04/0996	Full
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
LADY WINDSOR SITE,YNYSYBWL	Cynon Valley	ALP			Adopted Plan
LAND ADJACENT TO RHIGOS ROAD,(H1-25,I	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
LANDARE PARK(AREA G),CWMDARE	Cynon Valley	PP2	91/0432	91/0432	Full
LAND AT MAES YR EGLWYS, OFF ST,ILLTYE	Taff Ely	PP2	03/1547	03/1547	Full
LAND NORTH OF HIRWAUN ROAD,PENYWA	Cynon Valley	PP1	04/1329	04/1329	Outline
LAND OFF LLWYDCOED ROAD,LLWYDCOED	Cynon Valley	PP1	95/0171	95/0171	Outline
LAND OFF VAYNOR STREET,	Rhondda	PP2	04/0308	04/0308	Full
LAND OPP. YSGOL GYFUN,LLANHARRY,H1(	Taff Ely	PP2	04/2278	04/2278	Full
LAND REAR OF PARTRIDGE ROAD,WEST OI	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
LAND REAR OF RICKARDS ARMS PH,TREBA	Rhondda	PP2	02/1518	02/1518	Full
LAND REAR OF YSTRAD ROAD,YSTRAD (H1	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
LAND R/O DELWEN T'CE,BLAENCWM,SITE F	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
LAND R/O KENNARD ST.,TON PENTRE(H1.7	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
LAND SOUTH OF GELLI,W.OF TON PENTRE(	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
LAND SOUTH OF RHIGOS ROAD,HIRWAUN	Cynon Valley	ALP			Adopted Plan
LAND WEST OF ABERNANT ROAD,ROBERS	Cynon Valley	ALP			Adopted Plan
LLANILID OCS WORKSHOPS,BRIDGEND RO.	Taff Ely	PP1	T/01/3121	T/01/3121	Outline

Abbreviated Plan Names

LOG VILLAGE,MEIROS VALLEY	Taff Ely	PP2	03/1281	03/1281	Full
LONGMEAD PARK, HEOL Y GRAIG,RHIGOS	Cynon Valley	ALP	HIRW LP	HIRW LP	Adopted Plan
MAESYRHYDIAU FARM,PENYARD ROAD, HIL	Cynon Valley	ALP	HIRW LP	HIRW LP	Adopted Plan
MOUNTAIN VIEW,(TAYLOR WOODROW),H1(	Taff Ely	PP1	93/123	93/123	Outline
NORTHERN CWM CYNON,	Cynon Valley	PP1	04/0677	04/0677	Outline
NORTH OF HIGH STREET,	Cynon Valley	ALP	HIRW LP	HIRW LP	Adopted Plan
NORTH OF MAERDY JUNIOR SCHOOL,(H1.2	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
OLD FARMERS ARMS,PENTREBACH RD,TRI	Taff Ely	PP2	92/646	92/646	Full
OLD GRANARY AND POST HOUSE,FARM RC	Cynon Valley	PP1	03/1273	03/1273	Outline
PARC OWAIN GLYNDWR, BARRATTS,COWE	Taff Ely	PP2	02/1480 RAILWAY	02/1480 RAILWAY	Full
PAVILION ESTATE, DARRAN ROAD,MOUNTA	Cynon Valley	PP1	02/1618	02/1618	Outline
PENRHIWFER RD,PENRHIWFER, H1.49	Taff Ely	ALP	TELP	TELP	Adopted Plan
PENYGAWSI EXTENSION,CASTLE HILL SOU	Taff Ely	ALP	TELP	TELP	Adopted Plan
PENYRENGLYN SCHOOL SITE,CHARLES ST	Rhondda	PP1	04/0530/13	04/0530/13	Outline
PLAZA CINEMA, DUNRAVEN STREET,TONYF	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
PLEASANT HEIGHTS,PORTH (WATTS)	Rhondda	PP1	02/0153/13	02/0153/13	Outline
(PONDEROSA) DAN-Y-FRON,GILFACH ROAL	Taff Ely	PP1	02/1966	02/1966	Outline
POTTER'S FIELD,LLEWELLYN STREET, TRE	Cynon Valley	ALP	CT&L LP	CT&L LP	Adopted Plan
REAR OF AB FACTORY,,AVONDALE STREET	Cynon Valley	PP1	01/4016	01/4016	Outline
REAR OF BUTE TERRACE,PENDERYN ROAL	Cynon Valley	ALP	HIRW LP	HIRW LP	Adopted Plan
RED BARN FIELD,SWANSEA ROAD, (WESTB	Cynon Valley	PP2	02/1910	02/1910	Full
R/O 215-271,HIGH ST.,H1.33	Taff Ely	ALP	RHDA LP	RHDA LP	Adopted Plan
ROSE ROW, THREE OAKS,CWMBACH	Cynon Valley	ALP			Adopted Plan
SITE OF LLWYNYPIA HOSPITAL,(H1.28)	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	03/217	03/217	Outline
SOUTH OF BUTE QUARRY,MISKIN H1.21	Taff Ely	ALP	TELP	TELP	Adopted Plan

Abbreviated Plan Names

SOUTH OF RUGBY GROUND,BRIDGEND RO	Taff Ely	PP1	04/124	04/124	Outline
SOUTH OF SWANSEA ROAD,(CARBIS) "OAK	Cynon Valley	PP2	03/1785	03/1785	Full
STATION ROAD, CHURCH VILLAGE,PERSIMI	Taff Ely	PP2	05/0049/10	05/0049/10	Full
ST.JOHN THE BAPTIST,CHURCHYARD,HIGH	Taff Ely	PP1	03/0525/13	03/0525/13	Outline
ST. JULIUS CRESCENT,BRYNNA H1(3)	Taff Ely	PP1	93/244	93/244	Outline
STOW HILL & ST MICHAEL'S AVE,TREFORE	Taff Ely	PP2	02/1239	02/1239	Full
TALYGARN MANOR, COWBRIDGE RD,PONT	Taff Ely	PP2	01/2768	01/2768	Full
TANYARD PLACE,ABERAMAN	Cynon Valley	PP2	03/1882	03/1882	Full
THE BRYN(LAND AT GLAN RHYD),HEOL PEN	Cynon Valley	PP1	03/1206/13	03/1206/13	Outline
THE NAVIGATION,ABERCYNON	Cynon Valley	ALP	ABERC LP	ABERC LP	Adopted Plan
THE WALK(TIP SHINDRIES),ABERNANT	Cynon Valley	PP2	90/0230	90/0230	Full
TIRFOUNDER FEILDS, ABERAMAN,ABERDAI	Cynon Valley	ALP	RHDA LP	RHDA LP	Adopted Plan
TRANE FARM,GILFACH ROAD H1.39	Taff Ely	PP1	03/0897/13	03/0897/13	Outline
TRANE FARM,H1(40)	Taff Ely	ALP	TELP	TELP	Adopted Plan
VALE CASTINGS,TYLE GARW, PONTYCLUN	Taff Ely	ALP	TELP	TELP	Adopted Plan
WEST OF DYFFRYN ROAD,	Cynon Valley	PP1	03/0547/13	03/0547/13	Outline
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
YNYSDDU EXTENSION, PONTYCLUN,BARRA	Taff Ely	PP2	00/2968 AP.284	00/2968 AP.284	Full
			CAB LP	CAB LP	

as at 30-Jun-2005

Planning Permission Subject To Section 106

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							2006	2007	2008	2009	2010			
PRIVATE SECTOR														
TAFF ELY														
LLANTRISANT														
	MEADOW FARM, WEST OF HOSPITAL H1.30	0	123	123	4.10	0	0	0	25	25	30	0	43	0
Total LLANTRISANT		0	123	123	4.10	0	0	0	25	25	30	0	43	0
Total Taff Ely		0	123	123	4.10	0	0	0	25	25	30	0	43	0
Total Private Sector		0	123	123	4.10	0	0	0	25	25	30	0	43	0

Abbreviated Plan Names

1

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