

Llywodraeth Cynulliad Cymru  
Welsh Assembly Government

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL**

**JOINT HOUSING LAND AVAILABILITY STUDY  
CO-ORDINATED BY THE DEPARTMENT OF THE ECONOMY AND  
TRANSPORT (DE&T) OF THE WELSH ASSEMBLY GOVERNMENT**

**01<sup>ST</sup> APRIL 2008  
IN CO-OPERATION WITH:**

**RHONDDA CYNON TAF COUNTY BOROUGH COUNCIL  
LOCAL HOUSING ASSOCIATIONS  
ENVIRONMENT AGENCY  
WELSH WATER  
HOME BUILDERS FEDERATION**

**MARCH 2010**

## JOINT LAND AVAILABILITY STUDY

### RHONDDA CYNON TAFF COUNTY BROOUGH COUNCIL - 1ST APRIL 2008

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

##### 1.0 INTRODUCTION

- 1.1 This is the latest report published under Planning Policy Wales (PPW), issued in March 2002, for the County Borough of Rhondda Cynon Taff. It replaces the last published report for a base date of 1<sup>st</sup> April 2007.
- 1.2 The current report presents the findings for the area at a base date of 1<sup>st</sup> April 2008. The report has been prepared by the Study Group in accordance with advice contained in Planning Policy Wales (2002) as amended in respect of the Housing Chapter by updated guidance issued through the Ministerial Interim Planning Policy Statement on Housing(MIPPS) 01/2006),and the revised Technical Advice Note(TAN) 1: Joint Housing Land Availability Studies (2006). All future Housing Land Availability Studies carried out in Wales will now be undertaken annually with an April 1<sup>st</sup> base date each year
- 1.3 Prior to the 1<sup>st</sup> of April 2006 the Study Group was co-ordinated by the Land Division of the Welsh Development Agency. Since that date the responsibility has transferred to the Department for the Economy and Transport of the Welsh Assembly Government. The Study Group includes the Unitary Authority, housebuilders representatives, housing associations, statutory undertakings and other bodies as appropriate.
- 1.4 The study involves discussions of individual residential land allocations and planning permissions undertaken on an area by area basis and includes consideration of the likely rate of progress in building on each site and an examination, where appropriate, of the problems inhibiting the provision of an adequate land supply.
- 1.5 The report which follows presents the agreed view of the Group involved in its preparation, and the comments comprising Part 3 of the report have been generally agreed by all participants. However any point of difference which have not been resolved through joint discussion are recorded as such and included within part 3.
- 1.6 A copy of the relevant section of Planning Policy Wales(PPW) as amended, together with TAN 1(2006), are appended at Annex 4.

##### 2. PART 1: THE SURVEY

- 2.1 Requirements of Planning Policy Wales (as amended by MIPPS 01/06).
- 2.2 Paragraph 9.2.3 of Planning Policy Wales(as amended) states that local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of housing.
- 2.3 To be genuinely available, sites must satisfy various minimum criteria set out in TAN 1(2006).

2.4 As set out in TAN 1(2006), para 7.1.1 for sites to be included in the Joint Housing Land Availability Studies they must satisfy at least one of the following conditions:

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

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

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

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

**Category 1:** Site or the phases of sites where development can commence immediately, and which are likely to be completed within the first year of the study period;

**Category 2:** Sites or the phases of sites where development cannot commence immediately, but where the constraint on development is likely to be removed in time for dwellings to be completed within 5 years;

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

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

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

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

2.7 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.

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

- the necessary infrastructure should be available or be expected to be available within the 5 year period. Consultation with appropriate public and private statutory undertakers and infrastructure providers may be appropriate ;

- the Group agree that it is financially viable to develop the site

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

### 3.0 **Method**

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

3.2 Small sites, accommodating less than 10 units, which by definition, have not been assessed individually in this Study, may make an important contribution to meeting housing needs. In recognition of this, as in previous studies, assessments of the likely completions on small sites appear as a footnote to Table 1 and have been taken into account the assessment of the land supply when compared to past housing build rates as sites subject to signing of Section 106 Agreements will only be included in the five year supply if they are allocated in an adopted development plan.

### 4.0 **Additional requirements of TAN 1(2006)**

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

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

4.2 The Group has also been asked to consider how the future land supply position is likely to provide for future affordable housing provision, development on previously developed land and what anticipated level of provision is likely to come forward from sites subject to flood risk.

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

**TABLE 1**  
**Unitary Authority**

**LAND AVAILABLE FOR HOUSING (EXCLUDING s106 SITES)  
AS AT 1 APRIL 2008  
SITES CAPABLE OF ACCOMODATING 10 OR MORE UNITS  
RHONDDA CYNON TAFF UNITARY AUTHORITY**

	PROPOSED UNITS	AREA (HA)	CATEGORISATION						UNITS COMPLETE 1/4/07 31/3/08
			U/C	1	2	2*	3(i)	3(ii)	
PRIVATE SECTOR	4403	190.30	237	26	1364	0	2693	83	455
HA PRIVATE	0	0	0	0	0	0	0	0	0
PUBLIC SECTOR	110	3.65	0	0	0	0	110	0	0
HA PUBLIC	162	5.90	8	34	82	0	38	0	8
<b>TOTAL</b>	<b>4675</b>	<b>199.85</b>	<b>245</b>	<b>60</b>	<b>1446</b>	<b>0</b>	<b>2841</b>	<b>83</b>	<b>463</b>

TOTAL DWELLINGS AVAILABLE:	PRIVATE SECTOR	<b>1627</b>
	HA – PRIVATE	<b>0</b>
	PUBLIC SECTOR	<b>0</b>
	HA – PUBLIC	<b>124</b>
	<b>TOTAL</b>	<b>1751</b>
	* Forecast contribution by small sites	<b>**646</b>
	Large and Small Site 5 year total	<b>2397</b>

**Small Site Completions 01<sup>st</sup> June 2003- 31<sup>st</sup> March 2008**

Year	Completions
2003 / 2004	133
2004 / 2005	189
2005 / 2006	95
*2006 / 2007	74 (+25)
2007 / 2008	130
<b>*Total 5 Year Forecast</b>	<b>**646</b>

\* Note that completions for the period 30<sup>th</sup> June 2006 – 01<sup>st</sup> April 2007 are for a 9 month period.

\*\* A whole year projection has therefore been based on adding a further quarter by multiplying by 4/3

**TABLE 2**  
**Unitary Authority**

**LAND AVAILABLE FOR HOUSING (EXCLUDING s106 SITES)**  
**AS AT 1 APRIL 2008**  
**SITES CAPABLE OF ACCOMODATING 10 OR MORE UNITS**  
**RHONDDA VALLEY**

	PROPOSED UNITS	AREA (HA)	CATEGORISATION						UNITS COMPLETE 1/4/07 31/3/08
			U/C	1	2	2*	3(i)	3(ii)	
PRIVATE SECTOR	1022	48.89	32	0	206	0	784	0	46
HA PRIVATE	0	0	0	0	0	0	0	0	0
PUBLIC SECTOR	0	0	0	0	0	0	0	0	0
HA PUBLIC	12	0.57	0	0	12	0	0	0	0
<b>TOTAL</b>	<b>1034</b>	<b>49.46</b>	<b>32</b>	<b>0</b>	<b>218</b>	<b>0</b>	<b>784</b>	<b>0</b>	<b>46</b>

TOTAL DWELLINGS AVAILABLE:	PRIVATE SECTOR	<b>238</b>
	HA – PRIVATE	<b>0</b>
	PUBLIC SECTOR	<b>0</b>
	HA – PUBLIC	<b>12</b>
	<b>TOTAL</b>	<b>250</b>
	* Forecast contribution by small sites	<b>**176</b>
	Large and Small Site 5 year total	<b>426</b>

**Small Site Completions 01<sup>st</sup> June 2003- 31<sup>st</sup> March 2008**

Year	Completions
2003 / 2004	31
2004 / 2005	48
2005 / 2006	23
*2006 / 2007	21 (+7)
2007 / 2008	46
<b>*Total 5 Year Forecast</b>	<b>**176</b>

\* Note that completions for the period 30<sup>th</sup> June 2006 – 01<sup>st</sup> April 2007 are for a 9 month period.

\*\* A whole year projection has therefore been based on adding a further quarter by multiplying by 4/3

**TABLE 3**  
**Unitary Authority**

**LAND AVAILABLE FOR HOUSING (EXCLUDING s106 SITES)**  
**AS AT 1 APRIL 2008**  
**SITES CAPABLE OF ACCOMODATING 10 OR MORE UNITS**  
**CYNON VALLEY**

	PROPOSED UNITS	AREA (HA)	CATEGORISATION						UNITS COMPLETE 1/4/07 31/3/08
			U/C	1	2	2*	3(i)	3(ii)	
PRIVATE SECTOR	1826	80.51	54	25	531	0	1216	0	114
HA PRIVATE	0	0	0	0	0	0	0	0	0
PUBLIC SECTOR	0	0	0	0	0	0	0	0	0
HA PUBLIC	10	0.64	0	0	10	0	0	0	0
<b>TOTAL</b>	<b>1836</b>	<b>81.15</b>	<b>54</b>	<b>25</b>	<b>541</b>	<b>0</b>	<b>1216</b>	<b>0</b>	<b>114</b>

TOTAL DWELLINGS AVAILABLE:	PRIVATE SECTOR	<b>610</b>
	HA – PRIVATE	<b>0</b>
	PUBLIC SECTOR	<b>0</b>
	HA – PUBLIC	<b>10</b>
	<b>TOTAL</b>	<b>620</b>
	* Forecast contribution by small sites	<b>**207</b>
	Large and Small Site 5 year total	<b>827</b>

**Small Site Completions 01<sup>st</sup> June 2003- 31<sup>st</sup> March 2008**

Year	Completions
2003 / 2004	47
2004 / 2005	59
2005 / 2006	32
*2006 / 2007	20 (+7)
2007 / 2008	42
<b>*Total 5 Year Forecast</b>	<b>**207</b>

\* Note that completions for the period 30<sup>th</sup> June 2006 – 01<sup>st</sup> April 2007 are for a 9 month period.

\*\* A whole year projection has therefore been based on adding a further quarter by multiplying by 4/3

**TABLE 4**  
**Unitary Authority**

**LAND AVAILABLE FOR HOUSING (EXCLUDING s106 SITES)**  
**AS AT 1 APRIL 2008**  
**SITES CAPABLE OF ACCOMODATING 10 OR MORE UNITS**  
**TAFF ELY**

	PROPOSED UNITS	AREA (HA)	CATEGORISATION						UNITS COMPLETE
			U/C	1	2	2*	3(i)	3(ii)	1/4/07 31/3/08
PRIVATE SECTOR	1555	60.90	151	1	627	0	693	83	295
HA PRIVATE	0	0	0	0	0	0	0	0	0
PUBLIC SECTOR	110	3.65	0	0	0	0	110	0	0
HA PUBLIC	140	4.69	8	34	60	0	38	0	8
<b>TOTAL</b>	<b>1805</b>	<b>69.24</b>	<b>159</b>	<b>35</b>	<b>687</b>	<b>0</b>	<b>841</b>	<b>83</b>	<b>303</b>

TOTAL DWELLINGS AVAILABLE:	PRIVATE SECTOR	<b>779</b>
	HA – PRIVATE	<b>0</b>
	PUBLIC SECTOR	<b>0</b>
	HA – PUBLIC	<b>102</b>
	<b>TOTAL</b>	<b>881</b>
	* Forecast contribution by small sites	<b>**263</b>
	Large and Small Site 5 year total	<b>1144</b>

**Small Site Completions 01<sup>st</sup> June 2003- 31<sup>st</sup> March 2008**

Year	Completions
2003 / 2004	55
2004 / 2005	82
2005 / 2006	40
*2006 / 2007	33 (+11)
2007 / 2008	42
<b>*Total 5 Year Forecast</b>	<b>**263</b>

\* Note that completions for the period 30<sup>th</sup> June 2006 – 01<sup>st</sup> April 2007 are for a 9 month period.

\*\* A whole year projection has therefore been based on adding a further quarter by multiplying by 4/3



**TABLE 5**  
**Unitary Authority**

**LAND AVAILABLE FOR HOUSING (EXCLUDING s106 SITES)**  
**AS AT 1 APRIL 2008**  
**SITES SUBJECT TO THE SIGNING OF A S106 AGREEMENT**

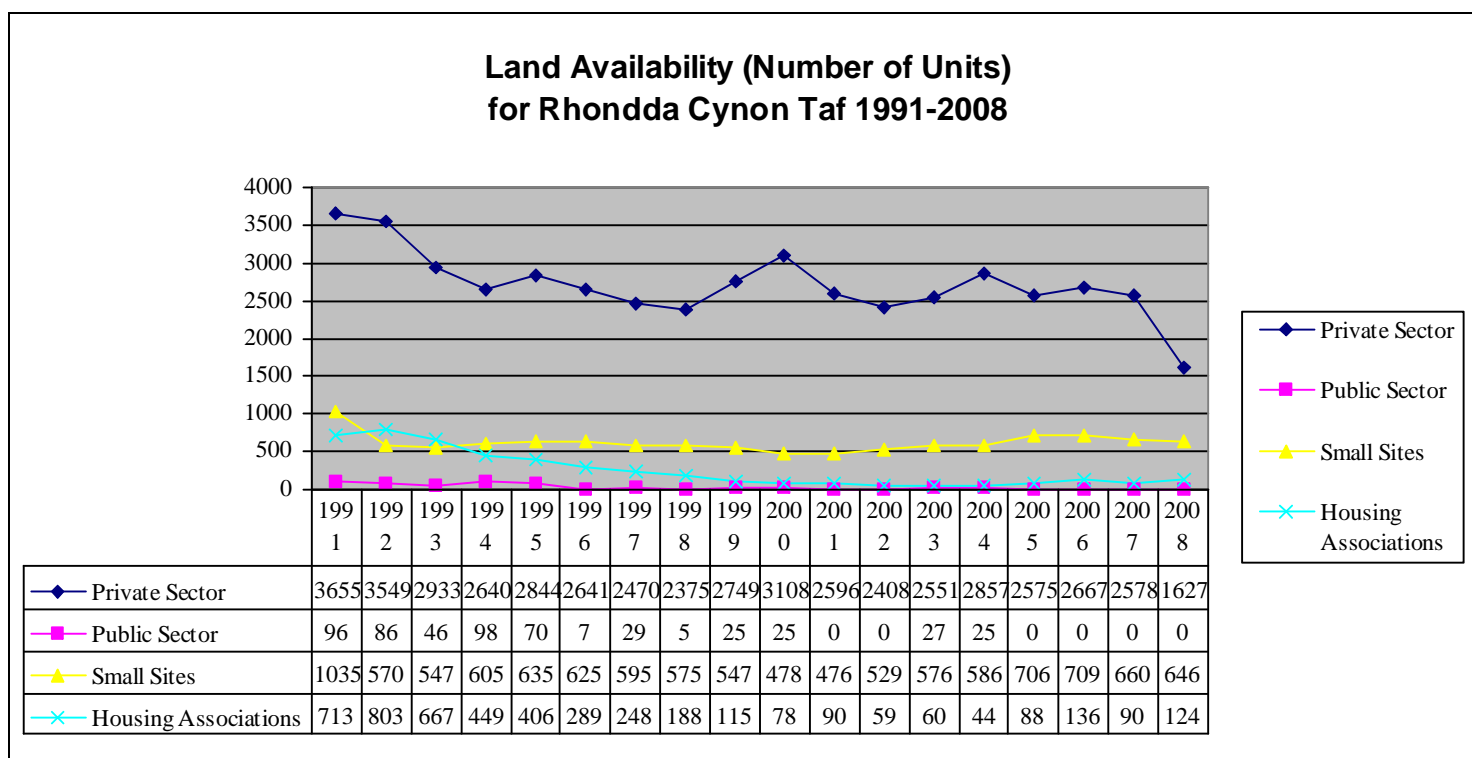
	PROPOSED UNITS	AREA (HA)	CATEGORISATION						UNITS COMPLETE 1/4/07 31/3/08
			U/C	1	2	2*	3(i)	3(ii)	
PRIVATE SECTOR	600	18.27	0	0	153	0	447	0	0
HA PRIVATE	0	0	0	0	0	0	0	0	0
PUBLIC SECTOR	0	0	0	0	0	0	0	0	0
HA PUBLIC	33	0.95	0	0	33	0	0	0	0
<b>TOTAL</b>	<b>633</b>	<b>19.22</b>	<b>0</b>	<b>0</b>	<b>186</b>	<b>0</b>	<b>447</b>	<b>0</b>	<b>0</b>

TOTAL DWELLINGS AVAILABLE:	PRIVATE SECTOR	<b>153</b>
	HA – PRIVATE	<b>0</b>
	PUBLIC SECTOR	<b>0</b>
	HA – PUBLIC	<b>33</b>
	<b>TOTAL</b>	<b>186</b>

## 5.0 Findings for the Rhondda Cynon Taf Unitary Authority - by Local Plan area

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

5.1.1 The Rhondda Cynon Taf Unitary Authority area has sufficient land identified for housing to accommodate 2397 units on large sites. During the previous year 463 units were completed on large sites and 130 units upon small sites. There were 245 units under construction at 01<sup>st</sup> April 2008. Category 3(i) contains 2841 units. there are 83 units in category 3(ii). The table below provides a comparative position between this year's land availability position and that of preceding years back to 1991 (Category 1 and 2 only)/



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.

1996-2008 the figures are from the Unitary Authority of Rhondda Cynon Taf.  
Small Sites figure is projected 5 year contribution.

### 5.2 Rhondda Local Plan area (Table 2)

5.2.1 In Rhondda the 5 year supply amounted to 426 dwelling plots, 60% of which were on sites accommodating 10 or more units. There were 32 dwellings under construction on

large sites at the study base date. During the preceding year 46 dwellings were completed on large sites, and 46 dwelling completions on small sites.

5.2.2 Sites classified as falling within Category 3(i) were considered capable of supporting 784 dwellings.

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

5.3.1 In Cynon Valley sufficient land for the development of 827 dwellings was identified as being available within 5 years, 76% of which were on large sites. As at 01<sup>st</sup> April 2008, 54 dwellings were recorded as being under construction on large sites. During the preceding year 114 dwellings were completed on sites for 10 or more dwellings, and a further 42 dwellings on small sites.

5.3.2 A further 1216 dwellings were identified on Category 3(i) sites, and no dwellings on sites in Category 3(ii).

### 5.4 Taff Ely Local Plan area (Table 4)

5.4.1 The 5 year supply in Taff Ely as at 01<sup>st</sup> April 2008 was agreed to be capable of supporting 1144 dwellings of which 78% were located on large sites. 303 dwellings had been completed during the preceding year on large sites and 42 dwellings on small sites. There were 159 dwellings under construction on large sites.

5.4.2 Category 3(i) sites were agreed to be capable of supporting 841 dwellings. There were a further 83 units in category 3(ii).

## 6.0 **PART 2 - CALCULATION OF 5 YEAR LAND SUPPLY**

### 6.1 **Basis for Comparison**

- 6.1.1 Until 2006 the land supply has been assessed by comparing the number of plots available with the housing need forecast in the Mid Glamorgan Structure Plan 1991-2006. This was the most up-to-date assessment of need until the plan came to an end in 2006.
- 6.1.2 Government guidance suggests that normally the "residual method" should be used to calculate land supply, i.e. available land should be compared to the residual need, which is defined as total forecast need less completions to date. The adopted plans currently in force in the County Borough have an end date for land supply purposes of 2006. The Council is currently in the process of preparing its Local Development Plan but this is not at a sufficiently advanced stage by which any comparison against a forecast housing requirement could be made. A residual calculation against development plan requirements is therefore not an option for this study. The TAN also gives the option to calculate land supply using past build rates :- "Where past house completion figures are used as a basis for comparison, the number of dwellings for which housing land is required in the study period will be the number of dwellings already completed in the 5 years preceding the base date of the study". The Group agreed at the Joint Housing Land Availability meeting that this was effectively the only option at this time by which to assess the land supply situation and that the land supply should be set against past build rates until the Local Development Plan was at an advanced stage.

### 6.2 **Results of Comparison**

- 6.2.1 Based on past build rates, the supply of readily available land in the Local Plan areas of the County Borough of Rhondda Cynon Taf at 01<sup>st</sup> April 2008 stood at 7.0 years in the Rhondda Valley, 7.1 years in the Cynon Valley area and 2.7 years in the Taff Ely area (see Table A). **The overall land supply for Rhondda Cynon Taff is 4.0 years.**
- 6.2.2 In the Rhondda Local Plan area, constraints to the development of sites has led to very low completion rates in recent years. Previous studies acknowledged this and the assessment of land supply in recent years for the Rhondda area has been based regularly on past build rates.

**TABLE A LAND SUPPLY FOR RHONDDA CYNON TAFF COUNTY BOROUGH COUNCIL BASED ON PAST FIVE YEAR BUILD RATES 2008**

**NOTE:**

	<b>TOTAL COMPLETIONS MID 2003- APRIL 2008 (4.75 years)</b>	<b>AVERAGE ANNUAL COMPLETIONS</b>	<b>TOTAL LAND AVAILABLE</b>	<b>TOTAL LAND SUPPLY IN YEARS</b>
	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
		<i>A/4.75</i>		<i>C/B</i>
RHONDDA VALLEY	291	62	426	7.0
CYNON VALLEY	550	116	827	7.1
TAFF ELY	1997	420	1144	2.7
<b>RHONDDA CYNON TAFF UA</b>	<b>2838</b>	<b>597</b>	<b>2397</b>	<b>4.0</b>

- A** Includes small site completions from 30<sup>th</sup> June 2003 – 01<sup>st</sup> April 2008 (130) Completions from June 2006-April 2007 are for a 9 month period. (See Table C).
- C** Includes small sites projected contribution for next 5 years based on past small sites actual completions = 646 for the whole Unitary Authority Area. (See Annex 1)

## 7.0 **PART 3 – COMMENTARY**

### 7.1 **Introduction**

7.1.1 As indicated in section 3.2, the Group agreed to assess the existing land supply position against the past five year build rates. Table B below indicates the land supply figures based on 11.75 and 4.75 year averages.

**Table B: YEARS SUPPLY OF HOUSING LAND BASED ON COMPARISON OF PAST BUILDING RATES AS AT 1ST APRIL 2008**

	Total Land Approved Available by -1/04/2013*	1996-2008 (11.75 Years)		2003-2008 ( 4.75 Years )	
		Average Annual Completions	Years Supply of Land	Average Annual Completions	Years Supply of Land
<b>Rhondda Cynon Taff Unitary Authority Area</b>	2397	623	3.8	597	4.0
<b>Rhondda Valley</b>	426	56	7.6	62	7.0
<b>Cynon Valley</b>	827	126	6.6	116	7.1
<b>Taff Ely</b>	1144	449	2.5	420	2.7

- Includes projected small sites 5 year completions.

### **Total number of housing completions 1996-2008 (11.75 Years)**

<b>Area Sub Zones</b>	<b>Completions 01/07/1996 – 31/03/08 (11.75 Years)</b>
Rhondda Valley	654
Cynon Valley	1,480
Taff Ely	5,182
<b>Rhondda Cynon Taff Unitary Authority</b>	<b>7,316</b>

### 7.2 **Performance of the House Building Industry in Rhondda Cynon Taf 1996- 2008**

7.2.1 The Taff Ely Local Plan area has been the area of highest building activity in the County Borough with approximately 70% of all completions taking place in that part of the County over the past five years. As shown in the completions table (Table C) levels of completions in the Taff Ely area have fallen significantly in the last three years on large sites, even taking into account that the 2006/07 figure is for only 9 months.

7.2.2 Annex 5 provides an annual breakdown of housing completions on both large and small sites since the County Borough became a Unitary Authority in 1996.

### 7.3 **Small Sites**

7.3.1 Paragraph 7.1.5 of Planning Policy Wales(PPW), Technical Advice Note(TAN) 1, indicates that small sites allowance can make a significant contribution to housing provision and that an estimate of their contribution should be based on the level over the last five years. Annex 1 provides a breakdown of small sites completions over the last five years whilst Annex 5 contains a details over a longer period of time.

7.3.2 By using definitive small site completion figures together with the observed site completions on the larger sites, as shown on the supplementary site schedule(Annex 2), a more accurate assessment of total completions for each Local Plan area is achieved. The completion figures for the last five years have been used in Table A to project the small site contribution to the future land five year land supply position. (See Annex 1)

### 7.4 **Land Supply including sites awaiting the signing of a Section 106 agreement**

7.4.1 Sites awaiting the signing of a S106 agreement could contribute a further 186 units in the five year period(See Table 5), but as set out in the TAN 1 guidance (ref. para 7.1.3 of TAN 1) are not included in the land supply calculations unless they have an adopted plan status.

**TABLE C : TOTAL ACTUAL COMPLETIONS 2003 – 2008 (4.75 YEARS)****RHONDDA CYNON TAFF UNITARY AUTHORITY AREA**

<b>YEAR</b>	<b>LARGE SITES</b>	<b>SMALL SITES</b>
2003-2004	500	133
2004-2005	544	189
2005-2006	319	95
*2006-2007	391	74
2007-2008	463	130
<b>TOTAL</b>	<b>2217</b>	<b>621</b>
<b>OVERALL TOTAL</b>	<b>2838</b>	

**RHONDDA VALLEY**

<b>YEAR</b>	<b>LARGE SITES</b>	<b>SMALL SITES</b>
2003-2004	7	31
2004-2005	0	48
2005-2006	33	23
*2006-2007	36	21
2008-2009	46	46
<b>TOTAL</b>	<b>122</b>	<b>169</b>
<b>OVERALL TOTAL</b>	<b>291</b>	

**CYNON VALLEY**

<b>YEAR</b>	<b>LARGE SITES</b>	<b>SMALL SITES</b>
2003-2004	60	47
2004-2005	42	59
2005-2006	37	32
*2006-2007	97	20
2007-2008	114	42
<b>TOTAL</b>	<b>350</b>	<b>200</b>
<b>OVERALL TOTAL</b>	<b>550</b>	

**TAFF ELY**

<b>YEAR</b>	<b>LARGE SITES</b>	<b>SMALL SITES</b>
2003-2004	433	55
2004-2005	502	82
2005-2006	249	40
*2006-2007	258	33
2007/2008	303	42
<b>TOTAL</b>	<b>1745</b>	<b>252</b>
<b>OVERALL TOTAL</b>	<b>1997</b>	

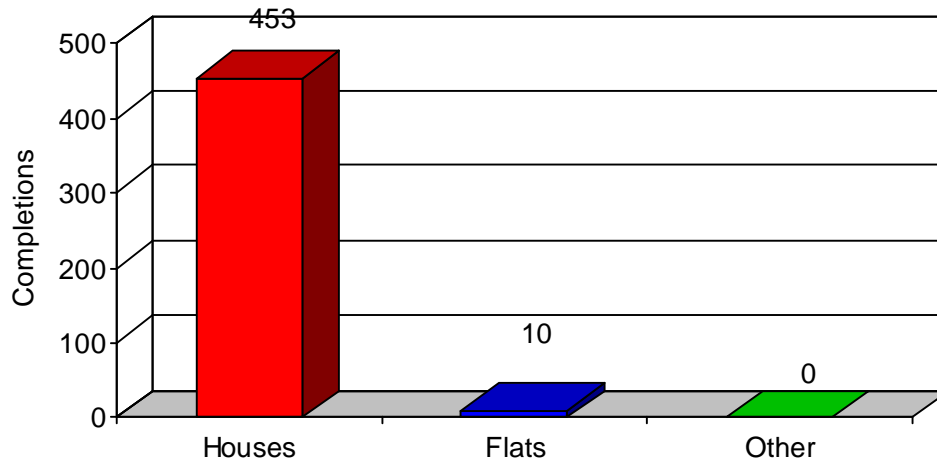
- Note that completions from 30<sup>th</sup> June 2006 – 01<sup>st</sup> April 07 are for a 9 month period



## 8. Completions by House Type

- 8.1 Figure 3 below documents the annual completions by house type. The figure shows that 98% of the total completions have been houses, and 2% have been flats.

**FIGURE 3 – Large Completions by House Type April 2007/2008 (463 large sites)**



## 9.0 Current Economic Climate

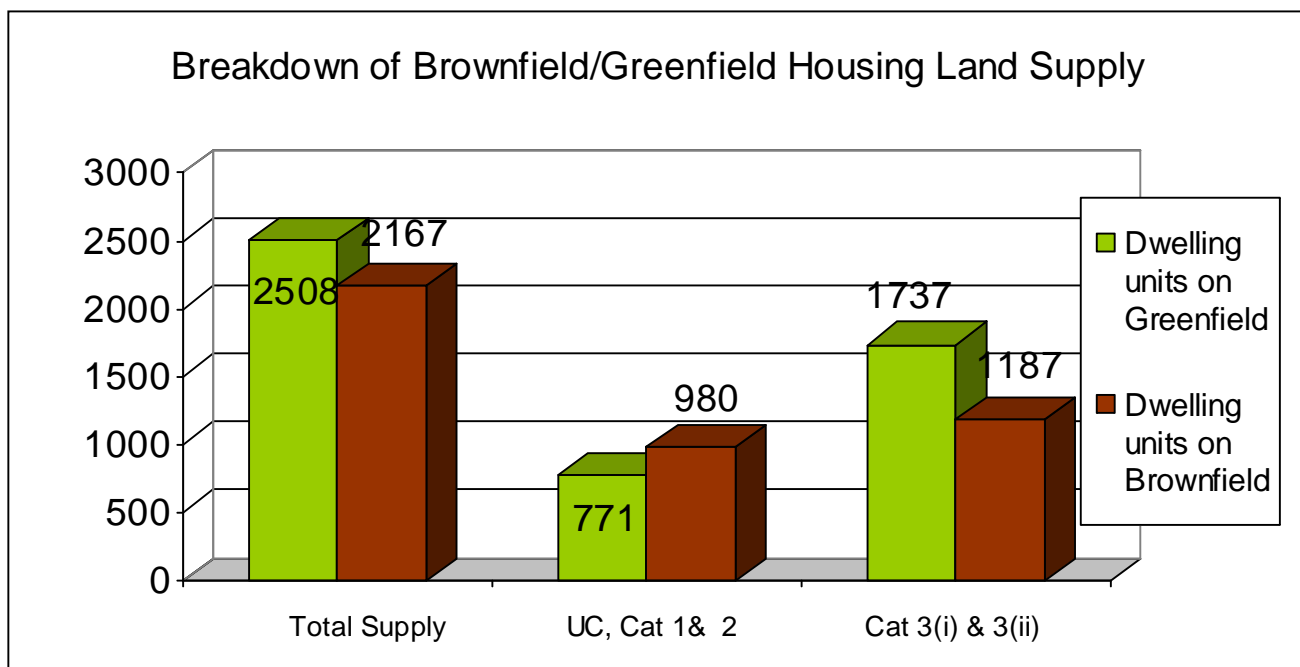
- 9.1 The impact on the housebuilding industry due to the economic circumstances prevailing over recent months was apparent at the base date the 2008 study. It was noted that predicting the timescale over which the current adverse economic climate would continue was difficult but for the purposes of the study it was agreed that the Group would examine each site on its merits in light of the information available.
- 9.2 In terms of the provision of affordable housing and the likely future contribution the Group agreed that it was likely to be more difficult to provide through the S106 delivery mechanism as this was generally allied to private market housebuilding and the prevailing market conditions evidenced the difficulty in obtaining finance for both developers and purchasers.
- 9.3 It was also noted the difficulty the Council were having in terms of shared equity schemes (i.e Intermediate affordable housing) as the potential occupiers were unable to raise the relevant share via mortgage funding in terms of Homebuy schemes.

10.0 **Previously developed Land (or Brownfield) contribution to the Land Supply**

10.1 While Government guidance promotes a range of and choice of sites for housing development, the guidance also advocates emphasis on the development of brownfield (i.e previously developed) sites. It is, however acknowledged that brownfield sites often suffer from physical or ownership constraints which can make their development more problematic.

10.2 To assist in informing and monitoring the brownfield sites situation as in the previous study, Figure 4 below shows a disaggregation of the five year and total land supplies on large sites in the County Borough into greenfield and brownfield elements.

**Figure 4**

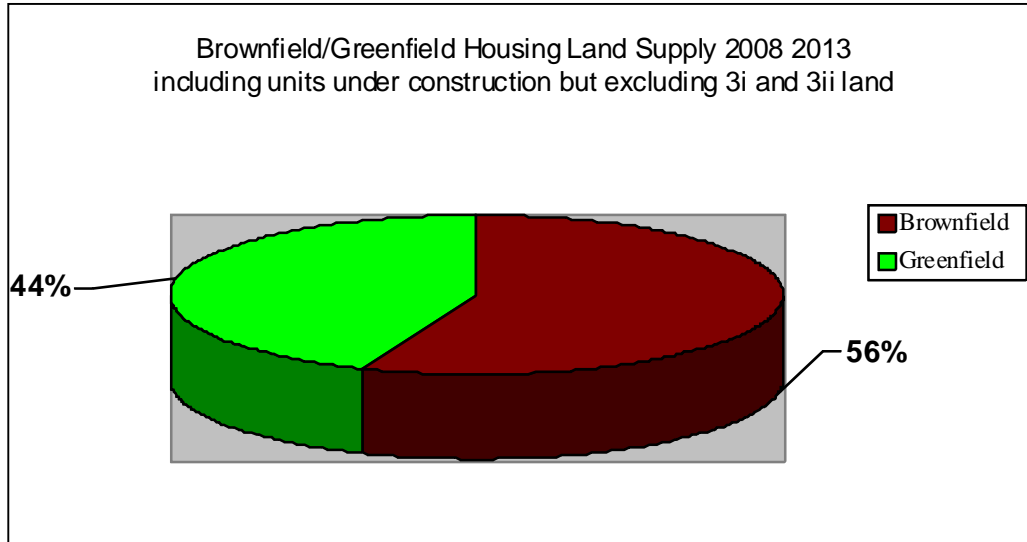


UC	Sites or phases of sites which are under construction (relating only to the area where building is in progress)
Category 1	Sites or phases of sites where development can occur immediately and will be completed within 5 years.
Category 2.	Sites or phases where development can't commence immediately but is likely to be completed within 5 years
Category 3i	Development unlikely within 5 years due to major physical constraints
Category 3ii.	Development unlikely to occur in the foreseeable future due to major long term constraints

10.3 Figure 4, above demonstrates that overall approximately 46% of the County's overall land supply comprises brownfield land.

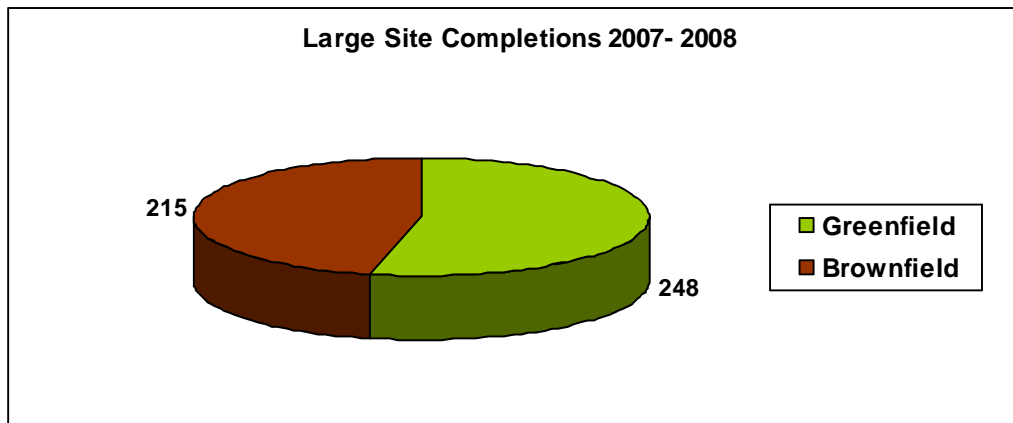
10.4 Of the dwellings available within the five year period, the percentage contribution from brownfield land is 56% as illustrated further in Figure 5 which follows.

**Figure 5**



10.5 Figure 6 similarly indicates actual dwelling completions on sites of 10 or more units over the 12 month study period split between greenfield and brownfield; it can be seen that 54 % have occurred on greenfield sites.

**Figure 6 – Large Site Completions on Greenfield / Brownfield Land**

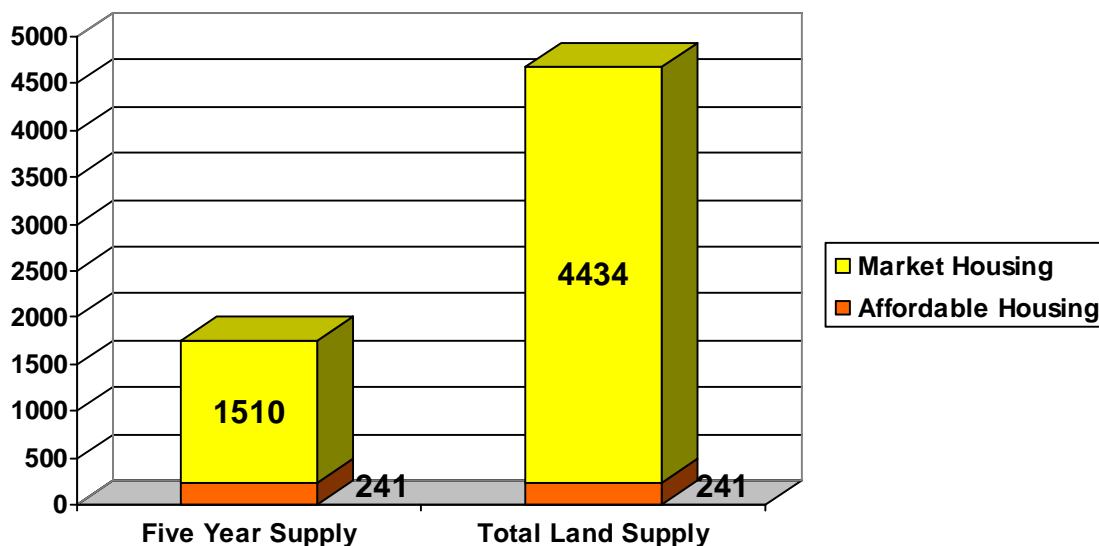


10.6 The Brownfield/Greenfield contribution will continue to be monitored in future studies.

## 11.0 Affordable Housing

- 11.1 In accordance with the revised TAN 1 guidance the level of completions of affordable housing units is required to be evidenced in these studies together with the estimated contributions which are likely to come forward over the next five years. Where definitive information is available e.g. through signed Section 106 agreements or delivery then these have been taken into account. Where no such information is available but policy requirements are likely to inform negotiations on future delivery of affordable housing units in the County then an estimate has been made and has been included in the Table set out at Annex 5. Appropriate caveats have been included where no definitive information is available to justify the estimated contribution included. Affordable units are defined in accordance with the definition set out in TAN 2 “Planning and Affordable Housing” (2006).
- 11.2 Low cost market housing is not included in the TAN 2 definition of affordable housing but where information is available then the contribution from this source has also been incorporated in the data collected.
- 11.3 To assist in informing and monitoring the affordable housing situation, the study incorporates, in Figure 7 below, a disaggregation of the five year and total land supplies on large sites in the County Borough into affordable housing elements.

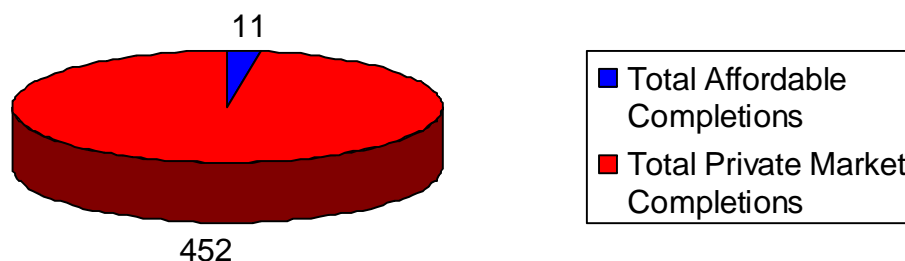
**Figure 7: Affordable housing contribution to the five year and total land supply (Affordable Housing figures are derived from Annex 5. Total Housing Completion Figures are contained in Table 1)**



\*\*\* It should be noted that in terms of the Total Land Supply Column the future contribution of affordable housing is likely to be higher than 241. Annex 5 does not show the estimated number of affordable units from sites / part of sites included in the 3i category which forms part of the total land supply (ie beyond the 5 year supply). (See Para 11.6 below).

- 11.4 A detailed Table of affordable housing contributions in the County is included at Annex 5. It is documented on a site by site basis and contains affordable housing estimates based on Local Authority Development Plan Policy where applicable. Where the apportionment of small site affordable housing completions are known these have been documented and added to the totals accordingly. There have been 11 actual completions of affordable housing shown in this study. The estimated level of future affordable contribution in the County Borough of Rhondda Cynon Taff on the basis of this Study is 241 units over the next five years.
- 11.5 Of the dwellings available within the five year period, the percentage of affordable housing is approximately 13.8 %.
- 11.6 Figure 7 demonstrates that overall approximately 5% of the County Borough's overall housing supply comprises affordable housing. This lower figure is a reflection of either the longevity of certain sites and their confirmed planning status prior to any negotiation of affordable housing, or the lack of detailed information / negotiations at this stage on many of the sites in terms of their affordable housing contribution in the future.
- 11.7 Figure 8 similarly indicates completions over the 12 month period split between affordable housing and market housing. It can be seen that 98% of completions have been for market housing.

**Figure 8: Comparison between Affordable Housing Completions and Total Large Site Completions over a 12 Month Period (April 2007-April 2008) (Total completions are derived from Table 1 ( 463-11 affordable completions from Annex 5 = 452 private completions)**



\*\*\* Total private market completions are 452 compared with Table 1 shown of 463. The Private Market Completions Figures shown in the Table 1 do not differentiate where parts of sites may have been developed for affordable housing of less than 10 units. Annex 5 does pick this up. This is due to the following points:

1. As agreed by the group, affordable housing contributions of less than 10, on a large private market site, are not included on a separate proforma. Therefore they are not included in Table 1 but are included in Annex 5.

2. If RSL's buy properties direct from the private housing developer after the units are complete. The Claire's Equipment , Three Oaks, and Gellifaliog Farm are examples of this and it was agreed by the group not to include the affordable housing contribution on a separate proforma. Therefore it is only shown in Annex 5.

11.8 The affordable housing contribution will continue to be monitored in future studies.

## 12.0 Sites Subject to Flood Risk

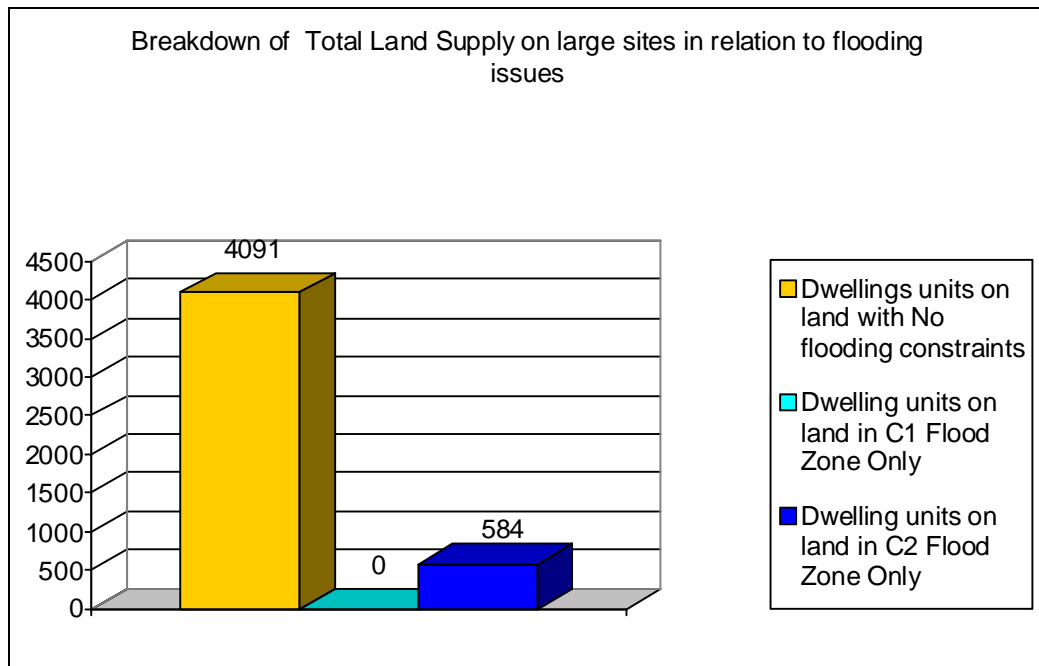
12.1 To assist in informing and monitoring the sites subject to flood risk, the study incorporates, in Figure 11 and 12 below, a disaggregation of the five year and total land supplies on large sites in the County Borough into flood risk elements.

12.2 Description of Zones are defined in TAN 15 and used within the precautionary framework. Land has been classed for flood risk according to the Environment Agency's Development Advice Maps. In almost all cases of land in a C2 flood risk zone, a flood consequence assessment has been agreed with the Environment Agency demonstrating either that actual flood risk is absent or will be removed, or that the consequences of flooding are acceptable. In remaining cases, the Environment Agency has raised no objection to development, or the site is classed as constrained (category 3ii).

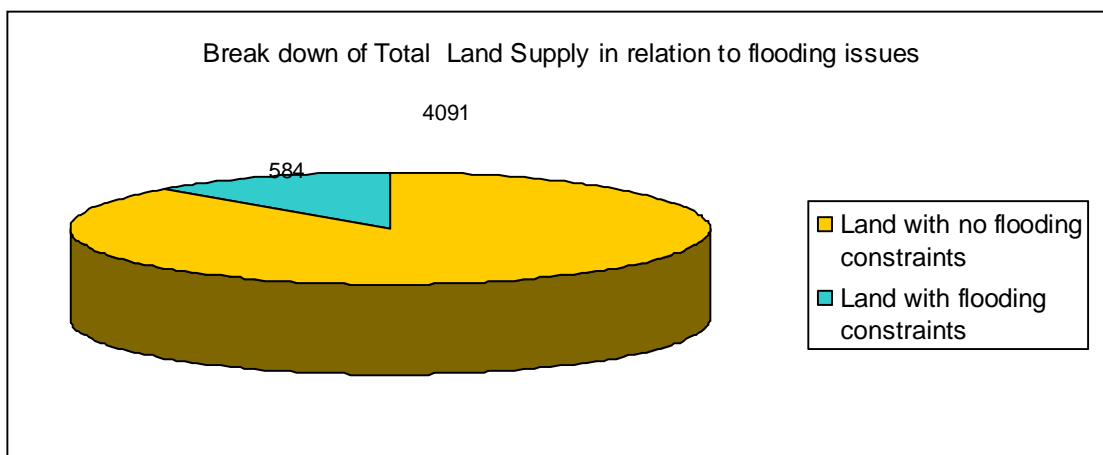
C1: Areas of floodplain which are developed and served by significant infrastructure, including flood defences. Used to indicate that development can take place subject to application of justification test, including acceptability of consequences.

C2: Areas of floodplain within significant flood defence infrastructure. Used to indicate that only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences.

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



**Figure 10**



12.3 Figures 11 and 12 illustrate that 198 of the dwelling units within the five year supply are on land within a C1 or C2 flood zone i.e. subject to flood risk (11%).

12.4 Figure 13 shows that no completions have taken place within the C1/C2 flood plain in the period 01<sup>st</sup> April 2007 – 01<sup>st</sup> April 2008.

Figure 11

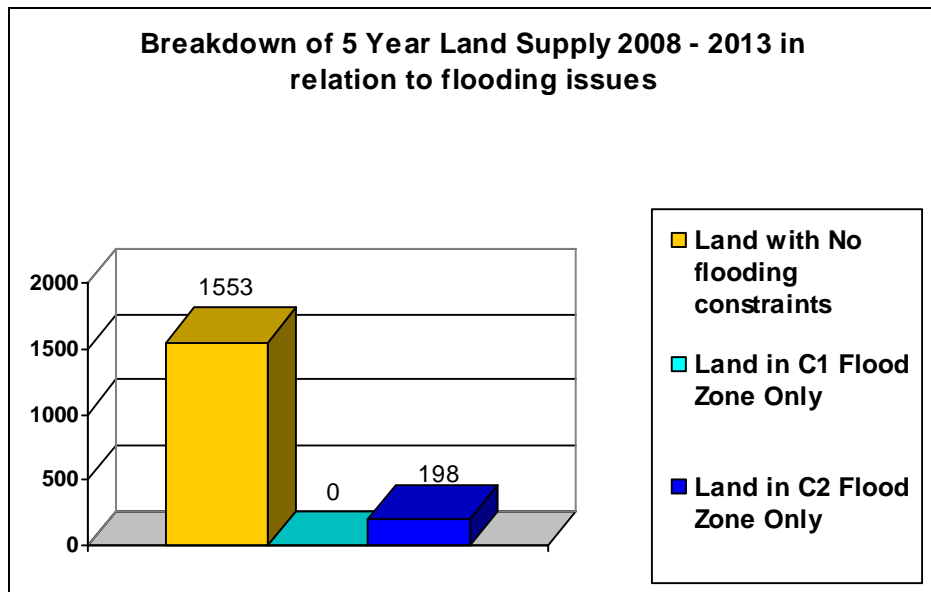
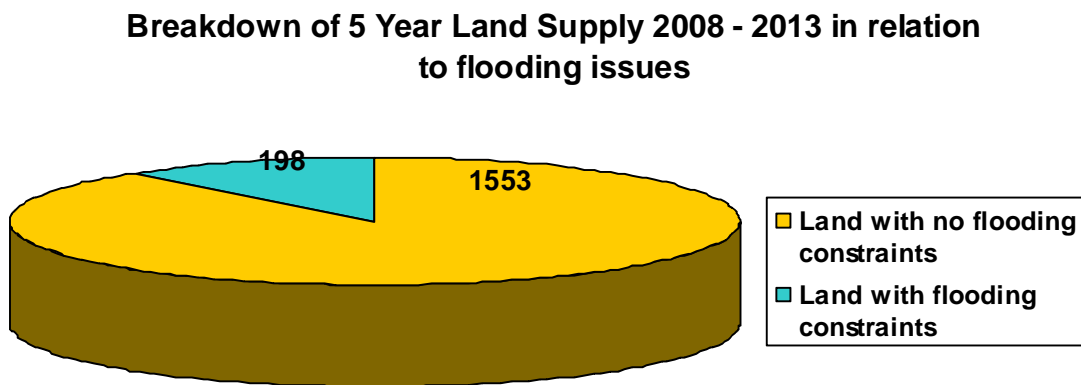
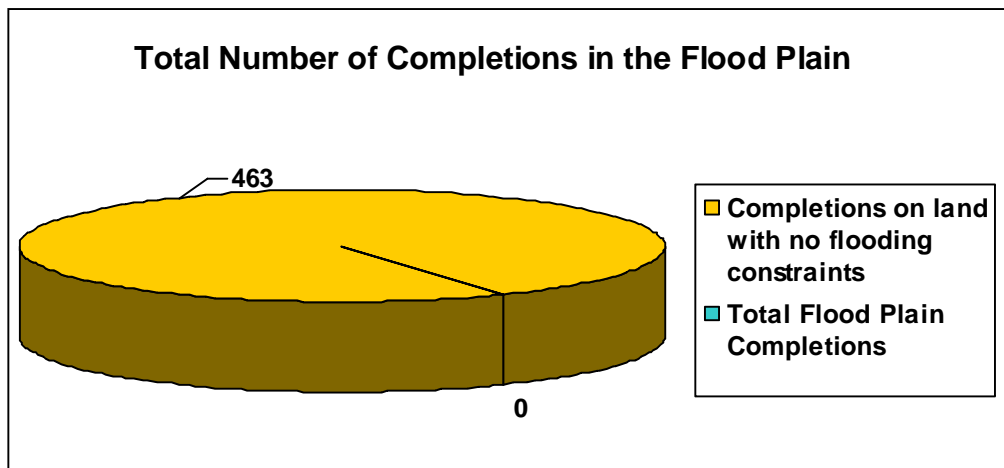


Figure 12





**Figure 13: Total large site completions in the flood plain**



### **13.0 CONCLUSION**

13.1 The current study based on the position at 01<sup>st</sup> April 2008 shows Rhondda Cynon Taff County Borough has land available to provide a 4.0 year land supply when set against the past 4.75 years build rates.

13.2 This Study reflects the early stages of the economic slowdown that has affected the forecast of likely completions on many large sites. In this Study, sites without infrastructure, those that were on stop, and those that now have a slower development rate as a result of the market have been moved back. Consequently, some completions are forecast outside the five year supply. The 2009 Study is likely to reveal a more dramatic impact on completions in the year to 01<sup>st</sup> April 2009. The County Borough Council considers that the 2008 assessment of land available is a reflection of the prevailing economic conditions affecting the house building industry generally, and not necessarily a true reflection of what land is actually available for housing development in Rhondda Cynon Taff. Much land, while free of constraints, has been categorized as unlikely to be built within 5 years due to market conditions. The County Borough Council therefore believes that the current lack of a five year land supply, as shown in paragraph 7.4 and Table A, is not the product of a real shortage of housing land supply, or the result of restrictions or constraints on housing land. The Group generally concurs with this position, as any release of further land would not necessarily aid the current situation. Nevertheless, the adoption of the LDP, currently due early in 2011, will release a significant amount of new land for house building. In these circumstances, the County Borough Council considers that any unplanned releases of land for housing development before adoption of the LDP would be neither necessary nor justified.

ANNEX 1

**RHONDDA CYNON TAFF LAND AVAILABILITY STUDY 01<sup>ST</sup> APRIL 2008  
SMALL SITES COMPLETIONS INFORMATION AS SUPPLIED BY LOCAL PLANNING  
AUTHORITY**

<b>Rhondda</b>	
<b>Actual Completions</b>	<b>Units</b>
2007/2008	46
2006/2007 *	21 *
2005/2006	23
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
Total (actual) last five years	169
<b>Projected Contribution over the next five years =</b>	<b>**176</b>

<b>Cynon Valley</b>	
<b>Actual Completions</b>	<b>Units</b>
2007/2008	42
2006/07 *	20 *
2005/2006	32
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
Total(actual) last five years	200
<b>Projected Contribution over the next five years =</b>	<b>**207</b>

<b>Taff Ely Valley</b>	
<b>Actual Completions</b>	<b>Units</b>
2007/2008	42
2006/2007 *	33 *
2005/2006	40
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
Total(actual) last five years	252
<b>Projected Contribution over the next five years =</b>	<b>**263</b>

**RCT Projected Contribution over the next five years = \*\*646**

\* Note that completions for the period 30<sup>th</sup> June 2006 – 01<sup>st</sup> April 2007 are for a 9 month period

\*\* A whole year projection has therefore been based on adding a further quarter by multiplying by 4/3

*Annex 2: Site Schedule*

## Annex 3: Site Location Map

Annex 4: Extract from Planning Policy Wales  
& TAN 1: JHLAS



## Annex 5 Affordable Housing Table Rhondda Cynon Taf 2008

RHONDDA CYNON TAFF COUNTY BOROUGH COUNCIL								
Joint Housing Land Availability Study 2008								
Market and Affordable Housing Contribution - Actual Completions and Anticipated Affordable Housing Contribution Over The Next Five Years (2008-2013)								

The Authority currently has no affordable housing target or threshold in its current adopted plans. The Rhondda Local Plan and Cynon Valley Local Plans have general policies relating to the provision of affordable housing. Affordable housing is currently secured on a site by site basis. The LDP is currently under preparation and will include detailed affordable housing policies / thresholds.

Site Name	Settlement	Total Site Capacity	Actual Completed Units Affordable Housing 07-08	Actual Completed Units Market Housing	Remaining Capacity	Estimated affordable housing contribution 2008-2013	Estimated market housing contribution 2008-2013	Comments / Possible Future Affordable Housing
Private Sector								
Cynon Valley								
Car Park at AB Factory, Ynysboeth	Abercynon	20	0	0	20	0	20	
Clare's Equipment Site, Maes Y Ffynnon	Abercynon	57	0	19	38	11	27	Cynon Taff HA purchased 11 units, some via SCIF. The tenure is 9 social rented and 2 LCHO
Edward Street / Mountain Ash Road	Abercynon	14	0	0	14	0	10	4 units in 3(i)
Grovers Road / Abercynon	Abercynon	19	0	19	0	0	0	Site completed
Junction Hotel Site, Station Road	Abercynon	18	0	0	18	0	18	



Rear of AB Factory, Avondale Street, Ynysboeth	Abercynon	15	0	0	15	0	15	
Dairy Farmers of Britain Mild Depot, Llydcoed	Aberdare	44	0	0	44	0	0	44 units in 3(i)
Fforchneol Estate, Heol-y-Gelli	Aberdare	109	0	0	76	0	0	76 units in 3(i)
Gadlys Scrapyard, Maelgwyn Tce, Aberdare (Afon Dar Close)	Aberdare	14	0	6	7	0	7	
Heol Ty Aberaman, Aberaman, Aberdare	Aberdare	33	0	0	33	0	0	33 units in 3(i)
Landare Park (Area G) Cwmdare	Aberdare	24	0	1	1	0	1	
Land off Llwydcoed Road, Llwydcoed	Aberdare	43	0	0	43	0	22	21 units in 3(i)
Lower River Level Tips, Abernant Road	Aberdare	68	0	0	68	0	23	45 units in 3(i)
Parc Aberaman, Abercymboi Rugby Club	Aberdare	66	0	0	66	0	66	
Potters Field, Llewellyn Street, Trecynon	Aberdare	120	0	0	58	0	0	58 in 3(i)
Tanyard Place, Aberaman	Aberdare	27	0	15	0	0	0	Site completed
The Walk (Tip Shindries) Abernant	Aberdare	35	0	1	0	0	0	Site completed
Three Oaks, Rose Row, Cwmbach	Aberdare	211	0	19	118	19	99	Newydd acquired 19 units which are likely to be built in 2011
Tirfounder Fields, Aberaman	Aberdare	225	0	0	225	0	25	200 in 3(i)
West of Abernant Road	Aberdare	18	0	0	18	0	18	
Ynyscynon Farm, Cwmbach (Goldspring)	Aberdare	131	0	0	93	0	8	85 in 3(i)
Aman Metal Spinners Site, Groesfordd, Rhigos	Hirwaun	18	0	0	18	0	18	

Cae Brynhyfryd, Penderyn Road (Opp Bute Tce) Hirwaun	Hirwaun	40	0	0	40	6	0	Cynon Taff HA have 6 units on site. The remaining 34 units are private and are in 3(i)
Gloucester Railway Wagon Works	Hirwaun	110	0	0	110	25	0	Cynon Taff HA are in discussions on part of the site - 25 units. The remaining 85 units are in 3(i)
Nidum Factory Site, Manchester Place, Langland	Hirwaun	15	0	0	15	0	15	
North of High Street	Hirwaun	26	0	0	26	0	0	26 units in 3(i)
Rear of Bute Terrace, Penderyn Road, Hirwaun	Hirwaun	39	0	0	39	0	20	19 units in 3(i)
Red Barn Field "Mayberry Walk"	Hirwaun	35	0	19	0	0	0	Site completed
South of Rhigos Road, Hirwaun	Hirwaun	15	0	0	15	0	0	15 units in 3(i)
Treawaun, Hirwaun	Hirwaun	19	0	0	19	0	19	
Bronallt Terrace, Abercymboi	Mountain Ash	16	0	0	16	0	16	
Gwernifor Grounds	Mountain Ash	17	0	0	17	0	17	
Northern Cwm Cynon	Mountain Ash	70	0	0	70	0	5	65 units in 3(i)
Pavilion Estate, Darran Road	Mountain Ash	25	0	0	25	0	25	
West of Dyffryn Road	Mountain Ash	31	0	1	0	0	0	Site completed
Cynon Valley Commercials, Garage, Heol Pendar	Rhigos	14	0	14	0	0	0	Site completed
Longmead Park, Heol Y Graig, Rhigos	Rhigos	40	0	0	30	0	30	
Buarth-y-Capel, Y Waun, Ynysybwl	Ynysybwl	316	0	0	316	0	0	316 units in 3(i)

Lady Windsor Site, Ynysybwl	Ynysybwl	115	0	0	115	25	0	Cynon Taff HA are the appointed RSL and are expected to be on site first - 25 units? 90 units are in 3(i)
<b>Rhondda Valley</b>								
Land Rear of Rickards Arms Ph, Trebanog, High Street, Cymmer	Cymmer	20	0	0	19	0	0	19 units in 3(i)
Land Rear of Partridge Road, West of Llwynypia	Llwynypia	55	0	0	55	0	0	55 units in 3(i)
Site of Llwynypia Hospital	Llwynypia	80	0	0	80	0	25	55 units in 3(i)
North of Maerdy Junior School	Maerdy	65	0	0	65	0	0	65 units in 3(i)
Land RO Kennard St, Ton Pentre	Pentre	10	0	0	10	0	0	10 units in 3(i)
South of Gelli / W of Ton Pentre	Pentre / Ystrad	360	0	0	360	0	0	360 units in 3(i)
Land Off Vaynor Street	Porth	54	0	0	31	0	21	10 units in 3(i)
Pleasant Heights, Porth (Watts)	Porth	54	0	31	31	0	31	
Gellifaliog Farm	Tonypandy	119	0	28	48	8	40	Hendre HA have purchased an extra 8 dwellings, all social rented
Plaza Cinema, Dunraven Street, Tonypandy	Tonypandy	12	0	0	12	0	0	12 units in 3(i)
Former RUDC Training Centre, Miskin Road, Trealaw	Trealaw	12	0	12	0	0	0	Site completed
Cwrt Ysgol Infants School	Treherbert	13	0	0	13	0	13	
Land Adjoining Rhigos Road	Treherbert	50	0	0	50	0	25	25 units in 3(i)
Land r/o Delwen Tce, Blaencwm, Site h1-1	Treherbert	25	0	0	25	0	25	

Penyreglyn School Site, Charles Street, Treherbert	Treherbert	18	0	0	18	0	18	
Druids Close, Pentwyn Road, Treorchy	Treorchy	40	0	0	28	0	0	28 units in 3(i)
Land Rear of Brynhyfryd St, Mace Lane	Treorchy	20	0	0	20	0	0	20 units in 3(i)
Old Bingo Club & Snooker Rooms, Station Road	Treorchy	18	0	0	18	0	18	
East Street, Tylorstown	Tylorstown	13	0	0	13	0	13	
Dan y Coed, Ystrad	Ystrad	110	0	0	110	0	25	85 in 3(i)
Land Rear of Ystrad Road, Ystrad	Ystrad	40	0	0	40	0	0	40 units in 3(i)
<b>Taf Ely Valley</b>								
Cresta Service Station and Land to Rear Hendreforgan	Gilfach Goch	24	0	0	24	0	24	
Heathlands East, Gilfach Goch	Gilfach Goch	61	0	22	39	0	39	
Land Rear of 215-271 High Street, Gilfach Goch	Gilfach Goch	36	0	0	36	0	0	35 units in 3(i)
Bethlehem View	Llanharan	82	0	0	82	0	25	57 units in 3(i)
Blackthorne Court, Addison Ave, Llanharan	Llanharan	44	0	36	8	0	8	
Brynna Woods Site	Llanharan	41	0	0	41	0	41	
Former Coal Disposal Point (Maes-y-Gobaith) Llanharan	Llanharan	89	0	17	0	0	0	Site completed
Former Primary School, Chapel Road	Llanharan	20	0	0	20	0	20	
Gelli Fedi, Phase 2-3 Brynna	Llanharan	66	0	0	65	0	25	40 units in 3(i)
Hendre-wen Brynna Road, Llanharan	Llanharan	8	0	0	6	0	6	
Llanilid OCS Workshops, Bridgend Road, Bryncae	Llanharan	140	0	13	127	0	96	31 units in 3(i)

Llanilid Opencast Coal Mine, Llanaran	Llanharan	248	0	0	248	0	48	200 un 3(i)
Log Village Meiros Valley	Llanharan	30	0	1	0	0	0	Site completed
Between 14 Main Road & 23 Hollybush Tce, Tonteg	Llantrisant	16	0	0	16	0	8	8 in 3(i)
Cadwalladers Yard, Glyn Coediog	Llantrisant	91	0	38	38	0	38	
Cefn Yr Hendy, Miskin, Pontyclun	Llantrisant	10	0	0	10	0	10	
East Glam Hospital, Laundry, Church Village	Llantrisant	50	0	0	50	0	0	50 units in 3(ii)
Fforest Road Quarries, Llanharry	Llantrisant	85	0	0	85	0	21	64 units in 3(i)
Maes Yr Eglwys, Off St Illtyds Road, Church Village	Llantrisant	44	0	22	22	0	22	
Penygwasi Extension, Castle Hill	Llantrisant	15	0	0	15	0	15	
South of Bute Quarry, Miskin	Llantrisant	30	0	0	30	0	30	
Talgarn Manor, Cowbridge Road, Pontyclun	Llantrisant	87	0	4	22	0	22	
Vale Castings Tyle Gawr, Pontyclun	Llantrisant	126	0	4	122	0	74	50 units in 3(i)
Woodglade / Rowan Gardens, Llantwit Fadre (Llanmoor)	Llantrisant	233	0	23	0	0	0	Site completed
Ashgrove	Pontypridd	10	0	0	10	0	0	10 units in 3(i)
Bron-y-Dyffryn, Dynea Road	Pontypridd	10	0	10	0	0	0	Site completed
Gene Metals Scrapyard, Kingsland Tce, Treforest	Pontypridd	21	0	0	21	0	0	21 units in 3(i)
Land Adjacent to Barry Road, The Regent, Pontypridd	Pontypridd	16	3	6	7	7	0	Newydd have purchased 6 houses and Cynon Taff have bought 4 units

Old Farmers Arms, Pentrebach Road, Treforest	Pontypridd	12	0	0	12	0	0	12 units in 3(i)
Penuel Lane, Pontypridd	Pontypridd	12	0	0	12	0	12	
Ysgol Gyfun Rhydfelen, Site of Former	Pontypridd	75	0	0	75	0	25	50 units in 3(i)
South of RFC, Taffs Well, Maes Ifor	Taffs Well	48	0	14	34	16	18	16 affordable dwellings are being provided by RCT via nomination rights
Case Pallets Timber Yard, Mill Street, Tonyrefail	Tonyrefail	20	0	0	20	0	20	
Collenna Farm	Tonyrefail	17	0	0	17	0	17	
Collenna Farm, Hillside	Tonyrefail	110	0	0	110	0	25	105 units in 3(i) and 3(ii)
Dinas Isaf, Williamstown, Barratt	Tonyrefail	47	0	39	0	0	0	Site completed
Hillside Club	Tonyrefail	12	0	0	12	0	12	
Penrhiwfer Road, Penrhiwfer	Tonyrefail	30	0	0	30	0	0	30 units in 3(i)
South of Gilfach Road, Tonyrefail	Tonyrefail	60	0	10	50	0	50	
Southwest of High Street & Pretori Road, Tonyrefail	Tonyrefail	10	0	7	3	0	3	
St John the Baptist Church, High Street	Tonyrefail	19	0	0	19	0	0	3(i)
Sunny Meadows, Coed Ely	Tonyrefail	98	0	26	4	0	4	
Trane Farm, Gilfach Road	Tonyrefail	15	0	0	14	0	0	14 units in 3(i)
Public Sector								
Taf Ely Valley								
Cefn Lane, Glyngoch	Pontypridd	110	0	0	110	0	0	110 units in 3(i)
Housing Association Public								
Cynon Valley								

Land North of Hirwaun Road, Penywaun, Hirwaun	Hirwaun	10	0	0	10	10	0	
<b>Rhondda Valley</b>								
Derwen Aur, RO Coronation Terrace, Porth	Porth	12	0	0	12	12	0	
<b>Taf Ely Valley</b>								
Glyntaff Farm, Rhydyfelin, Cadarn/Newydd	Pontypridd	53	0	0	53	15	0	38 units in 3(i)
Treforest Infants School	Pontypridd	23	0	0	23	23	0	Newydd have purchased 6 houses and Cynon Taff have bought 4 units
Trane Farm, Tonyrefail	Tonyrefail	60	0	0	60	60	0	Hafod HA
Ty Dawel Site, Adj Red Gate PH, High Street	Tonyrefail	12	8	0	4	4	0	
<b>TOTAL</b>			<b>11</b>			<b>241</b>		
<b>SITES SUBJECT TO THE SIGNING OF A S106 AGREEMENT</b>								
The Navigation< Abercynon	Abercynon	63	0	0	63	0	23	40 units in 3(i)
Bryncae Industrial Estate, Bridgend Road, Llanharan	Llanharan	44	0	0	44	0	25	19 units in 3(i)
Meadow Farm, Pen-yr-Eglwys	Llantrisant	123	0	0	123	0	25	98 units in 3(i)
Silverbrook, Upper Church Village, Llantrisant	Llantrisant	60	0	0	60	0	25	35 units in 3(i)
Coleg Morgannwg, Site of	Pontypridd	50	0	0	50	0	25	25 units in 3(i)
Parc Eirin, Tonyrefail	Tonrefail	260	0	0	260	0	30	230 units in 3(i)
Towers & Beacons Flats Site, Hirwaun	Hirwaun	33	0	0	33	33	0	







**Annex 6 : Actual Completions 1996 – 2007 (11.75\*years)**

**RHONDDA CYNON TAF UNITARY AUTHORITY AREA**

<b>YEAR</b>	<b>LARGE SITES</b>	<b>SMALL SITES</b>	<b>TOTAL</b>
1996-1997	591	82	673
1997-1998	581	97	678
1998-1999	478	123	601
1999-2000	355	69	424
2000-2001	509	92	601
2001-2002	480	148	628
2002-2003	729	144	873
2003-2004	500	133	633
2004-2005	544	189	733
2005-2006	319	95	414
*2006-2007	391	74	465 *
2007/2008	463	130	593
<b>OVERALL TOTAL</b>	<b>5940</b>	<b>1376</b>	<b>7316</b>

**RHONDDA VALLEY**

<b>YEAR</b>	<b>LARGE SITES</b>	<b>SMALL SITES</b>	<b>TOTAL</b>
1996-1997	60	9	69
1997-1998	63	17	80
1998-1999	17	24	41
1999-2000	14	14	28
2000-2001	12	23	35
2001-2002	13	50	63
2002-2003	13	34	47
2003-2004	7	31	38
2004-2005	0	48	48
2005-2006	33	23	56
*2006-2007	36	21	57 *
2007-2008	46	46	92
<b>OVERALL TOTAL</b>	<b>314</b>	<b>340</b>	<b>654</b>

## CYNON VALLEY

YEAR	LARGE SITES	SMALL SITES	TOTAL
1996-1997	109	58	167
1997-1998	122	56	178
1998-1999	127	61	188
1999-2000	60	22	82
2000-2001	72	28	100
2001-2002	68	23	91
2002-2003	70	54	124
2003-2004	60	47	107
2004-2005	42	59	101
2005-2006	37	32	69
*2006-2007	97	20	117 *
2007-2008	114	42	156
<b>OVERALL TOTAL</b>	<b>350</b>	<b>200</b>	<b>550</b>

## TAFF ELY

YEAR	LARGE SITES	SMALL SITES	TOTAL
1996-1997	422	15	437
1997-1998	396	24	420
1998-1999	334	38	372
1999-2000	281	33	314
2000-2001	425	41	466
2001-2002	399	75	474
2002-2003	646	56	702
2003-2004	433	55	488
2004-2005	502	82	584
2005-2006	249	40	289
*2006-2007	258	33	291 *
2007/2008	303	42	345
<b>OVERALL TOTAL</b>	<b>4648</b>	<b>534</b>	<b>5182</b>

- Note that completions 2006-2007 are from 1<sup>st</sup> July 2006 – 31<sup>st</sup> March 07 ie a 9 month period.

All figures based on information supplied by County Borough Council as incorporated into previous JHLA studies

PRIVATE SECTOR  
SECTOR PREIFAT

CYNON VALLEY  
CWM CYNON

ABERCYNON

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
05/0034/13	CAR PARK AT AB FACTORY, YNYSBOETH	0	20	20	0.78	0	0	0	0	0	20	0	0	0
06/0937/10	CLARE'S EQUIPMENT SITE, MAES Y FFYNNON	19	57	38	0.58	15	0	0	23	0	0	0	0	0
94/0195	EDWARD STREET /, MOUNTAIN ASH ROAD	0	14	14	0.22	0	0	0	0	0	10	0	4	0
02/1872	GROVERS ROAD, ABERCYNON	19	19	0	0.72	0	0	0	0	0	0	0	0	0
04/2211	JUNCTION HOTEL SITE, STATION ROAD, ABERCYNON	0	18	18	0.00	18	0	0	0	0	0	0	0	0
01/4016	REAR OF AB FACTORY, AVONDALE STREET, YNYSBOETH	0	15	15	0.60	0	0	0	0	0	15	0	0	0
<b>TOTAL CYFANSWM</b>	<b>ABERCYNON</b>	<b>38</b>	<b>143</b>	<b>105</b>	<b>2.90</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>0</b>	<b>45</b>	<b>0</b>	<b>4</b>	<b>0</b>

Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

ABERDARE  
ABERDÂR

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
07/0931/15	DAIRY FARMERS OF BRITAIN,MILK DEPOT, LLYDCOED	0	44	44	1.77	0	0	0	0	0	0	0	44	0
88/0561	FFORCHNEOL ESTATE,HEOL-Y-GELLI	0	109	76	3.86	0	0	0	0	0	0	0	76	0
03/2149/16	GADLYS SCRAPYARD, MAELGWYN TCE,ABERDARE (AFON DAR CLOSE)	6	14	7	0.19	3	0	4	0	0	0	0	0	0
03/1327/13	HEOL TY ABERAMAN, ABERAMAN,,ABERDARE	0	33	33	1.40	0	0	0	0	0	0	0	33	0
91/0432	LANDARE PARK(AREA G),CWMDARE	1	24	1	0.00	1	0	0	0	0	0	0	0	0
95/0171	LAND OFF LLWYDCOED ROAD,LLWYDCOED	0	43	43	3.50	0	0	0	0	0	22	0	21	0
07/0018/16	LOWER RIVER LEVEL TIPS,ABERNANT ROAD, ABERDARE	0	68	68	5.40	0	0	0	0	0	23	0	45	0
07/0771/10	PARC ABERAMAN,ABERCWMOI RUGBY CLUB	0	66	66	4.54	0	0	0	22	22	22	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
05/1938/10	TANYARD PLACE,ABERAMAN	15	27	0	0.52	0	0	0	0	0	0	0	0	0
90/0230	THE WALK(TIP SHINDRIES),ABERNANT	1	35	0	0.00	0	0	0	0	0	0	0	0	0
07/0980/16	THREE OAKS, ROSE ROW,CWMBACH	19	211	118	4.49	9	25	25	25	25	9	0	0	0
01/4020/13	TIRFOUNDER FEILDS, ABERAMAN,ABERDARE	0	225	225	9.91	0	0	0	0	0	25	0	200	0
	WEST OF ABERNANT ROAD,ROBERSTOWN	0	18	18	0.70	0	0	0	0	0	18	0	0	0
75/0850	YNYSCYNON FARM,CWMBACH(GOLDSRING)	0	131	93	3.89	0	0	2	2	2	2	0	85	0
<b>TOTAL CYFANSWM</b>	<b>ABERDARE ABERDÂR</b>	42	1168	850	42.33	13	25	31	49	49	121	0	562	0

Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

HIRWAUN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
04/2264/10	AMAN METAL SPINNERS SITE,,GROESFORDD, RHIGOS	0	18	18	0.57	0	0	0	0	0	18	0	0	0
05/1775/10	CAE BRYNHYFRYD, PENDERYN ROAD,(OPP BUTE TER) HIRWAUN	0	40	40	1.02	0	0	6	0	0	0	0	34	0
94/0317/13	GLOUCESTER RAILWAY WAGON WORKS,SITE, HIRWAUN	0	110	110	2.70	0	0	0	0	0	25	0	85	0
05/1878/13	NIDUM FACTORY SITE, MANCHESTER,PLACE / LANGLAND	0	15	15	0.50	0	0	0	0	0	15	0	0	0
HIRW LP	NORTH OF HIGH STREET,	0	26	26	1.04	0	0	0	0	0	0	0	26	0
02/1243	REAR OF BUTE TERRACE,PENDERYN ROAD, HIRWAUN	0	39	39	1.55	0	0	0	0	0	20	0	19	0
02/1910	RED BARN FIELD,"MAYBERRY WALK"	19	35	0	0.00	0	0	0	0	0	0	0	0	0
	SOUTH OF RHIGOS ROAD,HIRWAUN	0	15	15	0.58	0	0	0	0	0	0	0	15	0
05/0884/13	TREWAUN, HIRWAUN,	0	19	19	0.76	0	0	0	0	0	19	0	0	0
<b>TOTAL CYFANSWM</b>	<b>HIRWAUN</b>	19	317	282	8.72	0	0	6	0	0	97	0	179	0

Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

**MOUNTAIN ASH  
ABERPENNAR**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
04/1600	BRONALLT TERRACE,ABERCWMBOI	0	16	16	0.58	0	0	0	0	0	16	0	0	0
07/1652/10	GWERNIFOR GROUNDS,	0	17	17	0.19	8	0	0	9	0	0	0	0	0
04/0677	NORTHERN CWM CYNON,	0	70	70	2.87	0	0	0	0	0	5	0	65	0
05/1922/16	PAVILION ESTATE, DARRAN ROAD,MOUNTAIN ASH	0	25	25	1.17	0	0	0	0	0	25	0	0	0
03/0547/13	WEST OF DYFFRYN ROAD,	1	31	0	0.00	0	0	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>MOUNTAIN ASH ABERPENNAR</b>	1	159	128	4.81	8	0	0	9	0	46	0	65	0

**RHIGOS  
Y RHIGOS**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
07/1774/10	CYNON VALLEY COMMERCIALS,GARAGE, HEOL PENDAR	14	14	0	0.00	0	0	0	0	0	0	0	0	0
HIRW LP	LONGMEAD PARK, HEOL Y GRAIG,RHIGOS	0	40	30	1.24	0	0	0	0	15	15	0	0	0
<b>TOTAL CYFANSWM</b>	<b>RHIGOS Y RHIGOS</b>	14	54	30	1.24	0	0	0	0	15	15	0	0	0

Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

YNYSYBWL

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
77	BUARTH-Y-CAPEL, Y WAUN, YNYSYBWL	0	316	316	17.41	0	0	0	0	0	0	0	316	0
	LADY WINDSOR SITE, YNYSYBWL	0	115	115	3.10	0	0	0	0	0	25	0	90	0
<b>TOTAL CYFANSWM</b>	<b>YNYSYBWL</b>	0	431	431	20.51	0	0	0	0	0	25	0	406	0

<b>TOTAL CYFANSWM</b>	<b>CYNON VALLEY CWM CYNON</b>	114	2272	1826	80.51	54	25	37	81	64	349	0	1216	0
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RHONDDA

CYMMER  
Y CYMER

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation							
							Categoriaddio							



Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013	2*	3(i)	3(ii)
06/0736/10	LAND REAR OF RICKARDS ARMS PH,TREBANOG ; HIGH ST CYMMER	0	20	19	0.60	0	0	0	0	0	0	0	19	0
<b>TOTAL CYFANSWM</b>	<b>CYMMER Y CYMER</b>	0	20	19	0.60	0	0	0	0	0	0	0	19	0

LLWYNYPIA

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	Categorioidio							
							2009	2010	2011	2012	2013			
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	6.76	0	0	0	0	0	25	0	55	0
<b>TOTAL CYFANSWM</b>	<b>LLWYNYPIA</b>	0	135	135	9.63	0	0	0	0	0	25	0	110	0

Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

MAERDY  
Y MAERDY

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
RHDA LP	NORTH OF MAERDY JUNIOR SCHOOL,(H1.24	0	65	65	3.64	0	0	0	0	0	0	0	65	0
<b>TOTAL CYFANSWM</b>	<b>MAERDY Y MAERDY</b>	0	65	65	3.64	0	0	0	0	0	0	0	65	0

PENTRE

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
RHDA LP	LAND R/O KENNARD ST.,TON PENTRE(H1.7 FEB 98)	0	10	10	0.45	0	0	0	0	0	0	0	10	0
<b>TOTAL CYFANSWM</b>	<b>PENTRE</b>	0	10	10	0.45	0	0	0	0	0	0	0	10	0

Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

PENTRE/YSTRAD

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
RHDA LP	SOUTH OF GELLI /,W.OF TON PENTRE(H1-26,)	0	360	360	13.50	0	0	0	0	0	0	0	360	0
<b>TOTAL CYFANSWM</b>	<b>PENTRE/YSTRAD</b>	0	360	360	13.50	0	0	0	0	0	0	0	360	0

PORTH  
Y PORTH

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
04/0308	LAND OFF VAYNOR STREET,	3	28	0	0.00	0	0	0	0	0	0	0	0	0
03/0250 1 DW	PLEASANT HEIGHTS,PORTH (WATTS)	0	54	31	2.09	0	0	0	0	10	11	0	10	0
<b>TOTAL CYFANSWM</b>	<b>PORTH Y PORTH</b>	3	82	31	2.09	0	0	0	0	10	11	0	10	0

Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

TONYPANDY

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)	
							Categoriaddio								
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013				
06/2205/10	GELLIFALIOG FARM,(H1.29)	28	119	48	1.09	19	0	0	29	0	0	0	0	0	0
RHDA LP	PLAZA CINEMA, DUNRAVEN STREET,TONYPANDY, (H1.M)	0	12	12	0.70	0	0	0	0	0	0	0	12	0	
<b>TOTAL CYFANSWM</b>	<b>TONYPANDY</b>	28	131	60	1.79	19	0	0	29	0	0	0	12	0	

TREALAW

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)	
							Categoriaddio								
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013				
06/1458	FORMER RUDC TRAINING CENTRE,MISKIN ROAD, TREALAW	12	12	0	0.04	0	0	0	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>TREALAW</b>	12	12	0	0.04	0	0	0	0	0	0	0	0	0	

Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

TREHERBERT

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)	
							Categorioidio								
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013				
08/2164/10	CWRT YSGOL INFANTS SCH,STUART ST	0	13	13	0.00	13	0	0	0	0	0	0	0	0	0
RHDA LP	LAND ADJOINING RHIGOS ROAD,(H1-25,FEB 98)	0	50	50	2.44	0	0	0	0	0	25	0	25	0	
RHDA LP	LAND R/O DELWEN T'CE,BLAENCWM,SITE H1-1	0	25	25	0.95	0	0	0	0	0	25	0	0	0	
04/0530/13	PENYRENGLYN SCHOOL SITE,CHARLES STREET, TREHERBERT	0	18	18	0.60	0	0	0	0	0	18	0	0	0	
<b>TOTAL CYFANSWM</b>	<b>TREHERBERT</b>	0	106	106	3.99	13	0	0	0	0	68	0	25	0	

TREORCHY

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
97/0051`	DRUIDS CLOSE, PENTWYN RD,TREORCHY	0	40	28	2.36	0	0	0	0	0	0	0	28	0
RHDA LP	LAND REAR OF BRYN HYFRYD ST,MACE LANE YNYSWEN(H1-4)	0	20	20	1.50	0	0	0	0	0	0	0	20	0
04/2354/10	OLD BINGO CLUB & SNOOKER ROOMS,STATION ROAD	0	18	18	0.12	0	0	0	0	0	18	0	0	0
<b>TOTAL CYFANSWM</b>	<b>TREORCHY</b>	0	78	66	3.98	0	0	0	0	0	18	0	48	0

Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

TYLORSTOWN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
05/1842/13	EAST STREET, TYLORSTOWN,	0	13	13	0.45	0	0	0	0	0	13	0	0	0
05/1769	HENDREFADOG, TYLORSTOWN,	0	110	110	5.74	0	0	0	0	0	25	0	85	0
<b>TOTAL CYFANSWM</b>	<b>TYLORSTOWN</b>	0	123	123	6.19	0	0	0	0	0	38	0	85	0

YSTRAD

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
05/0171	DAN Y COED, YSTRAD,	3	10	7	0.29	0	0	0	0	0	7	0	0	0
RHDA LP	LAND REAR OF YSTRAD ROAD, YSTRAD (H1.8 )	0	40	40	2.70	0	0	0	0	0	0	0	40	0
<b>TOTAL CYFANSWM</b>	<b>YSTRAD</b>	3	50	47	2.99	0	0	0	0	0	7	0	40	0

Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

<b>TOTAL CYFANSWM</b>	<b>RHONDDA</b>	46	1172	1022	48.89	32	0	0	29	10	167	0	784	0
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TAFF ELY  
TAF ELAI

GILFACH GOCH  
Y GILFACH-GOCH

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
05/0105	CRESTA SERVICE STATION,,AND LAND TO REAR HENDREFORGAN	0	24	24	0.80	0	0	0	0	0	24	0	0	0
94/765	HEATHLANDS EAST, GILFACH GOCH,	22	61	39	2.24	17	0	0	22	0	0	0	0	0
TAFF ELY DLP	LAND REAR OF 215-271 HIGH ST,GILFACH GOCH	0	36	35	1.22	0	0	0	0	0	0	0	35	0
<b>TOTAL CYFANSWM</b>	<b>GILFACH GOCH Y GILFACH-GOCH</b>	22	121	98	4.26	17	0	0	22	0	24	0	35	0

Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

LLANHARAN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
07/0042/13	BETHLEHEM VIEW,(h1.4)	0	82	82	2.64	0	0	0	0	0	25	0	57	0
05/2206/10	BLACKTHORNE COURT,ADDISON AVE, LLANHARRY	36	44	8	0.03	7	1	0	0	0	0	0	0	0
07/0041/13	BRYNNA WOODS SITE,	0	41	41	2.03	0	0	0	9	0	32	0	0	0
98/2860	FORMER COAL DISPOSAL POINT,(MAES-Y-GOBAITH) LLANHARAN	17	89	0	2.82	0	0	0	0	0	0	0	0	0
06/2396/10	FORMER PRIMARY SCHOOL, CHAPEL,ROAD	0	20	20	0.00	20	0	0	0	0	0	0	0	0
03/0306/13	GELLI FEDI,PHASE 2-3 BRYNNA	0	66	65	1.57	0	0	0	0	0	25	0	40	0
05/0670/10	HENDRE-WEN BRYNNA ROAD,LLANHARAN	0	8	6	0.35	0	0	0	0	0	6	0	0	0
06/2297/16	LLANILID OCS WORKSHOPS,BRIDGEND ROAD, BRYNCAE L1.7	13	140	127	4.04	6	0	0	30	30	30	0	31	0
06/1485/13	LLANILID OPENCAST COAL MINE,LLANHARAN	0	248	248	7.17	0	0	0	0	0	48	0	200	0
05/1724/10	LOG VILLAGE,MEIROS VALLEY	1	30	0	0.00	0	0	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>LLANHARAN</b>	67	768	597	20.65	33	1	0	39	30	166	0	328	0



Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

LLANTRISANT

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
03/1744	BETWEEN 14 MAIN ROAD & 23,HOLLYBUSH TCE, TONTEG	0	16	16	0.23	0	0	0	0	0	8	0	8	0
02/1965/10	CADWALLADERS YARD,,GLYN-COEDIOG	38	91	38	1.81	18	0	0	20	0	0	0	0	0
04/1594/15	CEFN YR HENDY, MISKIN,PONTYCLUN 5B	0	10	10	0.40	0	0	0	0	0	10	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
04/0802	FFOREST ROAD QUARRIES,LLANHARRY H1.13	0	85	85	2.90	0	0	0	0	0	21	0	64	0
03/1547	MAES YR EGLWYS, OFF ST,ILLTYDS RD, CHURCH VILLAGE	22	44	22	0.38	10	0	0	12	0	0	0	0	0
TELP	PENYGAWSI EXTENSION,CASTLE HILL SOUTH H1.22	0	15	15	1.25	0	0	0	0	0	15	0	0	0
TELP	SOUTH OF BUTE QUARRY,MISKIN H1.21	0	30	30	2.80	0	0	0	0	0	30	0	0	0
01/2768	TALYGARN MANOR, COWBRIDGE RD,PONTYCLUN	4	87	22	0.00	22	0	0	0	0	0	0	0	0
05/1743/10	VALE CASTINGS,TYLE GARW, PONTYCLUN h1.16	4	126	122	2.53	8	0	0	14	25	25	0	50	0
98/2186	WOODGLADE / ROWAN GARDENS,LLANTWIT FADRE (LLANMOOR)	23	233	0	0.31	0	0	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>LLANTRISANT</b>	91	787	410	14.21	58	0	0	46	25	109	0	122	50

Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

PONTYPRIDD

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
TELP	ASHGROVE,H1.55	0	10	10	0.20	0	0	0	0	0	0	0	10	0
05/0630/10	BRON-Y-DYFFRYN, DYNEA RD,RHYDYFELIN, PONTYPRIDD	10	10	0	0.00	0	0	0	0	0	0	0	0	0
05/1264/15	GENE METALS SCRAPYARD,KINGSLAND TCE TREFOREST	0	21	21	0.83	0	0	0	0	0	0	0	21	0
06/1774/10	LAND ADJACENT TO BARRY ROAD,THE REGENT, PONTYPRIDD	9	16	7	0.15	0	0	0	0	0	7	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
04/0612/10	PENUEL LANE, PONTYPRIDD,	0	12	12	0.05	0	0	0	0	0	12	0	0	0
06/1407/13	YSGOL GYFUN RHYDFELEN,SITE OF FORMER	0	75	75	2.77	0	0	0	0	0	25	0	50	0
<b>TOTAL CYFANSWM</b>	<b>PONTYPRIDD</b>	19	156	137	4.09	0	0	0	0	0	44	0	93	0

Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

TAFFS WELL

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
05/1813/13	SOUTH OF RFC, TAFFS WELL, MAES IFOR	14	48	34	1.83	29	0	0	5	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>TAFFS WELL</b>	14	48	34	1.83	29	0	0	5	0	0	0	0	0

Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

TONYREFAIL

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
01/2411	CASE PALLETS TIMBER YARD,MILL STREET TONYREFAIL h1.44	0	20	20	0.78	0	0	0	0	0	20	0	0	0
75/926	COLLENNA FARM H1.44,	0	17	17	0.50	0	0	0	0	0	17	0	0	0
TELP	COLLENNA FARM - HILLSIDE H1.45,	0	110	110	3.70	0	0	0	0	0	25	0	52	33
94/62	DINAS ISAF, (A(WEL LAS),WILLIAMSTOWN(BARRATT)	39	47	0	0.89	0	0	0	0	0	0	0	0	0
05/1814/13	HILLSIDE CLUB,	0	12	12	1.09	0	0	0	0	0	12	0	0	0
TELP	PENRHIWFER RD,PENRHIWFER, H1.49	0	30	30	1.63	0	0	0	0	0	0	0	30	0
07/1577/10	SOUTH OF GILFACH ROAD,, TONYREFAIL	10	60	50	1.38	11	0	0	20	19	0	0	0	0
05/2128/10	SOUTHWEST OF HIGH ST & PRETORI,ROAD, TONYREFAIL	7	10	3	0.08	1	0	0	2	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	0	0	0	0	19	0
06/0032/16	SUNNY MEADOWS, COED ELY,	26	98	4	0.87	2	0	0	2	0	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
<b>TOTAL CYFANSWM</b>	<b>TONYREFAIL</b>	82	438	279	15.86	14	0	0	24	19	74	0	115	33

<b>TOTAL CYFANSWM</b>	<b>TAFF ELY TAF ELAI</b>	295	2318	1555	60.90	151	1	0	136	74	417	0	693	83
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<b>TOTAL CYFANSWM</b>		455	5762	4403	190.30	237	26	37	246	148	933	0	2693	83
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Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

PUBLIC SECTOR  
SECTOR CYHOEDDUS

TAFF ELY  
TAF ELAI

PONTYPRIDD

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
TELP	CEFN LANE, GLYNCOCH L1.51	0	110	110	3.65	0	0	0	0	0	0	0	110	0
<b>TOTAL CYFANSWM</b>	<b>PONTYPRIDD</b>	0	110	110	3.65	0	0	0	0	0	0	0	110	0

<b>TOTAL CYFANSWM</b>	<b>TAFF ELY TAF ELAI</b>	0	110	110	3.65	0	0	0	0	0	0	0	110	0
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<b>TOTAL CYFANSWM</b>		0	110	110	3.65	0	0	0	0	0	0	0	110	0
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Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

HOUSING ASSOCIATION, PUBLIC  
CYMDEITHAS TAI, CYHOEDDUS

CYNON VALLEY  
CWM CYNON

HIRWAUN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)	
							Categoriadau								
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013				
04/1329	LAND NORTH OF HIRWAUN ROAD,PENYWAUN, HIRWAUN	0	10	10	0.64	0	0	0	10	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>HIRWAUN</b>	0	10	10	0.64	0	0	0	10	0	0	0	0	0	0

<b>TOTAL CYFANSWM</b>	<b>CYNON VALLEY CWM CYNON</b>	0	10	10	0.64	0	0	0	10	0	0	0	0	0	0
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RHONDDA

Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

PORTH  
Y PORTH

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
04/0051/10 (1)	DERWEN AUR, R/O CORONATION TCE,PORTH (RHONDDA HA) H1.F	0	12	12	0.57	0	0	0	0	0	12	0	0	0
<b>TOTAL CYFANSWM</b>	<b>PORTH Y PORTH</b>	0	12	12	0.57	0	0	0	0	0	12	0	0	0

<b>TOTAL CYFANSWM</b>	<b>RHONDDA</b>	0	12	12	0.57	0	0	0	0	0	12	0	0	0
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TAFF ELY  
TAF ELAI

PONTYPRIDD

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation							
							Categoriadau							

Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008

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

Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013	2*	3(i)	3(ii)
06/1589/10	GLYNTAFF FARM H1(78),RHYDYFELIN H1.59 CADARN/NEWYDD	0	53	53	2.39	6	9	0	0	0	0	0	38	0
07/1631/10	TREFOREST INFS SCHOOL,PRINCESS STREET	0	23	23	0.50	0	23	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>PONTYPRIDD</b>	0	76	76	2.89	6	32	0	0	0	0	0	38	0

TONYREFAIL

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categorioidio					2*	3(i)	3(ii)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013	2*	3(i)	3(ii)
TELP	TRANE FARM,H1(40)	0	60	60	1.74	0	0	30	30	0	0	0	0	0
07/1970/10	TY DAWEL SITE,ADJ RED GATE PH HIGH ST	8	12	4	0.06	2	2	0	0	0	0	0	0	0
<b>TOTAL CYFANSWM</b>	<b>TONYREFAIL</b>	8	72	64	1.80	2	2	30	30	0	0	0	0	0

<b>TOTAL CYFANSWM</b>	<b>TAFF ELY TAF ELAI</b>	8	148	140	4.69	8	34	30	30	0	0	0	38	0
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<b>TOTAL CYFANSWM</b>		8	170	162	5.90	8	34	30	40	0	12	0	38	0
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LPA CCLI	Full Name Enw llawn
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 Cyfeiriad y Safle	Zone Rhanbarth	Status Statws	Decision Desc. Disgrifiad y Pender	Current Decision Desc. Disgrifiad y Penderfynia	Description Disgrifiad
AMAN METAL SPINNERS SITE,,GROESFOR	Cynon Valley Cwm Cynon	PP2	04/2264/10	04/2264/10	Full
ASHGROVE,H1.55	Taff Ely Taf Elai	ALP	TELP	TELP	Adopted Plan

BETHLEHEM VIEW,(h1.4)	Taff Ely Taf Elai	PP1	07/0042/13	07/0042/13	Outline
BETWEEN 14 MAIN ROAD & 23,HOLLYBUSH	Taff Ely Taf Elai	PP2	03/1744	03/1744	Full
BLACKTHORNE COURT,ADDISON AVE, LLA	Taff Ely Taf Elai	PP2	05/2206/10	05/2206/10	Full
BRONALLT TERRACE,ABERCWMBOI	Cynon Valley Cwm Cynon	PP2	04/1600	04/1600	Full
BRON-Y-DYFFRYN, DYNEA RD,RHYDYFELI	Taff Ely Taf Elai	PP2	05/0630/10	05/0630/10	Full
BRYNNA WOODS SITE,	Taff Ely Taf Elai	PP1	07/0041/13	07/0041/13	Outline
BUARTH-Y-CAPEL,Y WAUN, YNYSYBWL	Cynon Valley Cwm Cynon	PP1	77	77	Outline
CADWALLADERS YARD,,GLYN-COEDIOG	Taff Ely Taf Elai	PP2	02/1965/10	02/1965/10	Full
CAE BRYNHYFRYD, PENDERYN ROAD,(OP	Cynon Valley Cwm Cynon	PP2	05/1775/10	05/1775/10	Full
CAR PARK AT AB FACTORY,YNYSBOETH	Cynon Valley Cwm Cynon	PP1	05/0034/13	05/0034/13	Outline
CASE PALLETS TIMBER YARD,MILL STREE	Taff Ely Taf Elai	PP1	01/2411	01/2411	Outline
CEFN LANE,GLYNCOCH L1.51	Taff Ely Taf Elai	ALP	TELP	TELP	Adopted Plan
CEFN YR HENDY, MISKIN,PONTYCLUN 5B	Taff Ely Taf Elai	PP1	04/1594/15	04/1594/15	Outline

CLARE'S EQUIPMENT SITE,MAES Y FFYNNON	Cynon Valley Cwm Cynon	PP2	06/0937/10	06/0937/10	Full
COLLENA FARM H1.44,	Taff Ely Taf Elai	PP2	75/926	75/926	Full
COLLENA FARM - HILLSIDE H1.45,	Taff Ely Taf Elai	ALP	TELP	TELP	Adopted Plan
CRESTA SERVICE STATION,,AND LAND TO	Taff Ely Taf Elai	PP1	05/0105	05/0105	Outline
CWRT YSGOL INFANTS SCH,STUART ST	Rhondda	PP2	08/2164/10	08/2164/10	Full
CYNON VALLEY COMMERCIALS,GARAGE,	Cynon Valley Cwm Cynon	PP2	07/1774/10	07/1774/10	Full
DAIRY FARMERS OF BRITAIN,MILK DEPOT,	Cynon Valley Cwm Cynon	PP1	07/0931/15	07/0931/15	Outline
DAN Y COED, YSTRAD,	Rhondda	PP2	05/0171	05/0171	Full
DERWEN AUR, R/O CORONATION TCE,POR	Rhondda	PP2	04/0051/10 (1)	04/0051/10 (1)	Full
DINAS ISAF, (A(WEL LAS),WILLIAMSTOWN(	Taff Ely Taf Elai	PP1	94/62	94/62	Outline
DRUIDS CLOSE, PENTWYN RD,TREORCHY	Rhondda	PP2	97/0051`	97/0051`	Full
EAST GLAM HOSPITAL LAUNDRY,CHURCH	Taff Ely Taf Elai	ALP	TAFF ELY DLP	TAFF ELY DLP	Adopted Plan
EAST STREET, TYLORSTOWN,	Rhondda	PP1	05/1842/13	05/1842/13	Outline

EDWARD STREET /,MOUNTAIN ASH ROAD	Cynon Valley Cwm Cynon	PP2	94/0195	94/0195	Full
FFORCHNEOL ESTATE,HEOL-Y-GELLI	Cynon Valley Cwm Cynon	PP2	88/0561	88/0561	Full
FFOREST ROAD QUARRIES,LLANHARRY H1.13	Taff Ely Taf Elai	PP2	04/0802	04/0802	Full
FORMER COAL DISPOSAL POINT,(MAES-Y-	Taff Ely Taf Elai	PP1	98/2860	98/2860	Outline
FORMER PRIMARY SCHOOL, CHAPEL,ROAD	Taff Ely Taf Elai	PP2	06/2396/10	06/2396/10	Full
FORMER RUDC TRAINING CENTRE,MISKIN	Rhondda	PP2	06/1458	06/1458	Full
GADLYS SCRAPYARD, MAELGWYN TCE,AB	Cynon Valley Cwm Cynon	PP3	03/2149/16	03/2149/16	Reserved Matters
GELLIFALIOG FARM,(H1.29)	Rhondda	PP2	06/2205/10	06/2205/10	Full
GELLI FEDI,PHASE 2-3 BRYNNA	Taff Ely Taf Elai	PP1	03/0306/13	03/0306/13	Outline
GENE METALS SCRAPYARD,KINGSLAND T	Taff Ely Taf Elai	PP1	05/1264/15	05/1264/15	Outline
GLOUCESTER RAILWAY WAGON WORKS,S	Cynon Valley Cwm Cynon	PP1	94/0317/13	94/0317/13	Outline
GLYNTAFF FARM H1(78),RHYDYFELIN H1.5	Taff Ely Taf Elai	PP2	06/1589/10	06/1589/10	Full
GROVERS ROAD,ABERCYNON	Cynon Valley Cwm Cynon	PP1	02/1872	02/1872	Outline

GWERNIFOR GROUNDS,	Cynon Valley Cwm Cynon	PP2	07/1652/10	07/1652/10	Full
HEATHLANDS EAST, GILFACH GOCH,	Taff Ely Taf Elai	PP3	94/765	94/765	Reserved Matters
HENDREFADOG, TYLORSTOWN,	Rhondda	PP1	05/1769	05/1769	Outline
HENDRE-WEN BRYNNA ROAD, LLANHARAN	Taff Ely Taf Elai	PP2	05/0670/10	05/0670/10	Full
HEOL TY ABERAMAN, ABERAMAN,, ABERDARE	Cynon Valley Cwm Cynon	PP1	03/1327/13	03/1327/13	Outline
HILLSIDE CLUB,	Taff Ely Taf Elai	PP1	05/1814/13	05/1814/13	Outline
JUNCTION HOTEL SITE, STATION ROAD, AB	Cynon Valley Cwm Cynon	PP1	04/2211	04/2211	Outline
LADY WINDSOR SITE, YNYSYBWL	Cynon Valley Cwm Cynon	ALP			Adopted Plan
LAND ADJACENT TO BARRY ROAD, THE RE	Taff Ely Taf Elai	PP2	06/1774/10	06/1774/10	Full
LAND ADJOINING RHIGOS ROAD, (H1-25, FEB 98)	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
LANDARE PARK (AREA G), CWMDARE	Cynon Valley Cwm Cynon	PP2	91/0432	91/0432	Full
LAND NORTH OF HIRWAUN ROAD, PENYWA	Cynon Valley Cwm Cynon	PP1	04/1329	04/1329	Outline
LAND OFF LLWYDCOED ROAD, LLWYDCOED	Cynon Valley Cwm Cynon	PP1	95/0171	95/0171	Outline

LAND OFF VAYNOR STREET,	Rhondda	PP2	04/0308	04/0308	Full
LAND REAR OF 215-271 HIGH ST,GILFACH GOCH	Taff Ely Taf Elai	ALP	TAFF ELY DLP	TAFF ELY DLP	Adopted Plan
LAND REAR OF BRYN HYFRYD ST,MACE L	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
LAND REAR OF PARTRIDGE ROAD,WEST O	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
LAND REAR OF RICKARDS ARMS PH,TREB	Rhondda	PP2	06/0736/10	06/0736/10	Full
LAND REAR OF YSTRAD ROAD,YSTRAD (H1.8 )	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
LAND R/O DELWEN T'CE,BLAENCWM,SITE H1-1	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
LLANILID OCS WORKSHOPS,BRIDGEND RO	Taff Ely Taf Elai	PP3	06/2297/16	06/2297/16	Reserved Matters
LLANILID OPENCAST COAL MINE,LLANHARAN	Taff Ely Taf Elai	PP1	06/1485/13	06/1485/13	Outline
LOG VILLAGE,MEIROS VALLEY	Taff Ely Taf Elai	PP2	05/1724/10	05/1724/10	Full
LONGMEAD PARK, HEOL Y GRAIG,RHIGOS	Cynon Valley Cwm Cynon	ALP	HIRW LP	HIRW LP	Adopted Plan
LOWER RIVER LEVEL TIPS,ABERNANT RO	Cynon Valley Cwm Cynon	PP3	07/0018/16	07/0018/16	Reserved Matters

MAES YR EGLWYS, OFF ST,ILLTYDS RD, C	Taff Ely Taf Elai	PP2	03/1547	03/1547	Full
NIDUM FACTORY SITE, MANCHESTER,PLA	Cynon Valley Cwm Cynon	PP1	05/1878/13	05/1878/13	Outline
NORTHERN CWM CYNON,	Cynon Valley Cwm Cynon	PP1	04/0677	04/0677	Outline
NORTH OF HIGH STREET,	Cynon Valley Cwm Cynon	ALP	HIRW LP	HIRW LP	Adopted Plan
NORTH OF MAERDY JUNIOR SCHOOL,(H1.24	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
OLD BINGO CLUB & SNOOKER ROOMS,STA	Rhondda	PP2	04/2354/10	04/2354/10	Full
OLD FARMERS ARMS,PENTREBACH RD,TR	Taff Ely Taf Elai	PP2	92/646	92/646	Full
PARC ABERAMAN,ABERCWMBOI RUGBY CLUB	Cynon Valley Cwm Cynon	PP2	07/0771/10	07/0771/10	Full
PAVILION ESTATE, DARRAN ROAD,MOUNTAIN ASH	Cynon Valley Cwm Cynon	PP3	05/1922/16	05/1922/16	Reserved Matters
PENRHIWFER RD,PENRHIWFER, H1.49	Taff Ely Taf Elai	ALP	TELP	TELP	Adopted Plan
PENUEL LANE, PONTYPRIDD,	Taff Ely Taf Elai	PP2	04/0612/10	04/0612/10	Full
PENYGAWSI EXTENSION,CASTLE HILL SO	Taff Ely Taf Elai	ALP	TELP	TELP	Adopted Plan
PENYRENGLYN SCHOOL SITE,CHARLES S	Rhondda	PP1	04/0530/13	04/0530/13	Outline

PLAZA CINEMA, DUNRAVEN STREET, TONY	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
PLEASANT HEIGHTS, PORTH (WATTS)	Rhondda	PP2	03/0250 1 DW	03/0250 1 DW	Full
POTTER'S FIELD, LLEWELLYN STREET, TRECYNON	Cynon Valley Cwm Cynon	ALP	CT&L LP	CT&L LP	Adopted Plan
REAR OF AB FACTORY, AVONDALE STREET	Cynon Valley Cwm Cynon	PP1	01/4016	01/4016	Outline
REAR OF BUTE TERRACE, PENDERYN ROAD	Cynon Valley Cwm Cynon	PP1	02/1243	02/1243	Outline
RED BARN FIELD, "MAYBERRY WALK"	Cynon Valley Cwm Cynon	PP2	02/1910	02/1910	Full
SITE OF LLWYNPIA HOSPITAL, (H1.28)	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
SOUTH OF BUTE QUARRY, MISKIN H1.21	Taff Ely Taf Elai	ALP	TELP	TELP	Adopted Plan
SOUTH OF GELLI /, W. OF TON PENTRE (H1-26,)	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
SOUTH OF GILFACH ROAD, TONYREFAIL	Taff Ely Taf Elai	PP2	07/1577/10	07/1577/10	Full
SOUTH OF RFC, TAFFS WELL, MAES IFOR	Taff Ely Taf Elai	PP1	05/1813/13	05/1813/13	Outline
SOUTH OF RHIGOS ROAD, HIRWAUN	Cynon Valley Cwm Cynon	ALP			Adopted Plan
SOUTHWEST OF HIGH ST & PRETORI, ROAD	Taff Ely Taf Elai	PP2	05/2128/10	05/2128/10	Full



ST.JOHN THE BAPTIST,CHURCHYARD,HIG	Taff Ely Taf Elai	PP1	03/0525/13	03/0525/13	Outline
SUNNY MEADOWS, COED ELY,	Taff Ely Taf Elai	PP3	06/0032/16	06/0032/16	Reserved Matters
TALYGARN MANOR, COWBRIDGE RD,PONTYCLUN	Taff Ely Taf Elai	PP2	01/2768	01/2768	Full
TANYARD PLACE,ABERAMAN	Cynon Valley Cwm Cynon	PP2	05/1938/10	05/1938/10	Full
THE WALK(TIP SHINDRIES),ABERNANT	Cynon Valley Cwm Cynon	PP2	90/0230	90/0230	Full
THREE OAKS, ROSE ROW,CWMBACH	Cynon Valley Cwm Cynon	PP3	07/0980/16	07/0980/16	Reserved Matters
TIRFOUNDER FEILDS, ABERAMAN,ABERDARE	Cynon Valley Cwm Cynon	PP1	01/4020/13	01/4020/13	Outline
TRANE FARM,GILFACH ROAD H1.39	Taff Ely Taf Elai	PP1	03/0897/13	03/0897/13	Outline
TRANE FARM,H1(40)	Taff Ely Taf Elai	ALP	TELP	TELP	Adopted Plan
TREFOREST INFS SCHOOL,PRINCESS STREET	Taff Ely Taf Elai	PP2	07/1631/10	07/1631/10	Full
TREWAUN, HIRWAUN,	Cynon Valley Cwm Cynon	PP1	05/0884/13	05/0884/13	Outline
TY DAWEL SITE,ADJ RED GATE PH HIGH ST	Taff Ely Taf Elai	PP2	07/1970/10	07/1970/10	Full
VALE CASTINGS,TYLE GARW, PONTYCLUN h1.16	Taff Ely Taf Elai	PP2	05/1743/10	05/1743/10	Full

WEST OF ABERNANT ROAD,ROBERSTOWN	Cynon Valley Cwm Cynon	ALP			Adopted Plan
WEST OF DYFFRYN ROAD,	Cynon Valley Cwm Cynon	PP1	03/0547/13	03/0547/13	Outline
WOODGLADE / ROWAN GARDENS,LLANTW	Taff Ely Taf Elai	PP3	98/2186	98/2186	Reserved Matters
YNYSCYNON FARM,CWMBACH(GOLDSRING)	Cynon Valley Cwm Cynon	PP2	75/0850	75/0850	Full
YSGOL GYFUN RHYDFELEN,SITE OF FORMER	Taff Ely Taf Elai	PP1	06/1407/13	06/1407/13	Outline
			AA&C LP	AA&C LP	
			ABERC LP	ABERC LP	
			CAB LP	CAB LP	

**Rhondda Cynon Taff  
Rhondda Cynon Taf**

**Residential Land Availability Schedule  
Amserlen tir preswyl sydd ar gael**

**Sites for 10 or more Units as at 01-04-2008  
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008**

**Planning Permission Subject To Section 106  
Caniatâd Cynllunio yn amodol ar adran 106**

**PRIVATE SECTOR  
SECTOR PREIFAT**

**CYNON VALLEY  
CWM CYNON**

**ABERCYNON**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation							
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013	2*	3(i)	3(ii)
	THE NAVIGATION,ABERCYNON	0	63	63	3.20	0	0	0	0	0	23	0	40	0
<b>TOTAL CYFANSWM</b>	<b>ABERCYNON</b>	<b>0</b>	<b>63</b>	<b>63</b>	<b>3.20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>0</b>	<b>40</b>	<b>0</b>
<b>TOTAL CYFANSWM</b>	<b>Cynon Valley Cwm Cynon</b>	<b>0</b>	<b>63</b>	<b>63</b>	<b>3.20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>23</b>	<b>0</b>	<b>40</b>	<b>0</b>

**TAFF ELY  
TAF ELAI**

LLANHARAN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation							
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013	2*	3(i)	3(ii)
	BRYNCAE INDUSTRIAL ESTATE,BRIDGEND ROAD, LLANHARAN	0	44	44	1.42	0	0	0	0	0	25	0	19	0
<b>TOTAL CYFANSWM</b>	<b>LLANHARAN</b>	<b>0</b>	<b>44</b>	<b>44</b>	<b>1.42</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>19</b>	<b>0</b>

LLANTRISANT

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation							
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013	2*	3(i)	3(ii)
	MEADOW FARM,PEN-YR-EGLWYS	0	123	123	4.10	0	0	0	0	0	25	0	98	0
	SILVERBROOK, UPPER CHURCH,VILLAGE, LLANTRISANT	0	60	60	1.77	0	0	0	0	0	25	0	35	0
<b>TOTAL CYFANSWM</b>	<b>LLANTRISANT</b>	<b>0</b>	<b>183</b>	<b>183</b>	<b>5.87</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>50</b>	<b>0</b>	<b>133</b>	<b>0</b>

PONTYPRIDD

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation							2*	3(i)	3(ii)
							Categoriaddio									
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013	2014	2015	2016	2017	
	COLEG MORGANNWG,,SITE OF	0	50	50	1.72	0	0	0	0	0	25	0	25	0		
<b>TOTAL CYFANSWM</b>	<b>PONTYPRIDD</b>	<b>0</b>	<b>50</b>	<b>50</b>	<b>1.72</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>25</b>	<b>0</b>		

TONYREFAIL

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation							2*	3(i)	3(ii)
							Categoriaddio									
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013	2014	2015	2016	2017	
	PARC EIRIN, TONYREFAIL,	0	260	260	6.06	0	0	0	0	0	30	0	230	0		
<b>TOTAL CYFANSWM</b>	<b>TONYREFAIL</b>	<b>0</b>	<b>260</b>	<b>260</b>	<b>6.06</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>230</b>	<b>0</b>		

<b>TOTAL CYFANSWM</b>	<b>Taff Ely Taf Elai</b>	<b>0</b>	<b>537</b>	<b>537</b>	<b>15.07</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>130</b>	<b>0</b>	<b>407</b>	<b>0</b>
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<b>TOTAL CYFANSWM</b>	<b>PRIVATE SECTOR SECTOR PREIFAT</b>	<b>0</b>	<b>600</b>	<b>600</b>	<b>18.27</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>153</b>	<b>0</b>	<b>447</b>	<b>0</b>
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HOUSING ASSOCIATION, PUBLIC  
CYMDEITHAS TAI, CYHOEDDUS

CYNON VALLEY  
CWM CYNON

HIRWAUN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation							2*	3(i)	3(ii)
							Categoriaddio									
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013	2014	2015	2016	2017	
	TOWERS & BEACONS FLATS SITE,HIRWAUN	0	33	33	0.95	0	0	0	33	0	0	0	0	0	0	
<b>TOTAL CYFANSWM</b>	<b>HIRWAUN</b>	<b>0</b>	<b>33</b>	<b>33</b>	<b>0.95</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>TOTAL CYFANSWM</b>	<b>Cynon Valley Cwm Cynon</b>	<b>0</b>	<b>33</b>	<b>33</b>	<b>0.95</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		
<b>TOTAL CYFANSWM</b>	<b>HOUSING ASSOCIATION, PUBLIC CYMDEITHAS TAI, CYHOEDDUS</b>	<b>0</b>	<b>33</b>	<b>33</b>	<b>0.95</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>33</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		

LPA CCLI	Full Name Enw llawn
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