

**PLANNING POLICY WALES**

**JOINT HOUSING LAND AVAILABILITY STUDY**

**COUNTY BOROUGH OF RHONDDA CYNON TAFF**

**30TH JUNE 2004**

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

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

**JOINT LAND AVAILABILITY STUDY**  
**COUNTY BOROUGH OF RHONDDA CYNON TAFF - 30TH JUNE 2004**

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

**1.0 INTRODUCTION**

- 1.1 This is the latest report for the County of Rhondda Cynon Taff published under Planning Policy Wales March 2002 which replaces the previous guidance Planning Guidance (Wales) Planning Policy (PGWPP), First Revision, April 1999. The report sets out the residential land availability position in Rhondda Cynon Taff County Borough Unitary Authority area, which came into existence on 1<sup>st</sup> April 1996.
- 1.2 Joint Housing Land Availability Studies were until April 1996 undertaken on a County/District basis in accordance with Government Guidance which commenced under Welsh Office Circular 30/80 "Land for Private Housebuilding" and was continued under Welsh Office Circular 47/84 "Land for Housing" and Planning Policy Guidance Note 3 "Land for Housing in Wales" (PPG 3 Wales) published in March 1992.
- 1.3 The report has been prepared by the Study Group in accordance with advice contained in Planning Guidance (Wales) Planning Policy : Technical Advice Note (Wales) 1 (Joint Housing Land Availability Studies) 1997, TAN(W)1. This TAN along with all other Technical Advice Notes is under review following the publication of Planning Policy Wales in March 2002.
- 1.4 The Study Group is co-ordinated by Land Development & Legal Services of the Welsh Development Agency. The Study Group includes the Unitary Authority, Housebuilders representatives, Housing Associations, statutory undertakings and other bodies as appropriate.
- 1.5 The current report replaces findings for the area previously presented in the 2003 County Borough Report for Rhondda Cynon Taff, with information relating to a base date of 30th June 2004.
- 1.6 The study involves discussions of individual land allocations undertaken on an area by area basis and includes consideration of the likely rate of progress in building on each site and an examination, where appropriate, of the problems inhibiting the provision of an adequate land supply.
- 1.7 The Report is comprised of three parts:-
- i) **Part 1** provides a summary of the capacity of sites available for both private and public sector housebuilding. (Housing Association sites are separately identified and classified according to tenure).
  - ii) **Part 2** contains a comparison of the supply established in Part 1 with the housing provision in the Development Plan or alternatively, in specific circumstances as detailed below, past building rates. The Group should normally agree what assessment is appropriate on a District by District basis.

- iii) **Part 3** contains a commentary on the adequacy of the supply of housing land.
- 1.8 The Report which follows represents the agreed view of the Group involved in its preparation, and the comments comprising Part 3 of the report have been generally agreed by all participants.
- 1.9 A copy of the relevant section of PPW and TAN (Wales) 1 is appended as Annex 4.
- 2.0 **PART 1 - SURVEY**
- 2.1 **Requirements of Planning Policy Wales (PPW) and Technical Advice Note (Wales) 1 (TAN (W) 1)**
- 2.1.1 Planning Policy Wales: March 2002 (paragraph 9.2.5) reiterates previous guidance that local planning authorities should ensure that sufficient land is genuinely available or will become available to provide a 5 year supply of land for housing.
- 2.1.2 To be genuinely available, sites must satisfy various minimum criteria set out in TAN (W) 1.
- 2.1.3 For sites to be included in the Joint Housing Land Availability Studies they must satisfy at least one of the following conditions:-
  - i) the grant of outline or full planning permission for residential purposes; or
  - ii) the land should be identified for residential purposes in an adopted local plan or adopted Unitary Development Plan; or
  - iii) the land should be identified within a Housing Strategy and Operation Plan (HSOP), or in a Housing for Wales or housing association programme.
- 2.1.4 To allow the comparison of land available with the housing provision set out in structure or local plans sites are categorised as to their availability. The categorisation establishes when the development of a site or a portion of a site is likely to be completed. The allocation of a site to several categories indicates the rate at which development is expected to proceed.
- 2.1.5 The definitions adopted by TAN (W)1 are as follows:-

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

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

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

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

**Category 3 :** Sites or the phases of sites where either (i) development is unlikely within five years by virtue of major physical constraints, or other constraints as may be agreed by the Group; or (ii) development is unlikely to occur in the foreseeable future by virtue of major long term constraints.

2.1.6 The factors normally taken into account by the Group in assessing whether all or part of a site should be listed in Category 3(i) include planning, ownership, marketing, infrastructure, environmental and legal constraints as well as physical constraints.

2.1.7 Finally, TAN (W) 1 specifies that for sites, or phases of sites to be regarded as 'genuinely available' within a five year period (ie sites under construction, Categories 1, 2 and 2\*) the following criteria should apply:

- i) the necessary infrastructure should be available or be expected to be available within the five year period
- ii) the land should be capable of economic development.

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

## 2.2 **Methodology**

2.2.1 The Study Group met to consider all housing sites of 10 or more units which satisfy the minimum criteria for being included in the study, to estimate the number of completions likely within the 5 year period, and to agree site categorisation. A copy of the site schedule, listing all individual sites considered by the Group, is published as part of the Main Report in Annex 2. The overall findings by the Group in terms of land availability are, set out in Tables 1-6 as described below.

Table No	Area	Data Measured.
Table 1	Rhondda Cynon Taff.	Sites with Planning Permission or within Adopted Plans.

Table 2	Cynon Valley.	Sites subject to completion of section 106 agreements.
Table 3	Rhondda	
Table 4	Taff Ely	
Table 5	Rhondda Cynon Taff	
	Cynon Valley	

The respective planning policy documents prevailing in the Rhondda Cynon Taff area consists of the adopted Mid Glamorgan (Rhondda Cynon Taff County Borough) Replacement Structure Plan 1991-2006 ; the Adopted Cynon Valley Local Plan (including waste policies)1991-2006; the adopted Rhondda Local Plan (including waste policies) 1991-2006 ; the Adopted Taff Ely Local Plan (including waste policies) 1991-2006. A draft Unitary Development Plan to replace these has now been abandoned as work is proceeding on a Local Development Plan (LDP).

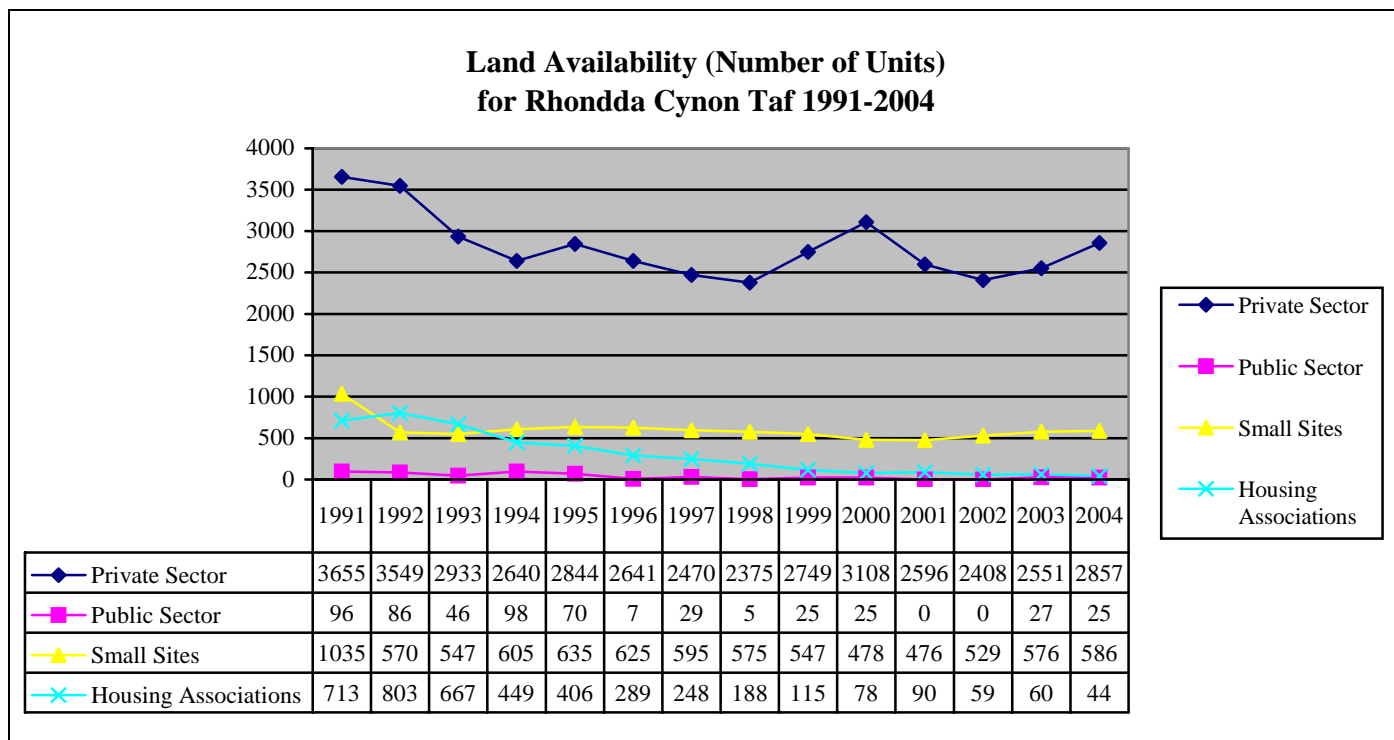
- 2.2.2 Tables 1-4 provide an analysis and breakdown of the sites that meet the minimum criteria for inclusion within the Study. It should be noted that sites shown in Category 1 in Tables 1-4 are those sites which are actually expected to be completed within the first year of the study period. Those within Category 2 are expected to be completed within five years of the study Base Date. For dwellings under construction at the base date of the study, no further estimate of when these dwellings will be completed is made. Given that these dwellings will normally be completed within two years of starting, the anticipated completions over the first two years should be taken from the figures shown in the under construction column, together with years 1 and 2 in the supplementary schedule.
- 2.2.2 Planning Policy Wales, TAN(W)1 confirms earlier practice of including Category 2\* sites within the 5 year supply calculations, as these sites are only constrained by the general marketing problems affecting an area, and further releases of land in these areas would not alter that position. In this year's Study no 2\* sites were identified.
- 2.2.3 The dwellings identified within Category 3i or 3ii are considered to be outside of the 5 year period of the study and do not form part of the calculations for the 5 year land supply.
- 2.2.4 Small sites, accommodating less than 10 units, which by definition have not been assessed individually in this Study, may make an important contribution to meeting housing needs. In recognition of this, completions on small sites and assessments of the likely contribution by small sites in the next five years appear as footnotes to summary tables 1-4. This assessment is based on the level of past completions, and has been taken into account in the land supply calculations presented in Part 2 of this Report. Past completions on small sites are set out in full in Annex 3.
- 2.2.5 TAN W(1) formally recognises the value of identifying sites in Local Plans at an advanced stage of preparation and sites subject to section 106 Agreements. These sites are required to be identified separately. There are two additional unadopted Local Plans to add in the current study. There are small sites identified which are subject to completion of section 106 agreements, (Table 5).

2.2.6 Plan 1 of Appendix 2 illustrates the land supply position by Local Plan area in relation to both the Replacement Structure Plan requirement, and the level of gross housing completions in the last five years.

## 2.3 Findings for the Rhondda Cynon Tiff Unitary Authority - by Local Plan area

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

The Rhondda Cynon Tiff Unitary Authority area has sufficient land identified for housing to accommodate 2926 units on large sites. During the previous year 500 units were completed on large sites and 135 units upon small sites. There were 292 units under construction at 30<sup>th</sup> June 2004. The table below provides a comparative position between this year's land availability position and that of preceding years back to 1991.



Footnote: 1991-1995 the figures are derived from three of the former Districts of Mid Glamorgan, i.e. Tiff Ely, Rhondda and the Cynon Valley Borough Council.  
1996-2004 the figures are from the Unitary Authority of Rhondda Cynon Tiff.  
Small Sites figure is projected 5 year contribution.

## 2.4 Rhondda Local Plan area (Table 2)

2.4.1 In Rhondda the 5 year supply amounted to 355 dwelling plots 66 % of which were on sites accommodating 10 or more units. There were no dwellings under construction on large sites at the study base date. During the preceding year 17 dwellings were completed on large sites, and 31 dwelling completions on small sites.

2.4.3 2.4.2 Sites classified as falling within Category 3(i) were considered capable of supporting 721 dwellings.

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

2.5.1 In Cynon Valley sufficient land for the development of 1015 dwellings was identified as being available within 5 years, 84 % of which were on large sites. As at 30th June 2004, 35 dwellings were recorded as being under construction on large sites. During the preceding year 60 dwellings were completed on sites for 10 or more dwellings, and a further 47 dwellings on small sites.

2.5.2 A further 772 dwellings were identified on Category 3(i) sites, and 112 dwellings on sites in Category 3(ii).

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

2.6.1 The 5 year supply in Tiff Ely as at 30th June 2004 was agreed to be capable of supporting 2017 dwellings of which 87 % were located on large sites. 433 dwellings had been completed during the preceding year on large sites and 55 dwellings on small sites. There were 257 dwellings under construction on large sites.

2.6.2 Category 3(i) sites were agreed to be capable of supporting 670 dwellings.

## **FOOTNOTE - COMPLETION FIGURES**

In the following analysis reference has been made to the number of completions in the year to 30th June 2004. These figures are extracted directly from the site schedule attached at Annex 2 and from which the following Tables 1-4 are derived. However, it should be noted that these figures do not necessarily match those in Table C which show the official returns of completions by each former District/new Unitary Authority to the National Assembly for Wales.

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

The Welsh Office Statistician previously investigated the discrepancies between these completion figures and a report was published in 1993.

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

**Table 1: Rhondda Cynon Taff**

Land Available for Housing as at 30<sup>th</sup> June 2004  
 Sites Capable of Accommodating 10 or more units  
**Sites with Planning Permission or within Adopted Plan**

Market Type	Proposed Units	Area (Ha)	Categorisation						Units built since Last Study
			U/C	1	2	2*	3(i)	3(ii)	
Private Sector	4754	200.18	280	242	2335	0	1814	83	498
Public Sector	114	3.80	0	0	25	0	114	0	0
Housing Association, public	309	7.13	12	10	22	0	235	30	2
<b>Total:</b>	<b>5177</b>	<b>211.11</b>	<b>292</b>	<b>252</b>	<b>2382</b>	<b>0</b>	<b>2163</b>	<b>113</b>	<b>500</b>

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

Private Sector	2857
Public Sector	25
Housing Association, public	44
<b>TOTAL</b>	<b>2926</b>
Forecast contribution by Small Sites	586
<b>Large &amp; Small Site 5 year total</b>	<b>3512</b>



**Table 2: Rhondda Valley**

Land Available for Housing as at 30<sup>th</sup> June 2004  
 Sites Capable of Accommodating 10 or more units  
**Sites with Planning Permission or within Adopted Plan**

Market Type	Proposed Units	Area (Ha)	Categorisation					Units built since Last Study	
			U/C	1	2	2*	3(i)		3(ii)
Private Sector	1013	44.23	0	0	291	0	721	1	7
Public Sector	0	0	0	0	0	0	0	0	0
Housing Association Public	12	0.57	0	0	12	0	0	0	0
<b>Total:</b>	<b>1025</b>	<b>44.80</b>	<b>0</b>	<b>0</b>	<b>303</b>	<b>0</b>	<b>721</b>	<b>1</b>	<b>7</b>

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

Private Sector	291
Public Sector	0
Housing Association, Public	12
<b>TOTAL</b>	<b>303</b>
Forecast contribution by Small Sites	152
<b>Large &amp; Small Site 5 year total</b>	<b>355</b>

**Table 3: Cynon Valley**

Land Available for Housing as at 30<sup>th</sup> June 2004  
 Sites Capable of Accommodating 10 or more units  
**Sites with Planning Permission or within Adopted Plans**

Market Type	Proposed Units	Area (Ha)	Categorisation					Units built since Last Study	
			U/C	1	2	2*	3(i)		3(ii)
Private Sector	1683	68.73	23	14	792	0	772	82	60
Housing Association, public	42	1.40	12	0	0	0	0	30	0
<b>Total:</b>	<b>1725</b>	<b>170.13</b>	<b>35</b>	<b>14</b>	<b>792</b>	<b>0</b>	<b>772</b>	<b>112</b>	<b>60</b>

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

Private Sector	829
Housing Association, private	0
Housing Association, public	12
<b>TOTAL</b>	<b>841</b>
Forecast contribution by Small Sites	174
<b>Large &amp; Small Site 5 year total</b>	<b>1015</b>

**Table 4: Taff Ely**

Land Available for Housing as at 30<sup>th</sup> June 2004  
 Sites Capable of Accommodating 10 or more units  
**Sites with Planning Permission**

Market Type	Proposed Units	Area (Ha)	Categorisation						Units built since Last Study
			U/C	1	2	2*	3(i)	3(ii)	
Private Sector	2058	87.22	257	228	1252	0	321	0	431
Public Sector	114	3.80	0	0	0	0	114	0	0
Housing Association, Public	255	5.16	0	10	10	0	235	0	2
<b>Total:</b>	<b>2427</b>	<b>96.18</b>	<b>257</b>	<b>238</b>	<b>1262</b>	<b>0</b>	<b>670</b>	<b>0</b>	<b>433</b>

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

Private Sector	1737
Housing Association, public	20
Public Sector	0
<b>TOTAL</b>	<b>1757</b>
Forecast contribution by Small Sites	260
<b>Large &amp; Small Site 5 year total</b>	<b>2017</b>

**Table 5: Rhondda Cynon Taff**

Land Available for Housing as at 30<sup>th</sup> June 2004  
 Sites Capable of Accommodating 10 or more units  
**Sites subject to signing of a section 106 agreement.**

Market Type	Proposed Units	Area (Ha)	Categorisation					Units built since Last Study	
			U/C	1	2	2*	3(i)		3(ii)
Private Sector	18	0.60	0	0	18	0	0	0	0
Public Sector	0	0	0	0	0	0	0	0	0
Housing Association, Public	25	0.74	0	25	0	0	0	0	0
<b>Total:</b>	<b>43</b>	<b>1.34</b>	<b>0</b>	<b>25</b>	<b>18</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

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

Private Sector	18
Housing Association, public	25
Public Sector	0
<b>TOTAL</b>	<b>43</b>

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

#### 3.1 **Basis for Comparison**

3.1.1 Table A sets out the Group's land supply assessment in respect of the new Unitary Authority area as a whole, and on the basis of the Local Plan areas, using the residual method prescribed in Planning Guidance (Wales), Technical Advice Note 1. The land supply position has been assessed against the policy provisions of the adopted Mid Glamorgan (Rhondda Cynon Taff County Borough) Replacement Structure Plan 1991-2006.

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

#### 3.2 **Results of Comparison**

3.2.1 On the residual method, based on the Replacement Structure Plan forecast of need, the supply of readily available land in the Local Plan areas of the County Borough of Rhondda Cynon Taff at 30th June 2004 stood at 1.7 years in the Rhondda, 5.2 years in the Cynon Valley area and 3.6 years in the Taff Ely area (see Table A). **The overall land supply for Rhondda Cynon Taff is 3.6 years.**

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

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

	STRUCTURE PLAN TOTAL HOUSE BUILDING ALLOCATION 1991- 2006	COMPLETIONS 1 <sup>st</sup> July 1 <sup>st</sup> 1991 – 30 <sup>th</sup> June 2004 13 YEARS	REMAINDER MID 2003-2006 2 YEARS	5 YEAR REQUIREMENT	TOTAL ANNUAL BUILDING REQUIREMENT	TOTAL LAND AVAILABLE	TOTAL LAND SUPPLY IN YEARS
	A	B	C	D	(E)	F	G
			$C = (A-B)$	$D = C+(A/15*3)$	$E = D/5$	F	$G = F/E$
Rhondda	1800	1102	698	$698 + 360 = 1058$	212	355	1.7
Cynon Valley	2500	2023	477	$477 + 500 = 977$	196	1015	5.2
Taff Ely	7400	6077	1323	$1323 + 1480 = 2803$	561	2017	3.6
Rhondda Cynon Taff UA	11700	9202	2498	$2498 + 2340 = 4838$	968	3512	3.6

Note. B includes small site completions for 2003-2004 see Small Sites Completions Figures Table in Annex 1.  
F includes the projected contribution by small sites for the next five years.

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

	STRUCTURE PLAN TOTAL HOUSE BUILDING ALLOCATION 1991- 2006	COMPLETIONS 1 <sup>st</sup> July 1 <sup>st</sup> 1991 – 30 <sup>th</sup> June 2004 13 YEARS	REMAINDER MID 2002-2006 4 YEARS	5 YEAR REQUIREMENT	TOTAL ANNUAL BUILDING REQUIREMENT	TOTAL LAND AVAILABLE	TOTAL LAND SUPPLY IN YEARS
	A	B	C	D	(E)	F	G
			C = (A-B)	D = C+(A/15x3)	E = D/5	F	G = F/E
Rhondda (Past Completions)	N/a	1102	N/a	425 (B/13*5)	85 Based on Past Rates	355	4.2
Cynon Valley	2500	2023	477	977	196	1015	5.2
Taff Ely	7400	6077	1323	2803	561	2017	3.6
Rhondda Cynon Taff UA	N/a	9202	N/a	4205	842	3512	4.2

Note. B includes small site completions for 2003-2004 see Small Sites Completions Figures Table in Annex 3.  
F includes the projected contribution by small sites for the next five years, based on past completion rates.

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

## 4.0 **PART 3 - COMMENTARY**

### 4.1 **Introduction**

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

### 4.2 **Performance of the House Building Industry in Rhondda Cynon Taff 1991-2004**

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

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

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

Area Sub Zones	Structure Plan Annual dwelling requirement	Structure Plan Projections 1/1/1991 – 1/1/2004 (13 Years)	Completions 1/1/1991 – 1/1/2004 (13 Years)	House Building Performance
	A	B = A*13	C	d= c/b *100 (%)
Rhondda Valley	120	1560	1102	71
Cynon Valley	167	2171	2023	93
Taff Ely	493	6409	6077	95
<b>Rhondda Cynon Taff UA</b>	<b>780</b>	<b>10140</b>	<b>9202</b>	<b>91</b>

#### **NOTES Housing Completions**

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

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



**Table C Rhondda Cynon Taff Average Gross Completions  
Mid 1990 to Mid 2004.**

Local Plan Area	1990 - 1991	1991-1992	1992-1993	1993-1994	1994-1995	1995 - 30/3/96	1/4/96 - 30/6/96	1996-1997	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003
Rhondda Valley	125	156	145	152	151	37*}	246	624	659	562	615	542	614	791
Cynon Valley	206	122	251	226	172	78}								
Taff Ely	340	276	466	457	473	384 *}								
<b>RCT Total</b>	<b>671</b>	<b>554</b>	<b>862</b>	<b>835</b>	<b>796</b>	<b>{745}</b>		<b>624</b>	<b>659</b>	<b>562</b>	<b>615</b>	<b>542</b>	<b>614</b>	<b>791</b>

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

- NOTE:-**
- I Completions for Mid 1990-Mid 95 : Available on the basis of local plan areas
  - II Completions for Mid 1995- Mid 96 - \* Available on the basis of local plan areas for period up to 1<sup>st</sup> April 1996. Following local government reorganisation figures from 1/4/96 - 30/6/96 area on a Unitary Authority Basis.
  - III Completions for Mid 1996- Mid 2004 – Unitary Authority Basis.

4.2.4 In terms of the purpose of this Study, a look at recent building rates in isolation is less helpful than comparing these building rates with the agreed land supply position. This latter comparison has been carried out by the Group in previous studies and forms part of the guidance issued by the National Assembly for Wales.

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

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

Unitary Authority	5 Year Supply of Land (a)	Average Annual Completions Mid 1998 – 2004 (b)	Years of Land Supply (c)
RHONDDA CYNON TAFF	3512	656	5.3
Unitary Authority	5 Year Supply of Land (a)	Average Annual Completions Mid 1991 – 2004 (b)	Years of Land Supply (c)
RHONDDA CYNON TAFF	3512	686	5.1

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

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

#### 4.3 Small Sites

4.3.1 Paragraph 14 of Planning Guidance (Wales) Technical Advice Note (Wales)1 PG (W) TAN (W)1 indicates that the small sites allowance needs to be clearly justified on the basis of past levels of actual completions. This years study satisfies this requirement with actual small sites completion figures being available over at least the last five years. (See Annex 3).

4.3.2 By using definitive small site completion figures together with the observed site completions shown on the supplementary schedules, a more accurate assessment of total completions for each Local Plan area will be provided and used as the basis for comparison against which the land supply will be assessed. The Table at Annex 2 indicates the housing completions over the last 5 years in terms of small sites. The figures for the last five years have been used in Table A to project the small site contribution to the future land supply position.

#### 4.4 Land Supply including sites awaiting the signing of a section 106 agreement

4.4.1 There are 2 additional sites in the schedule which are subject to the signing of a section 106 agreement (these are shown in Table 5 and included in the Alternative Table A).

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

	STRUCTURE PLAN TOTAL HOUSE BUILDING ALLOCATION 1991- 2006	COMPLETIONS 1 <sup>st</sup> April 1991- 1 <sup>st</sup> April 2003 12YEARS	REMAINDER MID 2003/2006 3YEARS	5 YEAR REQUIREMENT	TOTAL ANNUAL BUILDING REQUIREMENT	TOTAL LAND AVAILABLE	TOTAL LAND SUPPLY IN YEARS
	A	B	C	D	E	F	G
			C = (A-B)	D = C+(A/15*3)	E = D/5	F	G = F/E
Rhondda	1800	1102	698	698 + 360 = 1058	212	373	1.76
Cynon Valley	2500	2023	477	477 + 500 = 977	196	860	4.39
Taff Ely	7400	6077	1323	1323 + 1480 = 2803	561	2042	3.64
Rhondda Cynon Taff UA	11700	9202	2498	2498 + 2340 = 4838	968	3555	3.67

Note. B includes small site completions for 2003-2004 see Small Sites Completions Figures Table (Annex 3).  
F includes small sites projected contribution for the next five years.

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

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

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

4.6.1 The 355 dwelling plots considered available shows on last year's position in the Rhondda. On the basis of the Replacement Structure Plan requirements there is a 1.7 year supply of land available.

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

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

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

4.6.5 On the basis of the hybrid calculations of land availability in Table A1, there is a 4.2 year supply of land for the Rhondda local plan area.

#### **4.7 Cynon Valley**

4.7.1 Cynon Valley has a 5.2 year land supply based on the housing requirements of the Replacement Structure Plan.

4.7.2 Table B indicates the rate of housing completions in this area is 7% below the rate required by the Structure Plan.

4.7.4 Whilst the situation in the Cynon Valley area is by comparison better than elsewhere in the County Borough, the need to look at the whole of the Rhondda Cynon Taff as part of the Development Plan process to assess the land strategy in relation to the provision of future housing land.

4.7.4 Several Sites in Aberdare, Hirwaun and Ynysybwl could be brought forward more quickly subject to market conditions to assist the land supply the situation in the short to medium term.

#### **4.8 Taff Ely**

4.8.1 The Taff Ely Local Plan area has a 3.6 year supply based on the Housing Requirements of the Replacement Structure Plan (See Table A), similar to the last study.

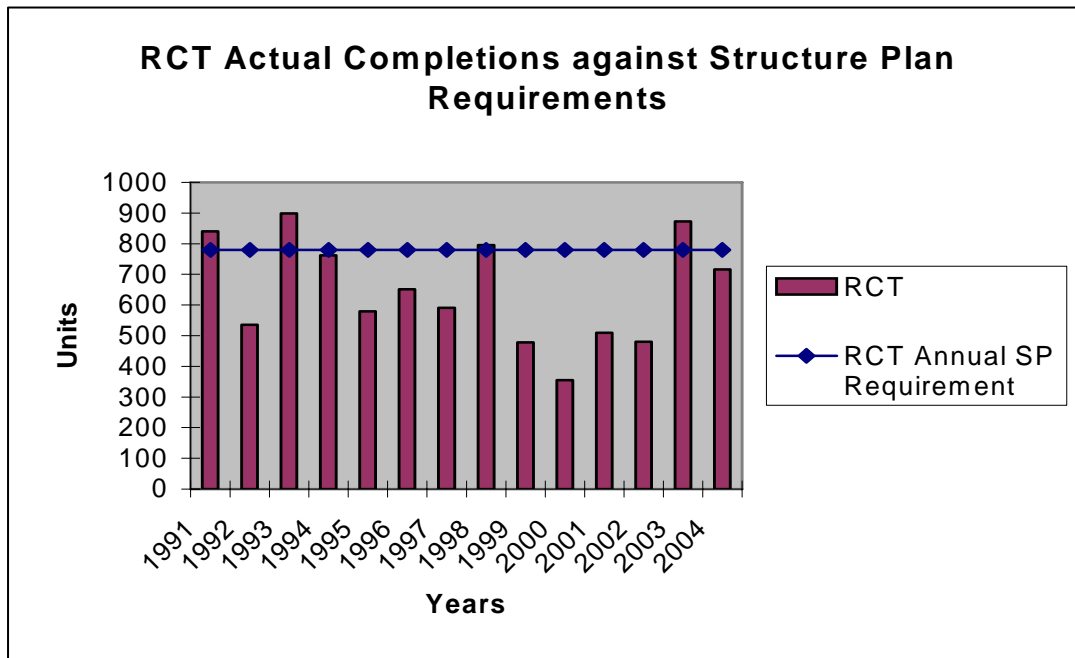
4.8.2 As shown in Table B housebuilding performance in Taff Ely is 95% of the required level with continuing market demand in the area.

4.8.3 Sites in the Llantrisant area make up almost 50% of the land available in the Taff Ely Local Plan Area. Other significant areas of land available over the next 5 years are in Gilfach Goch, Llanharan and Tonyrefail.

4.8.4 87% of the completions in the last year were in the Taff Ely Local Plan Area of the County Borough.

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

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



## 5.0 **CONCLUSIONS**

### 5.1 **Summary of the Land Supply Position at 30th June 2004**

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

5.1.2 Comparison of the agreed land supply against the proposed housing requirements of the Replacement Structure Plan indicates that within the Rhondda Cynon Taff Unitary Authority area the required level of land available is less than that required to provide for a five year supply. In Rhondda the difficulty in bringing forward large sites for development remains an issue despite potential market demand. The Cynon Valley area currently has a sufficient supply to meet a 5 year requirement. The contribution by sites in the Llantrisant area in satisfying market demand is significant. In the County Borough overall the availability of a 3.6 year supply (see Table A) has been identified.

5.1.3 The land supply when assessed against housing completion rates comparisons, based on WAG recorded completions over the last five years indicates a land supply position of 5.3 years in the County Borough as a whole(see Table D). A comparison with completion levels over the past 13 years sees this reduced to a 5.1 year supply.



ANNEX 1

**RHONDDA CYNON TAFF LAND AVAILABILITY  
STUDY BASE DATE 30<sup>th</sup> June 2004  
SMALL SITES COMPLETIONS INFORMATION AS  
SUPPLIED BY LOCAL PLANNING AUTHORITY**

**RHONDDA**

<b>Last 8 years Actual Completions</b>	<b>Units</b>
2003/2004	31
2002/2003	34
2001/2002	50
2000/2001	23
1999/2000	14
1998/99	24
1997/98	17
1996/97	9

**Projected Contribution over the next five years = 152**  
**CYNON VALLEY**

<b>Last 8 years Actual Completions</b>	<b>Units</b>
2003/2004	47
2002/2003	54
2001/2002	23
2000/2001	28
1999/2000	22
1998/99	61
1997/98	56
1996/97	58

**Projected Contribution over the next five years 174**  
**=**  
**TAFF ELY**

<b>Last 8 years Actual Completions</b>	<b>Units</b>
2003/2004	55
2002/2003	56
2001/2002	75
2000/2001	41
1999/2000	33
1998/99	38
1997/98	24
1996/97	15

**Projected Contribution over the next five years = 260**



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

**586**

**ANNEX 2**

**Supplementary Site Schedule**

## **ANNEX 3**

### **Sites Map**

**ANNEX 4**

**Planning Policy Wales (Extract)**

**&**

**Tan (Wales) 1**

**Residential Land Availability Schedule**  
**Sites for 10 or more units**  
**as at 30-Jun-2004**

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

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							2005	2006	2007	2008	2009			
<b>PRIVATE SECTOR</b>														
<b>CYNON VALLEY</b>														
<b>ABERCYNON</b>														
89/0636	ABERCYNON ROAD,YNYSBOETH	0	14	14	0.56	0	0	5	4	0	0	0	5	0
ABERC LP	ABERTAF FIELDS,ABERCYNON	0	24	24	1.00	0	0	0	0	0	0	0	0	24
00/4442	CAR PARK AT AB FACTORY,GLOUCESTER TERRACE	0	20	20	0.78	0	0	0	0	10	10	0	0	0
99/4316	EDWARD STREET /,MOUNTAIN ASH ROAD	0	14	14	0.10	0	0	0	7	7	0	0	0	0
02/1872	GROVERS ROAD,ABERCYNON	0	17	17	0.55	0	0	0	8	9	0	0	0	0
02/1793	PARK VIEW,ABERCYNON	0	10	10	0.40	0	0	7	0	0	0	0	3	0
01/4016	REAR OF AB FACTORY,,AVONDALE STREET, YNYSBOETH	0	15	15	0.60	0	0	0	10	5	0	0	0	0
ABERC LP	THE NAVIGATION,ABERCYNON	0	24	24	1.00	0	0	0	0	0	0	0	24	0
<b>Total ABERCYNON</b>		0	138	138	4.99	0	0	12	29	31	10	0	32	24

## Sites for 10 or more units

as at 30-Jun-2004

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							2005	2006	2007	2008	2009			
<b>ABERDARE</b>														
02/1056	CWMBACH ROAD (CO-OP) ABERNANT,	10	40	30	3.34	11	9	10	0	0	0	0	0	0
04/608	CWS MILK DEPOT SITE,LLWYDCOED ROAD,LLWYDCOED	0	44	44	1.77	0	0	0	0	0	0	0	44	0
13416	FFORCHNEOL ESTATE,GODREAMAN	0	135	102	2.27	0	0	0	0	0	0	0	102	0
02/1820	GADLYS SCRAPYARD, MAELGWYN TCE,ABERDARE	0	14	14	0.66	0	0	7	7	0	0	0	0	0
CT&L LP	HILLTOP,LLWYDCOED	0	130	130	5.00	0	0	0	0	0	0	0	130	0
91/0432	LANDARE PARK(AREA G),CWMDARE	0	24	8	0.48	5	3	0	0	0	0	0	0	0
95/0171	LAND OFF LLWYDCOED ROAD,LLWYDCOED	0	43	43	3.50	0	0	0	0	0	0	0	43	0
	LAND WEST OF ABERNANT ROAD,ROGERSTOWN	0	18	18	0.70	0	0	0	9	9	0	0	0	0
02/1136	OLD BOYS GRAMAR SCHOOL,HIRWAUN ROAD, TRECYNON	11	12	0	0.00	0	0	0	0	0	0	0	0	0
03/1273	OLD GRANNERY AND POST HOUSE,FARM ROAD	0	10	10	0.65	0	0	0	10	0	0	0	0	0
CT&L LP	POTTER'S FIELD,LLEWELLYN STREET, TRECYNON	0	120	58	2.16	0	0	0	0	0	0	0	0	58
	ROSE ROW,CWMBACH	0	195	195	7.80	0	0	23	22	23	22	0	105	0
03/1882	TANYARD PLACE,ABERAMAN	0	23	23	1.41	0	0	0	12	11	0	0	0	0
90/0230	THE WALK(TIP SHINDRIES),ABERNANT	1	36	4	0.17	2	2	0	0	0	0	0	0	0
RHDA LP	TIRFOUNDER FEILDS, ABERAMAN,ABERDARE (COFTON)	0	225	225	9.91	0	0	0	50	50	50	0	75	0
75/0850	YNYSCYNON FARM,CWMBACH(GOLDSRING)	8	117	79	3.04	0	0	0	10	10	10	0	49	0
<b>Total ABERDARE</b>		30	1186	983	42.86	18	14	40	120	103	82	0	548	58



## Sites for 10 or more units

as at 30-Jun-2004

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation						2*	3(i)	3(ii)
							2005	2006	2007	2008	2009				
<b>YNYSYBWL</b>															
77	BUARTH-Y-CAPEL, Y WAUN, YNYSYBWL	0	40	40	2.43	0	0	0	20	20	0	0	0	0	
	LADY WINDSOR SITE, YNYSYBWL	0	115	115	3.10	0	0	0	25	25	24	0	41	0	
<b>Total YNYSYBWL</b>		0	155	155	5.53	0	0	0	45	45	24	0	41	0	
<b>Total Cynon Valley</b>		60	2032	1683	68.73	23	14	81	285	264	162	0	772	82	
<b>RHONDDA</b>															
<b>CYMMER</b>															
02/1518	LAND REAR OF RICKARDS ARMS PH, TREBANOG ; HIGH ST CYMMER	0	20	20	1.10	0	0	1	9	10	0	0	0	0	
<b>Total CYMMER</b>		0	20	20	1.10	0	0	1	9	10	0	0	0	0	
<b>LLWYNYPIA</b>															
RHDA LP	LAND REAR OF PARTRIDGE ROAD, WEST OF LLWYNYPIA	0	55	55	2.87	0	0	0	0	0	0	0	55	0	
RHDA LP	SITE OF LLWYNYPIA HOSPITAL, (H1.28)	0	80	80	6.50	0	0	0	0	0	20	0	60	0	
<b>Total LLWYNYPIA</b>		0	135	135	9.37	0	0	0	0	0	20	0	115	0	
<b>MAERDY</b>															
RHDA LP	NORTH OF MARDY JUNIOR SCHOOL, (H1.24	0	65	65	3.64	0	0	0	0	10	10	0	45	0	
<b>Total MAERDY</b>		0	65	65	3.64	0	0	0	0	10	10	0	45	0	



## Sites for 10 or more units

as at 30-Jun-2004

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation							2*	3(i)	3(ii)
							2005	2006	2007	2008	2009					
<b>PENTRE</b>																
RHDA LP	LAND R/O KENNARD ST.,TON PENTRE(H1.7 FEB 98)	0	10	10	0.45	0	0	0	10	0	0	0	0	0	0	
<b>Total PENTRE</b>		0	10	10	0.45	0	0	0	10	0	0	0	0	0	0	
<b>PENTRE/YSTRAD</b>																
RHDA LP	LAND SOUTH OF GELLI,W.OF TON PENTRE(H1-26,)	0	360	360	13.50	0	0	0	0	0	0	0	0	360	0	
<b>Total PENTRE/YSTRAD</b>		0	360	360	13.50	0	0	0	0	0	0	0	0	360	0	
<b>PORTH</b>																
03/0250 1 DW	PLEASANT HEIGHTS,PORTH (WATTS)	1	48	25	1.90	0	0	0	5	10	10	0	0	0		
RHDA LP	SITE OF MINES RESCUE STATION,DINAS (H1.30)	0	10	10	0.45	0	0	0	0	0	0	0	10	0		
<b>Total PORTH</b>		1	58	35	2.35	0	0	0	5	10	10	0	10	0		
<b>TONYPANDY</b>																
RHDA LP	GELLIFALIOG FARM,(H1.29)	0	150	150	4.49	0	0	26	26	26	26	0	46	0		
RHDA LP	PLAZA CINEMA, DUNRAVEN STREET,TONYPANDY, (H1.M)	0	25	25	0.09	0	0	0	0	0	0	0	25	0		
<b>Total TONYPANDY</b>		0	175	175	4.58	0	0	26	26	26	26	0	71	0		
<b>TREHERBERT</b>																
RHDA LP	LAND ADJACENT TO RHIGOS ROAD,(H1-25,FEB 98)	0	50	50	2.58	0	0	0	0	0	0	0	50	0		
RHDA LP	LAND R/O DELWEN T'CE,BLAENCWM,SITE H1-1	0	25	25	0.95	0	0	0	1	2	2	0	20	0		
03/0725 6 dw	ROSE RISE, NINIUN STREET,TREHERBERT. H1.3	6	17	1	0.51	0	0	0	0	0	0	0	0	1		
2/0689	SITE OF TREHERBERT HOSPITAL,TREHERBERT	0	24	24	0.00	0	0	6	6	6	6	0	0	0		
<b>Total TREHERBERT</b>		6	116	100	4.04	0	0	6	7	8	8	0	70	1		

## Sites for 10 or more units

as at 30-Jun-2004

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							2005	2006	2007	2008	2009			
<b>TREORCHY</b>														
RHDA LP	BRYN HYFRYD STREET, YNYSWEN(H1-4)	0	20	20	1.50	0	0	0	20	0	0	0	0	0
97/0051`	DRUIDS CLOSE, PENTWYN RD, TREORCHY	0	40	28	0.00	0	0	7	7	7	7	0	0	0
02/0234	LAND R/O DUNRAVEN TERRACE,	0	15	15	0.59	0	0	0	15	0	0	0	0	0
<b>Total TREORCHY</b>		0	75	63	2.09	0	0	7	42	7	7	0	0	0
<b>YSTRAD</b>														
RHDA LP	LAND AT DAN Y COED, H1.9	0	10	10	0.41	0	0	0	0	0	0	0	10	0
RHDA LP	LAND REAR OF YSTRAD ROAD, YSTRAD (H1.8 )	0	40	40	2.70	0	0	0	0	0	0	0	40	0
<b>Total YSTRAD</b>		0	50	50	3.11	0	0	0	0	0	0	0	50	0
<b>Total Rhondda</b>		7	1064	1013	44.23	0	0	40	99	71	81	0	721	1

**TAFF ELY****GILFACH GOCH**

94/765	HEATHLANDS EAST GILFACH GOCH, (CEDAR GRANGE) L134	0	40	40	2.24	0	0	10	10	10	10	0	0	0
93/123	MOUNTAIN VIEW, (TAYLOR WOODROW), H1(36)	25	381	153	8.48	30	31	31	31	30	0	0	0	0
RHDA LP	R/O 215-271, HIGH ST., L133	0	36	36	1.25	0	0	0	0	0	0	0	36	0
00/2481	THE FERNS, BLACKMILL RD, GILFACHH, H1(35)(LONG)	6	50	0	0.00	0	0	0	0	0	0	0	0	0
<b>Total GILFACH GOCH</b>		31	507	229	11.97	30	31	41	41	40	10	0	36	0

## Sites for 10 or more units

as at 30-Jun-2004

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							2005	2006	2007	2008	2009			
<b>LLANHARAN</b>														
RCT TAFF ELY LP 0000	BETHLEHEM VIEW,(h1.4)	0	50	50	2.20	0	0	0	0	25	25	0	0	0
RCT TAFF ELY LP 0000	BRYNNA WOODS,BRYNNA ROAD (H1.1)	0	12	12	1.00	0	0	0	12	0	0	0	0	0
RCT TAFF ELY LP 0000	DYFFRYN CRESCENT,BRYNCAE (H1.5)	0	10	10	0.19	0	0	0	10	0	0	0	0	0
01/3084	FORMER COAL DISPOSAL POINT,BRIDGEND ROAD (LLANMOR)	0	89	89	2.82	0	20	40	29	0	0	0	0	0
01/3084	FORMER COAL DISPOSAL POINT,(DANYMYNYDD) WESTBURY	48	135	21	0.66	21	0	0	0	0	0	0	0	0
01/3084	FORMER COAL DISPOSAL POINT,PARC EWENNY BARRATT L1.6	38	94	6	1.36	6	0	0	0	0	0	0	0	0
03/0306	GELLI FEDI,BRYNNA (H1.2)	0	66	65	1.57	0	0	12	24	24	5	0	0	0
01/10/2001	HENDRE-WEN BRYNNA ROAD,LLANHARAN	0	11	11	0.46	0	0	0	6	5	0	0	0	0
T/01/3121	LLANILID OCS WORKSHOPS,BRIDGEND ROAD, BRYNCAE L1.7	0	140	140	4.67	0	0	0	10	40	40	0	50	0
03/1335	LOG VILLAGE,MEIROS VALLEY	4	30	22	2.20	4	4	3	4	3	4	0	0	0
04/237	SOUTH OF RUGBY GROUND,BRIDGEND ROAD	0	10	10	0.49	0	0	0	5	5	0	0	0	0
93/244	ST. JULIUS CRESCENT,BRYNNA H1(3)	8	12	4	0.40	4	0	0	0	0	0	0	0	0
<b>Total LLANHARAN</b>		98	659	440	18.02	35	24	55	100	102	74	0	50	0

## Sites for 10 or more units

as at 30-Jun-2004

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							2005	2006	2007	2008	2009			
03/1744	BETWEEN 14 MAIN ROAD & 23,HOLLYBUSH TCE, TONTEG	0	16	16	0.23	0	0	0	8	8	0	0	0	0
02/0484 AP	CADWALLADERS YARD, ALEXANDRA,TCE, REDROW	0	62	62	0.00	0	0	0	31	31	0	0	0	0
02/1075	CEFN YR HENDY PH 4.1,WIMPEY, PONTYCLUN, H1.20	2	43	0	0.00	0	0	0	0	0	0	0	0	0
01/2572	CEFN YR HENDY PH 4.2 PERSIMMON,MISKIN PONTYCLUN H1.20	27	40	8	1.33	8	0	0	0	0	0	0	0	0
01/2572	CEFN YR HENDY PHASE 4.3 WIMPEY,PONTYCLUN H1.20	22	35	0	1.01	0	0	0	0	0	0	0	0	0
03/1866 PARCEL C	CEFN YR HENDY PHASE 5,H1.20 BARRATT / WESTBURY	0	118	118	4.13	10	36	36	36	0	0	0	0	0
00/2598	DANYGRAIG, TALBOT GREEN,(BRYANT HOMES)	10	42	4	0.53	4	0	0	0	0	0	0	0	0
00/2661	DYFFRYN DOWLAIS AREA 10 BARRAT,CHURCH VILLAGE H1.32	2	39	0	0.00	0	0	0	0	0	0	0	0	0
97/2062	DYFFRYN DOWLAIS AREA 5&6,CHURCH VILLAGE, BARRATT/PERSIM	0	80	5	0.23	5	0	0	0	0	0	0	0	0
00/2661	DYFFRYN DOWLAIS AREA 7-9,CHURCH VILLAGE, BARRATT/PERSIM	28	81	35	1.34	20	15	0	0	0	0	0	0	0
03/1221 19DW	EAST GLAM HOSPITAL CENTRAL,CHURCH VILLAGE (REDROW) H1.31	40	194	47	1.43	47	0	0	0	0	0	0	0	0
03/1661	EAST GLAM HOSPITAL EMI & MH,CHURCH VILLAGE H1.31	0	50	50	1.65	0	0	0	25	25	0	0	0	0
TAFF ELY DLP	EAST GLAM HOSPITAL LAUNDRY,CHURCH VILLAGE H1.31	0	50	50	1.60	0	0	0	25	25	0	0	0	0
01/2749 ap.272	ELMS FARM,LLANHARRY (LLANMOOR)H1.13	27	138	45	1.41	25	20	0	0	0	0	0	0	0
RHDA LP	FFOREST ROAD QUARRIES,LLANHARRY H1.13	0	85	85	2.90	0	0	15	20	25	25	0	0	0
90/817	MEADOW FARM,WEST OF HOSPITAL L1.30	0	123	123	4.10	0	0	0	0	25	50	0	48	0
03/2141 EXTENSION	PARC OWAIN GLYNDWR, BARRATTS,COWBRIDGE RD, TALBOT GREEN	42	95	53	1.23	20	33	0	0	0	0	0	0	0
TELP	PENYGAWSI EXTENSION,CASTLE HILL SOUTH H1.22	0	15	15	1.25	0	0	5	5	5	0	0	0	0
TELP	SOUTH OF BUTE QUARRY,MISKIN H1.21	0	30	30	2.80	0	0	0	15	15	0	0	0	0
03/1080	STATION ROAD, CHURCH VILLAGE,PERSIMMON	0	18	18	1.42	0	0	9	9	0	0	0	0	0
01/2768	TALYGARN MANOR, COWBRIDGE RD,PONTYCLUN	13	87	64	1.67	21	21	22	0	0	0	0	0	0
TELP	VALE CASTINGS,TYLE GARW, PONTYCLUN h1.16	0	65	65	2.80	0	0	0	0	35	30	0	0	0
98/2186	WOODGLADE CROWN HILL SW,LLANTWIT FADRE (LLANMOOR)	15	233	116	4.44	30	30	30	26	0	0	0	0	0
04/13	YNYSSDU EXTENSION, PONTYCLUN,BARRATTS	42	44	2	1.90	0	0	0	0	0	0	0	2	0
<b>Total LLANTRISANT</b>		270	1783	1011	39.40	190	155	117	200	194	105	0	50	0

## Sites for 10 or more units

as at 30-Jun-2004

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							2005	2006	2007	2008	2009			
<b>PONTYPRIDD</b>														
TELP	ASHGROVE,H1.55	0	10	10	0.20	0	0	0	10	0	0	0	0	0
00/2871 AP.276	GENE MATALS SCRAPYARD,KINGSLAND TCE TREFOREST	0	21	21	0.83	0	0	0	0	0	0	0	21	0
00/2656	GRAIG YR HESG PLACE,BERW RD.H1(54)(PONTYPRIDD HA)	10	10	0	0.00	0	0	0	0	0	0	0	0	0
TELP	GRIFFIN MILL GARAGE H1.62,CARDIFF RD.UPPER BOAT	0	16	16	0.63	0	0	0	0	0	0	0	16	0
88/0239	KINGSWOOD,COED Y BRENIN H1(71),GELLIWION RD (EVANS)h1.56	1	28	0	0.00	0	0	0	0	0	0	0	0	0
92/646	OLD FARMERS ARMS,PENTREBACH RD,TREFOREST H157	0	12	12	0.09	0	0	0	0	0	0	0	12	0
<b>Total PONTYPRIDD</b>		11	97	59	1.75	0	0	0	10	0	0	0	49	0
<b>TONYREFAIL</b>														
03/1346 pts 30-32	BRYN RHEDYN,PENRHIWFER ROAD,Hh1.43	5	16	4	0.38	2	2	0	0	0	0	0	0	0
04/131	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	0	0	17	0
TELP	COLLENNA FARM - HILLSIDE H1.45,	0	110	110	3.70	0	0	0	0	20	20	0	70	0
99/2878	DINAS ISAF H1.50,WILLIAMSTOWN(RYMARK)	0	47	47	1.35	0	0	15	16	16	0	0	0	0
93/958	GELLI SEREN FARM(DAVIES HOMES),THOMASTOWN,H1.41	0	236	6	0.38	0	6	0	0	0	0	0	0	0
99/2716	HILLSIDE CLUB,	0	12	12	1.09	0	0	0	0	12	0	0	0	0
TELP	PENRHIWFER RD,PENRHIWFER, H1.49	0	30	30	1.63	0	0	0	0	0	0	0	30	0
02/1966	PONDEROSA,GILFACH ROAD H1.37, 38	0	30	30	0.99	0	10	17	0	0	0	0	3	0
99/2204	ST.JOHN THE BAPTIST,CHURCHYARD,HIGH ST. H1.48	0	19	19	0.40	0	0	0	10	9	0	0	0	0
88/0326	SUNNY MEADOWS, TYLCHA FACH,TCE, H1.42 (LEWIS HOMES)	15	48	0	0.00	0	0	0	0	0	0	0	0	0
00/2133	TRANE FARM,GILFACH ROAD H1.39	1	15	14	4.54	0	0	0	0	0	0	0	14	0
TELP	TY DAWEL, HOUSING COMPLEX,HIGH ST,H1.46	0	10	10	0.34	0	0	8	0	0	0	0	2	0
<b>Total TONYREFAIL</b>		21	610	319	16.08	2	18	40	26	57	40	0	136	0
<b>Total Taff Ely</b>		431	3656	2058	87.22	257	228	253	377	393	229	0	321	0



## Sites for 10 or more units

as at 30-Jun-2004

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							2005	2006	2007	2008	2009			
<b>HOUSING ASSOCIATION, PUBLIC</b>														
<b>CYNON VALLEY</b>														
<b>ABERDARE</b>														
AA&C LP	HILLBROOK ESTATE,ABERAMAN(NEWYDD HA)	0	30	30	1.20	0	0	0	0	0	0	0	0	30
<b>Total ABERDARE</b>		0	30	30	1.20	0	0	0	0	0	0	0	0	30
<b>HIRWAUN</b>														
02/0927	CEFN DON TERRACE,(CYNNON TAFF)	0	12	12	0.20	12	0	0	0	0	0	0	0	0
<b>Total HIRWAUN</b>		0	12	12	0.20	12	0	0	0	0	0	0	0	0
<b>Total Cynon Valley</b>		0	42	42	1.40	12	0	0	0	0	0	0	0	30
<b>RHONDDA</b>														
<b>PORTH</b>														
04/51	DERWEN AUR, R/O CORONATION TCE,PORTH (RHONDDA HA) H1.F	0	12	12	0.57	0	0	0	6	6	0	0	0	0
<b>Total PORTH</b>		0	12	12	0.57	0	0	0	6	6	0	0	0	0
<b>Total Rhondda</b>		0	12	12	0.57	0	0	0	6	6	0	0	0	0

## Sites for 10 or more units

as at 30-Jun-2004

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							2005	2006	2007	2008	2009			
<b>TAFF ELY</b>														
<b>LLANTRISANT</b>														
01/3116	DROS COL EXTENSION LLANHARRY,L1.9 HAFOD	2	24	0	0.07	0	0	0	0	0	0	0	0	0
<b>Total LLANTRISANT</b>		2	24	0	0.07	0	0	0	0	0	0	0	0	0
<b>PONTYPRIDD</b>														
03/1347	FOUNDRY, WINDSOR ROAD,TREFOREST, PONTYPRIDD	0	10	10	0.25	0	0	10	0	0	0	0	0	0
TELP	GLYNTAFF FARM H1(78),RHYDYFELIN H1.59 CADARN/NEWYDD	0	124	124	2.70	0	0	0	0	0	0	0	124	0
02/1239	STOW HILL & ST MICHAEL'S AVE,TREFOREST( PONTY HA)	0	10	10	0.40	0	10	0	0	0	0	0	0	0
<b>Total PONTYPRIDD</b>		0	144	144	3.35	0	10	10	0	0	0	0	124	0
<b>TONYREFAIL</b>														
TELP	TRANE FARM,H1(40)	0	111	111	1.74	0	0	0	0	0	0	0	111	0
<b>Total TONYREFAIL</b>		0	111	111	1.74	0	0	0	0	0	0	0	111	0
<b>Total Taff Ely</b>		2	279	255	5.16	0	10	10	0	0	0	0	235	0
<b>Total Housing Association, Public</b>		2	333	309	7.13	12	10	10	6	6	0	0	235	30



Abbreviated Plan Names

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

Site Address	Zone	Status	Decision Desc.	Current Decision Desc.	Description
ABERCYNON ROAD, YNYSBOETH	Cynon Valley	PP1	89/0636	89/0636	Outline
ABERTAF FIELDS, ABERCYNON	Cynon Valley	ALP	ABERC LP	ABERC LP	Adopted Plan
ASHGROVE, H1.55	Taff Ely	ALP	TELP	TELP	Adopted Plan
BETHLEHEM VIEW, (h1.4)	Taff Ely	ALP	RCT TAFF ELY LP 2	RCT TAFF ELY LP 2003	Adopted Plan
BETWEEN 14 MAIN ROAD & 23, HOLLYBUSH	Taff Ely	PP2	03/1744	03/1744	Full
BRONALLT TERRACE, ABERCWMBOI	Cynon Valley	PP1	95/0239	95/0239	Outline
BRYN HYFRYD STREET, YNYSWEN (H1-4)	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
BRYNNA WOODS, BRYNNA ROAD (H1.1)	Taff Ely	ALP	RCT TAFF ELY LP 2	RCT TAFF ELY LP 2003	Adopted Plan
BRYN RHEDYN, PENRHIWFER ROAD, Hh1.43	Taff Ely	PP2	03/1346 pts 30-32	03/1346 pts 30-32	Full
BUARTH-Y-CAPEL, Y WAUN, YNYSYBWL	Cynon Valley	PP1	77	77	Outline
CADWALLADERS YARD, ALEXANDRA, TCE, F	Taff Ely	PP2	02/0484 AP	02/0484 AP	Full
CAE BRYNHYFRYD, PENDERYN ROAD, (OPF	Cynon Valley	ALP	HIRW LP	HIRW LP	Adopted Plan
CAR PARK AT AB FACTORY, GLOUCESTER T	Cynon Valley	PP1	00/4442	00/4442	Outline
CASE PALLETS TIMBER YARD, MILL STREET	Taff Ely	PP1	04/131	04/131	Outline
CEFN DON TERRACE, (CYNNON TAFF)	Cynon Valley	PP2	02/0927	02/0927	Full
CEFN LANE, GLYNCOCH L1.51	Taff Ely	ALP	TELP	TELP	Adopted Plan
CEFN YR HENDY PH 4.1, WIMPEY, PONTYCL	Taff Ely	PP3	02/1075	02/1075	Reserved Matters

Abbreviated Plan Names

CEFN YR HENDY PH 4.2 PERSIMMON,MISKI	Taff Ely	PP1	01/2572	01/2572	Outline
CEFN YR HENDY PHASE 4.3 WIMPEY,PONT	Taff Ely	PP1	01/2572	01/2572	Outline
CEFN YR HENDY PHASE 5,H1.20 BARRATT /	Taff Ely	PP3	03/1866 PARCEL C	03/1866 PARCEL C	Reserved Matters
COLLENNA FARM H1.44,	Taff Ely	PP2	75/926	75/926	Full
COLLENNA FARM - HILLSIDE H1.45,	Taff Ely	ALP	TELP	TELP	Adopted Plan
CWMBACH ROAD (CO-OP) ABERNANT,	Cynon Valley	PP2	02/1056	02/1056	Full
CWS MILK DEPOT SITE,LLWYDCOED ROAD	Cynon Valley	PP1	04/608	04/608	Outline
DANYGRAIG, TALBOT GREEN,(BRYANT HOM	Taff Ely	PP2	00/2598	00/2598	Full
DERWEN AUR, R/O CORONATION TCE,POR	Rhondda	PP2	04/51	04/51	Full
DINAS ISAF H1.50,WILLIAMSTOWN(RYMARK	Taff Ely	PP2	99/2878	99/2878	Full
DROS COL EXTENSION LLANHARRY,L1.9 H/	Taff Ely	PP2	01/3116	01/3116	Full
DRUIDS CLOSE, PENTWYN RD,TREORCHY	Rhondda	PP2	97/0051`	97/0051`	Full
DYFFFRYN CRESCENT,BRYNCAE (H1.5)	Taff Ely	ALP	RCT TAFF ELY LP 2	RCT TAFF ELY LP 2003	Adopted Plan
DYFFFRYN DOWLAIS AREA 10 BARRAT,CHUF	Taff Ely	PP1	00/2661	00/2661	Outline
DYFFFRYN DOWLAIS AREA 5&6,CHURCH VIL	Taff Ely	PP1	97/2062	97/2062	Outline
DYFFFRYN DOWLAIS AREA 7-9,CHURCH VILL	Taff Ely	PP1	00/2661	00/2661	Outline
EAST GLAM HOSPITAL CENTRAL,CHURCH \	Taff Ely	PP2	03/1221 19DW	03/1221 19DW	Full
EAST GLAM HOSPITAL EMI & MH,CHURCH \	Taff Ely	PP1	03/1661	03/1661	Outline
EAST GLAM HOSPITAL LAUNDRY,CHURCH \	Taff Ely	ALP	TAFF ELY DLP	TAFF ELY DLP	Adopted Plan
EDWARD STREET /,MOUNTAIN ASH ROAD	Cynon Valley	PP2	99/4316	99/4316	Full
ELMS FARM,LLANHARRY (LLANMOOR)H1.13	Taff Ely	PP1	01/2749 ap.272	01/2749 ap.272	Outline
FFORCHNEOL ESTATE,GODREAMAN	Cynon Valley	PP2	13416	13416	Full
FFOREST ROAD QUARRIES,LLANHARRY H1	Taff Ely	ALP	RHDA LP	RHDA LP	Adopted Plan
FORMER COAL DISPOSAL POINT,BRIDGENI	Taff Ely	PP2	01/3084	01/3084	Full
FORMER COAL DISPOSAL POINT,(DANYMYI	Taff Ely	PP2	01/3084	01/3084	Full
FORMER COAL DISPOSAL POINT,PARC EWI	Taff Ely	PP2	01/3084	01/3084	Full
FOUNDRY, WINDSOR ROAD,TREFOREST, P	Taff Ely	PP2	03/1347	03/1347	Full

Abbreviated Plan Names

GADLYS SCRAPYARD, MAELGWYN TCE,ABI	Cynon Valley	PP1	02/1820	02/1820	Outline
GELLIFALIOG FARM,(H1.29)	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
GELLI FEDI,BRYNNA (H1.2)	Taff Ely	PP1	03/0306	03/0306	Outline
GELLI SEREN FARM(DAVIES HOMES),THOM	Taff Ely	PP3	93/958	93/958	Reserved Matters
GENE MATALS SCRAPYARD,KINGSLAND TC	Taff Ely	PP1	00/2871 AP.276	00/2871 AP.276	Outline
GLYNTAFF FARM H1(78),RHYDYFELIN H1.59	Taff Ely	ALP	TELP	TELP	Adopted Plan
GRAIG YR HESG PLACE,BERW RD.H1(54)(P)	Taff Ely	PP2	00/2656	00/2656	Full
GRIFFIN MILL GARAGE H1.62,CARDIFF RD.L	Taff Ely	ALP	TELP	TELP	Adopted Plan
GROVERS ROAD,ABERCYNON	Cynon Valley	PP1	02/1872	02/1872	Outline
GWERNIFOR GROUNDS,	Cynon Valley	PP2	94/0521	94/0521	Full
HEATHLANDS EAST GILFACH GOCH,(CEDAI	Taff Ely	PP3	94/765	94/765	Reserved Matters
HENDRE-WEN BRYNNA ROAD,LLANHARAN	Taff Ely	PP1	01/10/2001	01/10/2001	Outline
HILLBROOK ESTATE,ABERAMAN(NEWYDD H	Cynon Valley	ALP	AA&C LP	AA&C LP	Adopted Plan
HILLSIDE CLUB,	Taff Ely	PP1	99/2716	99/2716	Outline
HILLTOP,LLWYDCOED	Cynon Valley	ALP	CT&L LP	CT&L LP	Adopted Plan
KINGSWOOD,COED Y BRENIN H1(71),GELLI'	Taff Ely	PP1	88/0239	88/0239	Outline
LADY WINDSOR SITE,YNYSYBWL	Cynon Valley	ALP			Adopted Plan
LAND ADJACENT TO RHIGOS ROAD,(H1-25,I	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
LANDARE PARK(AREA G),CWMDARE	Cynon Valley	PP2	91/0432	91/0432	Full
LAND AT DAN Y COED,H1.9	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
LAND OFF LLWYDCOED ROAD,LLWYDCOEE	Cynon Valley	PP1	95/0171	95/0171	Outline
LAND REAR OF PARTRIDGE ROAD,WEST OI	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
LAND REAR OF RICKARDS ARMS PH,TREBA	Rhondda	PP2	02/1518	02/1518	Full
LAND REAR OF YSTRAD ROAD,YSTRAD (H1	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
LAND R/O DELWEN T'CE,BLAENCWM,SITE F	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
LAND R/O DUNRAVEN TERRACE,	Rhondda	PP1	02/0234	02/0234	Outline
LAND R/O KENNARD ST.,TON PENTRE(H1.7	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan

Abbreviated Plan Names

LAND SOUTH OF GELLI,W.OF TON PENTRE	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
LAND SOUTH OF RHIGOS ROAD,HIRWAUN	Cynon Valley	ALP			Adopted Plan
LAND WEST OF ABERNANT ROAD,ROGERS	Cynon Valley	ALP			Adopted Plan
LLANILID OCS WORKSHOPS,BRIDGEND RO	Taff Ely	PP1	T/01/3121	T/01/3121	Outline
LOG VILLAGE,MEIROS VALLEY	Taff Ely	PP2	03/1335	03/1335	Full
LONGMEAD PARK, HEOL Y GRAIG,RHIGOS	Cynon Valley	ALP	HIRW LP	HIRW LP	Adopted Plan
MAESYRHYDIAU FARM,PENYARD ROAD, HI	Cynon Valley	ALP	HIRW LP	HIRW LP	Adopted Plan
MEADOW FARM,WEST OF HOSPITAL L1.30	Taff Ely	PP1	90/817	90/817	Outline
MOUNTAIN VIEW,(TAYLOR WOODROW),H1(	Taff Ely	PP1	93/123	93/123	Outline
NORTHERN CWM CYNON,	Cynon Valley	ALP			Adopted Plan
NORTH OF HIGH STREET,	Cynon Valley	ALP	HIRW LP	HIRW LP	Adopted Plan
NORTH OF MARDY JUNIOR SCHOOL,(H1.24	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
NORTH OF SWANSEA ROAD,SPRINGFIELD	Cynon Valley	PP1	97/4256	97/4256	Outline
OLD BOYS GRAMAR SCHOOL,HIRWAUN RO	Cynon Valley	PP2	02/1136	02/1136	Full
OLD FARMERS ARMS,PENTREBACH RD,TRI	Taff Ely	PP2	92/646	92/646	Full
OLD GRANNERY AND POST HOUSE,FARM F	Cynon Valley	PP1	03/1273	03/1273	Outline
PARC OWAIN GLYNDWR, BARRATTS,COWE	Taff Ely	PP2	03/2141 EXTENSION	03/2141 EXTENSION	Full
PARK VIEW,ABERCYNON	Cynon Valley	PP1	02/1793	02/1793	Outline
PAVILLION ESTATE, DARRAN ROAD,MOUNT	Cynon Valley	PP1	02/1618	02/1618	Outline
PENRHIWFER RD,PENRHIWFER, H1.49	Taff Ely	ALP	TELP	TELP	Adopted Plan
PENYGAWSI EXTENSION,CASTLE HILL SOU	Taff Ely	ALP	TELP	TELP	Adopted Plan
PLAZA CINEMA, DUNRAVEN STREET,TONYF	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
PLEASANT HEIGHTS,PORTH (WATTS)	Rhondda	PP2	03/0250 1 DW	03/0250 1 DW	Full
PONDEROSA,GILFACH ROAD H1.37, 38	Taff Ely	PP1	02/1966	02/1966	Outline
POTTER'S FIELD,LLEWELLYN STREET, TRE	Cynon Valley	ALP	CT&L LP	CT&L LP	Adopted Plan
REAR OF AB FACTORY,,AVONDALE STREET	Cynon Valley	PP1	01/4016	01/4016	Outline
REAR OF BUTE TERRACE,PENDERYN ROAL	Cynon Valley	ALP	HIRW LP	HIRW LP	Adopted Plan

RED BARN FIELD,SWANSEA ROAD, (WESTB	Cynon Valley	PP2	02/1910	02/1910	Full
R/O 215-271,HIGH ST.,L133	Taff Ely	ALP	RHDA LP	RHDA LP	Adopted Plan
ROSE RISE, NINIUN STREET,TREHERBERT.	Rhondda	PP2	03/0725 6 dw	03/0725 6 dw	Full
ROSE ROW,CWMBACH	Cynon Valley	ALP			Adopted Plan
SITE OF LLWYNYPIA HOSPITAL,(H1.28)	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
SITE OF MINES RESCUE STATION,DINAS (H	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
SITE OF TREHERBERT HOSPITAL,TREHERE	Rhondda	PP1	2/0689	2/0689	Outline
SOUTH OF BUTE QUARRY,MISKIN H1.21	Taff Ely	ALP	TELP	TELP	Adopted Plan
SOUTH OF RUGBY GROUND,BRIDGEND RO	Taff Ely	PP1	04/237	04/237	Outline
SOUTH OF SWANSEA ROAD,(CARBIS) "OAK	Cynon Valley	PP2	03/1785	03/1785	Full
STATION ROAD, CHURCH VILLAGE,PERSIMI	Taff Ely	PP3	03/1080	03/1080	Reserved Matters
ST.JOHN THE BAPTIST,CHURCHYARD,HIGH	Taff Ely	PP1	99/2204	99/2204	Outline
ST. JULIUS CRESCENT,BRYNNA H1(3)	Taff Ely	PP1	93/244	93/244	Outline
STOW HILL & ST MICHAEL'S AVE,TREFORE	Taff Ely	PP2	02/1239	02/1239	Full
SUNNY MEADOWS, TYLCHA FACH,TCE, H1.	Taff Ely	PP1	88/0326	88/0326	Outline
TALYGARN MANOR, COWBRIDGE RD,PONT	Taff Ely	PP2	01/2768	01/2768	Full
TANYARD PLACE,ABERAMAN	Cynon Valley	PP2	03/1882	03/1882	Full
THE BRYN(LAND AT GLAN RHYD),HEOL PEN	Cynon Valley	PP1	03/1206	03/1206	Outline
THE FERNS, BLACKMILL RD,GILFACHH, H1(	Taff Ely	PP2	00/2481	00/2481	Full
THE NAVIGATION,ABERCYNON	Cynon Valley	ALP	ABERC LP	ABERC LP	Adopted Plan
THE WALK(TIP SHINDRIES),ABERNANT	Cynon Valley	PP2	90/0230	90/0230	Full
TIR DERI CEFNPENNAR,	Cynon Valley	ALP			Adopted Plan
TIRFOUNDER FEILDS, ABERAMAN,ABERDAI	Cynon Valley	ALP	RHDA LP	RHDA LP	Adopted Plan
TRANE FARM,GILFACH ROAD H1.39	Taff Ely	PP2	00/2133	00/2133	Full
TRANE FARM,H1(40)	Taff Ely	ALP	TELP	TELP	Adopted Plan
TY DAWEL, HOUSING COMPLEX,HIGH ST,H'	Taff Ely	ALP	TELP	TELP	Adopted Plan
VALE CASTINGS,TYLE GARW, PONTYCLUN	Taff Ely	ALP	TELP	TELP	Adopted Plan

Abbreviated Plan Names

WEST OF DYFFRYN ROAD,	Cynon Valley	ALP			Adopted Plan
WOODGLADE CROWN HILL SW,LLANTWIT F	Taff Ely	PP3	98/2186	98/2186	Reserved Matters
YNYSCYNON FARM,CWMBACH(GOLDSPRIN	Cynon Valley	PP2	75/0850	75/0850	Full
YNYSDDU EXTENSION, PONTYCLUN,BARR/	Taff Ely	PP2	04/13	04/13	Full
			CAB LP	CAB LP	

as at 30-Jun-2004

Planning Permission Subject To Section 106

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							2005	2006	2007	2008	2009			
<b>PRIVATE SECTOR</b>														
<b>RHONDDA</b>														
<b>TREHERBERT</b>														
	PENYRENGLYN SCHOOL SITE, CHARLES STREET, TREHERBET	0	18	18	0.60	0	0	0	18	0	0	0	0	0
<b>Total TREHERBERT</b>		0	18	18	0.60	0	0	0	18	0	0	0	0	0
<b>Total Rhondda</b>		0	18	18	0.60	0	0	0	18	0	0	0	0	0
<b>Total Private Sector</b>		0	18	18	0.60	0	0	0	18	0	0	0	0	0

as at 30-Jun-2004

Planning Permission Subject To Section 106

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							2005	2006	2007	2008	2009			
<b>HOUSING ASSOCIATION, PUBLIC</b>														
<b>TAFF ELY</b>														
<b>LLANTRISANT</b>														
	LAND OPP. YSGOL GYFUN,LLANHARRY,H1(9 (HAFOD)	0	25	25	0.74	0	0	25	0	0	0	0	0	0
<b>Total LLANTRISANT</b>		0	25	25	0.74	0	0	25	0	0	0	0	0	0
<b>Total Taff Ely</b>		0	25	25	0.74	0	0	25	0	0	0	0	0	0
<b>Total Housing Association, Public</b>		0	25	25	0.74	0	0	25	0	0	0	0	0	0



## Abbreviated Plan Names

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