



Llywodraeth Cynulliad Cymru
Welsh Assembly Government

JOINT HOUSING LAND AVAILABILITY STUDY

**RHONDDA CYNON TAFF COUNTY BOROUGH COUNCIL
CO-ORDINATED BY THE DEPARTMENT FOR THE ECONOMY AND
TRANSPORT (D E & T) OF THE WELSH ASSEMBLY GOVERNMENT**

**30TH JUNE 2006
IN CO-OPERATION WITH:**

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

OCTOBER 2007

JOINT LAND AVAILABILITY STUDY

COUNTY BOROUGH OF RHONDDA CYNON TAFF – 30TH JUNE 2006 ANNUAL REPORT CO-ORDINATED BY THE DEPARTMENT FOR THE ECONOMY AND TRANSPORT OF THE WELSH ASSEMBLY GOVERNMENT

1. 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 Unitary Authority area. It replaces the last published report for a base date of 30th June 2005.
- 1.2 The current report presents the findings for the area at a base date of 30th June 2006. The report has been prepared by the Study Group in accordance with advice contained in Planning Policy (Wales) and Technical Advice Note (Wales) 1. Planning Policy (Wales) has been amended in respect of the Housing guidance by the updated guidance issued through the Ministerial Interim Planning Policy Statement on Housing (MIPPS) 01/2006) which was issued in June 2006. A revised TAN1(W) was also published in June 2006). The next study for Rhondda Cynon Taff will have an 01st April 2007 base date as will all other studies throughout Wales from that date and will be undertaken in accordance with the updated planning policy requirements set out in MIPPS 01/2006 and the revised TAN 1 (June 2006) guidance.
- 1.3 Prior to the 1st of April 2006 the study group was co-ordinated by the Land Division of the Welsh Development Agency. Since that date the responsibility has transferred to the Department 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, together with TAN (Wales) 1, are appended at Annex 4.

2. PART 1: THE SURVEY

2.1 Requirements of Planning Policy Wales

2.1.1 Paragraph 9.2.5 of Planning Policy (Wales) states that local planning authorities should ensure that sufficient land is genuinely available or will become available to provide a 5 year supply of housing.

2.1.2 To be genuinely available, sites must satisfy various minimum criteria set out in TAN (W) 1.

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

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

2.1.4 To allow the comparison of land available with the housing provision in structure or local plans 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.

2.1.5 The definitions of the categories adopted by TAN (W) 1 are as follows:

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Sites under construction: Sites, or the phases of sites, which are under construction (relating only to the actual 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 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.

It should be noted that this Category has not been considered applicable in Rhondda Cynon Taf.

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

2.1.6 The factors normally taken into account by the Group in assessing whether all or part of a site should be listed in Category 3(i) include

planning, ownership, marketing, infrastructure, environmental and legal constraints as well as physical constraints.

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

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

In addition, for Category 1 and 2 sites there should be a reasonable prospect of a willing sale for development where the land is not already owned by builders or a public body with its own firm plans for building.

2.2 Method

2.2.1 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.

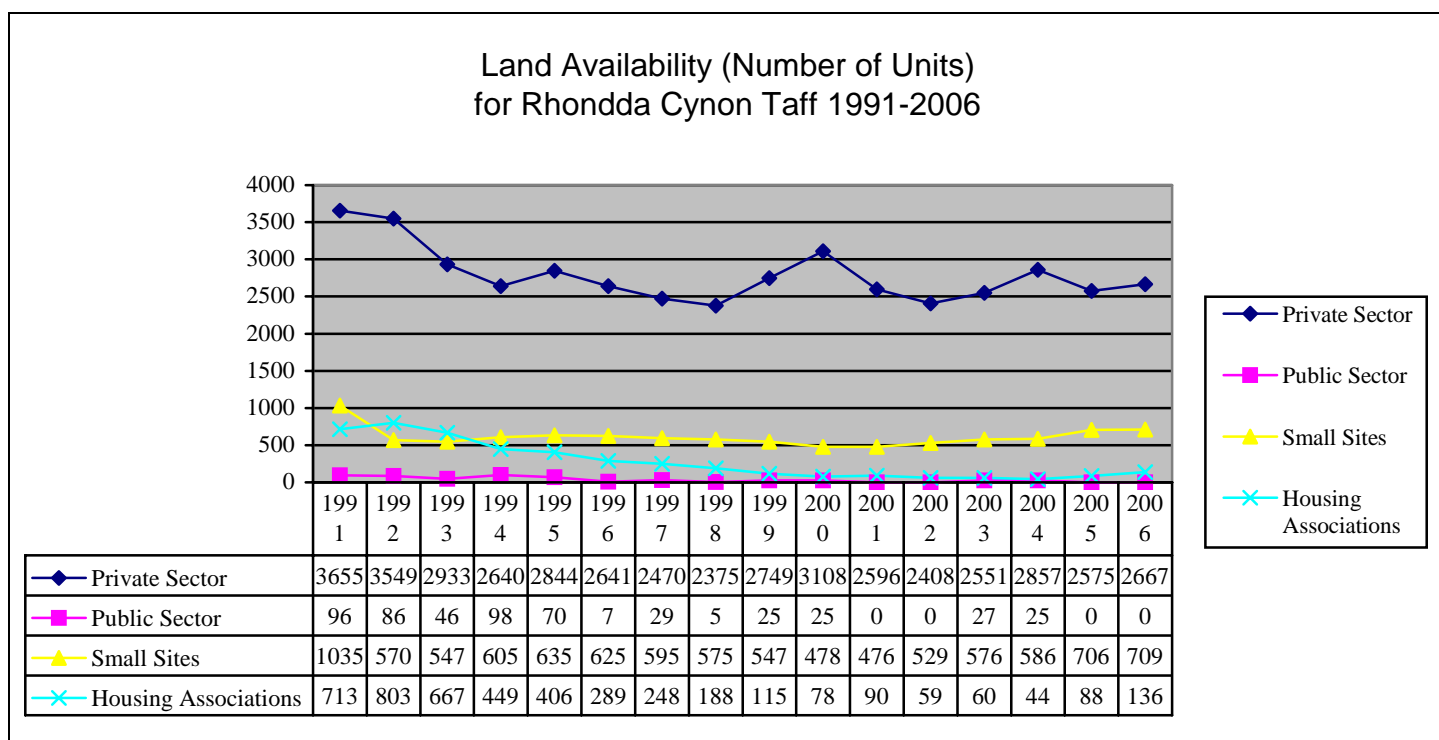
2.2.2 Small sites, accommodating less than 10 units, which by definition, have not been assessed individually in this Study, may make an important contribution to meeting housing needs. In recognition of this, as in previous studies, assessments of the likely completions on small sites appear as a footnote to Table 1 and have been taken into account in the Structure Plan comparison exercise in Part 2 of the report.

2.2.3 TAN (W) 1 formally recognizes the value of identifying sites in Local Plans at an advanced stage of preparation and sites subject to Section 106 Agreements. These sites are required to be identified separately.

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

2.3.1 Rhondda Cynon Taff Unitary Authority (Table 1).

The Rhondda Cynon Taff Unitary Authority area has sufficient land identified for housing to accommodate 2803 units on large sites. During the previous year 544 units were completed on large sites and 95 units upon small sites. There were 341 units under construction at 30th June 2006. The table below provides a comparative position between this year's land availability position and that of preceding years back to 1991.



Footnote: 1991–1995 the figures are derived from three of the former Districts of Mid Glamorgan, i.e. Taff Ely, Rhondda and the Cynon Valley Borough Council.
1996–2006 the figures are from the Unitary Authority of Rhondda Cynon Taff.

Small Sites figure is projected 5 year contribution.

2.4 Rhondda Local Plan area (Table 2)

2.4.1 In Rhondda the 5 year supply amounted to 574 dwelling plots, 70 % of which were on sites accommodating 10 or more units. There were 49 dwellings under construction on large sites at the study base date. During the preceding year no dwellings were completed on large sites, and 23 dwelling completions on small sites.

2.4.3 2.4.2 Sites classified as falling within Category 3(i) were considered capable of supporting 587 dwellings.

2.5 Cynon Valley Local Plan area (Table 3)

2.5.1 In Cynon Valley sufficient land for the development of 1209 dwellings was identified as being available within 5 years, 81% of which were on large sites. As at 30th June 2006, 26 dwellings were recorded as being under construction on large sites. During the preceding year 37 dwellings were completed on sites for 10 or more dwellings, and a further 32 dwellings on small sites.

2.5.2 A further 714 dwellings were identified on Category 3(i) sites, and 12 dwellings on sites in Category 3(ii).

2.6 Taff Ely Local Plan area (Table 4)

2.6.1 The 5 year supply in Taff Ely as at 30th June 2006 was agreed to be capable of supporting 1781 dwellings of which 81% were located on large sites. 249 dwellings had been completed during the preceding year on large sites and 40 dwellings on small sites. There were 209 dwellings under construction on large sites.

2.6.2 Category 3(i) sites were agreed to be capable of supporting 440 dwellings. There were a further 50 units in category 3(ii).

FOOTNOTE – COMPLETION FIGURES

In the following analysis reference has been made to the number of completions in the year to 30th June 2006. These figures are extracted directly from the site schedule attached at Annex 2 and from which the following Tables 1–4 are derived. However, it should be noted that these figures do not necessarily match those in Table C which show the official returns of completions by each former District/new Unitary Authority to the National Assembly for Wales.

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

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

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

Table 1: Rhondda Cynon Taff

Land Available for Housing as at 30th June 2006
 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	4248	178.75	320	237	2110	0	1499	82	309
Public Sector	110	3.65	0	0	0	0	110	0	0
Housing Association, public	268	6.00	21	0	115	0	132	0	10
Total:	4626	188.40	341	237	2225	0	1741	82	319

Total number of dwelling available within five years on large sites

Private Sector	2667
Public Sector	0
Housing Association, public	136
TOTAL	2803
Forecast contribution by Small Sites	709

Large & Small Site 5 year total

3512

Table 2: Rhondda Valley

Land Available for Housing as at 30th June 2006
 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	983	47.21	49	31	296	0	587	20	33
Public Sector	0	0	0	0	0	0	0	0	0
Housing Association Public	12	0.57	0	0	12	0	0	0	0
Total:	995	47.78	49	31	308	0	587	20	33

Total number of dwelling available within five years on large sites

Private Sector	376
Public Sector	0
Housing Association, Public	12
TOTAL	388
Forecast contribution by Small Sites	186
Large & Small Site 5 year total	574

Table 3: Cynon Valley

Land Available for Housing as at 30th June 2006
 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	1720	65.37	83	76	835	0	714	12	37
Housing Association, public	0	0	0	0	0	0	0	0	0
Total:	1720	65.37	83	76	835	0	714	12	37

Total number of dwelling available within five years on large sites

Private Sector	994
Housing Association, private	0
Housing Association, public	0
TOTAL	994
Forecast contribution by Small Sites	215
Large & Small Site 5 year total	1209

Table 4: Taff Ely

Land Available for Housing as at 30th June 2006
 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	1545	66.17	188	130	979	0	198	50	239
Public Sector	110	3.65	0	0	0	0	110	0	0
Housing Association, Public	268	6.00	21	0	115	0	132	0	10
Total:	1923	75.82	209	130	1094	0	440	50	249

Total number of dwelling available within five years on large sites

Private Sector	1297
Housing Association, public	136
Public Sector	0
TOTAL	1433
Forecast contribution by Small Sites	308
Large & Small Site 5 year total	1781

Table 5: Rhondda Cynon Taff

Land Available for Housing as at 30th June 2006
 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	383	10.16	0	0	170	0	213	0	0
Public Sector	0	0	0	0	0	0	0	0	0
Housing Association, Public	0	0	0	0	0	0	0	0	0
Total:	383	10.16	0	0	170	0	213	0	0

Total number of dwelling available within five years on large sites

Private Sector	170
Housing Association, public	0
Public Sector	0
TOTAL	170

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 With all fifteen years of the Structure Plan period now elapsed, TAN1 allows for the average rate of provision forecast in the plan to be used as the forecast requirement. With a total requirement of 11 700 units over 15 years, this equates to an annual requirement of 780 units. Such a comparison would however not address any shortfall in meeting the overall requirement over the fifteen year Structure Plan period. Both methods of assessing the requirement figure using the Structure Plan figures are therefore included in the subsequent calculation of the land supply position. (see Table A and A Alternative). Depending on the method used for assessing the requirement figure , the five year requirement is taken to be either the average provision of the development plan (3900 units ie 5x 780), or that figure plus the deficit from the Structure Plan period (ie 11,700 unit requirement less the 10,349 units completed during the plan period leaves a deficit of 1351 units). In the latter case this would give a total requirement of 5251 units (3900, plus 1351).

3.1.3 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 2006 stood at 2.4 years in the Rhondda, 5.3 years in the Cynon Valley area and 3.0 years in the Taff Ely area (see Table A). **The overall land supply for Rhondda Cynon Taff is 3.3 years.**
- 3.2.2 In the Rhondda Local Plan area, constraints to the development of sites has led to very low completion rates in recent years. The Council perceives that this makes the use of the residual method increasingly inappropriate in providing an accurate assessment of the Land Availability position. In acknowledging this, the Group agreed that an additional “hybrid” table, Table A1, be included in the report, setting out the position in Rhondda Local Plan Area based on past completion rates, rather than via the residual method. The background to this is set out in greater detail in Section 4.6.

Table A: (a) Residual Comparison based on Average Annual Requirement plus the deficit from earlier Structure Plan Period 1991–2006)

**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**

	STRUCTURE PLAN TOTAL HOUSE BUILDING ALLOCATION 1991–2006	COMPLETIONS 1 st July 1 st 1991 – 30 th June 2006 15 YEARS	REMAINDER MID 2006–2006 0 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*5)	E = D/5	F	G = F/E
Rhondda	1800	1206	594(Deficit)	1194 (594+600)	239	574	2.4
Cynon Valley	2500	2193	307 (Deficit)	1140 (307+ 833)	228	1209	5.3
Taff Ely	7400	6950	450 (Deficit)	2917 (450+2467)	583	1781	3.0
Rhondda Cynon Taff UA	11700	10349	1351 (Deficit)	5251 (1351+3900)	1050	3512	3.3

Note. B includes small site completions for 2005–2006 see Small Sites Completions Figures Table in Annex 1.
 F includes the projected contribution by small sites for the next five years.
 D includes any deficit of the Structure Plan total

Table A: (b) Residual Comparison based on Average Annual Requirement (Not including the deficit from earlier Structure Plan Period 1991–2006)

**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**

	STRUCTURE PLAN TOTAL HOUSE BUILDING ALLOCATION 1991–2006	COMPLETIONS 1 st July 1 st 1991 – 30 th June 2006 15 YEARS	5 YEAR REQUIREMENT	TOTAL ANNUAL BUILDING REQUIREMENT	TOTAL LAND AVAILABLE	TOTAL LAND SUPPLY IN YEARS
	A	B	D	(E)	F	G
			$D = (A/15*5)$	$E = D/5$	F	$G = F/E$
Rhondda	1800	1206	600	120	574	4.8
Cynon Valley	2500	2193	833	167	1209	7.3

Taff Ely	7400	6950	2467	493	1781	3.6
Rhondda Cynon Taff UA	11700	10,349	3900	780	3512	4.5

Note. B includes small site completions for 2005–2006 see Small Sites Completions Figures Table in Annex 1.
F includes the projected contribution by small sites for the next five years.

Table A1: Part Residual/ Part Past Completions Comparison.

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

	STRUCTURE PLAN TOTAL HOUSE BUILDING ALLOCATION 1991–2006	COMPLETIONS 1 st July 1 st 1991 – 30 th June 2006 15 YEARS	REMAINDER MID 2006–2006 0 YEARS	5 YEAR REQUIREMENT	TOTAL ANNUAL BUILDING REQUIREMENT	TOTAL LAND AVAILABLE	TOTAL LAND SUPPLY IN YEARS
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	A	B	C	D	(E)	F	G
			$C = (A-B)$	$D = C+(A/15 \times 5)$	$E = D/5$	F	$G = F/E$
Rhondda (Past Completions)	N/a	1206	N/A	$(B/15 \times 5)$ 402	80 Based on Past Rates	574	7.2
Cynon Valley	2500	2193	307	1140	228	1209	5.3
Taff Ely	7400	6950	450	2917	583	1781	3.0
Rhondda Cynon Taff UA	N/a	10349	N/A	4459	892	3512	3.9

Note. B includes small site completions for 2005–2006 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 – 2006

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– 2006**

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

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

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

Area Sub Zones	Structure Plan Annual dwelling requirement	Structure Plan Projections 1/1/1991 - 1/1/2006 (15 Years)	Completions 1/1/1991 - 1/1/2006 (15 Years)	House Building Performance
	A	B = A*15	C	d= c/b *100 (%)
Rhondda Valley	120	1800	1206	67%
Cynon Valley	167	2500	2193	88%
Taff Ely	493	7400	6950	94%
Rhondda Cynon Taff UA	780	11700	10349	88%

NOTE Housing Completions

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

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

**Table C Rhondda Cynon Taff Average Gross Completions
Mid 1990 to Mid 2006**

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 *}								
RCT Total	671	554	862	835	796	{745}	624	659	562	615	542	614	614	791
	2004-2005	2005-2006												
RCT Total	584	383												

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

NOTE:- I Completions for Mid 1990-Mid 95 : Available on the basis of local plan areas

- II Completions for Mid 1995– Mid 96 – * Available on the basis of local plan areas for period up to 1st April 1996. Following local government reorganisation figures from 1/4/96 – 30/6/96 area on a Unitary Authority Basis.
- III Completions for Mid 1996– Mid 2005 – Unitary Authority Basis.

4.2.4 Table C – shows a steep drop in completions last year. The exhaustion of certain large sites in Taff Ely area, i.e. Dyffryn Dowlais and Cefn yr Hendy which were developed rapidly in recent years is believed to be the explanation for this.

4.2.5 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.

4.2.6 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 2001 – 2006 (b)	Years of Land Supply (c)
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RHONDDA CYNON TAF	3512	618	5.7
Unitary Authority	5 Year Supply of Land (a)	Average Annual Completions Mid 1991 - 2006 (b)	Years of Land Supply (c)
RHONDDA CYNON TAF	3512	659	5.3

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 two sites subject to the signing of a S106 agreement contributing to 170 units in the five year period.

Table A: (a) Alternative - (Including Section 106 Sites)

Residual Comparison based on Average Annual Requirement plus the deficit from earlier Structure Plan Period 1991–2006)

**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**

	STRUCTURE PLAN TOTAL HOUSE BUILDING ALLOCATION 1991–2006	COMPLETIONS 1 st April 1991– 1 st April 2006 15 YEARS	REMAINDER MID 2006 –2006 0 YEARS	5 YEAR REQUIREMENT	TOTAL ANNUAL BUILDING REQUIRMENT	TOTAL LAND AVAILABLE	TOTAL LAND SUPPLY IN YEARS
	A	B	C	D	E	F	G
			$C = (A-B)$	$D = C+(A/15*5)$	$E = D/5$	F	$G = F/E$
Rhondda	1800	1206	594 (Deficit)	1194	239	574	2.4
Cynon Valley	2500	2193	307 (Deficit)	1140	228	1209	5.3
Taff Ely	7400	6950	450 (Deficit)	2917	583	1951	3.4
Rhondda Cynon Taff UA	11700	10,349	1351(Deficit)	5251	1050	3734	3.6

Note. B includes small site completions for 2005–2006 see Small Sites Completions Figures Table (Annex 3).

F includes small sites projected contribution for the next five years, and also includes S106 sites.

**Table A: (b) Alternative (including Section 106 sites)
Residual Comparison based on Average Annual Requirement (Not including the deficit from earlier Structure Plan
Period 1991–2006)**

**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**

	STRUCTURE PLAN TOTAL HOUSE BUILDING ALLOCATION 1991–2006	COMPLETIONS 1 st July 1 st 1991 – 30 th June 2006 15 YEARS	5 YEAR REQUIREMENT	TOTAL ANNUAL BUILDING REQUIREMENT	TOTAL LAND AVAILABLE	TOTAL LAND SUPPLY IN YEARS
	A	B	D	(E)	F	G
			$D = (A/15*5)$	$E = D/5$	F	$G = F/E$
Rhondda	1800	1206	600	120	574	4.8
Cynon Valley	2500	2193	833	167	1209	7.3
Taff Ely	7400	6950	2467	493	1951	4.3

Rhondda Cynon Taff UA	11700	10,349	3900	780	3734	4.8
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Note. B includes small site completions for 2005–2006 see Small Sites Completions Figures Table in Annex 1.
F includes the projected contribution by small sites for the next five years., and also includes S106 sites.

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 574 dwelling plots considered available shows a significant increase on last year's position in the Rhondda. This is mainly as a result of the Gellifaliog Farm site in Tonypandy coming forward. On the basis of the Replacement Structure Plan requirements there is a 2.4 year supply of land available.

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

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

difference between past completions and development plan provision.”

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

4.6.5 On the basis of the hybrid calculations of land availability in Table A1, there is a 7.2 year supply of land for the Rhondda local plan area.

4.7 Cynon Valley

4.7.1 Cynon Valley has a 5.3 year land supply based on the housing requirements of the Replacement Structure Plan.

4.7.2 Table B indicates the rate of housing completions in this area is 9% below the rate required by the Structure Plan.

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

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

4.8 Taff Ely

4.8.1 The Taff Ely Local Plan area has a 3.0 year supply based on the Housing Requirements of the Replacement Structure Plan (See Table A).

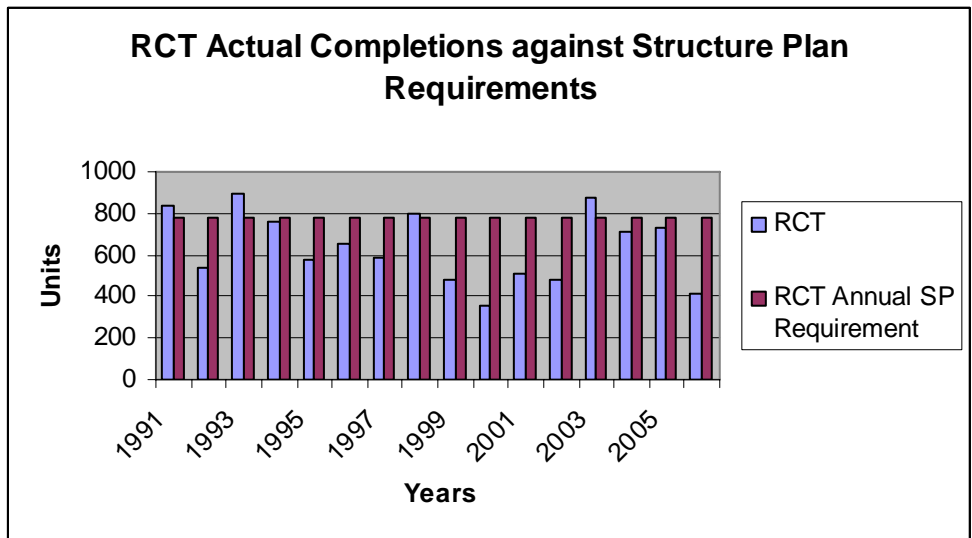
4.8.2 As shown in Table B housebuilding performance in Taff Ely over the plan period is 4% down on the required level. Market demand in the area remains strong.

4.8.3 Sites in the Llantrisant area are anticipated to provide one third of the available dwelling units over the next five years in the Taff Ely Local Plan Area. Other significant areas of land available over the next 5 years are in Gilfach Goch, Llanharan, and Tonyrefail.

4.8.4 80% of the completions for the County Borough within the last year were in the Taff Ely Local Plan Area .

4.9 Rhondda Cynon Taff County Borough Council.

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



5.0 CONCLUSIONS

5.1 Summary of the Land Supply Position at 30th June 2006

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

5.1.2 Comparison of the agreed land supply against the proposed housing requirements of the Replacement Structure Plan indicates that within the Rhondda Cynon Taf Unitary Authority area the required level of land available is less than that required to provide for a five year supply. In Rhondda the difficulty in bringing forward large sites for development remains an issue despite potential market demand. The Cynon Valley area currently has a sufficient supply to meet a 5 year requirement. The contribution by sites in the Llantrisant area in satisfying market demand is significant. In the County Borough overall the availability of a 3.3 year supply (see Table A) has been identified.

5.1.3 The land supply when assessed against housing completion rates comparisons, based on Welsh Assembly Government recorded completions over the last five years, indicates a land supply position of

5.7 years in the County Borough as a whole(see Table D). A comparison

with completion levels over the past 15 year's sees this reduced to a

5.3

year supply.

**SMALL SITES COMPLETIONS INFORMATION AS
SUPPLIED BY LOCAL PLANNING AUTHORITY**

Actual Completions	Units
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
Projected Contribution over the next five years =	186

Cynon Valley

Actual Completions	Units
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
Projected Contribution over the next five years =	215

Taf Ely Valley

Actual Completions	Units
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
Projected Contribution over the next five years =	308
RCT Projected Contribution over the next five years =	709

ANNEX 2
Supplementary Site Schedule

ANNEX 3
Sites Map

ANNEX 4

**Planning Policy Wales (Extract)
&
Tan (Wales) 1**

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	2007	2008	2009	2010	2011			
ABERC LP	ABERTAF FIELDS,ABERCYNON	0	24	24	1.00	0	0	0	0	0	0	0	12	12
05/0034/13	CAR PARK AT AB FACTORY,YNYSBOETH	0	20	20	0.78	0	0	0	10	10	0	0	0	0
94/0195	EDWARD STREET /,MOUNTAIN ASH ROAD	0	14	14	0.10	0	0	0	7	7	0	0	0	0
02/1872	GROVERS ROAD,ABERCYNON	0	19	19	0.55	0	0	9	10	0	0	0	0	0
01/4016	REAR OF AB FACTORY,,AVONDALE STREET, YNYSBOETH	0	15	15	0.60	0	0	0	10	5	0	0	0	0
ABERC LP	THE NAVIGATION,ABERCYNON	0	24	24	1.00	0	0	0	0	24	0	0	0	0
TOTAL CYFANSWM	ABERCYNON	0	116	116	4.03	0	0	9	37	46	0	0	12	12

Sites for 10 or more Units as at 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006

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	2007	2008	2009	2010	2011			
04/608	CWS MILK DEPOT SITE,LLWYDGOED ROAD,LLWYDGOED	0	44	44	1.77	0	0	0	0	0	0	0	44	0
88/0561	FFORCHNEOL ESTATE,GODREAMAN	0	109	76	2.27	0	0	6	10	10	10	0	40	0
03/2149/16	GADLYS SCRAPYARD, MAELGWYN TCE,ABERDARE	0	14	14	0.66	1	4	4	4	1	0	0	0	0
03/1327/13	HEOL TY ABERAMAN, ABERAMAN,,ABERDARE	0	33	33	1.40	0	0	16	17	0	0	0	0	0
CT&L LP	HILLTOP,LLWYDGOED	0	130	130	5.00	0	0	0	0	0	0	0	130	0
91/0432	LANDARE PARK(AREA G),CWMDARE	0	24	3	0.00	3	0	0	0	0	0	0	0	0
95/0171	LAND OFF LLWYDGOED ROAD,LLWYDGOED	0	43	43	3.50	0	0	0	21	22	0	0	0	0
03/1273	OLD GRANARY AND POST HOUSE,FARM ROAD	0	10	10	0.65	0	0	10	0	0	0	0	0	0
CT&L LP	POTTER'S FIELD,LLEWELLYN STREET, TRECYNON	0	120	58	2.16	0	0	0	0	0	0	0	58	0
05/1938/10	TANYARD PLACE,ABERAMAN	2	27	25	1.41	12	13	0	0	0	0	0	0	0
90/0230	THE WALK(TIP SHINDRIES),ABERNANT	0	35	1	0.00	1	0	0	0	0	0	0	0	0
	THREE OAKS, ROSE ROW,CWMBACH	23	191	168	5.06	44	20	52	52	0	0	0	0	0
RHDA LP	TIRFOUNDER FEILDS, ABERAMAN,ABERDARE	0	225	225	9.91	0	0	0	50	50	50	0	75	0
	WEST OF ABERNANT ROAD,ROBERSTOWN	0	18	18	0.70	0	0	0	9	9	0	0	0	0
75/0850	YNYSCYNON FARM,CWMBACH(GOLDSRING)	0	131	93	3.89	0	0	2	2	2	2	0	85	0
TOTAL CYFANSWM	ABERDARE ABERDÂR	25	1154	941	38.38	61	37	90	165	94	62	0	432	0

Sites for 10 or more Units as at 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006

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	2007	2008	2009	2010	2011				
04/2264/10	AMAN METAL SPINNERS SITE,,GROESFORDD, RHIGOS	0	18	18	0.00	0	0	10	8	0	0	0	0	0	0
HIRW LP	CAE BRYNHYFRYD, PENDERYN ROAD,(OPP BUTE TER) HIRWAUN	0	40	40	1.02	0	0	6	11	12	11	0	0	0	0
94/0317/13	GLOUCESTER RAILWAY WAGON WORKS,SITE, HIRWAUN	0	110	110	2.40	0	0	0	0	0	0	0	110	0	0
04/1329	LAND NORTH OF HIRWAUN ROAD,PENYWAYN, HIRWAUN	0	10	10	0.64	0	0	0	10	0	0	0	0	0	0
HIRW LP	MAESYRHYDIAU FARM,PENYARD ROAD, HIRWAUN	0	28	28	1.20	0	0	0	0	0	0	0	28	0	0
HIRW LP	NORTH OF HIGH STREET,	0	26	26	1.04	0	0	0	0	0	0	0	26	0	0
HIRW LP	REAR OF BUTE TERRACE,PENDERYN ROAD, HIRWAUN	0	39	39	1.55	0	0	9	9	10	11	0	0	0	0
02/1910	RED BARN FIELD,SWANSEA ROAD, (PERSIMMON)	2	35	33	1.32	12	21	0	0	0	0	0	0	0	0
	SOUTH OF RHIGOS ROAD,HIRWAUN	0	15	15	0.58	0	0	0	5	5	5	0	0	0	0
TOTAL CYFANSWM	HIRWAUN	2	321	319	9.75	12	21	25	43	27	27	0	164	0	0

Sites for 10 or more Units as at 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006

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	2007	2008	2009	2010	2011			
04/1600	BRONALLT TERRACE,ABERCWMBOI	0	16	16	0.58	0	0	8	8	0	0	0	0	0
94/0521	GWERNIFOR GROUNDS,	0	11	11	0.58	0	0	0	11	0	0	0	0	0
04/0677	NORTHERN CWM CYNON,	0	72	72	2.87	0	0	0	7	0	0	0	65	0
05/1922/16	PAVILION ESTATE, DARRAN ROAD,MOUNTAIN ASH	0	25	25	1.17	0	0	25	0	0	0	0	0	0
06/0793/10	WEST OF DYFFRYN ROAD,	10	31	21	0.80	10	11	0	0	0	0	0	0	0
TOTAL CYFANSWM	MOUNTAIN ASH ABERPENNAR	10	155	145	6.00	10	11	33	26	0	0	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	2007	2008	2009	2010	2011			
HIRW LP	LONGMEAD PARK, HEOL Y GRAIG,RHIGOS	0	40	30	1.24	0	0	15	15	0	0	0	0	0
03/1206/13	THE BRYN(LAND AT GLAN RHYD),HEOL PENDARREN	0	14	14	0.44	0	7	7	0	0	0	0	0	0
TOTAL CYFANSWM	RHIGOS Y RHIGOS	0	54	44	1.68	0	7	22	15	0	0	0	0	0

Sites for 10 or more Units as at 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006

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	2007	2008	2009	2010	2011			
77	BUARTH-Y-CAPEL, Y WAUN, YNYSYBWL	0	40	40	2.43	0	0	0	0	20	20	0	0	0
	LADY WINDSOR SITE, YNYSYBWL	0	115	115	3.10	0	0	0	25	25	24	0	41	0
TOTAL CYFANSWM	YNYSYBWL	0	155	155	5.53	0	0	0	25	45	44	0	41	0

TOTAL CYFANSWM	CYNON VALLEY CWM CYNON	37	1955	1720	65.37	83	76	179	311	212	133	0	714	12
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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 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006

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	2007	2008	2009	2010	2011	2*	3(i)	3(ii)
02/1518	LAND REAR OF RICKARDS ARMS PH,TREBANOG ; HIGH ST CYMMER	0	20	20	1.10	1	1	9	9	0	0	0	0	0
TOTAL CYFANSWM	CYMMER Y CYMER	0	20	20	1.10	1	1	9	9	0	0	0	0	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							
							2007	2008	2009	2010	2011			
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	35	35	0	0	10
TOTAL CYFANSWM	LLWYNYPIA	0	135	135	9.37	0	0	0	0	35	35	0	55	10

Sites for 10 or more Units as at 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006

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	2007	2008	2009	2010	2011			
RHDA LP	NORTH OF MAERDY JUNIOR SCHOOL,(H1.24	0	65	65	3.64	0	0	0	0	0	0	0	65	0
TOTAL CYFANSWM	MAERDY Y MAERDY	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	2007	2008	2009	2010	2011			
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
TOTAL CYFANSWM	PENTRE	0	10	10	0.45	0	0	0	0	0	0	0	10	0

Sites for 10 or more Units as at 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006

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	2007	2008	2009	2010	2011			
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
TOTAL CYFANSWM	PENTRE/YSTRAD	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	2007	2008	2009	2010	2011			
05/0983/10	LAND OFF VAYNOR STREET,	13	28	15	0.90	10	5	0	0	0	0	0	0	0
RHDA LP	MINES RESCUE STATION,DINAS (H1.30)	0	10	10	0.45	0	0	0	0	0	0	0	0	10
03/0250 1 DW	PLEASANT HEIGHTS,PORTH (WATTS)	0	48	25	1.90	0	0	10	10	5	0	0	0	0
TOTAL CYFANSWM	PORTH Y PORTH	13	86	50	3.25	10	5	10	10	5	0	0	0	10

Sites for 10 or more Units as at 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006

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)	
							Categorioidio								
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2007	2008	2009	2010	2011				
RHDA LP	GELLIFALIOG FARM,(H1.29)	20	105	85	4.49	35	25	25	0	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	
TOTAL CYFANSWM	TONYPANDY	20	117	97	5.19	35	25	25	0	0	0	0	12	0	

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	2007	2008	2009	2010	2011			
RHDA LP	LAND ADJOINING RHIGOS ROAD,(H1-25,FEB 98)	0	50	50	2.58	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	5	10	10	0	0	0
04/0530/13	PENYRENGLYN SCHOOL SITE,CHARLES STREET, TREHERBERT	0	18	18	0.60	0	0	18	0	0	0	0	0	0
03/217	SITE OF TREHERBERT HOSPITAL,TREHERBERT	0	24	24	1.40	0	0	12	12	0	0	0	0	0
TOTAL CYFANSWM	TREHERBERT	0	117	117	5.53	0	0	30	17	10	35	0	25	0

Sites for 10 or more Units as at 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006

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

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)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2007	2008	2009	2010	2011			
97/0051`	DRUIDS CLOSE, PENTWYN RD, TREORCHY	0	40	28	0.00	0	0	7	7	7	7	0	0	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	18	0	0	0	0	0
TOTAL CYFANSWM	TREORCHY	0	78	66	1.62	0	0	7	25	7	7	0	20	0

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	2007	2008	2009	2010	2011			
05/1842/13	EAST STREET, TYLORSTOWN,	0	13	13	0.45	0	0	7	6	0	0	0	0	0
TOTAL CYFANSWM	TYLORSTOWN	0	13	13	0.45	0	0	7	6	0	0	0	0	0

Sites for 10 or more Units as at 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006

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

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	2007	2008	2009	2010	2011				
05/0936/10	DAN Y COED, YSTRAD,	0	10	10	0.41	3	0	0	7	0	0	0	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	
TOTAL CYFANSWM	YSTRAD	0	50	50	3.11	3	0	0	7	0	0	0	40	0	

TOTAL CYFANSWM	RHONDDA	33	1051	983	47.21	49	31	88	74	57	77	0	587	20
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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							
							Categoriaddio							

Sites for 10 or more Units as at 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006

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	2007	2008	2009	2010	2011	2*	3(i)	3(ii)
05/0105	CRESTA SERVICE STATION,,AND LAND TO REAR HENDREFORGAN	0	24	24	0.08	0	0	0	12	12	0	0	0	0
94/765	HEATHLANDS EAST, GILFACH GOCH,	0	40	40	2.24	0	0	20	20	0	0	0	0	0
93/123	MOUNTAIN VIEW,(TAYLOR WOODROW),H1(36)	30	381	68	8.48	40	28	0	0	0	0	0	0	0
RHDA LP	R/O 215-271, HIGH ST,H1.33	0	36	35	1.25	0	0	0	0	0	0	0	35	0
TOTAL CYFANSWM	GILFACH GOCH Y GILFACH-GOCH	30	481	167	12.05	40	28	20	32	12	0	0	35	0

Sites for 10 or more Units as at 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006

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	2007	2008	2009	2010	2011			
RCT TAFF ELY LP 2003	BETHLEHEM VIEW,(h1.4)	0	50	50	2.20	0	0	0	25	25	0	0	0	0
04/0246/10	BRYNCAE INDUSTRIAL ESTATE, BRIDGEND ROAD, LLANHARAN	0	44	44	0.42	0	0	0	0	22	22	0	0	0
RCT TAFF ELY LP 2003	BRYNNA WOODS SITE,	0	12	12	1.00	0	0	0	12	0	0	0	0	0
01/3084	FORMER COAL DISPOSAL POINT, BRIDGEND ROAD (LLANMOR)	35	89	40	2.82	17	0	23	0	0	0	0	0	0
03/0306	GELLI FEDI, PHASE 2-3 BRYNNA	0	66	65	1.57	0	0	12	24	24	5	0	0	0
05/0670/10	HENDRE-WEN BRYNNA ROAD, LLANHARAN	0	11	11	0.38	2	0	4	5	0	0	0	0	0
T/01/3121	LLANILID OCS WORKSHOPS, BRIDGEND ROAD, BRYNCAE L1.7	0	140	140	4.67	0	0	30	30	30	30	0	20	0
05/1723/10	LOG VILLAGE, MEIROS VALLEY	6	30	8	2.20	7	1	0	0	0	0	0	0	0
04/124	SOUTH OF RUGBY GROUND, BRIDGEND ROAD	0	10	10	0.49	0	0	0	5	5	0	0	0	0
04/1944/10	TIMBER YARD / DAIRY SITE,, BRIDGEND ROAD, LLANHARAN	10	42	32	0.00	23	9	0	0	0	0	0	0	0
TOTAL CYFANSWM	LLANHARAN	51	494	412	15.75	49	10	69	101	106	57	0	20	0

Sites for 10 or more Units as at 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006

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	2007	2008	2009	2010	2011				
03/1744	BETWEEN 14 MAIN ROAD & 23,HOLLYBUSH TCE, TONTEG	0	16	16	0.23	0	0	16	0	0	0	0	0	0	0
02/1965/10	CADWALLADERS YARD, ALEXANDRA,TCE, REDROW	0	88	88	3.32	7	23	30	28	0	0	0	0	0	0
89/0162/13A	CEFN YR HENDY, MISKIN,PONTYCLUN 3A	0	15	15	0.50	0	0	0	15	0	0	0	0	0	0
04/1594/15	CEFN YR HENDY, MISKIN,PONTYCLUN 5B	0	10	10	0.40	0	0	0	10	0	0	0	0	0	0
89/0162	CEFN YR HENDY PHASE 5,H1.20 BARRATT / WESTBURY	0	118	2	0.00	2	0	0	0	0	0	0	0	0	0
05/0292/16	EAST GLAM HOSPITAL EMI & MH,CHURCH VILLAGE H1.31	33	50	17	1.35	14	3	0	0	0	0	0	0	0	0
TAFF ELY DLP	EAST GLAM HOSPITAL LAUNDRY,CHURCH VILLAGE H1.31	0	50	50	1.60	0	0	0	0	0	0	0	0	0	50
89/371	ELMS FARM,LLANHARRY (LLANMOOR)H1.13	8	138	0	0.00	0	0	0	0	0	0	0	0	0	0
04/0802	FFOREST ROAD QUARRIES,LLANHARRY H1.13	0	85	85	2.90	0	0	0	30	30	25	0	0	0	0
03/1547	MAES YR EGLWYS, OFF ST,ILLTYDS RD, CHURCH VILLAGE	0	42	42	1.40	0	0	21	21	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	0
TELP	SOUTH OF BUTE QUARRY,MISKIN H1.21	0	30	30	2.80	0	0	0	15	15	0	0	0	0	0
05/0049/10	STATION ROAD, CHURCH VILLAGE,PERSIMMON	3	18	15	1.42	15	0	0	0	0	0	0	0	0	0
01/2768	TALYGARN MANOR, COWBRIDGE RD,PONTYCLUN	20	87	26	0.00	26	0	0	0	0	0	0	0	0	0
TELP	VALE CASTINGS,TYLE GARW, PONTYCLUN h1.16	0	65	65	2.80	0	0	35	30	0	0	0	0	0	0
98/2186	WOODGLADE CROWN HILL SW,LLANTWIT FADRE (LLANMOOR)	27	233	51	2.26	19	32	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	LLANTRISANT	91	1060	527	22.23	83	58	107	154	50	25	0	0	0	50

Sites for 10 or more Units as at 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006

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)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2007	2008	2009	2010	2011			
TELP	ASHGROVE,H1.55	0	10	10	0.20	0	0	0	10	0	0	0	0	0
05/0630/10	BRON-Y-DYFFRYN, DYNEA RD,RHYDYFELIN, PONTYPRIDD	0	10	10	0.12	0	10	0	0	0	0	0	0	0
05/1264/15	GENE METALS SCRAPYARD,KINGSLAND TCE TREFOREST	0	21	21	0.83	0	0	0	10	11	0	0	0	0
92/646	OLD FARMERS ARMS,PENTREBACH RD,TREFOREST H157	0	12	12	0.09	0	0	0	0	0	0	0	12	0
04/0612/10	PENUEL LAND, PONTYPRIDD,	0	12	12	0.00	0	0	0	12	0	0	0	0	0
TOTAL CYFANSWM	PONTYPRIDD	0	65	65	1.24	0	10	0	32	11	0	0	12	0

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)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2007	2008	2009	2010	2011			
05/1813/13	SOUTH OF RFC, TAFFS WELL,	0	46	46	0.00	0	0	23	23	0	0	0	0	0
TOTAL CYFANSWM	TAFFS WELL	0	46	46	0.00	0	0	23	23	0	0	0	0	0

Sites for 10 or more Units as at 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006

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	2007	2008	2009	2010	2011			
03/1346 pts 30-32	BRYN RHEDYN,PENRHIWFER ROAD,Hh1.43	2	16	0	0.00	0	0	0	0	0	0	0	0	0
04/131	CASE PALLETS TIMBER YARD,MILL STREET TONYREFAIL h1.44	0	20	20	0.00	0	0	10	10	0	0	0	0	0
75/926	COLLENNA FARM H1.44,	0	17	17	0.50	0	0	0	0	0	0	0	17	0
TELP	COLLENNA FARM - HILLSIDE H1.45,	0	110	110	3.70	0	0	0	0	20	20	0	70	0
99/2878	DINAS ISAF H1.50,WILLIAMSTOWN(BARRATT)	0	47	47	1.35	0	2	15	15	15	0	0	0	0
99/2716	HILLSIDE CLUB,	0	12	12	1.09	0	0	12	0	0	0	0	0	0
TELP	PENRHIWFER RD,PENRHIWFER, H1.49	0	30	30	1.63	0	0	0	0	0	0	0	30	0
98/2879	(PONDEROSA) DAN-Y-FRON,GILFACH ROAD H1.37, 38	17	27	1	0.26	1	0	0	0	0	0	0	0	0
05/2128/10	SOUTHWEST OF HIGH ST & PRETORI,ROAD, TONYREFAIL	0	10	10	0.00	0	5	5	0	0	0	0	0	0
03/0525/13	ST.JOHN THE BAPTIST,CHURCHYARD,HIGH ST. H1.48	0	19	19	0.40	0	0	0	10	9	0	0	0	0
06/0032/16	SUNNY MEADOWS, COED ELY,	48	96	48	1.43	15	17	16	0	0	0	0	0	0
05/0887/13	TRANE FARM,GILFACH ROAD H1.39	0	15	14	4.54	0	0	0	0	0	0	0	14	0
TOTAL CYFANSWM	TONYREFAIL	67	419	328	14.90	16	24	58	35	44	20	0	131	0

TOTAL CYFANSWM	TAFF ELY TAF ELAI	239	2565	1545	66.17	188	130	277	377	223	102	0	198	50
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TOTAL CYFANSWM		309	5571	4248	178.75	320	237	544	762	492	312	0	1499	82
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Sites for 10 or more Units as at 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006

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	2007	2008	2009	2010	2011			
TELP	CEFN LANE, GLYNCOCH L1.51	0	110	110	3.65	0	0	0	0	0	0	0	110	0
TOTAL CYFANSWM	PONTYPRIDD	0	110	110	3.65	0	0	0	0	0	0	0	110	0

TOTAL CYFANSWM	TAFF ELY TAF ELAI	0	110	110	3.65	0	0	0	0	0	0	0	110	0
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TOTAL CYFANSWM		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 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006

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

HOUSING ASSOCIATION, PUBLIC
CYMDEITHAS TAI, CYHOEDDUS

RHONDDA

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	2007	2008	2009	2010	2011			
04/0051/10 (1)	DERWEN AUR, R/O CORONATION TCE,PORTH (RHONDDA HA) H1.F	0	12	12	0.57	0	0	0	0	6	6	0	0	0
TOTAL CYFANSWM	PORTH Y PORTH	0	12	12	0.57	0	0	0	0	6	6	0	0	0

TOTAL CYFANSWM	RHONDDA	0	12	12	0.57	0	0	0	0	6	6	0	0	0
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TAFF ELY
TAF ELAI

Sites for 10 or more Units as at 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006

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)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2007	2008	2009	2010	2011			
03/1973/10	LAND OPP. YSGOL GYFUN, LLANHARRI, H1(9) (HAFOD)	9	25	16	0.74	16	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	LLANTRISANT	9	25	16	0.74	16	0	0	0	0	0	0	0	0

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	2007	2008	2009	2010	2011			
02/1766	CWRT Y FFOWNDRI, WINDSOR ROAD, TREFOREST, PONTYPRIDD	1	10	5	0.25	5	0	0	0	0	0	0	0	0
TELP	GLYNTAFF FARM H1(78), RHYDYFELIN H1.59 CADARN/NEWYDD	0	124	124	2.70	0	0	23	22	0	0	0	79	0
TOTAL CYFANSWM	PONTYPRIDD	1	134	129	2.95	5	0	23	22	0	0	0	79	0

Sites for 10 or more Units as at 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006

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	2007	2008	2009	2010	2011			
TELP	TRANE FARM,H1(40)	0	111	111	1.74	0	0	0	0	29	29	0	53	0
TOTAL CYFANSWM	TONYREFAIL	0	111	111	1.74	0	0	0	0	29	29	0	53	0

TOTAL CYFANSWM	TAFF ELY TAF ELAI	10	270	256	5.43	21	0	23	22	29	29	0	132	0
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TOTAL CYFANSWM		10	282	268	6.00	21	0	23	22	35	35	0	132	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
ABERTAF FIELDS, ABERCYNON	Cynon Valley Cwm Cynon	ALP	ABERC LP	ABERC LP	Adopted Plan
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	ALP	RCT TAFF ELY LP	RCT TAFF ELY LP 2003	Adopted Plan
BETWEEN 14 MAIN ROAD & 23,HOLLYBUSH	Taff Ely Taf Elai	PP2	03/1744	03/1744	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
BRYNCAE INDUSTRIAL ESTATE,BRIDGEND	Taff Ely Taf Elai	PP2	04/0246/10	04/0246/10	Full
BRYNNA WOODS SITE,	Taff Ely Taf Elai	ALP	RCT TAFF ELY LP	RCT TAFF ELY LP 2003	Adopted Plan
BRYN RHEDYN,PENRHIWFER ROAD,Hh1.43	Taff Ely Taf Elai	PP2	03/1346 pts 30-32	03/1346 pts 30-32	Full
BUARTH-Y-CAPEL,Y WAUN, YNYSYBWL	Cynon Valley Cwm Cynon	PP1	77	77	Outline
CADWALLADERS YARD, ALEXANDRA,TCE,	Taff Ely Taf Elai	PP2	02/1965/10	02/1965/10	Full
CAE BRYNHYFRYD, PENDERYN ROAD,(OP	Cynon Valley Cwm Cynon	ALP	HIRW LP	HIRW LP	Adopted Plan
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	04/131	04/131	Outline

CEFN LANE, GLYNCOCH L1.51	Taff Ely Taf Elai	ALP	TELP	TELP	Adopted Plan
CEFN YR HENDY, MISKIN, PONTYCLUN 3A	Taff Ely Taf Elai	PP1	89/0162/13A	89/0162/13A	Outline
CEFN YR HENDY, MISKIN, PONTYCLUN 5B	Taff Ely Taf Elai	PP1	04/1594/15	04/1594/15	Outline
CEFN YR HENDY PHASE 5, H1.20 BARRATT	Taff Ely Taf Elai	PP1	89/0162	89/0162	Outline
COLLENNA FARM H1.44,	Taff Ely Taf Elai	PP2	75/926	75/926	Full
COLLENNA 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 Y FFOWNDRI, WINDSOR ROAD, TRE	Taff Ely Taf Elai	PP2	02/1766	02/1766	Full
CWS MILK DEPOT SITE, LLWYDCOED ROAD	Cynon Valley Cwm Cynon	PP1	04/608	04/608	Outline
DAN Y COED, YSTRAD,	Rhondda	PP2	05/0936/10	05/0936/10	Full
DERWEN AUR, R/O CORONATION TCE, POR	Rhondda	PP2	04/0051/10 (1)	04/0051/10 (1)	Full
DINAS ISAF H1.50, WILLIAMSTOWN (BARRATT)	Taff Ely Taf Elai	PP2	99/2878	99/2878	Full
DRUIDS CLOSE, PENTWYN RD, TREORCHY	Rhondda	PP2	97/0051`	97/0051`	Full

EAST GLAM HOSPITAL EMI & MH,CHURCH	Taff Ely Taf Elai	PP1	05/0292/16	05/0292/16	Outline
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
ELMS FARM,LLANHARRY (LLANMOOR)H1.13	Taff Ely Taf Elai	PP1	89/371	89/371	Outline
FFORCHNEOL ESTATE,GODREAMAN	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,BRIDGEN	Taff Ely Taf Elai	PP2	01/3084	01/3084	Full
GADLYS SCRAPYARD, MAELGWYN TCE,AB	Cynon Valley Cwm Cynon	PP3	03/2149/16	03/2149/16	Reserved Matters
GELLIFALIOG FARM,(H1.29)	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
GELLI FEDI,PHASE 2-3 BRYNNA	Taff Ely Taf Elai	PP1	03/0306	03/0306	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	ALP	TELP	TELP	Adopted Plan
GROVERS ROAD,ABERCYNON	Cynon Valley Cwm Cynon	PP1	02/1872	02/1872	Outline
GWERNIFOR GROUNDS,	Cynon Valley Cwm Cynon	PP2	94/0521	94/0521	Full
HEATHLANDS EAST, GILFACH GOCH,	Taff Ely Taf Elai	PP3	94/765	94/765	Reserved Matters
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	99/2716	99/2716	Outline
HILLTOP,LLWYDCOED	Cynon Valley Cwm Cynon	ALP	CT&L LP	CT&L LP	Adopted Plan
LADY WINDSOR SITE,YNYSYBWL	Cynon Valley Cwm Cynon	ALP			Adopted Plan
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	05/0983/10	05/0983/10	Full
LAND OPP. YSGOL GYFUN,LLANHARRI, H1(Taff Ely Taf Elai	PP2	03/1973/10	03/1973/10	Full
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	02/1518	02/1518	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	PP1	T/01/3121	T/01/3121	Outline
LOG VILLAGE,MEIROS VALLEY	Taff Ely Taf Elai	PP2	05/1723/10	05/1723/10	Full
LONGMEAD PARK, HEOL Y GRAIG,RHIGOS	Cynon Valley Cwm Cynon	ALP	HIRW LP	HIRW LP	Adopted Plan
MAES YR EGLWYS, OFF ST,ILLTYDS RD, C	Taff Ely Taf Elai	PP2	03/1547	03/1547	Full
MAESYRHYDIAU FARM,PENYARD ROAD, HIRWAUN	Cynon Valley Cwm Cynon	ALP	HIRW LP	HIRW LP	Adopted Plan

MINES RESCUE STATION,DINAS (H1.30)	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
MOUNTAIN VIEW,(TAYLOR WOODROW),H1(36)	Taff Ely Taf Elai	PP1	93/123	93/123	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
OLD GRANARY AND POST HOUSE,FARM ROAD	Cynon Valley Cwm Cynon	PP1	03/1273	03/1273	Outline
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 LAND, 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
(PONDEROSA) DAN-Y-FRON, GILFACH ROA	Taff Ely Taf Elai	PP1	98/2879	98/2879	Outline
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 ROA	Cynon Valley Cwm Cynon	ALP	HIRW LP	HIRW LP	Adopted Plan
RED BARN FIELD, SWANSEA ROAD, (PERSIMMON)	Cynon Valley Cwm Cynon	PP2	02/1910	02/1910	Full
R/O 215-271, HIGH ST, H1.33	Taff Ely Taf Elai	ALP	RHDA LP	RHDA LP	Adopted Plan
SITE OF LLWYNYPIA HOSPITAL, (H1.28)	Rhondda	ALP	RHDA LP	RHDA LP	Adopted Plan
SITE OF TREHERBERT HOSPITAL, TREHERBERT	Rhondda	PP1	03/217	03/217	Outline
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 RFC, TAFFS WELL,	Taff Ely Taf Elai	PP1	05/1813/13	05/1813/13	Outline

SOUTH OF RHIGOS ROAD,HIRWAUN	Cynon Valley Cwm Cynon	ALP			Adopted Plan
SOUTH OF RUGBY GROUND,BRIDGEND ROAD	Taff Ely Taf Elai	PP1	04/124	04/124	Outline
SOUTHWEST OF HIGH ST & PRETORI,ROA	Taff Ely Taf Elai	PP2	05/2128/10	05/2128/10	Full
STATION ROAD, CHURCH VILLAGE,PERSIMMON	Taff Ely Taf Elai	PP2	05/0049/10	05/0049/10	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 BRYN(LAND AT GLAN RHYD),HEOL PE	Cynon Valley Cwm Cynon	PP1	03/1206/13	03/1206/13	Outline
THE NAVIGATION,ABERCYNON	Cynon Valley Cwm Cynon	ALP	ABERC LP	ABERC LP	Adopted Plan
THE WALK(TIP SHINDRIES),ABERNANT	Cynon Valley Cwm Cynon	PP2	90/0230	90/0230	Full
THREE OAKS, ROSE ROW,CWMBACH	Cynon Valley Cwm Cynon	ALP			Adopted Plan
TIMBER YARD / DAIRY SITE,,BRIDGEND RO	Taff Ely Taf Elai	PP2	04/1944/10	04/1944/10	Full

TIRFOUNDER FEILDS, ABERAMAN,ABERDARE	Cynon Valley Cwm Cynon	ALP	RHDA LP	RHDA LP	Adopted Plan
TRANE FARM,GILFACH ROAD H1.39	Taff Ely Taf Elai	PP1	05/0887/13	05/0887/13	Outline
TRANE FARM,H1(40)	Taff Ely Taf Elai	ALP	TELP	TELP	Adopted Plan
VALE CASTINGS,TYLE GARW, PONTYCLUN h1.16	Taff Ely Taf Elai	ALP	TELP	TELP	Adopted Plan
WEST OF ABERNANT ROAD,ROBERSTOWN	Cynon Valley Cwm Cynon	ALP			Adopted Plan
WEST OF DYFFRYN ROAD,	Cynon Valley Cwm Cynon	PP2	06/0793/10	06/0793/10	Full
WOODGLADE CROWN HILL SW,LLANTWIT	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
			AA&C LP	AA&C 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 30-06-2006
Safleoedd ar gyfer 10 neu fwy o unedau ar 30-06-2006**

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

**PRIVATE SECTOR
SECTOR PREIFAT**

**TAFF ELY
TAF ELAI**

LLANTRISANT

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	2007	2008	2009	2010	2011	2*	3(i)	3(ii)
	MEADOW FARM, WEST OF HOSPITAL H1.30	0	123	123	4.10	0	0	0	25	25	30	0	43	0
TOTAL CYFANSWM	LLANTRISANT	0	123	123	4.10	0	0	0	25	25	30	0	43	0

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)
							Categoriadau									
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2007	2008	2009	2010	2011	2012	2013	2014	2015	
	PARC EIRIN, TONYREFAIL,	0	260	260	6.06	0	0	0	30	30	30	0	170	0		
TOTAL CYFANSWM	TONYREFAIL	0	260	260	6.06	0	0	0	30	30	30	0	170	0		
TOTAL CYFANSWM	Taff Ely Taf Elai	0	383	383	10.16	0	0	0	55	55	60	0	213	0		
TOTAL CYFANSWM	PRIVATE SECTOR SECTOR PREIFAT	0	383	383	10.16	0	0	0	55	55	60	0	213	0		

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