



Llywodraeth Cynulliad Cymru
Welsh Assembly Government

JOINT HOUSING LAND AVAILABILITY STUDY

**CAERPHILLY COUNTY BOROUGH COUNCIL
CO-ORDINATED BY THE DEPARTMENT OF ENTERPRISE,
INNOVATION AND NETWORKS (EIN) OF THE WELSH
ASSEMBLY GOVERNMENT**

**01ST JULY 2005
IN CO-OPERATION WITH:**

**CAERPHILLY COUNTY BOROUGH COUNCIL
LOCAL HOUSING ASSOCIATIONS
ENVIRONMENT AGENCY
WELSH WATER
HOME BUILDERS FEDERATION**

JULY 2006

JOINT LAND AVAILABILITY STUDY

CAERPHILLY COUNTY BOROUGH COUNCIL - 1ST JULY 2005

ANNUAL REPORT CO-ORDINATED BY THE DEPARTMENT OF ENTERPRISE, INNOVATION & NETWORKS 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 Caerphilly Unitary Authority area.
- 1.2 The current report presents the findings for the area at a base date of 1st July 2005. The report has been prepared by the Study Group in accordance with advice contained in Planning Policy (Wales) and Technical Advice Note (Wales) 1 (as revised in October 1997). This TAN along with other Technical Advice Notes is currently under review.
- 1.3 Prior to the 1st of April 2006 the study group was co-ordinated by the Land Division of the Welsh Development Agency. Since that date the responsibility has transferred to the Department of Enterprise, Innovation & Networks of the Welsh Assembly Government. The study Group includes the Unitary Authority, housebuilders representatives, housing associations, statutory undertakers and other bodies as appropriate.-
- 1.4 The study involves discussions of individual land allocations undertaken on an area by area basis and includes consideration of the likely rate of progress in building on each site and an examination, where appropriate, of the problems inhibiting the provision of an adequate land supply.
- 1.5 The report which follows 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 TAN (W) 1 indicates that Study Groups may wish to establish regional groups to look at the land supply position beyond the boundary of any particular Unitary Authority. The Study Group did not consider this to be appropriate in the case of Caerphilly.
- 1.7 A copy of the relevant sections of Planning Policy Wales and of TAN (W) 1 is appended as Annex 2.

2. PART 1 : THE SURVEY

2.1 Requirements of Technical Advice Note (Wales) 1 (TAN (W) 1

2.1.1 Planning Policy Wales reiterates previous guidance that there should be sufficient land genuinely available or which will become available to provide a 5 year supply of housing.

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

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

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

2.1.4 To allow the comparison of land available with the housing provision 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:-

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 : 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) 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 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.

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. A copy of the schedule listing the individual sites considered by the Group is published as part of the Report. The findings are set out in **Table 1 - 3** 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 One criterion for the inclusion of sites in the study is their allocation in development plans for the area. Since the establishment of Caerphilly County Borough in 1996, the development plans used have been the Local Plans prepared by the previous councils, i.e Islwyn Borough Council and Rhymney Valley District Council. The Islwyn Local Plan was adopted in January 1996. The Rhymney Valley District Local Plan has not been formally adopted although the Plan had completed all

stages. The group considered the approved Rhymney Valley Local Plan of sufficient status to be included in the main part of the site schedule.

- 2.2.4 However, because of changes to the development plan system, these plans are to be replaced by the Caerphilly Unitary Development Plan (UDP). Since 1999 the housing sites identified in this plan have been included in the Unadopted Local Plan section of the site schedule.
- 2.2.5 The Caerphilly UDP has now completed all of the stages involved in its preparation except that of formal adoption, and has been approved by the Council for use for all planning purposes. The group decided that it would be appropriate for the current study to use the Caerphilly UDP as the primary development plan, although it is still necessary to retain housing sites allocated in the adopted plans inherited by Caerphilly County Borough, in particular the Iswlyn Local Plan.
- 2.2.6 This procedure has been endorsed by WAG, which has decided to allow Groups to agree to the inclusion of unadopted UDP housing sites in Housing Land Availability Studies, provided that the UDP has been progressed to a stage that it has received an Inspectors Report following a public local inquiry and that housing sites contained in the UDP are unchallenged. (It should be noted that the draft TAN 1 includes a provision for this approach.)

TABLE 1

**LAND AVAILABLE FOR HOUSING
ALL PLANS - EXCEPT ULPS/S106
AS AT 1ST JULY 2005
SITES CAPABLE OF ACCOMMODATING 10 OR MORE UNITS
CAERPHILLY UNITARY AUTHORITY**

	PROPOSED UNITS	AREA (HA)	CATEGORISATION						UNITS COMPLETE 1/7/04 1/7/2005
			U/C	1	2	2*	3(i)	3(ii)	
PRIVATESECTOR	4773	216.36	243	242	2251	99	1496	442	249
HA PRIVATE	42	0.90	0	0	0	0	42	0	0
PUBLIC SECTOR	104	4.14	0	0	0	0	0	104	0
HA PUBLIC	99	3.73	0	0	15	0	57	27	42
TOTAL	5018	225.13	243	242	2266	99	1595	573	291

TOTAL DWELLINGS AVAILABLE
WITHIN FIVE YEARS:

PRIVATE SECTOR	2835
HA – PRIVATE	0
PUBLIC SECTOR	0
HA – PUBLIC	15
TOTAL	2850
SMALL SITES CONTRIBUTION	435
TOTAL OF LARGE AND SMALL SITES WITHIN FIVE YEARS	3285

3. **FINDINGS**

3.1 The number of units in the five year supply has decreased from 3312 last year to 3285. This includes 435 small sites.

- 3.2 The number of units under construction on large sites is 243, all of which are being developed by the private sector.
- 3.3 99 units are identified on sites in Category 2*.
- 3.4 The number of units in Category 3(i) has decreased from 1620 last year to 1595 in this years study.
- 3.5 The number of units within Category 3(ii) has decreased from 601 to 569. In 1996 there were only 125 units in Category 3(ii).
- 3.6 There no sites awaiting the signing of a Section 106 Agreement.
- 3.7 Following discussions at the meeting and subsequent correspondence with the WAG it was agreed that sites included in the UDP could be included in the adopted plan section, and therefore contribute to its overall land supply figure. This is due to the advance stage of the UDP. The status of the UDP is discussed in paragraph 2.2.4 and 2.2.5 The WAG has issued a direction that the UDP not be adopted due to issues relating to aggregates. The inclusion of these sites would enable historic sites identified in approved (but not adopted) local plans to be removed from the 5 year supply. Some issue has been raised about the inclusion of the UDP sites. The direction from WAG was made prior to the notice of intention to adopt and there has therefore been no opportunity for a formal challenge to the plan to be made. Caerphilly chose not to accept the recommendations of the Inspector in respect of housing figures but it is understood that there is unlikely to be an objection to the actual sites included in the plan.

TABLE A (-Approved UDP Sites) - COUNTY BOROUGH OF CAERPHILLY
AVAILABILITY OF LAND FOR PUBLIC AND PRIVATE HOUSEBUILDING
IN CAERPHILLY AT 1ST JULY 2005
BASED ON THE CAERPHILLY APPROVED UNITARY DEVELOPMENT PLAN 1996-2011
Approved by Caerphilly County Borough Council for Development Control Purposes

AREA/ ZONE	DEPOSIT UDP PROVISION 1996-2011 a	COMPLETIONS MID 1996-2005 b	REMAINDER MID 2004-2011 c=a-b	5 YEAR REQUIREMENT d=(c/6)x5	TOTAL ANNUAL BUILDING REQUIREMENT e=d/5	TOTAL LAND AVAILABLE f	TOTAL LAND SUPPLY IN YEARS g=f/e
CAERPHILLY	7,100	5484	1616	1347	270	3285	12.2

Note:

(b) includes 2005 small site completions = 100

(f) includes projected contribution of small sites based on last five years completions average for 2005-2010 = 435 units

4. **PART 2 - CALCULATION OF 5 YEAR LAND SUPPLY**

4.1 **Basis for Comparison**

- 4.1.1 The land supply position has been assessed against both the policy provisions of the adopted development plan framework and the approved UDP.

The Caerphilly UDP 1996-2011 which was approved by Caerphilly County Borough Council in April 2003. Table A sets out the Group's land supply assessment in respect of the new Unitary Authority areas as a whole, using the residual method prescribed in TAN(W)1.

The Group recognised the necessity of a comparison which is based on the Housing Provision figure in the Caerphilly Unitary Development Plan 1996-2011. The results are presented in Table A (UDP). Whilst the UDP has not been formally adopted, the Council has resolved to approve the Plan for Development Control purposes, and it will be given substantial weight in subsequent decisions, as such the group consider that it provides an accurate basis for comparison.

- 4.1.2 It has been customary in the past, and is considered useful by the Group, to indicate how past levels of completions compare with proposed UDP levels of provision. This has generally been included as a check against deficiencies in the residual method which may occur in certain circumstances. An indication of housing land supply based on past building rates is contained in Table D.

4.2 **Results of Comparison**

- 4.2.1 Using the residual method, based on the approved UDP forecast of need, the supply of readily available land in the County Borough of Caerphilly at 1st July 2005 stood at 12.2 years (see Table A).
- 4.2.2 These figures include small sites whose contribution is based on past building rates as advised by Welsh Office Guidance. The allowance based on completions of 435 plots is an decrease on last year's figure of 468 units.

5. **PART 3 - COMMENTARY**

5.1 Completions

5.1.1 Table B sets out completions since 1991/92 in Caerphilly County Borough together with ten and five year average figures.

5.1.2 Table C sets out the comparison of house building rates with needs as forecast in the approved UDP. With 9 years of the plan period gone, completions are 129% of forecast.

**TABLE B
HOUSING COMPLETIONS IN CAERPHILLY
(SMALL AND LARGE SITES)**

YEAR	TOTAL
1991/1992	364
1992/1993	351
1993/1994	266
1994/1995	282
1995/1996	806
1996/1997	899
1997/1998	800
1998/1999	760
1999/2000	751
2000/2001	656
2001/2002	489
2002/2003	376
2003/2004	362
2004/2005	391

**TABLE C
PERFORMANCE OF THE HOUSEBUILDING INDUSTRY
1ST JULY 1996 - 1ST JULY 2005**

	Approved UDP Projection 1996-2005 (9 YEARS) a	COMPLETIONS MID 1996 – 2005 (9 YEARS) b	HOUSE- BUILDING PERFORMANCE C=b/a*100
CAERPHILLY	4266	5484	129%

5.2 Land Supply Compared to Past Building Rates

5.2.1 Table D sets out the comparison between the current land supply and past building rates. The average for the past 5 years indicates that the land currently agreed to be available would last for a further 5.6 years.

TABLE D

YEARS SUPPLY OF HOUSING LAND BASED ON PAST BUILDING RATES

	Total Approved Land Available by 30/6/2010	1991/1992 – 2004/2005 (14 Years)		2000/2001 – 2004/2005 (5 Years)	
		Average Annual Completions	Years Supply of Land	Average Annual Completions	Years Supply of Land
Caerphilly	2933	540	5.3	455	5.6

NOTES: Sources - Caerphilly County Borough Council

5.3 Small Sites

5.3.1 Paragraph 14 of 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 the last five years. (See Table F)

5.3.2 The use of definitive small site completion figures, together with the observed site completions shown on the supplementary schedules, ensures a more accurate assessment of total completions for each District. This will then form the basis for comparison against which the land supply is assessed.

5.4 Summary of the Land Availability Position in the County Borough of Caerphilly

5.4.1 Table A shows the land supply in Caerphilly to be 12.2 years when measured against the housing requirements of the Approved Unitary Development Plan (Table A)

5.4.2 A comparison with completion rates as shown in Table D indicates that the land available in Caerphilly would be sufficient for 5.6 years.

**TABLE E
CAERPHILLY COUNTY BOROUGH**

SMALL SITES COMPLETIONS

	TOTAL
1990/91	51
1991/92	42
1992/93	60
1993/94	69
1994/95	60
1995/96	69
1996/97	69
1997/98	67
1998/99	34
1999/2000	135
2000/2001	86
2001/2002	48
2002/2003	108
2003/2004	91
2004/2005	100
5 YR AVERAGE	94

Average for Caerphilly 87
5 Year Supply $87 \times 5 = 435$

Source : Caerphilly County Borough Council

6. CONCLUSION

6.1 Summary of the Land Supply Position at 1st July 2004

- 6.1.1 For the purpose of this study, the Group's assessment has been based upon the requirements of the UDP which has been approved for development control purposes.
- 6.1.2 Comparison of the agreed land supply against the proposed housing requirement of the Council Approved UDP has sufficient Housing land available to provide for an 12.2 year supply.

**Residential Land Availability Schedule
Sites for 10 or more units
as at 01-Jul-2005**

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							2006	2007	2008	2009	2010			
PRIVATE SECTOR														
ISLWYN														
ARGOED														
04/0510	LAND SOUTH OF GELYNOS AVE,ARGOED	0	13	13	0.90	0	0	0	0	6	7	0	0	0
Total ARGOED		0	13	13	0.90	0	0	0	0	6	7	0	0	0
BLACKWOOD														
03/0950	BRYN ROAD,BLACKWOOD	14	50	24	1.60	24	0	0	0	0	0	0	0	0
03/1245	FORMER BLACKWOOD RFC CLUB,HALL STREET, BLACKWOOD	0	12	12	0.17	0	0	6	6	0	0	0	0	0
02/0140	FORMER DEPOT,CEFEN ROAD	0	12	12	0.40	0	0	0	6	6	0	0	0	0
/7321	HILLANDALE,LIBANUS FIELDS	0	61	1	0.12	0	1	0	0	0	0	0	0	0
04/1435	LAND ADJACENT TO CAPEL LIBANUS,BLACKWOOD	0	18	18	0.82	0	0	0	0	9	9	0	0	0
02/0974	LAND SOUTH OF HIGHFIELDS WAY,	22	59	0	0.00	0	0	0	0	0	0	0	0	0
CPHY UDP	LAND SOUTH OF THE PROPOSED,NORTHEN LINK RD, BLACKWOOD	0	37	37	1.51	0	0	0	0	20	17	0	0	0
5790	SOUTH OF THORNCOMBE ROAD,	0	54	54	4.70	0	0	0	0	0	0	0	54	0
Total BLACKWOOD		36	303	158	9.32	24	1	6	12	35	26	0	54	0

Sites for 10 or more units

as at 01-Jul-2005

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation						2*	3(i)	3(ii)
							2006	2007	2008	2009	2010				
CEFN FFOREST															
ISLWYN LP	LAND ADJ TO DYLAN AVENUE,HP1 (25)	0	93	93	3.10	0	0	0	0	0	0	0	0	0	93
04/1833	LAND ADJ TO PENCOED AVE.,HP1 (10)	0	13	13	1.45	0	0	0	0	0	13	0	0	0	0
03/0512	LAND TO REAR OF PENCOED AVENUE,CEFN FOREST	0	18	18	0.50	0	0	0	5	5	8	0	0	0	0
Total CEFN FFOREST		0	124	124	5.05	0	0	0	5	5	21	0	0	93	0
CROESPENMAEN															
04/1007	BUILDERS MERCHANTS AND OLD,BEVIN BOYS SITE	0	57	57	1.30	7	10	20	20	0	0	0	0	0	0
02/1297, S106	SOUTH OF THE ELMS,	0	35	35	1.40	0	0	0	10	10	15	0	0	0	0
04/0642	TY BRACHTY,PLYNLIMON AVE	1	145	0	0.00	0	0	0	0	0	0	0	0	0	0
Total CROESPENMAEN		1	237	92	2.70	7	10	20	30	10	15	0	0	0	0
CRUMLIN															
04/1658	LAND ADJACENT TO FERN COTTAGES,CWM-NANT-GWYNT, CRUMLIN	0	18	18	0.73	0	0	0	9	9	0	0	0	0	0
ISLWYN LP	LAND AT CHRISTCHURCH,HP1(5)	0	17	17	0.87	0	0	0	0	0	0	0	17	0	
Total CRUMLIN		0	35	35	1.60	0	0	0	9	9	0	0	17	0	
FLEUR-DE-LYS															
00/10266	GLENDALE GARDENS,	0	29	5	1.83	0	0	2	3	0	0	0	0	0	0
CPHY UDP	LAND AT THE REAR OF OAK TCE,FLEUR-DE-;YS	0	18	18	0.75	0	0	0	0	10	8	0	0	0	0
	LAND NORTH OF GLANYRAFON,FOUR ROADS	0	21	21	0.80	0	0	0	0	10	11	0	0	0	0
03/0501 SEC 17	LAND TO REAR OF,OAK TERRACE	0	17	17	1.63	0	0	0	5	5	7	0	0	0	0
04/0560	VICTORIA ROAD,	0	15	4	0.16	0	0	2	2	0	0	0	0	0	0
Total FLEUR-DE-LYS		0	100	65	5.17	0	0	4	10	25	26	0	0	0	0

Residential Land Availability Schedule
Sites for 10 or more units
as at 01-Jul-2005

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							2006	2007	2008	2009	2010			
HAFODYRYNYS														
ISLWYN LP	LAND ADJACENT,RECREATION GROUND	0	30	30	1.40	0	0	0	0	0	0	0	0	30
Total HAFODYRYNYS		0	30	30	1.40	0	0	0	0	0	0	0	0	30
MARKHAM														
ISLWYN LP	LAND ADJ TO CHERRY TREES,	0	49	49	1.65	0	0	0	0	0	0	0	0	49
CPHY UDP	LAND ADJ TO NO.88,ABERNANT ROAD	0	25	24	0.94	0	0	0	0	0	0	0	24	0
Total MARKHAM		0	74	73	2.59	0	0	0	0	0	0	0	24	49
NEWBRIDGE														
04/0686	LAND AT FIELDS PARK,HP1 (7)	0	55	55	2.94	0	0	1	10	10	0	0	34	0
98/0778	LAND WEST OF THE A467 AND,AFON EBBW	0	220	220	13.00	0	0	0	30	30	30	0	130	0
CPHY UDP	PENNAR LANE, NEWBRIDGE,NEWBRIDGE	0	100	100	4.00	0	0	0	30	35	35	0	0	0
04/1868	THE STORES, ALBERTINA ROAD,NEWBRIDGE	0	10	10	0.40	0	0	0	0	5	5	0	0	0
Total NEWBRIDGE		0	385	385	20.34	0	0	1	70	80	70	0	164	0
OAKDALE														
03/1659	LAND ADJACENT TO BRYN HOWARD,TCE, OAKDALE	0	76	76	2.60	22	27	27	0	0	0	0	0	0
02/1418	SOUTH OF LLWYN ON LANE,	28	35	0	0.00	0	0	0	0	0	0	0	0	0
Total OAKDALE		28	111	76	2.60	22	27	27	0	0	0	0	0	0
PANTSIDE														
CPHY UDP	TY PWLL FARM PANTSIDE,PANTSIDE NEWBRIDGE	0	16	16	0.64	0	0	0	0	6	10	0	0	0
Total PANTSIDE		0	16	16	0.64	0	0	0	0	6	10	0	0	0

Sites for 10 or more units

as at 01-Jul-2005

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							2006	2007	2008	2009	2010			
PENGAM														
ISLWYN LP	LAND AT BRYN ROAD,	0	63	63	2.10	0	0	0	0	0	0	0	0	63
00/0557	REMAINDER OF LAND,FAIRVIEW SCHOOL SITE HP1(21)	0	63	63	2.13	0	0	0	0	5	5	0	53	0
Total PENGAM		0	126	126	4.23	0	0	0	0	5	5	0	53	63
PENTWYN														
ISLWYN LP	LAND AT RAMPING ROAD,	0	18	18	0.62	0	0	0	0	0	0	0	0	18
ISLWYN LP	OLD SCHOOL ROAD,	0	18	18	0.59	0	0	0	0	0	0	0	0	18
Total PENTWYN		0	36	36	1.21	0	0	0	0	0	0	0	0	36
PONTLLANFRAITH														
CPHY UDP	HAWTIN PARK,PONTLLANFRAITH	0	135	135	5.50	0	0	0	0	30	30	0	75	0
ISLWYN LP	LAND ADJ OLD JUNCTION HOUSE,	0	25	25	1.00	0	0	0	0	0	0	0	0	25
04/1189	LAND AT CWMBRYNNAR COTTAGE,GILWERN HOUSE, PONTLLANFRAITH	9	82	73	4.10	26	17	10	10	10	0	0	0	0
04/1749	LAND AT PENMAEN ROAD,	0	42	42	0.95	0	12	20	10	0	0	0	0	0
01/0548	LAND AT TY MAWR FARM,HEOLDDU ROAD, GELLGROES	6	14	0	0.00	0	0	0	0	0	0	0	0	0
05/0016	LAND OFF PENLLWYN LANE,PONTLLANFRAITH	0	19	19	0.07	2	10	7	0	0	0	0	0	0
Total PONTLLANFRAITH		15	317	294	11.62	28	39	37	20	40	30	0	75	25
PONTYWAUN														
99/0694	LAND AT HILARY RISE,	0	27	27	1.10	0	0	0	0	12	15	0	0	0
Total PONTYWAUN		0	27	27	1.10	0	0	0	0	12	15	0	0	0

Sites for 10 or more units

as at 01-Jul-2005

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							2006	2007	2008	2009	2010			
RISCA														
CPHY UDP	LAND AT EPPYNT CLOSE,TRENEWYDD PARK HP1(30)	0	120	120	4.00	0	0	0	0	0	20	0	100	0
CPHY UDP	LAND AT SNOWDEN CLOSE,	0	33	33	1.80	0	0	0	10	10	13	0	0	0
Total RISCA		0	153	153	5.80	0	0	0	10	10	33	0	100	0
TRINANT														
ISLWYN LP	PENTWYN ROAD,	0	47	47	1.56	0	0	0	10	10	10	0	17	0
Total TRINANT		0	47	47	1.56	0	0	0	10	10	10	0	17	0
WATTSVILLE														
04/1557	LAND NORTH EAST,LLANARTH ST	0	59	59	2.12	0	0	15	15	15	14	0	0	0
Total WATTSVILLE		0	59	59	2.12	0	0	15	15	15	14	0	0	0
WYLLIE														
ISLWYN LP	LAND ADJ TO PEN-Y-CWAREL RD,	0	27	27	1.26	0	0	0	0	0	0	0	0	27
04/0386	LAND AT AMBER SERVICES,SOUTH OF GLANHOWY ROAD	10	22	12	1.35	5	0	7	0	0	0	0	0	0
Total WYLLIE		10	49	39	2.61	5	0	7	0	0	0	0	0	27
YNYSDDU														
03/0794	LAND OPPOSITE GLANNANT STREET,	2	12	0	0.00	0	0	0	0	0	0	0	0	0
Total YNYSDDU		2	12	0	0.00	0	0	0	0	0	0	0	0	0
Total Islwyn		92	2254	1848	82.56	86	77	117	191	268	282	0	504	323

Sites for 10 or more units

as at 01-Jul-2005

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							2006	2007	2008	2009	2010			
BEDWAS														
RVDLP	BEDWAS COLLIERY,	0	180	180	6.00	0	0	0	0	0	0	0	180	0
Total BEDWAS		0	180	180	6.00	0	0	0	0	0	0	0	180	0
CAERPHELLY														
85/715	CWM FARM PHASE 1 (PERSIMMON),CWRT RAWLIN "CASTLE VIEW"	0	62	7	0.06	0	0	7	0	0	0	0	0	0
RVD LP/CB LP	ENERGLYN SIDINGS,	0	21	21	2.50	0	0	0	0	0	0	0	0	21
02/0315	FORMER BROOKES YARD,NORTHVIEW TERRACE	0	24	24	0.25	0	0	0	0	12	12	0	0	0
CPHY UDP	GAS WORKS SITE,MILL ROAD	0	60	60	1.00	0	0	0	0	30	30	0	0	0
03/0008	LAND ADJACENT TO FORMER,ARKANA DESIGN	12	26	0	0.00	0	0	0	0	0	0	0	0	0
04/0146	LAND ADJACENT TO VIRGINIA PARK,HEOL BROWEN, CAERPHELLY	0	74	74	2.40	9	16	20	20	9	0	0	0	0
04/0575	LAND BETWEEN A468 & B4600,PENRHOS	1	450	449	24.33	19	100	130	100	100	0	0	0	0
00/0499	LAND TO REAR OF BEDWAS RD,CAERPHELLY	0	12	12	0.60	8	4	0	0	0	0	0	0	0
00/0409	PENTWYN FARM(PHASES 5,6,7,8),	0	32	3	2.55	2	1	0	0	0	0	0	0	0
CPHY UDP	VAN ROAD & THE RAILWAY,CAERPHELLY	0	34	34	1.26	0	0	0	0	0	0	0	34	0
Total CAERPHELLY		13	795	684	34.95	38	121	157	120	151	42	0	34	21
DERI														
RVDLP	FORMER CONCRETE WORKS,	0	16	16	1.50	0	0	0	8	8	0	0	0	0
12/09/2003	LAND NORTH OF GLYN DERI,	2	14	1	0.00	1	0	0	0	0	0	0	0	0
98/0944	WEST OF BAILEY STREET,	0	30	26	1.30	1	0	1	1	1	1	0	0	21
Total DERI		2	60	43	2.80	2	0	1	9	9	1	0	0	21

Residential Land Availability Schedule
Sites for 10 or more units
as at 01-Jul-2005

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)	
							2006	2007	2008	2009	2010				
FOCHRIW															
RVDLP	EAST OF FOCHRIW,	0	30	30	1.20	0	0	0	0	0	0	30	0	0	
04/0892	RAILWAY TERRACE,	0	40	40	2.00	1	0	0	0	0	0	39	0	0	
Total FOCHRIW		0	70	70	3.20	1	0	0	0	0	0	69	0	0	
GELLIGAER															
04/1086	LAND AT COMMERCIAL STREET,GELLIGAER	0	35	35	1.21	23	12	0	0	0	0	0	0	0	
04/1871	OAKSEND CLOSE,,GELLIGAER, ST CATTWG	0	31	31	0.87	1	0	0	10	10	10	0	0	0	
Total GELLIGAER		0	66	66	2.08	24	12	0	10	10	10	0	0	0	
HENGOED															
89/521	FORMER LEWIS GIRLS SCHOOL,ALEXANDRA ROAD	3	23	12	0.83	9	3	0	0	0	0	0	0	0	
02/0590	FORMER ROVER FACTORY,NEW ROAD, GLAN Y NANT	50	90	40	3.00	23	17	0	0	0	0	0	0	0	
00/0172	LAND OFF,HENGOED HALL DRIVE	35	131	48	5.95	48	0	0	0	0	0	0	0	0	
05/0047	VALLEY VIEW,	0	46	46	1.10	0	0	0	5	6	0	0	0	35	
Total HENGOED		88	290	146	10.88	80	20	0	5	6	0	0	0	35	
LLANBRADACH															
04/1727	ALEXANDER HOUSE, COLLIERY ROAD,LLANBRADACH	0	10	10	0.02	0	0	0	5	5	0	0	0	0	
CPHY UDP	JEREMY OILS,	0	56	56	3.90	0	0	0	20	20	16	0	0	0	
CPHY UDP	LAND NORTH OF LLYS CAMBRIA,(phase 2)	0	25	25	1.00	0	0	0	0	0	0	0	25	0	
Total LLANBRADACH		0	91	91	4.92	0	0	0	25	25	16	0	25	0	

Sites for 10 or more units

as at 01-Jul-2005

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation							2*	3(i)	3(ii)
							2006	2007	2008	2009	2010					
MACHEN																
CPHY UDP	REMAINDER TYN Y WAUN FARM,	0	20	20	1.00	0	0	0	10	10	0	0	0	0	0	
02/0129 / 00/0433	TREFEDDYG, GLAN YR AFON MACH,MACHEN	7	12	0	0.00	0	0	0	0	0	0	0	0	0	0	
Total MACHEN		7	32	20	1.00	0	0	0	10	10	0	0	0	0	0	
MAES-Y-CWMMER																
02/0816	ARTHUR'S YARD,GELLIDEG LANE	4	10	6	0.50	3	3	0	0	0	0	0	0	0	0	
Total MAES-Y-CWMMER		4	10	6	0.50	3	3	0	0	0	0	0	0	0	0	
NELSON																
CPHY UDP	EAST OF HANDBALL COURT,	0	72	72	3.32	0	0	0	22	25	25	0	0	0		
04/1216	FORMER CATTLE MARKET SITE,NELSON	0	12	12	0.60	0	0	5	5	2	0	0	0	0		
01/0462	WEST OF,ASHGROVE TERRACE	11	71	15	2.48	1	4	5	5	0	0	0	0	0		
Total NELSON		11	155	99	6.40	1	4	10	32	27	25	0	0	0		
NEW TREDEGAR																
URVLP	EAST OF FERNHILL TERRACE,PHILLIPSTOWN	0	10	10	0.25	0	0	0	0	0	0	0	0	10		
04/1685	WHITE ROSE WAY,(SITE 2a)	6	15	2	1.50	0	0	2	0	0	0	0	0	0		
Total NEW TREDEGAR		6	25	12	1.75	0	0	2	0	0	0	0	0	10		

Residential Land Availability Schedule
Sites for 10 or more units
as at 01-Jul-2005

Sites with Planning Permission or in Adopted Plans

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							2006	2007	2008	2009	2010			
TIRYBERTH														
CPHY UDP	LAND BETWEEN RAILWAY LINE,& A469 (PHASE 2)	0	33	33	1.60	0	0	0	0	0	0	0	33	0
Total TIRYBERTH		0	33	33	1.60	0	0	0	0	0	0	0	33	0
TRETHOMAS														
04/0522	FORMER PETROL FILLING STATION,NEWPORT ROAD	0	10	10	0.20	0	0	0	5	5	0	0	0	0
01/0883	LAND ADJACENT TO THE GROVE,TRETHOMAS	0	11	11	0.50	0	0	0	0	5	6	0	0	0
Total TRETHOMAS		0	21	21	0.70	0	0	0	5	10	6	0	0	0
YSTRAD MYNACH														
99/0798	GB INSTRUMENT PANELS,PENALLTA YARD	0	10	10	0.24	0	0	0	5	5	0	0	0	0
03/0860	INSTITUTE BUILDING AND LAND,ADJACENT TO COMMERCIAL STREET	0	12	12	0.05	0	0	0	0	6	6	0	0	0
99/0768	PENALLTA COLLIERY,DYFFRYN STREET	0	500	500	13.15	0	0	40	40	80	80	0	260	0
99/0768	PENALLTA COLLIERY (LB),DYFFRYN STREET	0	80	80	3.20	0	0	0	20	30	30	0	0	0
Total YSTRAD MYNACH		0	602	602	16.64	0	0	40	65	121	116	0	260	0
Total Rhymney Valley		157	3388	2925	133.80	157	165	220	333	490	350	99	992	119
Total Private Sector		249	5642	4773	216.36	243	242	337	524	758	632	99	1496	442

Abbreviated Plan Names

LPA	Full Name
CB LP	CAERPHILLY BASIN LOCAL PLAN (ADOPTED)
CBLP/RVDLP	CB LP/RVD LP
CDFF UDP	CARDIFF UNITARY DEVELOPMENT PLAN
CPHY UDP	CAERPHILLY UNITARY DEVELOPMENT PLAN
ISL LP/RVD LP	ISL LP/RVD LP
ISLWYN LP	ISLWYN LOCAL PLAN(ADOPTED JAN'96)
MRVLP	MID RHYMNEY VALLEY LOCAL PLAN
MRVLP/RVDLP	MRV LP/RVD LP
RVDLP	RHYMNEY VALLEY DISTRICT
RVD LP/CB LP	RVD LP/CB LP
RVD LP/MRV LP	RVD LP/MRV LP
RVD LP/URV LP	RVD LP/URV LP
URVLP	UPPER RHYMNEY VALLEY
URVLP/RVDLP	URV LP/RVD LP

Site Address	Zone	Status	Decision Desc.	Current Decision Desc.	Description
1ST PARCEL LAND AT HOLLY ROAD,TRENE	Islwyn	ALP	ISLWYN LP	ISLWYN LP	Adopted Plan
2NS PARCEL LAND AT HOLLY ROAD,TRENE	Islwyn	ALP	ISLWYN LP	ISLWYN LP	Adopted Plan
ALEXANDER HOUSE, COLLIERY ROAD,LLAN	Rhymney Valley	PP2	04/1727	04/1727	Full
ARTHUR'S YARD,GELLIDEG LANE	Rhymney Valley	PP3	02/0816	02/0816	Reserved Matters
BARGOED RECLAMATION SITE,ABERBARGO	Rhymney Valley	ALP	CPHY UDP	CPHY UDP	Adopted Plan
BEDWAS COLLIERY,	Rhymney Valley	ALP	RVDLP	RVDLP	Adopted Plan
BRYN ROAD,BLACKWOOD	Islwyn	PP3	03/0950	03/0950	Reserved Matters
BUILDERS MERCHANTS AND OLD,BEVIN BC	Islwyn	PP3	04/1007	04/1007	Reserved Matters
CWM FARM PHASE 1 (PERSIMMON),CWRT F	Rhymney Valley	PP1	85/715	85/715	Outline
EAST OF FERNHILL TERRACE,PHILLIPSTOV	Rhymney Valley	ALP	URVLP	URVLP	Adopted Plan
EAST OF FOCHRIW,	Rhymney Valley	ALP	RVDLP	RVDLP	Adopted Plan
EAST OF HANDBALL COURT,	Rhymney Valley	ALP	CPHY UDP	CPHY UDP	Adopted Plan

Abbreviated Plan Names

ENERGLYN SIDINGS,	Rhymney Valley	ALP	RVD LP/CB LP	RVD LP/CB LP	Adopted Plan
FORMER BLACKWOOD RFC CLUB,HALL ST	Islwyn	PP2	03/1245	03/1245	Full
FORMER BRITISH LEGION SITE,PONTLOTT	Rhymney Valley	PP2	05/0202	05/0202	Full
FORMER BROOKES YARD,NORTHVIEW TER	Rhymney Valley	PP2	02/0315	02/0315	Full
FORMER CATTLE MARKET SITE,NELSON	Rhymney Valley	PP3	04/1216	04/1216	Reserved Matters
FORMER CONCRETE WORKS,	Rhymney Valley	ALP	RVDLP	RVDLP	Adopted Plan
FORMER DEPOT,CEFN ROAD	Islwyn	PP1	02/0140	02/0140	Outline
FORMER LEWIS GIRLS SCHOOL,ALEXANDR	Rhymney Valley	PP2	89/521	89/521	Full
FORMER PETROL FILLING STATION,NEWPC	Rhymney Valley	PP2	04/0522	04/0522	Full
FORMER ROVER FACTORY,NEW ROAD, GL	Rhymney Valley	PP1	02/0590	02/0590	Outline
FORMER YSGOL CWM RHYMNI SCHOOL,	Rhymney Valley	PP1	03/0308	03/0308	Outline
GAS WORKS SITE,MILL ROAD	Rhymney Valley	ALP	CPHY UDP	CPHY UDP	Adopted Plan
GB INSTRUMENT PANELS,PENALLTA YARD	Rhymney Valley	PP1	99/0798	99/0798	Outline
GILFACH FARGOED EST LAND OFF,WESTE	Rhymney Valley	ALP	CPHY UDP	CPHY UDP	Adopted Plan
GILFACH FARGOED EST (LAND OFF),WEST	Rhymney Valley	ALP	MRVLP/RVDLP	MRVLP/RVDLP	Adopted Plan
GLENDALE GARDENS,	Islwyn	PP2	00/10266	00/10266	Full
GREENSWAY,ABERTYSSWG	Rhymney Valley	PP1	93/0597	93/0597	Outline
HAWTIN PARK,PONTLLANFRAITH	Islwyn	ALP	CPHY UDP	CPHY UDP	Adopted Plan
HEOL PENCARREG,(R.V.D.C.)	Rhymney Valley	ALP	MRVLP	MRVLP	Adopted Plan
HILLANDALE,CHARTER PHASE 2 (SITE 11)	Islwyn	PP1	9709	9709	Outline
HILLANDALE,LIBANUS FIELDS	Islwyn	PP3	/7321	/7321	Reserved Matters
INSTITUTE BUILDING AND LAND,ADJACENT	Rhymney Valley	PP1	03/0860	03/0860	Outline
JEREMY OILS,	Rhymney Valley	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND ADJACENT,RECREATION GROUND	Islwyn	ALP	ISLWYN LP	ISLWYN LP	Adopted Plan
LAND ADJACENT TO BRYN HOWARD,TCE, C	Islwyn	PP2	03/1659	03/1659	Full
LAND ADJACENT TO CAPEL LIBANUS,BLACI	Islwyn	PP1	04/1435	04/1435	Outline
LAND ADJACENT TO FERN COTTAGES,CW	Islwyn	PP1	04/1658	04/1658	Outline

Abbreviated Plan Names

LAND ADJACENT TO FORMER,ARKANA DES	Rhymney Valley	PP2	03/0008	03/0008	Full
LAND ADJACENT TO THE GROVE,TRETHOM	Rhymney Valley	PP1	01/0883	01/0883	Outline
LAND ADJACENT TO VIRGINIA PARK,HEOL T	Rhymney Valley	PP2	04/0146	04/0146	Full
LAND ADJOINING NO.30/31,GREENSWAY	Rhymney Valley	PP2	01/0875	01/0875	Full
LAND ADJ OLD JUNCTION HOUSE,	Islwyn	ALP	ISLWYN LP	ISLWYN LP	Adopted Plan
LAND ADJ TO BRYNGLAS &,BRYNHYFRYD	Rhymney Valley	PP1	04/0547	04/0547	Outline
LAND ADJ TO CHARLES,JENKINS GARAGE	Rhymney Valley	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND ADJ TO CHERRY TREES,	Islwyn	ALP	ISLWYN LP	ISLWYN LP	Adopted Plan
LAND ADJ TO DYLAN AVENUE,HP1 (25)	Islwyn	ALP	ISLWYN LP	ISLWYN LP	Adopted Plan
LAND ADJ TO NO.88,ABERNANT ROAD	Islwyn	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND ADJ TO PENCOED AVE.,HP1 (10)	Islwyn	PP1	04/1833	04/1833	Outline
LAND ADJ TO PEN-Y-CWAREL RD,	Islwyn	ALP	ISLWYN LP	ISLWYN LP	Adopted Plan
LAND AT AMBER SERVICES,SOUTH OF GLA	Islwyn	PP3	04/0386	04/0386	Reserved Matters
LAND AT BRYN ROAD,	Islwyn	ALP	ISLWYN LP	ISLWYN LP	Adopted Plan
LAND AT CHRISTCHURCH,HP1(5)	Islwyn	ALP	ISLWYN LP	ISLWYN LP	Adopted Plan
LAND AT COED CAE,(SITE 2b)	Rhymney Valley	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND AT COED-Y-PICA,	Rhymney Valley	PP1	00/0174	00/0174	Outline
LAND AT COMMERCIAL STREET,GELLIGAEF	Rhymney Valley	PP3	04/1086	04/1086	Reserved Matters
LAND AT CWMBRYNNAR COTTAGE,GILWER	Islwyn	PP2	04/1189	04/1189	Full
LAND AT EPPYNT CLOSE,TRENEWYDD PAR	Islwyn	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND AT FIELDS PARK,HP1 (7)	Islwyn	PP3	04/0686	04/0686	Reserved Matters
LAND AT FORMER WINDSOR COLLIER,PHAS	Rhymney Valley	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND AT HILARY RISE,	Islwyn	PP1	99/0694	99/0694	Outline
LAND AT NEUADDWEN FARM,BEDWELTY R	Rhymney Valley	PP3	02/0744	02/0744	Reserved Matters
LAND AT PENMAEN ROAD,	Islwyn	PP3	04/1749	04/1749	Reserved Matters
LAND AT RAMPING ROAD,	Islwyn	ALP	ISLWYN LP	ISLWYN LP	Adopted Plan
LAND AT SNOWDEN CLOSE,	Islwyn	ALP	CPHY UDP	CPHY UDP	Adopted Plan

Abbreviated Plan Names

LAND AT STANLEY STREET,	Rhymney Valley	ALP	RVDLP	RVDLP	Adopted Plan
LAND AT THE REAR OF OAK TCE,FLEUR-DE	Islwyn	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND AT TY MAWR FARM,HEOLDDU ROAD,	Islwyn	PP2	01/0548	01/0548	Full
LAND BETWEEN A468 & B4600,PENRHOS	Rhymney Valley	PP3	04/0575	04/0575	Reserved Matters
LAND BETWEEN RAILWAY LINE,& A469 (PH/	Rhymney Valley	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND EAST OF BRYNHYFRYD TCE,	Rhymney Valley	ALP	CB LP	CB LP	Adopted Plan
LAND EAST OF LLECHRYD BUNGALOW,	Rhymney Valley	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND EAST OF MERTHYR ROAD,(PRINCETC	Rhymney Valley	PP1	04/0883	04/0883	Outline
LAND NORTH EAST,LLANARTH ST	Islwyn	PP2	04/1557	04/1557	Full
LAND NORTH OF GLANYRAFON,FOUR ROAI	Islwyn	PP2			Full
LAND NORTH OF GLYN DERI,	Rhymney Valley	PP2	12/09/2003	12/09/2003	Full
LAND NORTH OF LLYS CAMBRIA,(phase 2)	Rhymney Valley	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND OFF,HENGOED HALL DRIVE	Rhymney Valley	PP2	00/0172	00/0172	Full
LAND OFF PENLLWYN LANE,PONTLLANFRA	Islwyn	PP3	05/0016	05/0016	Reserved Matters
LAND OPPOSITE GLANNANT STREET,	Islwyn	PP3	03/0794	03/0794	Reserved Matters
LAND REAR OF LLYS CAMBRIA,LLANBRADA	Rhymney Valley	PP1	98/1004	98/1004	Outline
LAND SOUTH OF AUDLT EDUCATION,CENTI	Rhymney Valley	PP1	04/1483	04/1483	Outline
LAND SOUTH OF GELYNOS AVE,ARGOED	Islwyn	PP1	04/0510	04/0510	Outline
LAND SOUTH OF HIGHFIELDS WAY,	Islwyn	PP2	02/0974	02/0974	Full
LAND SOUTH OF MERTHYR ROAD,(PRINCE	Rhymney Valley	PP2	02/1264	02/1264	Full
LAND SOUTH OF THE PROPOSED,NORTHEI	Islwyn	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND TO REAR OF BEDWAS RD,CAERPHILL	Rhymney Valley	PP1	00/0499	00/0499	Outline
LAND TO REAR OF,OAK TERRACE	Islwyn	PP2	03/0501 SEC 17	03/0501 SEC 17	Full
LAND TO REAR OF PENCOED AVENUE,CEFI	Islwyn	PP1	03/0512	03/0512	Outline
LAND WEST OF THE A467 AND,AFON EBBW	Islwyn	PP2	98/0778	98/0778	Full
LOWER HILL STREET,	Rhymney Valley	PP2	02/1480	02/1480	Full
MAERDY CROSSING,	Rhymney Valley	ALP	RVDLP	RVDLP	Adopted Plan

Abbreviated Plan Names

MAERDY GARAGE, ADJ TO,MAERDY HOUSE	Rhymney Valley	PP1	02/0671	02/0671	Outline
OAKSEND CLOSE,,GELLIGAER, ST CATTWG	Rhymney Valley	PP2	04/1871	04/1871	Full
OLD BARREL CIDER STORES,OFF GOLWGW	Rhymney Valley	PP2	04/1462	04/1462	Full
OLD SCHOOL ROAD,	Islwyn	ALP	ISLWYN LP	ISLWYN LP	Adopted Plan
PENALLTA COLLIERY,DYFFRYN STREET	Rhymney Valley	PP2	99/0768	99/0768	Full
PENALLTA COLLIERY (LB),DYFFRYN STREE	Rhymney Valley	PP2	99/0768	99/0768	Full
PENNAR LANE, NEWBRIDGE,NEWBRIDGE	Islwyn	ALP	CPHY UDP	CPHY UDP	Adopted Plan
PENTWYN FARM(PHASES 5,6,7,8),	Rhymney Valley	PP2	00/0409	00/0409	Full
PENTWYN ROAD,	Islwyn	ALP	ISLWYN LP	ISLWYN LP	Adopted Plan
RAILWAY TERRACE,	Rhymney Valley	PP2	04/0892	04/0892	Full
REAR OF SOUTHEND TERRACE,	Rhymney Valley	ALP	URVLP	URVLP	Adopted Plan
REMAINDER OF LAND,FAIRVIEW SCHOOL S	Islwyn	PP1	00/0557	00/0557	Outline
REMAINDER TYN Y WAUN FARM,	Rhymney Valley	ALP	CPHY UDP	CPHY UDP	Adopted Plan
SOUTH OF LLWYN ON LANE,	Islwyn	PP2	02/1418	02/1418	Full
SOUTH OF THE ELMS,	Islwyn	PP1	02/1297, S106 PEND	02/1297, S106 PEND	Outline
SOUTH OF THORNCOMBE ROAD,	Islwyn	PP1	5790	5790	Outline
THE GARTH,ABERTRIDWR	Rhymney Valley	ALP	RVDLP	RVDLP	Adopted Plan
THE GRAIG JUNIOR SCHOOL,LLANCAY STR	Rhymney Valley	PP2	03/1116	03/1116	Full
THE OLD FARM, ABERBARGOED,	Rhymney Valley	PP1	03/1343	03/1343	Outline
THE STORES, ALBERTINA ROAD,NEWBRIDC	Islwyn	PP1	04/1868	04/1868	Outline
TREFEDDYG, GLAN YR AFON MACH,MACHE	Rhymney Valley	PP2	02/0129 / 00/0433	02/0129 / 00/0433	Full
TY BRACHTY,PLYNLIMON AVE	Islwyn	PP2	04/0642	04/0642	Full
TY NANT,	Rhymney Valley	ALP	CB LP	CB LP	Adopted Plan
TY PWLL FARM PANTSIDE,PANTSIDE NEWB	Islwyn	ALP	CPHY UDP	CPHY UDP	Adopted Plan
UKRAINIAN CLUB,COMMERCIAL ST	Rhymney Valley	PP2	89/627	89/627	Full
VALLEY VIEW,	Rhymney Valley	PP2	05/0047	05/0047	Full
VAN ROAD & THE RAILWAY,CAERPHILLY	Rhymney Valley	ALP	CPHY UDP	CPHY UDP	Adopted Plan

Abbreviated Plan Names

VICTORIA ROAD,	Islwyn	PP2	04/0560	04/0560	Full
WEST OF,ASHGROVE TERRACE	Rhymney Valley	PP3	01/0462	01/0462	Reserved Matters
WEST OF BAILEY STREET,	Rhymney Valley	PP2	98/0944	98/0944	Full
WEST VIEW VILLAS,	Rhymney Valley	ALP	MRVLP	MRVLP	Adopted Plan
WHITBREAD ENTERPRISE CENTRE,TRE YO	Rhymney Valley	PP2	00/0128	00/0128	Full
WHITE ROSE WAY,(SITE 2a)	Rhymney Valley	PP2	04/1685	04/1685	Full
			CBLP/RVDLP	CBLP/RVDLP	
			CDFF UDP	CDFF UDP	
			ISL LP/RVD LP	ISL LP/RVD LP	
			RVD LP/MRV LP	RVD LP/MRV LP	
			RVD LP/URV LP	RVD LP/URV LP	
			URVLP/RVDLP	URVLP/RVDLP	

Annex 2: Site Location Map

**Annex 3: Extract from Planning Policy Wales
& TAN 1: JHLAS**

