



Llywodraeth Cynulliad Cymru
Welsh Assembly Government

JOINT HOUSING LAND AVAILABILITY STUDY

**CAERPHILLY COUNTY BOROUGH COUNCIL
CO-ORDINATED BY THE DEPARTMENT OF THE ECONOMY
AND TRANSPORT (DE&T) OF THE WELSH ASSEMBLY
GOVERNMENT**

**01ST APRIL 2008
IN CO-OPERATION WITH:**

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

DECEMBER 2009

JOINT LAND AVAILABILITY STUDY

CAERPHILLY COUNTY BOROUGH COUNCIL - 1ST APRIL 2008

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 Caerphilly. It replaces the last published report for a base date of 1st April 2007.
- 1.2 The current report presents the findings for the area at a base date of 1st April 2008. The report has been prepared by the Study Group in accordance with advice contained in Planning Policy Wales (2002) as amended in respect of the Housing Chapter by updated guidance issued through the Ministerial Interim Planning Policy Statement on Housing (MIPPS) 01/2006), and the revised Technical Advice Note (TAN) 1: Joint Housing Land Availability Studies (2006). All future Housing Land Availability Studies carried out in Wales will now be undertaken annually with an April 1st base date each year
- 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 (PPW) as amended, together with TAN 1(2006), are appended at Annex 4.

2. PART 1: THE SURVEY

- 2.1 Requirements of Planning Policy Wales (as amended by MIPPS 01/06)
- 2.1.1 Paragraph 9.2.3 of Planning Policy Wales(as amended) states that local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of housing.
- 2.1.2 To be genuinely available, sites must satisfy various minimum criteria set out in TAN 1(2006).
- 2.1.3 As set out in TAN 1(2006), para 7.1.1 for sites to be included in the Joint Housing Land Availability Studies they must satisfy at least one of the following conditions :
- The grant of outline or full planning permission for residential purposes; or
 - The land should be identified for residential purposes in an adopted development Plan.
- 2.1.4 To allow the comparison of land available with the housing provision in the adopted development plan the sites are categorised as to their availability. The categorisation establishes when the development of a site or a portion of a site is likely to be completed. The allocation of a site to several categories indicates the rate at which development is expected to proceed.
- 2.1.5 The definitions of the categories adopted by TAN 1(2006) are as follows:
- Sites under construction:** Sites or the phases of sites, which are under construction (relating only to the area where building is in progress);
- Category 1:** Site or the phases of sites where development can commence immediately, and which are likely to be completed within the first year of the study period;
- Category 2:** Sites or the phases of sites where development cannot commence immediately, but where the constraint on development is likely to be removed in time for dwellings to be completed within 5 years;
- Category 2*:** Sites which are capable of being developed within the 5 year period but which lie within the areas defined in paragraph 7.2.1 of TAN 1(2006), where market demand is such that development is unlikely to occur within 5 years.
- Category 3:** Sites or the phases of sites where either:
- 3(i) development is unlikely within 5 years by virtue of major physical constraints or other constraints as may be agreed by the Group; or
- 3(ii) development is unlikely to occur in the foreseeable future by virtue of major long term constraints.
- 2.1.6 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 1(2006) specifies that for sites or the phases of sites to be regarded as 'genuinely available' within a 5 year period (i.e. sites under construction, Categories 1, 2 and 2*) the following criteria should apply:

- the necessary infrastructure should be available or be expected to be available within the 5 year period. Consultation with appropriate public and private statutory undertakers and infrastructure providers may be appropriate ;
- the Group agree that it is financially viable to develop the site

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

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 UDP comparison exercise in Part 2 of the report.

2.3 Additional requirements of TAN 1(2006)

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

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

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

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

- 2.3.4 The 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 Local Plans prepared by previous councils, i.e. Islwyn Borough Council and Rhymney Valley District Council. The Islwyn Local was adopted in January 2006. 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.
- 2.3.5 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.
- 2.3.6 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 previous years the Group decided that it would be appropriate for the current study to use the Caerphilly UDP as the primary development plan, although it was still necessary to retain housing sites allocated in the adopted plans inherited by Caerphilly County Borough, in particular the Islwyn Local Plan.
- 2.3.7 In the 2007 Group meeting it was agreed that there were many sites contained within the schedule that are extant due to their allocation in the Islwyn and Rhymney Local Plans. The Group agreed that the plans were out of date and these sites are unlikely to come forward for development. Due to the approval of the UDP it was agreed that these sites should be removed from the schedule and contained within an Annex at the back of the JHLAS report.
- 2.3.8 This procedure has been endorsed by the Welsh Assembly Government (WAG), Planning Division 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 revised TAN 1 includes a provision for this approach.)

TABLE 1
Unitary Authority

LAND AVAILABLE FOR HOUSING (EXCLUDING s106 SITES)
AS AT 1 APRIL 2008

**SITES CAPABLE OF ACCOMODATING 10 OR MORE UNITS
CAERPHILLY COUNTY BOROUGH COUNCIL**

	PROPOSED UNITS	AREA (HA)	CATEGORISATION						UNITS COMPLETE
			U/C	1	2	2*	3(i)	3(ii)	1/4/07 31/3/08
PRIVATE SECTOR	2756	98.42	125	153	1320	0	1158	0	568
HA PRIVATE	0	0	0	0	0	0	0	0	0
PUBLIC SECTOR	0	0	0	0	0	0	0	0	0
HA PUBLIC	99	2.16	76	10	13	0	0	0	11
TOTAL	2855	100.58	201	163	1333	0	1158	0	579

TOTAL DWELLINGS AVAILABLE:	PRIVATE SECTOR	1598
	HA – PRIVATE	0
	PUBLIC SECTOR	0
	HA – PUBLIC	99
	TOTAL	1697
	* Forecast contribution by small sites	<u>465</u>
	Large and Small Site 5 year total	2162

* SMALL SITES : 78 small site completions

Small Site Completions; 1st July 2003- April 2008

Year	Completions
2003/4	91
2004/5	100
2005/6	112
2006/7**	84
2007/8	78
*Total 5 Year Forecast	465

* 5 year forecast contribution by small sites = 465

** Note small sites completions for the 9 month period from 01st July 2006-01st April 2007

3. FINDINGS

3.1 The number of units in the five year supply has decreased from 2278 last year to 2162. This includes 465 small sites. The study period is from 1st April 2007 to 1st April 2008.

3.2 A total of 201 units were under construction at 01st April 2008.

3.3 Category 3(i) contains 1158 units, which is almost the same as last year. There are no units in category 3(ii).

TABLE A - COUNTY BOROUGH OF CAERPHILLY

**AVAILABILITY OF LAND FOR PUBLIC AND PRIVATE HOUSEBUILDING
IN CAERPHILLY AT 1ST APRIL 2008
BASED ON THE CAERPHILLY APPROVED UNITARY DEVELOPMENT PLAN 1996-2011
Approved by Caerphilly County Borough Council for Development Control Purposes**

BASED ON THE RESIDUAL METHOD							
AREA/ ZONE	DEPOSIT UDP PROVISION 1996-2011 a	COMPLETIONS MID 1996-2008 (12 Years) b	REMAINDER MID 2008-2011 (3 years) c=a-b	5 YEAR REQUIREMENT d = a/15x5	TOTAL ANNUAL BUILDING REQUIREMENT e=d/5	TOTAL LAND AVAILABLE f	TOTAL LAND SUPPLY IN YEARS g=f/e
CAERPHILLY	7,100	7568	- 468	478	96	2162	22.5
BASED ON PAST BUILD RATES							
AREA/ZONE	TOTAL 5 YR COMPLETIONS 2004- 2009 A	AVERAGE ANNUAL COMPLETIONS 2004-2009 B				TOTAL LAND AVAILABLE C	TOTAL LAND SUPPLY IN YEARS D
		A/5					C/B
CAERPHILLY	2837	567				2162	3.8

Note:

(b) Includes 2008 small site completions = 78

(c) The UDP requirement has been exceeded by 468 units with three years of the plan remaining

(d) As there are only 3 years of the plan period remaining, the annual requirement for two additional years has been extrapolated (7,100/15=473 (x2) =946).

4. PART 2 - CALCULATION OF 5 YEAR LAND SUPPLY

4.1 Basis for Comparison

- 4.1.1 The completions calculation for this study are for the 12 month period from 1st April 2007 to the 1st of April 2008.
- 4.1.2 The land supply position has been assessed against both the policy provisions of the approved UDP and past build rates.
- 4.1.3 The Caerphilly UDP 1996-2011 was approved by Caerphilly County Borough Council in April 2003. Table A sets out the Group's land supply assessment in respect of the Unitary Authority area as a whole, using both the residual method prescribed in TAN(W)1, and against past completion rates over the last five year period.
- 4.1.4 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 . 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 confirmed the revised guidelines recognise the validity of this position.
- 4.1.5 Paragraph 7.5.2 of TAN 1 identifies that the primary method for calculating the 5-year land supply is the residual method. In the case of Caerphilly, there are only three years of the UDP plan period left. In accordance with Paragraph 7.5.3, in situations where development plans cover only part of the period of the study and there is no development plan modification that may be used for land supply calculations, the average annual provision from the last 5 years of the development plan period should be extrapolated to give an estimate of the land required. In line with the requirement set out in para 7.5.1 the Local Planning Authority has calculated the land supply position by extending the UDP plan period by an additional two years by assuming an annual requirement of 473 units for these two years. This residual method of calculation is shown in Table A.
- 4.1.6 It has been customary in the past, and is in line with the advice in the TAN, to indicate how the land supply compares with past levels of completions.. This has generally been included as a check against deficiencies in the residual method which may occur in certain circumstances. The HBF consider that a comparison with past build rates provides a more relevant measure of the adequacy of the land supply in the current circumstances.
- 4.1.7 To overcome the disagreement in the Group on the most appropriate method of calculating the land supply position the Group agreed that both the residual method set out above and a past building rates method should be given equal weighting in Table A. An indication of housing land supply based on past building rates over the last five years is therefore also set out in Table A.

4.2 Results of Comparison

- 4.2.1 Using the residual method, the supply of readily available land in the County Borough of Caerphilly at 1st April 2008 stood at **22.5 years** (see Table A). Using the past building rates method, the land supply figure is **3.8 years** (see also Table A), which would be below the five-year requirement set out within the TAN.
- 4.2.2 The land supply figure includes small sites, whose contribution is based on past building rates as advised by Welsh Assembly Guidance. The allowance is based on completions of 465 plots in the past 5 years (see Table 1).
- 4.2.3 The Local Planning Authority believes that the residual method as shown in Table A is the most appropriate method for calculating the five year land supply as this approach complies with paragraph 7.5.3 of TAN 1 as the preferred method of calculation and reflects the methodology employed in last year's study. The findings of this method indicate that there is over 5 years supply of land.
- 4.2.4 It is recognised that by the Group that the residual method as calculated shows an improbably large number of years land supply, which is a product of the build rate being faster than the annual provision figure identified in the UDP. However, the Local Planning Authority considers that the understanding of what the residual method figure is showing in terms of development plan provision (i.e. that there is no shortage of housing land) is more important than the figure itself.
- 4.2.5 The HBF highlight the weaknesses of the residual method, as if the assumed development rate is artificially low, the result will be an artificially high supply of land and vice versa. In situations such as Caerphilly where the local authority has built out most (or all) of the development plan allocation ahead of the plan period, the residual remaining will be a relatively small number, which when spread over 5 years will suggest a fairly high supply of land.
- 4.2.6 The past building rates method, as the other method identified in the TAN, can be used where the residual method identifies land shortages or surpluses that do not exist in practice. The HBF considers that the past building rates method is a more appropriate way of calculating the land supply for Caerphilly as it is considered that an annual requirement of 96 units per annum or 478 over 5 years as indicated using the residual method is not realistic as in reality the rate of development is likely to be considerably higher than 96 dwellings per year. The past building rates method results in a land supply figure of 3.8 years, which is below the 5 year land supply requirement.
- 4.2.7 However, it should be noted that the past building rates method also has limitations, not least because of the notorious variability in annual house-building rates, which generally follow the national economic position. The method thus indicates land shortages during the national boom periods, and excesses during the bust periods, neither of which correspond to the development plan provision.
- 4.2.8 As required by the TAN 1 guidance,(para 5.1), the Local Planning Authority are entitled to comment where the land supply is below five years.
- 4.2.9 Whilst noting that the Local Planning Authority believes that the residual method figure should be used in preference to the past building rates figure in line with the guidance in TAN 1, it is considered necessary to highlight further evidence to justify that there is not a shortfall of land for housing even if the past building rates

method is used. The Council's further comments are set out below in section 4.3 - 4.6 inclusive.

ADDITIONAL COMMENTS BY THE LOCAL PLANNING AUTHORITY

4.3 Section 106 Agreements

4.3.1 The first point to note is that as of 1st April 2008, a number of sites had been approved for housing subject to the signing of a Section 106 agreement. These are listed in Table 2:

TABLE 2

Application reference	Site Name	Number of Units
P/03/1032	Gas Works Site, Caerphilly	55
P/05/091	Land adjacent to Marne St, Cwmcarn	15
P/06/0037	Waterloo Works	545
06/0472/OUT	Land adjacent to River Ebbw, Risca	379
06/0782/OUT	Land South West of Carn Y Tyla Terrace, Abertysswg	133
06/0821/OUT	South of Thorncombe Road, Blackwood	12
07/0077/FULL	The Rhos, Caerphilly	20
07/0447/FULL	Land at Venosa Trading Estate, Caerphilly	130
07/0857/OUT	Land to the rear of Brynhoward Terrace, Oakdale	67
07/0962/FULL	St Mary's Street, Bedwas	12
07/1011/OUT	Land at Maerdy Crossing, Rhymney	57
07/1066/FULL	Carn Gethin Farm, Cefn Hengoed	25
		1450

4.3.2 This Table shows that there are 1,450 dwellings on new sites upon which the Council had resolved to grant planning permission, subject to the signing of a Section 106 Agreement. These sites are likely to enter the land supply in future studies, indicating that despite the UDP requirement figure being built out, sites are still continuing to come forward, ensuring that there will be a future supply of land.

4.3.3 In addition, Section 106 agreement is anticipated to be signed imminently on the Bedwellty Road site in Aberbargoed, which is a UDP site currently identified within the schedule. The capacity of this site will increase by 67 dwellings as a result of this new information entering the schedule. The inclusion of this site will result in an additional capacity of 1,517 dwellings. In order to ensure a 5 year land supply using the past building rates method, the total units in the 5 year land supply would need to increase by 673 units from 2162 to 2835. The capacity on S106 sites alone is almost 2.5 times the shortfall, indicating that there is sufficient land available for housing, albeit the sites have not yet entered the sites schedule.

4.4 Economic Conditions

4.4.1 At the study group meeting the Group decided that there would not be an automatic re-categorisation of sites as a result of the economic climate, but that

all sites will be discussed on their merits. As a result only a few sites have been moved from the five-year land supply to 3(i) during this year's study.

4.4.2 However, it should be recognised that economic conditions have resulted in fewer major planning applications (including renewals of existing permissions) being submitted as well as fewer units under construction as of the base date when compared to the recent past, which provides an indication of future development rates. The full effect of this decline in planning applications and units under construction may not be realised until next year's study and beyond. It is however apparent that current economic conditions are impacting on the level of starts/completions, and sites, whilst potentially available, are not being brought forward at the current time. The economic climate has also led to resultant delays on some Section 106 sites entering the schedule where developers have sought to re-negotiate terms.

4.4.3 Importantly, it should be noted that even if more land is allocated there is no guarantee that sites will come forward for development in the current climate.

4.5 Local Development Plan

4.5.1 The Council is currently progressing the Local Development Plan, which is scheduled for adoption in late 2010. This has provided the opportunity to make provision for 8,625 dwellings in the period up to 2021. Many of the sites allocated in the LDP are anticipated to come forward in the earlier part of the development plan period, thus the Council are seeking to ensure that sufficient land is allocated to maintain a five year land supply of available land in the future.

4.5.2 However, in line with the guidance in TAN 1, unless granted planning permission in advance, these sites cannot be brought into the land supply schedule until such time as the LDP is adopted as the sites still may be subject to change.

4.6 Land Supply Conclusions

4.6.1 Having regard for all three factors – the current economic circumstances, the number of sites that are available for development and will enter the schedule in future years due to the signing of major Section 106 agreements and the additional land that will be brought into the schedule upon adoption of the LDP – the Local Planning Authority considers that there is no shortage of land.

ADDITIONAL COMMENTS BY HOME BUILDERS FEDERATION(HBF)

4.7.1 The HBF note that the Section 106 sites referred to above have yet to be examined by the Group in any detail as to their deliverability, and a similar process will be required in the future for the LDP allocations to assess in the round the availability of those sites in terms of supplementing the five year supply.

5. PART 3 - COMMENTARY

5.1 Completions

5.1.1 Table B below sets out completions since 1991/92 in Caerphilly County Borough

5.1.2 Table C overleaf sets out the comparison of house building rates with the forecast requirement in the approved UDP. With twelve years of the plan period gone, completions are 133% of forecast and the UDP total housing requirement of 7,100 units has already been built out .

**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
* 2005/2006	576
2006/2007	852
2007/2008	656

* (1st July 2005 to 1st of April 2006)

TABLE C

**PERFORMANCE OF THE HOUSEBUILDING INDUSTRY
1ST JULY 1996 - 1ST APRIL 2008**

	Approved Projection 1996-2008 (12 YEARS) a	UDP	COMPLETIONS MID 1996 – 2008 (12 YEARS) b	HOUSE-BUILDING PERFORMANCE C=b/a*100
CAERPHILLY	5680		7568	133%

5.2 Land Supply Compared to Past Building Rates

5.2.1 Table D below sets out the comparison between the current land supply and past building rates. Using the average for the past 5 years, the land currently agreed to be available would last for a further 3.8 years. Therefore using past build rates as the means of calculation the Authority does not have a sufficient land supply. A fall of nearly 200 dwelling completions compared with 2007 was seen last year however the 656 completions was the highest otherwise achieved since 2000.

TABLE D

YEARS SUPPLY OF HOUSING LAND BASED ON PAST BUILDING RATES

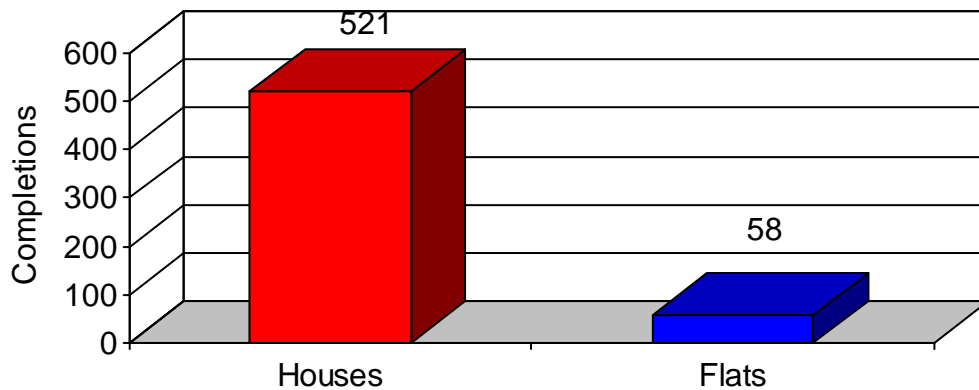
	Total Approved Land Available by 30/6/2013	1991/1992 – 2007/2008 (17 Years)		2003/2004 – 2007/2008 (5 Years)	
		Average Annual Completions	Years Supply of Land	Average Annual Completions	Years Supply of Land
Caerphilly	2162	567	3.8	567	3.8

NOTES: Sources - Caerphilly County Borough Council

5.3 COMPLETIONS BY HOUSE TYPE

5.3.1 The study has also identified completions within the year of study by dwelling type and this is indicated in Figure 3 below.

FIGURE 3 – Large Site Completions by House Type April 2007/2008



5.4 Small Sites

5.4.1 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)

5.4.2 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.

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

5.5.1 Table A shows the land supply in Caerphilly to be 22.5 years when measured against the housing requirements of the Approved Unitary Development Plan using the residual method. This is the preferred method set out within TAN 1.

5.5.2 A comparison with completion rates as shown in Table D indicates that the land available in Caerphilly would be 3.8 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
* 2005/2006	112
2006/2007	84
2007/2008	78
5 YR AVERAGE	93

Average for Caerphilly: 93
5 Year Supply: $93 \times 5 = 465$

Note * = 01st July 2005 – 01st April 2006

Source : Caerphilly County Borough Council

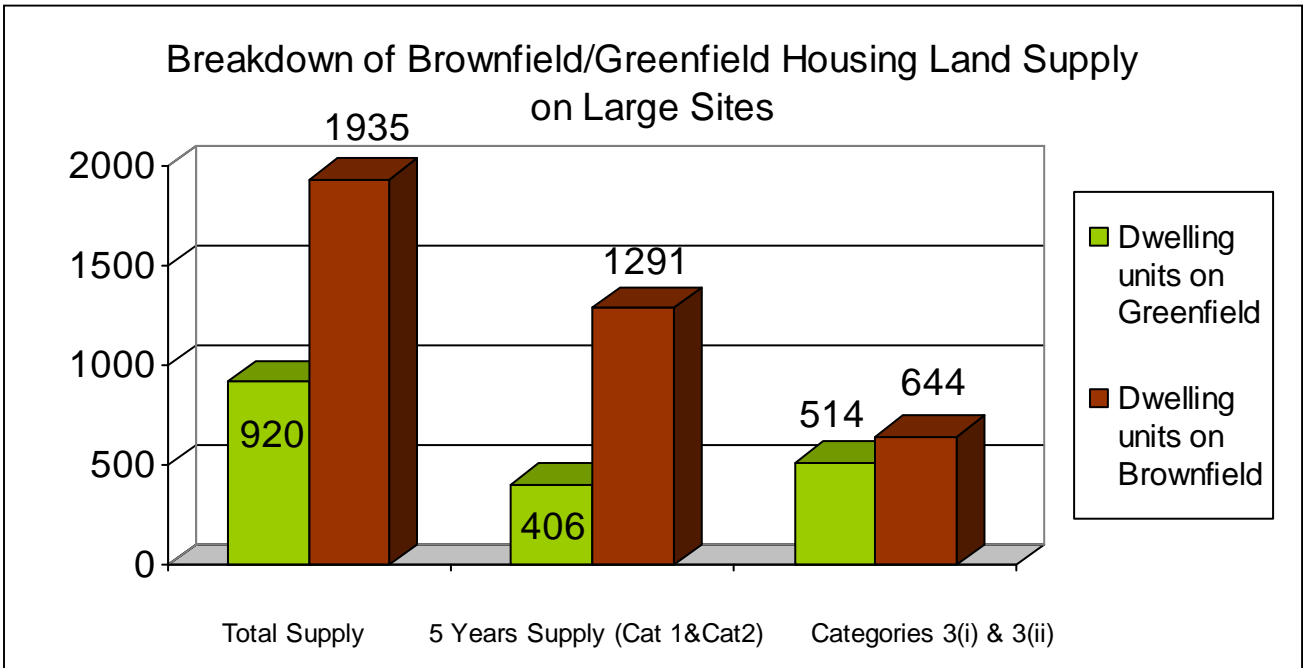
6. CURRENT ECONOMIC CLIMATE

- 6.1 The impact on the housebuilding industry due to the economic circumstances prevailing over recent months was apparent at the time of the 2008 study meeting. It was noted that predicting the timescale over which the current adverse economic climate would continue was difficult but for the purposes of the study it was agreed that the Group would examine each site on its merits in light of the information available.
- 6.2 In terms of the provision of affordable housing and the likely future contribution the Group agreed that it was likely to be more difficult to provide through the S106 delivery mechanism as this was generally allied to private market housebuilding and the prevailing market conditions evidenced the difficulty in obtaining finance for both developers and purchasers.

7. PREVIOUSLY DEVELOPED LAND (OR BROWNFIELD) CONTRIBUTION TO THE LAND SUPPLY

- 7.1 While Government guidance promotes a range of and choice of sites for housing development, the guidance also advocates emphasis on the development of brownfield (i.e previously developed) sites. It is, however acknowledged that brownfield sites often suffer from physical or ownership constraints which can make their development more problematic.
- 7.2 To assist in informing and monitoring the brownfield sites situation as in the previous study, Figure 4 below shows a disaggregation of the five year and total land supplies on large sites in the County Borough into greenfield and brownfield elements.

Figure 4

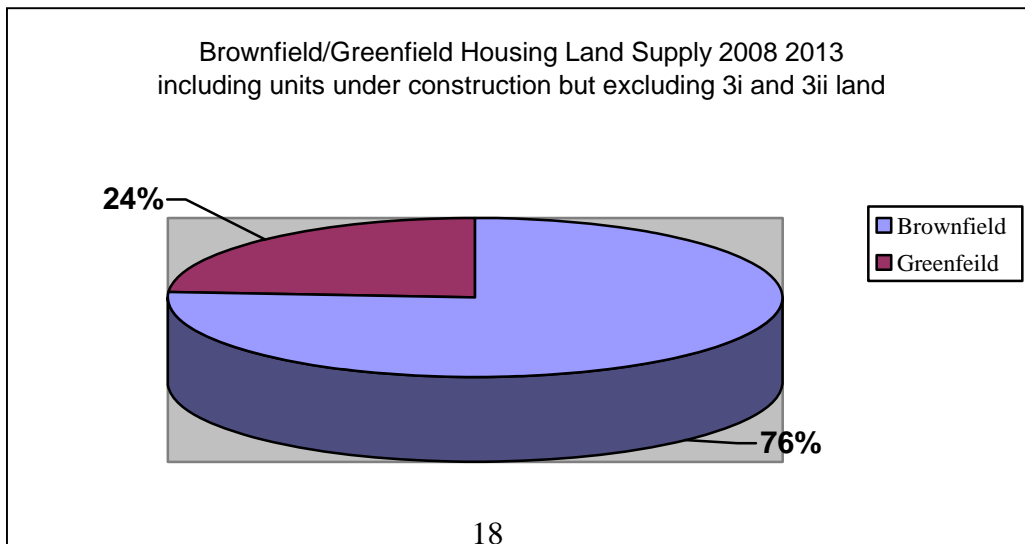


Category 1	Sites or phases of sites where development can occur immediately and will be completed within 5 years.
Category 2.	Sites or phases where development can't commence immediately but is likely to be completed within 5 years
Category 3i	Development unlikely within 5 years due to major physical constraints
Category 3ii.	Development unlikely to occur in the foreseeable future due to major long term constraints

7.3 Of the dwellings available within the five year period, the percentage contribution from brownfield land is 76% as illustrated further in Figure 5 which follows.

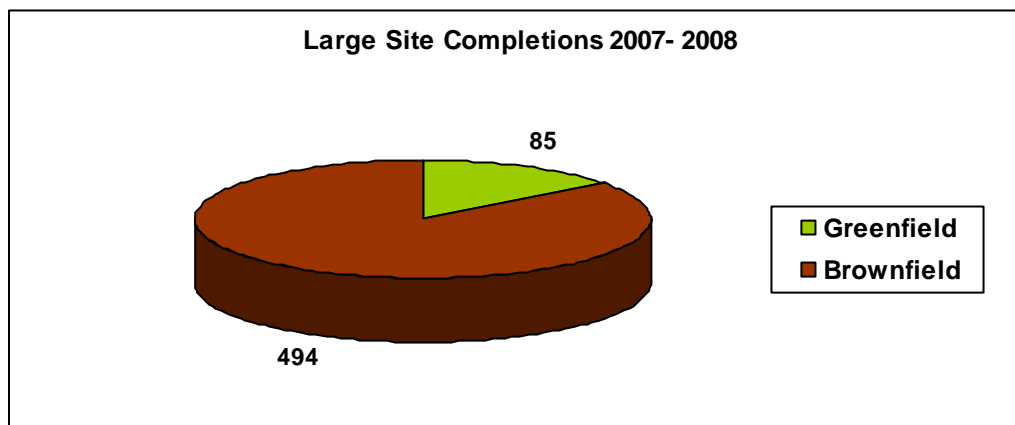
7.4 Figure 4, above demonstrates that overall approximately 68% of the County's overall land supply comprises brownfield land.

Figure 5



7.5 Figure 6 similarly indicates actual dwelling completions on sites of 10 or more units over the 12 month study period split between greenfield and brownfield; it can be seen that 85 % have occurred on brownfield sites.

Figure 6 – Large Site Completions on Greenfield / Brownfield Land



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

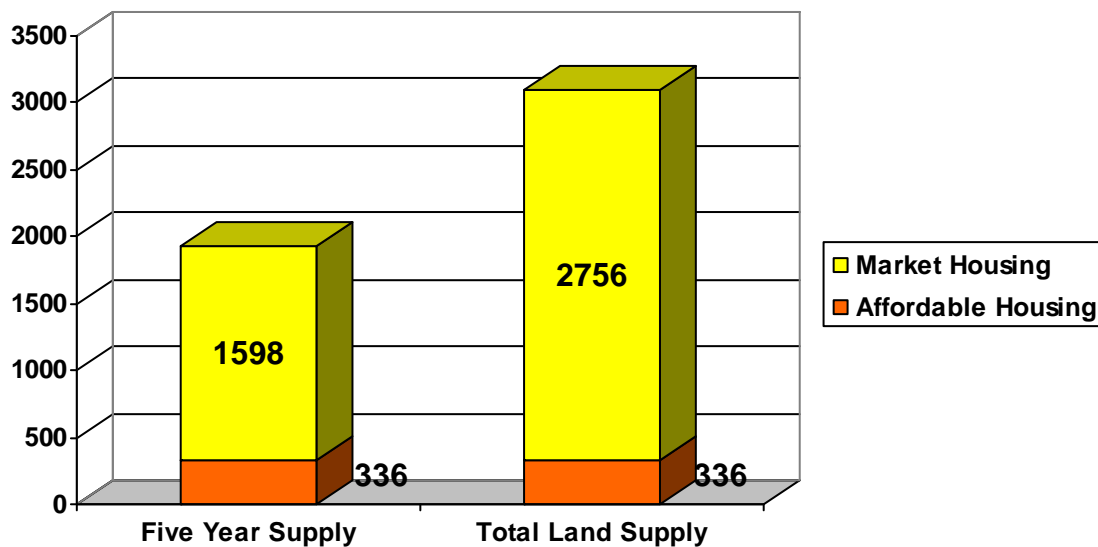
8. AFFORDABLE HOUSING

8.1 In accordance with the revised TAN 1 guidance the level of completions of affordable housing units is required to be evidenced in these studies together with the estimated contributions which are likely to come forward over the next five years. Where definitive information is available eg through signed Section 106 agreements then these have been taken into account. Where no such information is available but policy requirements are likely to inform negotiations on future delivery of affordable housing units in the County then an estimate has been made and has been included in the Table set out at Annex 5. Appropriate caveats have been included where no definitive information is available to justify the estimated contribution included. Affordable units are defined in accordance with the definition set out in TAN 2 "Planning and Affordable Housing" (2006).

8.2 Low cost market housing is not included in the TAN 2 definition of affordable housing but where information is available then the contribution from this source has also been incorporated in the data collected.

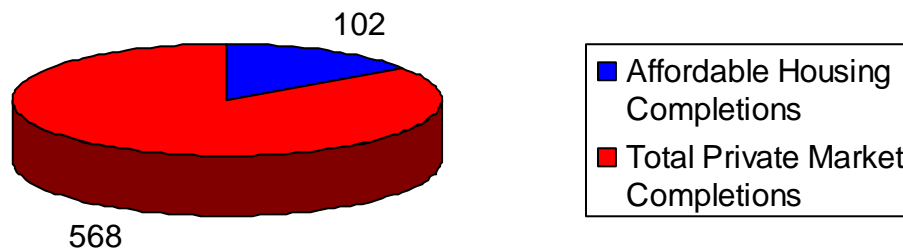
8.3 To assist in informing and monitoring the affordable housing situation, the study incorporates, in Figure 7 below, a disaggregation of the five year and total land supplies on large sites in the County Borough into affordable housing elements.

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



- 8.4 A detailed Table of affordable housing contributions in the County is included at Annex 3. It is documented on a site by site basis and contains affordable housing estimates based on Local Authority Development Plan Policy where applicable. Where the apportionment of small site affordable housing completions are known these have been documented and added to the totals accordingly. There have been 102 actual completions of affordable housing shown in this study. The estimated level of future affordable contribution in the County Borough of Caerphilly on the basis of this Study is 336 units over the next five years.
- 8.5 Of the dwellings available within the five year period, the percentage of affordable housing is approximately 21%.
- 8.6 Figure 7 demonstrates that overall approximately 10% of the County Borough's overall housing supply comprises affordable housing.
- 8.7 Figure 8 similarly indicates completions over the 12 month period split between affordable housing and market housing. It can be seen that 85% of completions have been for market housing.

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



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

9. SITES SUBJECT TO FLOOD RISK

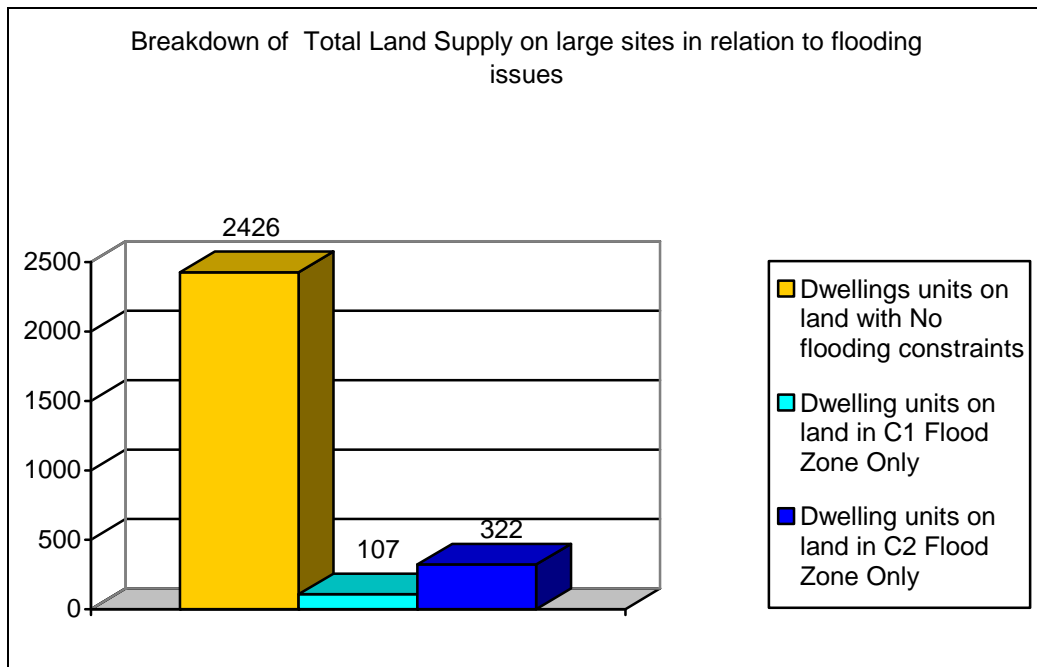
9.1 To assist in informing and monitoring the sites subject to flood risk, the study incorporates, in Figure 9 and 9a below, a disaggregation of the total supply and total land supply on large sites in the County Borough into flood risk elements.

9.2 Description of Zones are defined in TAN 15 and used within the precautionary framework.

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

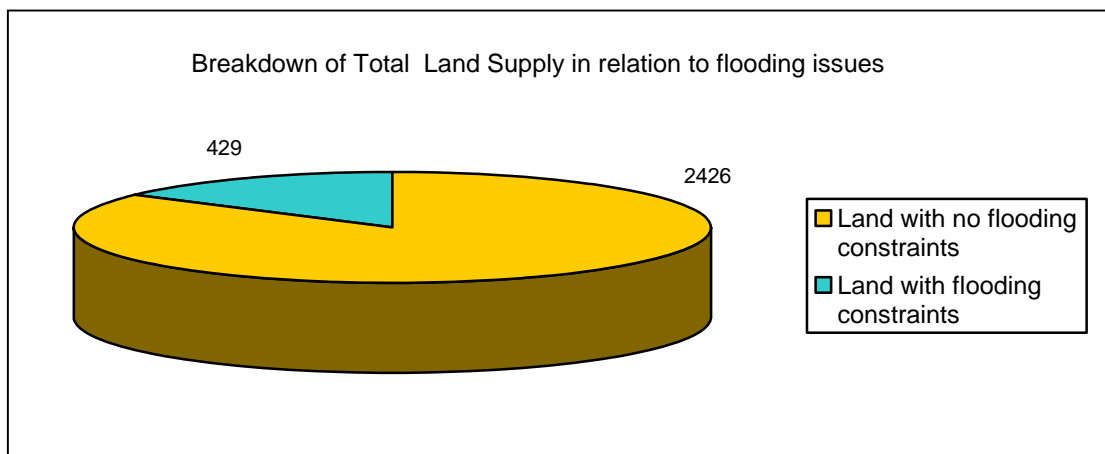
C2: Areas of floodplain within significant flood defence infrastructure. Used to indicate that only less vulnerable development should be considered subject to application of justification test, including acceptability of consequences.

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



9.3 Figure 9 above, and Figure 9a which follows illustrates that 429 dwellings of the total land supply are within the C1/C2 flood plain ie land with flooding constraints.

Figure 9a



9.4 Figures 10 and 11 illustrate that 181 of the dwelling units within the five year supply are on land within a C1 or C2 flood zone i.e. subject to flood risk. Figure 12 shows that 118 completions have taken place within the C1/C2 flood plain in the period 01st April 2007 – 01st April 2008. This equates to 19.5% of the total large site completions total of 579 units.

Figure 10

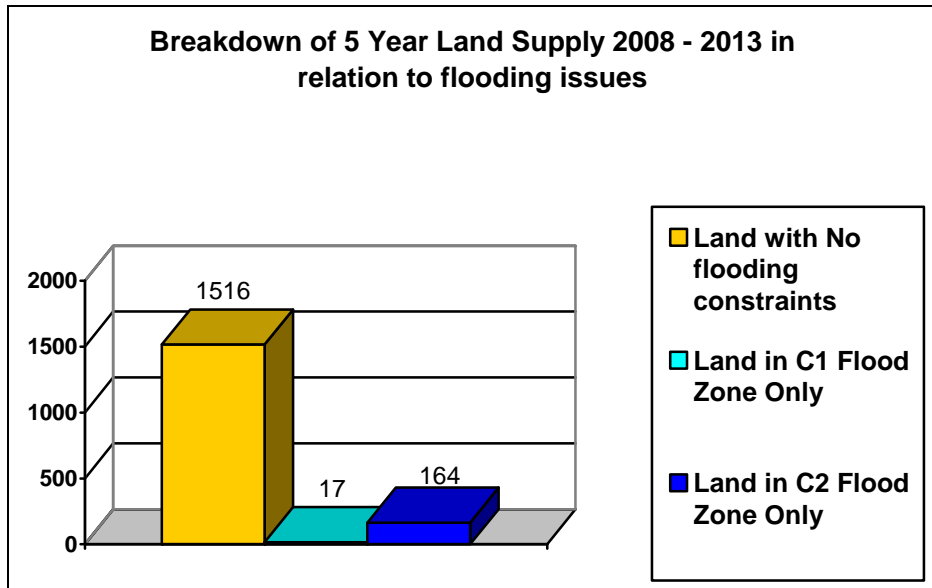


Figure 11

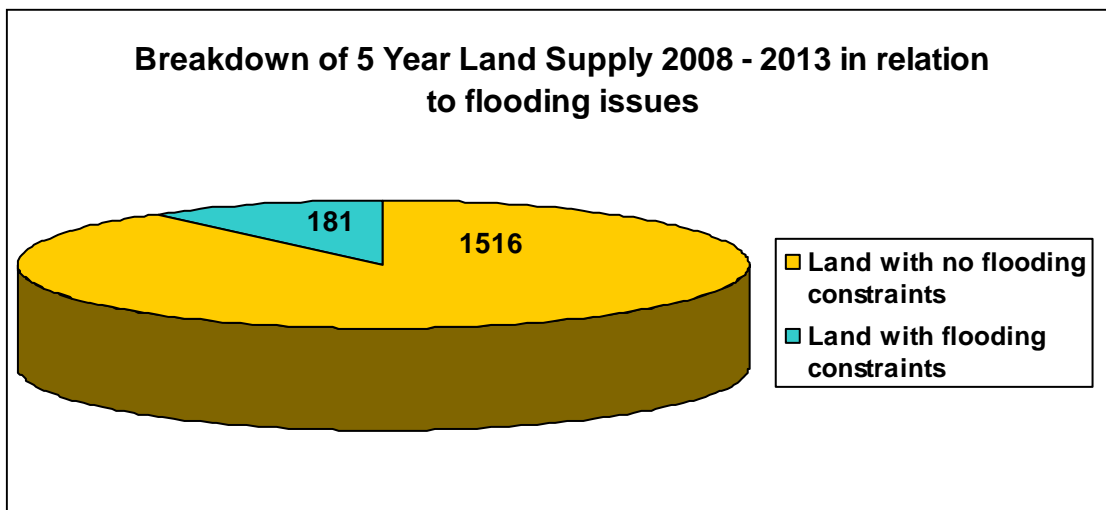
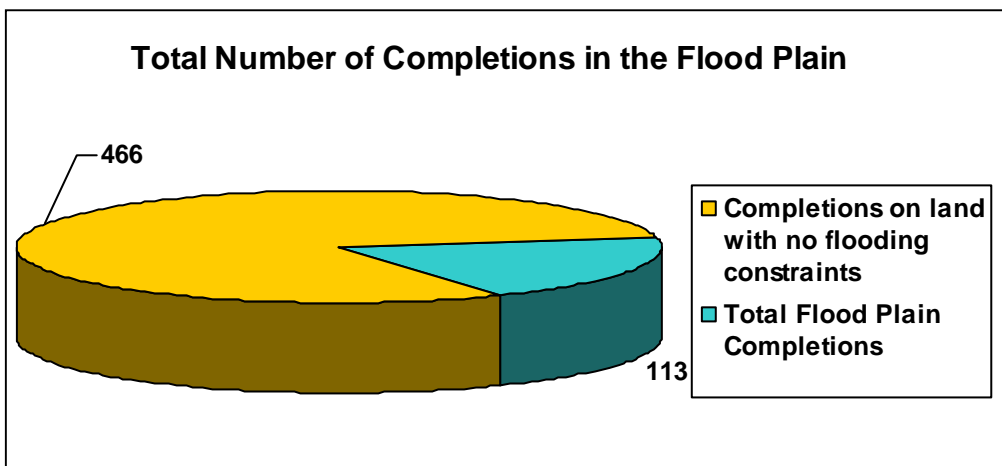


Figure 12



10.0 CONCLUSION

- 10.1 The current study based on the position at 1st April 2008 shows Caerphilly County Borough to have land available to provide a **22.5 year land supply** when set against the residual method.
- 10.2 However, when the land supply figure is assessed against the past building rates method the land supply figure is only **3.8 years**.
- 10.3 The Home Builders Federation(HBF) considers that the most appropriate method of calculating the 5 year land supply is by a comparison with past build rates. It considers that the Unitary Development Plan(UDP) housing requirement figure, which has been built out 3 years ahead of its end date, should have been reviewed previously and does not represent an appropriate figure from which to extrapolate future housing requirements. The surplus of land suggested by using the residual method does not exist in practice.
- 10.4 Whilst the HBF acknowledge that the Local Planning Authority (LPA) have permitted, and are allocating additional sites for development as part of the Local Development Plan (LDP) process, the assumed annual development rate of 96 units per annum over the next five years as set out in Table A does not represent what is needed or required in reality and therefore portrays an unrealistic picture of the land that is genuinely available for development in the County Borough.
- 10.5 It is considered by the Local Planning Authority (LPA) that even though the past building rates method does identify less than 5 years, this is not a product of the shortage of land upon which building could take place as sufficient land for housing is available in the near future due to the fact that 1,450 dwellings have been approved for housing on sites of over 10 dwellings, subject to the signing of a Section 106 agreement. In addition the LDP is expected to be adopted by 2010, which will also increase the number of sites contributing to the 5 year land supply in future studies. It is therefore deemed that sufficient land is available to meet future housing requirements.
- 10.6 As well as its normal role in examining committed sites for development the Group will need to monitor closely the potential contribution of sites coming forward from newly signed Section 106 agreements and progress on the LDP towards adoption. House completion rates are anticipated to fall in subsequent years and this will not assist the provision of housing for those in need or wishing to purchase their first property or move home.
- 10.7 The Group has agreed the assessment of development on individual sites but the context in which this should be compared has been a matter of contention during the course of the current study and potentially will arise in future studies until the LDP nears adoption.

**PRIVATE SECTOR
SECTOR PREIFAT**

ISLWYN

ARGOED

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
071397full	LAND SOUTH OF GELYNOS AVE,ARGOED	4	13	8	0.35	3	2	2	1	0	0	0	0	0
TOTAL CYFANSWM	ARGOED	4	13	8	0.35	3	2	2	1	0	0	0	0	0

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

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

BLACKWOOD
COED DUON

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
CPHY UDP	LAND SOUTH OF THE PROPOSED,NORTHEN LINK RD, BLACKWOOD	0	37	37	1.51	0	0	0	0	0	0	0	37	0
060864FULL	LYNDARYN CLIFF ROAD,BLACKWOOD	0	13	13	0.00	13	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	BLACKWOOD COED DUON	0	50	50	1.51	13	0	0	0	0	0	0	37	0

CEFN FFOREST

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
ISLWYN LP	LAND ADJ TO PENCOED AVE.,HP1 (10)	0	13	13	1.45	0	0	0	0	13	0	0	0	0
P/06/0563	LAND TO REAR OF PENCOED AVENUE,CEFN FOREST	0	18	18	0.50	0	0	0	0	18	0	0	0	0
TOTAL CYFANSWM	CEFN FFOREST	0	31	31	1.95	0	0	0	0	31	0	0	0	0

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

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

**CROESPENMAEN
CROSSPENMAEN**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)	
							Categoriaddio								
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013				
05/1520	BUILDERS MERCHANTS AND OLD,BEVIN BOYS SITE	16	60	0	0.00	0	0	0	0	0	0	0	0	0	0
03/0441	PLYNLIMON AVE,	0	154	3	0.01	3	0	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	CROESPENMAEN CROSSPENMAEN	16	214	3	0.01	3	0	0	0	0	0	0	0	0	0

CWMFELINFACH

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
P041762	LAND SOUTH OF STANLEY ST,	0	21	21	0.61	0	0	0	0	10	11	0	0	0
TOTAL CYFANSWM	CWMFELINFACH	0	21	21	0.61	0	0	0	0	10	11	0	0	0

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

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

FLEUR-DE-LYS

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
00/10266	GLENDALE GARDENS,	0	29	3	0.00	3	0	0	0	0	0	0	0	0
03/0501 SEC 17	LAND TO REAR OF,OAK TERRACE (SITE 2)	0	17	17	1.63	0	0	0	0	0	0	0	17	0
TOTAL CYFANSWM	FLEUR-DE-LYS	0	46	20	1.63	3	0	0	0	0	0	0	17	0

HAFODYRYNYS

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
04/1863	LAND OFF B4471,FORMER HIGHWAYS DEPOT	12	47	0	0.00	0	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	HAFODYRYNYS	12	47	0	0.00	0	0	0	0	0	0	0	0	0

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

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

MARKHAM

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
CPHY UDP	LAND ADJ TO NO.88,ABERNANT ROAD	0	25	24	0.94	0	0	0	0	0	0	0	24	0
TOTAL CYFANSWM	MARKHAM	0	25	24	0.94	0	0	0	0	0	0	0	24	0

NEWBRIDGE
CEFN BYCHAN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
P/06/0591	CHRIS BOWEN GARAGE, HIGH STREE,	0	16	16	0.08	0	0	0	8	8	0	0	0	0
07/1002FULL	EMPLOYMENT SERVICE,ASHFIELD RD, NEWBRIDGE	0	13	13	0.10	13	0	0	0	0	0	0	0	0
P/06/0496	LAND AT HOMELEIGH FIELDS PARK,HP1 (7)	0	55	54	2.94	2	0	0	0	0	0	0	52	0
P/05/1300	LAND TO THE REAR OF PENNAR,LANE, NEWBRIDGE	24	93	53	1.85	10	20	23	0	0	0	0	0	0
98/0778	LAND WEST OF THE A467 AND,AFON EBBW	49	205	63	1.69	9	27	27	0	0	0	0	0	0
06/0716/PA	LAND WEST OF THE A467,AND AFON EBBW (P2)	0	177	177	2.30	0	0	0	65	30	30	0	52	0
TOTAL CYFANSWM	NEWBRIDGE CEFN BYCHAN	73	559	376	8.96	34	47	50	73	38	30	0	104	0

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

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

OAKDALE

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
P050667	LAND AT LLWYN ON LANE ,OAKDALE	0	35	35	1.30	0	0	0	0	20	15	0	0	0
TOTAL CYFANSWM	OAKDALE	0	35	35	1.30	0	0	0	0	20	15	0	0	0

PANTSIDE

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
P060414	LAND WEST OF OLD PANT ROAD,PANTSIDE, NEWBRIDGE	0	22	22	2.77	0	0	0	0	11	11	0	0	0
071021FULL	TY PWLL FARM PANTSIDE,PANTSIDE NEWBRIDGE	12	16	4	0.00	4	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	PANTSIDE	12	38	26	2.77	4	0	0	0	11	11	0	0	0

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

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

PONTLLANFRAITH

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
CPHY UDP	HAWTIN PARK,PONTLLANFRAITH	0	135	135	5.50	0	0	0	0	0	0	0	135	0
05/0383	LAND ADJ OLD JUNCTION HOUSE,	0	25	25	0.30	0	0	0	0	0	3	0	22	0
070164FULL	LAND AT CWMBRYNNAR COTTAGE,PHASE 2	8	19	11	0.69	11	0	0	0	0	0	0	0	0
07/0523FULL	LAND OFF PENNAR CROSSING,PONTLLANFRAITH	0	13	13	0.45	0	0	0	13	0	0	0	0	0
TOTAL CYFANSWM	PONTLLANFRAITH	8	192	184	6.94	11	0	0	13	0	3	0	157	0

PONTYWAUN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
99/0694	LAND AT HILARY RISE,	0	20	20	1.09	0	0	0	0	10	10	0	0	0
TOTAL CYFANSWM	PONTYWAUN	0	20	20	1.09	0	0	0	0	10	10	0	0	0

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

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

RISCA
RHISGA

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
P/05/0949	106/106A & CAR PARK,COMMERCIAL STREET/MILL STREET	0	35	35	0.35	0	0	0	0	0	0	0	35	0
CPHY UDP	LAND AT EPPYNT CLOSE,TRENEWYDD PARK HP1(30)	0	120	120	4.00	0	0	0	0	0	0	0	120	0
05/0262	LAND AT STATION APPROACH,STATION APPROACH	0	10	10	0.40	0	0	0	0	5	5	0	0	0
05/0326	SITE OF STEEL FRAME,MANUFACTURER MESSRS ROM	22	69	35	0.61	0	17	18	0	0	0	0	0	0
TOTAL CYFANSWM	RISCA RHISGA	22	234	200	5.36	0	17	18	0	5	5	0	155	0

TRINANT

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
071166FUL	LAND WITHIN CURTAILAGE OF THE,PENTWYN INN	0	19	19	0.32	0	0	7	6	6	0	0	0	0
TOTAL CYFANSWM	TRINANT	0	19	19	0.32	0	0	7	6	6	0	0	0	0

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

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

WATTSVILLE

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
04/1557	LAND OFF TROED-Y-RHIW,WATTSVILLE	6	59	30	0.09	0	0	5	5	10	10	0	0	0
TOTAL CYFANSWM	WATTSVILLE	6	59	30	0.09	0	0	5	5	10	10	0	0	0

WOODFIELD SIDE

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
P/06/0082	WOODFIELD HOUSE,PENMAEN RD, WOODFIELD	0	46	46	1.29	0	0	0	0	23	23	0	0	0
TOTAL CYFANSWM	WOODFIELD SIDE	0	46	46	1.29	0	0	0	0	23	23	0	0	0

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

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

WYLLIE

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
071548full	FORMER WYLLIE COLLIERY, PEN-Y-CWAREL ROAD	3	22	3	0.12	1	2	0	0	0	0	0	0	0
TOTAL CYFANSWM	WYLLIE	3	22	3	0.12	1	2	0	0	0	0	0	0	0

TOTAL CYFANSWM	ISLWYN	156	1671	1096	35.24	72	68	82	98	164	118	0	494	0
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RHYMNEY VALLEY
CWM RHONDDA

ABERBARGOED

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

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

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

Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013	2*	3(i)	3(ii)
04/1785	FORMER GRIFFIS METALS,PENGAM ROAD	26	41	0	0.00	0	0	0	0	0	0	0	0	0
CPHY UDP	LAND AT BARGOED ,RECLAMATION SITE	0	175	175	7.00	0	0	0	0	0	0	0	175	0
CPHY UDP	LAND AT NEUADDWEN FARM,BEDWELTY ROAD	0	117	117	4.17	0	0	0	0	25	25	0	67	0
TOTAL CYFANSWM	ABERBARGOED	26	333	292	11.17	0	0	0	0	25	25	0	242	0

ABERTRIDWR

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	Categorioidio							
							2009	2010	2011	2012	2013			
CPHY UDP	LAND AT FORMER WINDSOR COLLIER,PHASE 2	0	132	132	7.21	0	0	0	0	0	0	0	132	0
04/1714	LAND AT THE REAR OF,LLAN ROAD, ABERTRIDWR	20	35	0	0.00	0	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	ABERTRIDWR	20	167	132	7.21	0	0	0	0	0	0	0	132	0

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

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

**BARGOED
BARGOD**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
CPHY UDP	GILFACH FARGOED EST(LAND OFF),WESTERN DRIVE PHASE 2	0	20	20	0.70	0	0	0	0	0	0	0	20	0
TOTAL CYFANSWM	BARGOED BARGOD	0	20	20	0.70	0	0	0	0	0	0	0	20	0

BEDWAS

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
070962FULL	LAND AT ST MARY'S ST,BEDWAS	0	12	12	0.53	0	0	6	6	0	0	0	0	0
TOTAL CYFANSWM	BEDWAS	0	12	12	0.53	0	0	6	6	0	0	0	0	0

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

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

CAERPHILLY
CAERFILLI

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)	
							Categoriaddio								
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013				
P/05/0927	FORMER BROOKES YARD,NORTHVIEW TERRACE	35	35	0	0.00	0	0	0	0	0	0	0	0	0	0
04/0146	LAND ADJACENT TO VIRGINIA PARK,HEOL BROWEN, CAERPHILLY	29	74	0	0.00	0	0	0	0	0	0	0	0	0	0
060665FULL	LAND AT TOWN CENTRE,REGENERATION AREA	0	127	127	1.27	0	0	0	0	60	67	0	0	0	0
06/0444/rm	LAND BETWEEN A468 & B4600,PENRHOS	166	503	180	8.71	0	60	60	60	0	0	0	0	0	0
CPHY UDP	LAND BETWEEN VAN ROAD ,& THE RAILWAY	0	34	34	1.26	0	0	0	0	0	0	0	34	0	0
03/0579	LAND TO REAR OF BEDWAS RD,CAERPHILLY	0	12	1	0.05	0	1	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	CAERPHILLY CAERFILLI	230	785	342	11.29	0	61	60	60	60	67	0	34	0	0

GELLIGAER

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)	
							Categoriaddio								
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013				
04/1871	LAND OFF OAKSEND CLOSE,,GELLIGAER, ST CATTWG	5	31	0	0.00	0	0	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	GELLIGAER	5	31	0	0.00	0	0	0	0	0	0	0	0	0	0

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

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

HENGOED

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
89/521	FORMER LEWIS GIRLS SCHOOL,ALEXANDRA ROAD	2	23	0	0.00	0	0	0	0	0	0	0	0	0
00/0172	LAND OFF HENGOED HALL DRIVE,SOUTH OF BRYNAWEL	2	129	0	0.00	0	0	0	0	0	0	0	0	0
05/0047	LAND OFF VALLEY VIEW,	7	11	4	0.30	1	0	3	0	0	0	0	0	0
TOTAL CYFANSWM	HENGOED	11	163	4	0.30	1	0	3	0	0	0	0	0	0

LLANBRADACH

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
04/1727	ALEXANDER HOUSE, COLLIERY ROAD,LLANBRADACH	0	10	10	0.24	0	0	0	5	5	0	0	0	0
P/06/0695	LAND AT JEREMY OILS,CAERPHILLY ROAD	64	80	16	0.62	0	16	0	0	0	0	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 CYFANSWM	LLANBRADACH	64	115	51	1.86	0	16	0	5	5	0	0	25	0

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

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

MACHEN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
P/06/0590	REMAINDER TYN Y WAUN FARM,	0	20	20	0.70	0	0	3	0	0	0	0	17	0
TOTAL CYFANSWM	MACHEN	0	20	20	0.70	0	0	3	0	0	0	0	17	0

NELSON

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
060516FULL	FORMER PETROL FILLING ST,DYNEVOR TERRACE	0	11	11	0.36	0	0	0	11	0	0	0	0	0
CPHY UDP	LAND EAST OF HANDBALL COURT,	0	72	72	3.32	0	0	25	25	22	0	0	0	0
03/1606	WEST OF,ASHGROVE TERRACE	1	67	0	0.24	0	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	NELSON	1	150	83	3.92	0	0	25	36	22	0	0	0	0

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

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

PONTLOTTYN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
070019FULL	LAND ADJ TO BRYNGLAS &,BRYNHYFRYD	0	56	56	0.84	15	0	0	20	21	0	0	0	0
03/0105	LAND OFF HEOL EVAN WYNNE,HEOL EVAN WYNNE	4	30	8	0.44	0	0	4	4	0	0	0	0	0
TOTAL CYFANSWM	PONTLOTTYN	4	86	64	1.28	15	0	4	24	21	0	0	0	0

RHYMNEY
RHYMNI

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categorioidio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
CPHY UDP	LAND EAST OF LLECHRYD BUNGALOW,	0	26	26	1.05	0	0	0	0	0	0	0	26	0
04/0026	LAND SOUTH OF MERTHYR ROAD,(PRINCETOWN)	0	34	24	1.06	0	0	0	0	0	0	0	24	0
05/0366	LAND WEST OF THE BUNGALOW AT,21 MERTHYR ROAD (2)	0	60	60	3.60	0	0	0	0	0	0	0	60	0
070912OUT	LOWER HILL STREET,	0	18	17	0.26	0	0	0	0	0	0	0	17	0
04/1462	OLD BARREL CIDER STORES,OFF GOLWG Y MYNYDD	0	15	15	0.15	6	0	9	0	0	0	0	0	0
TOTAL CYFANSWM	RHYMNEY RHYMNI	0	153	142	6.12	6	0	9	0	0	0	0	127	0

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

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

SENGHENYDD

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)	
							Categoriaddio								
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013				
060172OUT	LAND BELOW CORONATION TERRACE,SENGHENYDD	0	12	12	0.70	0	0	12	0	0	0	0	0	0	0
TOTAL CYFANSWM	SENGHENYDD	0	12	12	0.70	0	0	12	0	0	0	0	0	0	0

TIRPHIL

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
CPHY UDP	LAND AT COED CAE,(SITE 2b)	0	14	14	0.50	0	0	0	0	0	0	0	14	0
TOTAL CYFANSWM	TIRPHIL	0	14	14	0.50	0	0	0	0	0	0	0	14	0

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

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

TIRYBERTH

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
P/05/1570	LAND AT GLAN RHYMNEY FARM,	2	35	0	0.00	0	0	0	0	0	0	0	0	0
CPHY UDP	LAND BETWEEN RAILWAY LINE, & A469 (PHASE 2)	0	33	33	1.60	0	0	0	0	0	0	0	33	0
TOTAL CYFANSWM	TIRYBERTH	2	68	33	1.60	0	0	0	0	0	0	0	33	0

TRETHOMAS

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
04/0522	FORMER PETROL FILLING STATION, NEWPORT ROAD	0	10	10	0.20	0	0	0	0	0	0	0	10	0
TOTAL CYFANSWM	TRETHOMAS	0	10	10	0.20	0	0	0	0	0	0	0	10	0

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

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

YSTRAD MYNACH

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriadau							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
99/0798	GB INSTRUMENT PANELS,PENALLTA YARD	0	10	10	0.38	0	0	0	0	0	0	0	10	0
06/0815/FUL	LAND TO REAR OF PANTYCELYN ST,	2	24	22	0.22	14	8	0	0	0	0	0	0	0
RVDLP	PENALLTA COLLIERY,DYFFRYN STREET	47	500	317	8.10	17	0	75	75	75	75	0	0	0
CPHY UDP	PENALLTA COLLIERY (LB),DYFFRYN STREET	0	80	80	6.40	0	0	40	40	0	0	0	0	0
TOTAL CYFANSWM	YSTRAD MYNACH	49	614	429	15.10	31	8	115	115	75	75	0	10	0

TOTAL CYFANSWM	RHYMNEY VALLEY CWM RHONDDA	412	2753	1660	63.18	53	85	237	246	208	167	0	664	0
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TOTAL CYFANSWM		568	4424	2756	98.42	125	153	319	344	372	285	0	1158	0
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**Sites for 10 or more Units as at 01-04-2008
Safleoedd ar gyfer 10 neu fwy o unedau ar 01-04-2008**

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

**HOUSING ASSOCIATION, PUBLIC
CYMDEITHAS TAI, CYHOEDDUS**

ISLWYN

ABERCARN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)	
							Categoriadau								
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013				
070672FULL	VARMANS YARD ,	0	33	33	1.12	23	10	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	ABERCARN	0	33	33	1.12	23	10	0	0	0	0	0	0	0	0

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

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

**NEWBRIDGE
CEFN BYCHAN**

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
P040113	MAYFIELD GARAGE, GREENFIELD	11	11	0	0.08	0	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	NEWBRIDGE CEFN BYCHAN	11	11	0	0.08	0	0	0	0	0	0	0	0	

TOTAL CYFANSWM	ISLWYN	11	44	33	1.20	23	10	0	0	0	0	0	0
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**RHYMNEY VALLEY
CWM RHONDDA**

**BARGOED
BARGOD**

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

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

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

Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013	2*	3(i)	3(ii)
070719FULL	FORMER YSGOL CWM RHYMNI SCHOOL,PARK CRECENT	0	28	28	0.55	28	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	BARGOED BARGOD	0	28	28	0.55	28	0	0	0	0	0	0	0	0

PENYBRYN

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation Categoriadau					2*	3(i)	3(ii)
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013	2*	3(i)	3(ii)
06/0290/FULL	FORMER NURSING HOME AT,BRYNHEULOG, GELLIWEN	0	25	25	0.00	25	0	0	0	0	0	0	0	0
TOTAL CYFANSWM	PENYBRYN	0	25	25	0.00	25	0	0	0	0	0	0	0	0

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

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

TRETHOMAS

LPA Ref No	Address	Units Built Since Last Study	Total Units Capacity	Units Rmng	Hectares Rmng	U/C	Categorisation					2*	3(i)	3(ii)
							Categoriaddio							
Rhif Cyf ACLI	Cyfeiriad	Unedau a Adeiladwyd Ers yr Astudiaeth Ddiwethaf	Cyfanswm Unedau	Unedau sydd Ar Ôl	Hectarau sydd Ar Ôl	W/A	2009	2010	2011	2012	2013			
04/1212	LAND ADJACENT TO THE GROVE, TRETHOMAS	0	13	13	0.41	0	0	0	0	0	13	0	0	0
TOTAL CYFANSWM	TRETHOMAS	0	13	13	0.41	0	0	0	0	0	13	0	0	0
TOTAL CYFANSWM	RHYMNEY VALLEY CWM RHONDDA	0	66	66	0.96	53	0	0	0	0	13	0	0	0
TOTAL CYFANSWM		11	110	99	2.16	76	10	0	0	0	13	0	0	0

LPA CCLI	Full Name Enw llawn
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 Cyfeiriad y Safle	Zone Rhanbarth	Status Statws	Decision Desc. Disgrifiad y Pender	Current Decision Desc. Disgrifiad y Penderfynia	Description Disgrifiad
106/106A & CAR PARK,COMMERCIAL STRE	Islwyn	PP1	P/05/0949	P/05/0949	Outline
ALEXANDER HOUSE, COLLIERY ROAD,LLA	Rhymney Valley Cwm Rhondda	PP2	04/1727	04/1727	Full
BUILDERS MERCHANTS AND OLD,BEVIN B	Islwyn	PP2	05/1520	05/1520	Full
CHRIS BOWEN GARAGE, HIGH STREE,	Islwyn	PP2	P/06/0591	P/06/0591	Full
EMPLOYMENT SERVICE,ASHFIELD RD, NE	Islwyn	PP2	07/1002FULL	07/1002FULL	Full
FORMER BROOKES YARD,NORTHVIEW TERRACE	Rhymney Valley Cwm Rhondda	PP2	P/05/0927	P/05/0927	Full
FORMER GRIFFIS METALS,PENGAM ROAD	Rhymney Valley Cwm Rhondda	PP2	04/1785	04/1785	Full
FORMER LEWIS GIRLS SCHOOL,ALEXAND	Rhymney Valley Cwm Rhondda	PP2	89/521	89/521	Full
FORMER NURSING HOME AT,BRYNHEULO	Rhymney Valley Cwm Rhondda	PP2	06/0290/FULL	06/0290/FULL	Full
FORMER PETROL FILLING STATION,NEWP	Rhymney Valley Cwm Rhondda	PP2	04/0522	04/0522	Full
FORMER PETROL FILLING ST,DYNEVOR TE	Rhymney Valley Cwm Rhondda	PP2	060516FULL	060516FULL	Full

FORMER WYLLIE COLLIERY,PEN-Y-CWAREL ROAD	Islwyn	PP3	071548full	071548full	Reserved Matters
FORMER YSGOL CWM RHYMNI SCHOOL,P	Rhymney Valley Cwm Rhondda	PP2	070719FULL	070719FULL	Full
GB INSTRUMENT PANELS,PENALLTA YARD	Rhymney Valley Cwm Rhondda	PP1	99/0798	99/0798	Outline
GILFACH FARGOED EST(LAND OFF),WEST	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
GLENDALE GARDENS,	Islwyn	PP2	00/10266	00/10266	Full
HAWTIN PARK,PONTLLANFRAITH	Islwyn	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND ADJACENT TO THE GROVE,TRETHOMAS	Rhymney Valley Cwm Rhondda	PP2	04/1212	04/1212	Full
LAND ADJACENT TO VIRGINIA PARK,HEOL	Rhymney Valley Cwm Rhondda	PP2	04/0146	04/0146	Full
LAND ADJ OLD JUNCTION HOUSE,	Islwyn	PP1	05/0383	05/0383	Outline
LAND ADJ TO BRYNGLAS &,BRYNHYFRYD	Rhymney Valley Cwm Rhondda	PP2	070019FULL	070019FULL	Full
LAND ADJ TO NO.88,ABERNANT ROAD	Islwyn	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND ADJ TO PENCOED AVE.,HP1 (10)	Islwyn	ALP	ISLWYN LP	ISLWYN LP	Adopted Plan
LAND AT BARGOED ,RECLAMATION SITE	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan

LAND AT COED CAE,(SITE 2b)	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND AT CWMBRYNNAR COTTAGE,PHASE 2	Islwyn	PP1	070164FULL	070164FULL	Outline
LAND AT EPPYNT CLOSE,TRENEWYDD PA	Islwyn	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND AT FORMER WINDSOR COLLIER,PHASE 2	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND AT GLAN RHYMNEY FARM,	Rhymney Valley Cwm Rhondda	PP2	P/05/1570	P/05/1570	Full
LAND AT HILARY RISE,	Islwyn	PP1	99/0694	99/0694	Outline
LAND AT HOMELEIGH FIELDS PARK,HP1 (7)	Islwyn	PP2	P/06/0496	P/06/0496	Full
LAND AT JEREMY OILS,CAERPHILLY ROAD	Rhymney Valley Cwm Rhondda	PP3	P/06/0695	P/06/0695	Reserved Matters
LAND AT LLWYN ON LANE ,OAKDALE	Islwyn	PP1	P050667	P050667	Outline
LAND AT NEUADDWEN FARM,BEDWELTY ROAD	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND AT STATION APPROACH,STATION AP	Islwyn	PP3	05/0262	05/0262	Reserved Matters
LAND AT ST MARY'S ST,BEDWAS	Rhymney Valley Cwm Rhondda	PP2	070962FULL	070962FULL	Full
LAND AT THE REAR OF,LLAN ROAD, ABERTRIDWR	Rhymney Valley Cwm Rhondda	PP1	04/1714	04/1714	Outline

LAND AT TOWN CENTRE,REGENERATION AREA	Rhymney Valley Cwm Rhondda	PP2	060665FULL	060665FULL	Full
LAND BELOW CORONATION TERRACE,SEN	Rhymney Valley Cwm Rhondda	PP1	060172OUT	060172OUT	Outline
LAND BETWEEN A468 & B4600,PENRHOS	Rhymney Valley Cwm Rhondda	PP3	06/0444/rm	06/0444/rm	Reserved Matters
LAND BETWEEN RAILWAY LINE,& A469 (PHASE 2)	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND BETWEEN VAN ROAD ,& THE RAILWAY	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND EAST OF HANDBALL COURT,	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND EAST OF LLECHRYD BUNGALOW,	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND NORTH OF LLYS CAMBRIA,(phase 2)	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND OFF B4471,FORMER HIGHWAYS DEPOT	Islwyn	PP2	04/1863	04/1863	Full
LAND OFF HENGOED HALL DRIVE,SOUTH	Rhymney Valley Cwm Rhondda	PP2	00/0172	00/0172	Full
LAND OFF HEOL EVAN WYNNE,HEOL EVAN	Rhymney Valley Cwm Rhondda	PP2	03/0105	03/0105	Full
LAND OFF OAKSEND CLOSE,,GELLIGAER,	Rhymney Valley Cwm Rhondda	PP2	04/1871	04/1871	Full
LAND OFF PENNAR CROSSING,PONTLLANFRAITH	Islwyn	PP2	07/0523FULL	07/0523FULL	Full

LAND OFF TROED-Y-RHIW,WATTSVILLE	Islwyn	PP2	04/1557	04/1557	Full
LAND OFF VALLEY VIEW,	Rhymney Valley Cwm Rhondda	PP2	05/0047	05/0047	Full
LAND SOUTH OF GELYNOS AVE,ARGOED	Islwyn	PP2	071397full	071397full	Full
LAND SOUTH OF MERTHYR ROAD,(PRINCETOWN)	Rhymney Valley Cwm Rhondda	PP2	04/0026	04/0026	Full
LAND SOUTH OF STANLEY ST,	Islwyn	PP1	P041762	P041762	Outline
LAND SOUTH OF THE PROPOSED,NORTHE	Islwyn	ALP	CPHY UDP	CPHY UDP	Adopted Plan
LAND TO REAR OF BEDWAS RD,CAERPHILLY	Rhymney Valley Cwm Rhondda	PP2	03/0579	03/0579	Full
LAND TO REAR OF,OAK TERRACE (SITE 2)	Islwyn	PP2	03/0501 SEC 17	03/0501 SEC 17	Full
LAND TO REAR OF PANTYCELYN ST,	Rhymney Valley Cwm Rhondda	PP2	06/0815/FUL	06/0815/FUL	Full
LAND TO REAR OF PENCOED AVENUE,CEF	Islwyn	PP1	P/06/0563	P/06/0563	Outline
LAND TO THE REAR OF PENNAR,LANE, NE	Islwyn	PP2	P/05/1300	P/05/1300	Full
LAND WEST OF OLD PANT ROAD,PANTSID	Islwyn	PP1	P060414	P060414	Outline
LAND WEST OF THE A467 AND,AFON EBBW	Islwyn	PP2	98/0778	98/0778	Full

LAND WEST OF THE A467,AND AFON EBBW (P2)	Islwyn	PP3	06/0716/PA	06/0716/PA	Reserved Matters
LAND WEST OF THE BUNGALOW AT,21 ME	Rhymney Valley Cwm Rhondda	PP2	05/0366	05/0366	Full
LAND WITHIN CURTAILAGE OF THE,PENTWYN INN	Islwyn	PP2	071166FUL	071166FUL	Full
LOWER HILL STREET,	Rhymney Valley Cwm Rhondda	PP1	070912OUT	070912OUT	Outline
LYNDARYN CLIFF ROAD,BLACKWOOD	Islwyn	PP2	060864FULL	060864FULL	Full
MAYFIELD GARAGE,GREENFIELD	Islwyn	PP1	P040113	P040113	Outline
OLD BARREL CIDER STORES,OFF GOLWG	Rhymney Valley Cwm Rhondda	PP2	04/1462	04/1462	Full
PENALLTA COLLIERY,DYFFRYN STREET	Rhymney Valley Cwm Rhondda	ALP	RVDLP	RVDLP	Adopted Plan
PENALLTA COLLIERY (LB),DYFFRYN STREET	Rhymney Valley Cwm Rhondda	ALP	CPHY UDP	CPHY UDP	Adopted Plan
PLYNLIMON AVE,	Islwyn	PP2	03/0441	03/0441	Full
REMAINDER TYN Y WAUN FARM,	Rhymney Valley Cwm Rhondda	PP2	P/06/0590	P/06/0590	Full
SITE OF STEEL FRAME,MANUFACTURER M	Islwyn	PP2	05/0326	05/0326	Full
TY PWLL FARM PANTSIDE,PANTSIDE NEWBRIDGE	Islwyn	PP2	071021FULL	071021FULL	Full

VARMANS YARD ,	Islwyn	PP2	070672FULL	070672FULL	Full
WEST OF,ASHGROVE TERRACE	Rhymney Valley Cwm Rhondda	PP2	03/1606	03/1606	Full
WOODFIELD HOUSE,PENMAEN RD, WOODFIELD	Islwyn	PP1	P/06/0082	P/06/0082	Outline
			CB LP	CB LP	
			CBLP/RVDLP	CBLP/RVDLP	
			CDFF UDP	CDFF UDP	
			ISL LP/RVD LP	ISL LP/RVD LP	
			MRVLP	MRVLP	
			MRVLP/RVDLP	MRVLP/RVDLP	
			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	URVLP	

			URVLP/RVDLP	URVLP/RVDLP	
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CAERPHILLY COUNTY BOROUGH COUNCIL

Joint Housing Land Availability Study 2008

Market and Affordable Housing Contribution - Actual Completions and Anticipated Affordable Housing Contribution Over The Next Five Years (2008-2013)

The Caerphilly Approved Unitary Development Plan sets out the Authorities affordable housing policy for the period 1996-2011. Policy H3 states "The Council will seek to negotiate with developers for the provision of an element of affordable housing on all housing sites of more than 35 dwellings where there is evidence of need and where site conditions allow"

Site Name	Settlement	Total Site Capacity	Actual Completed Units Affordable Housing 07-08	Actual Completed Units Market Housing	Remaining Capacity	Estimated affordable housing contribution 2008-2013	Estimated market housing contribution 2008-2013	Comments
Private Sector								
Land South of Gelynos Ave, Bargoed	Argoed	13	0	4	8	0	8	
Land South of the proposed Northern Link Road, Blackwood	Blackwood	37	0	0	37	0	0	3(i) Site. Unlikely to contribute to affordable housing
Llyndaryn Cliff Road, Blackwood	Blackwood	13	0	0	13	0	13	
Land Adj to Pencoed Ave	Cefn Fforest	13	0	0	13	0	13	Fairlake are in discussions to purchase the site, may move to HA Public next year

Land to Rear of Pencoed Avenue, Cefn Forest	Cefn Fforest	18	0	0	18	0	18	Fairlake are in discussions to purchase the site, may move to HA Public next year
Builders Merchants and Old Bevin Boys Site	Croespenmaen	60	0	16	0	0	0	Site completed.
Plylimon Ave	Croespenmaen	154	0	0	3	0	3	
Land South of Stanley St	Cwmfelinfach	21	0	0	21	16	5	Fairlake have secured social housing grant for 16 units expected to come forward in 2010/2011
Glendale Gardens	Fleur-de-Lys	29	0	0	3	0	3	
Land to Rear of Oak Terrace Site 2	Fleur-de-Lys	17	0	0	17	0	0	3(i) Site.
Land Off B4471, Former Highways Depot	Hafodyrynys	47	0	12	0	0	0	Site completed.
Land Adj to No 88 Abernant Road	Markham	25	0	0	24	0	0	3(i) Site.
Chris Bowen Garage, High Street	Newbridge	16	0	0	16	0	16	
Employment Service, Ashfield, Newbridge	Newbridge	13	0	0	13	0	13	
Land at Homeleight Fields Park	Newbridge	55	0	0	54	0	2	52 units in 3(i). The Authority will be looking to secure affordable housing if the site comes forward for development

Land to the Rear of Pennar Lane, Newbridge	Newbridge	93	0	24	53	13	40	13 affordable housing dwellings secured by Fairlake. 6 LCHO, 7 social rented.
Land West of the A467 and Afon Ebbw	Newbridge	205	0	49	63	22	41	Fairlake have purchased 22 dwellings, all intermediate rented.
Land West of the A467 and Afon Ebbw (Phase 2)	Newbridge	177	0	0	177	65	60	52 in 3(i). Fairlake have submitted an application for 51 social rented dwellings and 14 LCHO dwellings subject to SHG bid for 2010/2011
Land at Llywn on Lane, Oakdale	Oakdale	35	0	0	35	0	35	Fairlake will provide affordable housing if development exceeds 35 units.
Land West of Old Pant Road, Pantside, Newbridge	Pantside	22	0	0	22	0	22	There has been a recent application that will increase the density to 56 units. Linc Cymru will provide 12 affordable dwellings. This will be reflected next time.
Ty Pwll Farm Pantside, Pantside, Newbridge	Pantside	16	0	12	4	0	4	
Hawtin Park, Pontllanfraith	Pontllanfraith	135	0	0	135	0	0	3(i) Site. 25% AH will be expected = 27 units
Land Adj Old Junction House	Pontllanfraith	25	0	0	25	0	3	22 in 3(i).

Land at Cwmbrynnar Cottage Phase 2	Pontllanfraith	19	0	8	11	0	11	
Lqnd off Pennar Crossing, Pontllanfraith	Pontllanfraith	13	0	0	13	0	13	
Land at Hilary Rise	Pontywaun	20	0	0	20	0	20	
106/106A & Car Park, Commercial Street / Mill Street	Risca	35	0	0	35	0	0	3(i). RSL interest
Land at Eppynt Close, Trenewydd Park	Risca	120	0	0	120	0	0	3(i) Site.
Land at Station Approach	Risca	10	0	0	10	0	0	
Site of Steel Farme, Manufacturer	Risca	69	4	18	35	5	30	Fairlake have submitted an application to develop 26 of remaining plots.
Land within Curtallage of the Pentwyn Inn	Trinant	19	0	0	19	0	19	There is potential for affordable housing. CCBC are in discussions.
Land of Troed-y-rhiw, Wattsville	Wattsville	59	0	6	30	0	30	
Woodfield House, Penmaen Road, Woodfield	Woodfieldside	46	0	0	46	0	46	Affordable housing as over 35 units?
Former Wyllie Colliery, Pen-y-Cwarel Road	Wyllie	22	0	3	3	0	3	
Former Griffis Metals Pengam Road	Aberbargoed	41	6	20	3	3	3	Site completed. 6 dwellings were affordable.
Land at Bargoed, Reclamation Site	Aberbargoed	175	0	0	175	0	0	3(i) Site. At least 25% will be affordable = 35 dwellings.

Land at Neuaddwen Farm, Bedwelty Road	Aberbargoed	117	0	0	117	17	33	67 in 3(i). 15% Affordable housing contribution
Land at Former Windsor Colliery, Phase 2	Abertridwr	132	0	0	132	0	0	Affordable housing provision is estimated at 40% subject to a SHG bid for 09/10 = 52 units
Land at the rear of Llan Road, Abertridwr	Abertridwr	35	3	17	0	0	0	Fairlake completed 3 affordable dwellings. LCHO
Gilfach Fargod Est (Land off) Western Drive, Phase 2	Bargoed	20	0	0	20	0	0	3(i) site.
Land at St Mary's Street, Bedwas	Bedwas	12	0	0	12	0	12	
Former Brookes Yard, North View Terrace	Caerphilly	35	0	35	0	0	0	Site Completed.
Land Adjacent to Virginia Park, Heol Browen, Caerphilly	Caerphilly	74	11	18	0	0	0	Site Completed. 11 LCHO completions.
Land at Town Centre, Regeneration Area	Caerphilly	127	0	0	127	0	127	A commuted sum will be provided for affordable housing.
Land Between A468 & B4600, Penrhos	Caerphilly	503	48	118	180	12	168	United Welsh have negotiated an additional 12 units as part of 2010/2011 SHG bid.
Land between Van Road & the Railway	Caerphilly	34	0	0	34	0	0	3(i). 25% affordable housing has been negotiated within the S106.

Land to Rear of Bedwas, Caerphilly	Caerphilly	12	0	0	1	0	1	
Land off Oaksend Close, Gelligaer, St Cattwg	Gelligaer	31	5	0	0	0	0	Site Completed. 10 units were sold to Fairlake, therefore there were 5 affordable completions this year.
Former Lewis Girls School, Alexandra Road	Hengoed	23	0	2	0	0	0	Site Completed.
Land off Hengoed Hall Drive, South of Brynawel	Hengoed	129	0	2	0	0	0	Site Completed.
Land off Valley view	Hengoed	11	0	7	4	0	0	
Alexandra House, Colliery road, Llanbradach	Llanbradach	10	0	0	10	0	10	
Land at Jeremy Oils, Caerphilly Road	Llanbradach	80	14	50	16	7	9	United Welsh have submitted an application to repace 7 private dwellings to affordable. All 14 social rented dwellings are completed.
Land North of Llys Cambria Phase 2	Llanbradach	25	0	0	25	0	0	3(i) Site.
Remainder Tyn Y Waun Farm	Machen	20	0	0	20	0	3	17 in 3(i).
Former Petrol Filling St, Dynevor Terrace	Nelson	11	0	0	11	0	11	
Land East of Handball Court	Nelson	72	0	0	72	14	58	20% AH contribution has been agreed.
West of Ashgrove Terrace	Nelson	67	0	1	0	0	0	Site Complete.

Land Adj to Brynglas & Brynhyfryd	Pontlottyn	56	0	0	56	8	48	8 LCHO units?
Land off Heol Evan Wynne	Pontlottyn	30	0	4	8	0	8	
Land East of Llechryd Bungalow	Rhymney	26	0	0	26	0	0	3(i) Site.
Land South of Merthyr Road (Princetown)	Rhymney	34	0	0	24	0	0	24 in 3(i). AH possible.
Land West of the Bungalow at 21 Merthyr road	Rhymney	60	0	0	60	0	0	60 in 3(i). AH possible.
Lower Hill Street	Rhymney	18	0	0	17	0	0	17 in 3(i).
Old Barrel Cider Stores, Off Golwg Y Mynydd	Rhymney	15	0	0	15	0	15	
Land Below Coronation Terrace, Senghenydd	Senghenydd	12	0	0	12	0	12	
Land at Coed Cae, Site 2b	Tirphil	14	0	0	14	0	0	3(i) Site.
Land at Glan Rhymney Farm	Tiryberth	35	0	2	0	0	0	Site complete.
Land Between Railway Line & A469 Phase 2	Tiryberth	33	0	0	33	0	0	3(i).
Former Petrol Filling Station, Newport Road	Trethomas	10	0	0	10	0	0	3(i)
GB Instrument Panels, Penallta Yard	Ystrad Mynach	10	0	0	10	0	0	3(i)
Land to rear of Pantcelyn St	Ystrad Mynach	24	0	2	22	0	22	No AH has been negotiated
Penallta Colliery, Dyffryn Street	Ystrad Mynach	500	0	47	317	55	262	United Welsh are looking to develop a phase for 55 units.
Penallta Colliery, LB Dyffryn Street	Ystrad Mynach	80	0	0	80	0	80	
Housing Association Public								

Varmans Yard	Abercarn	33	0	0	33	33	0	
Mayfield Garage, Greenfield	Newbridge	11	11	0	0	0	0	Site Complete.
Former Ysgol Cwm Rhymni School	Bargoed	28	0	0	28	28	0	
Former Nursing Home at Brynheulog, Gelliwen	Penybryn	25	0	0	25	25	0	
Land Adjacent to the Grove, Trethomas	Trethomas	13	0	0	13	13	0	
TOTAL			102			336		

Annex 4 - Sites contained within extant Local Plans within Caerphilly County Borough Council

Site Address	Total Units	Development Plan	Reason for Deletion from the 2007 JHLAS Schedule
Land at Christchurch	17	Islwyn Local Plan	Allocated for leisure in the UDP
Land Adj to Dylan Ave	93	Islwyn Local Plan	The site has not been taken forward in the UDP
Land to the Rear of Oak Terrace	18	Islwyn Local Plan	This site is split in half by the new by pass which is currently under construction. The site is likely to be below 10 units when the road has been completed.
Land Adjacent to the recreation ground	30	Islwyn Local Plan	The site has not been taken forward in the UDP.
Land Adjacent to Cherry Trees	49	Islwyn Local Plan	The site has not been taken forward in the UDP.
Land at Bryn Road	61	Islwyn Local Plan	The site has not been taken forward in the UDP.
Remainder of Land, Fairview School	61	Islwyn Local Plan	The site has not been taken forward in the UDP.
Land at Ramping Road	18	Islwyn Local Plan	The site has not been taken forward in the UDP.
Old School Road	18	Islwyn Local Plan	The site has not been taken forward in the UDP.
Pentwyn Road	47	Islwyn Local Plan	The site has not been taken forward in the UDP.
Land Adj to Pen-y-Cwarel Road	27	Islwyn Local Plan	The site has not been taken forward in the UDP
West View Villas	17	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP
Bedwas Colliery	180	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP
Energlyn Sidings	21	Rhymney Valley District Local Plan	Allocated for leisure in the UDP 36
Gas Works Site, Mill Road	60	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP
East of Fochrhiw	30	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP

East of Fernhill Terrace	10	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP
Rear of Southend Terrace	15	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP
Land at Maerdy Crossing	80	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP
1 st Parcel land at Holly Road	24	Rhymney Valley District Local Plan	Allocated for leisure in the UDP
2 nd Parcel of Land at Holly Road	40	Rhymney Valley District Local Plan	Allocated for leisure in the UDP
Heol Pencarreg	30	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP
Ty Nant	10	Caerphilly Borough Local Plan	The site has not been taken forward in the UDP
Gilfach Fargoed Est Western Drive Phase 1	20	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP
Land East of Brynhyfryd Terrace	27	Caerphilly Borough Local Plan	The site has not been taken forward in the UDP
Land Adjacent to Charles Jenkins Garage	42	Rhymney Valley District Local Plan	The site has not been taken forward in the UDP

