

Cyngor Sir  
CEREDIGION



CEREDIGION  
County Council

# Joint Housing Land Availability Study Report

## Ceredigion County Council Local Planning Authority

**Joint Housing Land Availability Study (2015)**

**Between Ceredigion County Council Local Planning Authority and the Study Group:**

**Home Builders' Federation  
Dwr Cymru Welsh Water (DCWW)  
Mid Wales Housing Association  
Tai Cantref  
Tai Ceredigion  
Natural Resources Wales**

**31 July 2015**



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# 1. Summary

1.1 This is the Ceredigion County Council Joint Housing Land Availability Study (JHLAS) for 2015 which presents the housing land supply for the area at the base date of 1<sup>st</sup> April 2015. It replaces the report for the previous base date of 1<sup>st</sup> April 2014.

1.2 The JHLAS has been prepared in accordance with the requirements of Planning Policy Wales (PPW) and Technical Advice Note 1 (TAN 1). Please refer to these documents for details of the requirements for the maintenance of a five year housing land supply in each Local Planning Authority area and the process for undertaking the JHLASs [<http://gov.wales/topics/planning/planningstats/housing-land-availability-in-wales/ceredigion/?lang=en>].

1.3 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN 1, Ceredigion has 3.3 years housing land supply.

## Involvement

1.4 The housing land supply has been assessed in consultation with:

- Home Builders Federation (HBF)
- Other Study Group members including:
  - Dwr Cymru Welsh Water (DCWW)
  - Mid Wales Housing Association
  - Tai Cantref
  - Tai Ceredigion
  - Natural Resources Wales

## Report production

1.5 Ceredigion County Council issued draft site schedules and site proformas for consultation between 10<sup>th</sup> and 19<sup>th</sup> June 2015. Comments were provided by the HBF and [other parties listed in Para 1.4] within this period. A study group meeting was held on 24<sup>th</sup> June 2015. A Statement of Common Ground (SoCG) was subsequently prepared, and following consultation with the Study Group was submitted to the Welsh Government on the 16<sup>th</sup> July 2015.

1.6 All matters were agreed following the consultation and set out in the SoCG.

1.7 This JHLAS report has been prepared on the basis of the SoCG.

# 2. Housing Land Supply

2.1 The five year land supply comprises sites with outline or full planning permission, sites with a resolution to grant planning permission subject to the signing of a section 106 agreement and sites allocated for housing in the adopted development plan, categorised as prescribed in TAN 1.

2.2 The land supply has been calculated using the residual methodology, based on the Ceredigion County Council Local Development Plan (2007 - 2022), adopted on 25<sup>th</sup> April 2013.

Table 1 - Identified Housing Land Supply

<b>Housing Land Supply (base date to base date plus 5 years) - Large Sites</b>					
<b>5 Year Land Supply (TAN 1 categories)</b>			<b>Beyond 5 years</b>		
Proposed homes	1	2	3	4	Homes completed since last study
<b>Total</b>	174	1728	1528	0	67

2.3 Five year land supply breakdown (i.e. Categories 1 and 2):

Private	1656
Public	0
Housing Association	246
<b>Total</b>	<b>1902</b>

2.4 Small Site Supply – The contribution from small sites of less than 5 dwellings is based on the completions for the last five years.

Table 2 - Small Site Completions for previous 5 years

2010–2011	2011–2012	2012–2013	2013–2014	2014–2015	<b>Total</b>
129	230	85	87	58	<b>589</b>

2.5 The overall total 5 year land supply large + small sites is

**1902 + 589 = 2491**

Table 3 - Five Year Land Supply Calculation

A	Total Housing Requirement (as set out in the adopted Development Plan)	6000
B	Completions from start of plan period to JHLAS base date (large and small sites)	1404 + 125 = 1529
C	Residual Requirement (A-B)	4471
D	5 Year Requirement (C/number of years of plan period remaining x 5)	4471 / 6 * 5 = 3726
E	Annual Need (D/5)	3726 / 5 = 745
F	Total 5 Year Land Supply	2491
<b>G</b>	<b>Land Supply in Years (F/E)</b>	<b>3.3</b>

## Appendix 1 - Site Schedules



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Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
All Ceredigion															CDGN000

ABERAERON/LLWYNCELYN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
A040016	PT OS 2925 OPPOSITE PANTYCELYN, Llwyncelyn	1	9	2	0.17	2	0	0	0	0	0	0	0	CUMULATIVE PPS ON IN-DEPTH SITE CONSIDERED TO CONSTITUTE SITE 5+ OVER. Increased to 9 in 2010. A040016 - 3rd & Final plot for this application complete 2015 A070738 - Plot 1 & 2 Complete 2014, Plots 3 & 4 foundations down 2015	CDGN131a

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A110601	LDP H0104 Land south of MaesyPentre, Llwynceilyn	0	7	7	0.44	4	0	0	0	1	2	0	0	28/04/2014. Planning consent issued on adjacent site. Meeting with site owner who proposed that he would like to increase the density on the allocated site so that 8 units could be developed. Awaiting application. Llwynceilyn ID within AMP 6 bid, would be funded at the end of the AMP 2017. Figure in 2014 JHLA incorrect should have been 7 units not 9 Plot 1 - 3 no start 2015 = 3 units Plot 4 - 7 Foundations down = 4 units	CDGN131b
A071161	Bryn Aeron Nurseries & Garden Centre, Vicarage Hill	0	5	2	0.19	1	0	0	1	0	0	0	0	Plot 3 Walls going up 2013, nearly complete 2015 Plot 1 Walls going up 2013 complete 2014 Plot 5 No start 2013, complete 2014 Plot 2 Walls going up 2013 complete 2014 RM A130387 - Plot 4 No start 2013 No start 2015	CDGN330a
	LDP H0101 Cae Rhiwgoch, Aberaeron	0	19	19	0.94	0	0	0	0	10	9	0	0	28/05/2014: No pre-app inquiries to date. Net developable area about half total site area, LDP anticipates approx 19 units which is reduced from 45 in previous JHLA estimates. LPA seeking active engagement with landowner.	CDGN357a
	LDP H0102 Site adj to Llwynceilyn Primary	0	39	39	1.96	0	0	0	0	10	10	19	0	19 Sept 2013 - Devpr exploring costs and requirements for an outline application. Anticipate development late 2014. Completion date unknown at that time. July 2014. No proposals for this site to date. Llwynceilyn ID within AMP 6 bid, would be funded at the end of the AMP 2017.	CDGN358a

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LDP H0103 Land behind Ivy Dean, Llwynceilyn	0	41	41	2.06	0	0	5	5	10	10	11	0	27/03/2014 Meeting with agent to discuss development of lower part of the site. Application to be submitted, nothing to date. Site is complicated due to access, under discussion between agent and Highways dept. Llwynceilyn ID within AMP 6 bid, would be funded at the end of the AMP 2017. Q140081 Pre app - Housing development	CDGN359a
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ABERARTH

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hectares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
A040864	pt os 7954, BRYNDEWI	0	6	1	0.13	0	0	0	1	0	0	0	0	6 units (A021471), 6th unit had a new application but refused 2009 (A090334). Original planning permission extant, hardcore on site 2008. A150077 - Variation of conditions 2 and 3 of planning permission A021471 to allow submission of revised design to overcome objections to original design submitted under A090334 - Processing 2015	CDGN068a
990776	Penrhiw Farm Buildings	0	5	5	0.42	5	0	0	0	0	0	0	0	Work started in 2004, Only picked up in 2009 survey, roof on, WINDOWS AND DOORS IN 2012. Interiors to do 2013. Builders sign on front of development 2015	CDGN305a
A070826	Land adjacent to Village Hall, Aberarth	0	6	6	0.36	0	0	0	0	0	6	0	0	Outline Only. Erection of 6 dwellings - there are access issues here. No start 2015	CDGN424a

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LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
A110704	Land ad Llanwyn	0	10	10	0.4	6	0	0	0	2	2	0	0	Residential (10 dwellings) RM granted 22-12-2011 Developer attended recently for discussion on site details. Intends to build high quality development at the site. Entrance in and plots marked out 2014 Plot 1 - Roof on and windows in 2015 Plot 2, 3 - Almost complete 2015 Plot 4 No start on this plot except access 2015 Plot 5, 6, 7- slab down Plot 8, 9 & 10 - No start 2015 other plots started, Extant.	CDGN345a

ABERPORTH/PARCLLYN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
901315	PLAS FARM, ABERPORTH	1	85	5	0.27	0	0	0	0	0	0	0	5	Total site = 85 units, 53 on App 892081 - remainder individual or small devs. 6 outstanding consents @2013 of which 1 is extant & unlikely to be developed (garden). 1 completed 2015 - 5 permissions remaining - all extant.	CDGN070a

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A071356	LDP H0802 Trenchard Estate West, Parcllyn	0	21	21	1.28	0	0	0	7	7	7	0	0	June 2013 - RM approved for access, layout and play space in March 2014. Agent aware of need to submit timely RM on residential element. No start 2015	CDGN244a
A100004	LDP H0803 Maeswerdd, Lon Ysgolig	0	15	15	0.79	0	0	0	0	0	15	0	0	June 2014. Site still advertised but planning permission lapsed September 2013 and no further application. LPA seeking active engagement with landowner. No change 2015	CDGN334a
	LDP H0801 Trenchard Estate south	0	10	10	0.25	0	0	0	0	5	5	0	0	14/07/2014: Responsibility for releasing land for development now established with MOD at St Athan. Discussions opened with new contact to update on initial policy requirements.	CDGN380a
	LDP H0804 Field next to Brynglas Estate	0	52	52	1.57	0	0	0	0	0	0	52	0	June 2014: Site owner no longer enthusiastic in short or longer term to release the land, citing upheaval to farming way of life with potential complaints re slurry etc from new dwellings. Review allocation?	CDGN381a
	LDP H0805 Land at Plas Newydd South east	0	25	25	0.99	0	0	0	0	0	0	25	0	June 2014: No pre-app enquiries to date. LPA seeking active engagement with landowner.	CDGN382a
	LDP M0802 Sports and Social Club and playing Field	0	48	48	1.2	0	0	0	0	0	0	48	0	Future redevelopment of this site supported in principle by MOD estates subject to viability for the development market. LPA resuming discussions to update status of scheme proposals.	CDGN417a

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ABERYSTWYTH/C.COCH/L.FAWR

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No	
A060413 (1)	CEFN LLAN, WAUNFAWR	1	35	0	0	0	0	0	0	0	0	0	0	0	Site capacity changed to 35. Pre-app advice given in January 2013 for 3 units No further applications April 2015 All Complete Remove from JHLA 2016	CDGN003a
A070526	LAND ADJ TO MAESCEINION, WAUNFAWR	0	10	10	0.8	0	0	0	5	5	0	0	0	Full application 2015	CDGN008a	
	LDP H0305 Maesceinion	0	266	266	6.64	0	0	0	0	40	40	186	0	03/06/04 The developer has submitted an application for one unit on the northern edge of the site. He has been informed that the unit would not be granted permission unless it was demonstrated that it would not prejudice the delivery of the whole site. Currently, transport assessment and discussions with Western Power (to move lines) underway. A140346 - has an indicative layout for the whole site. Q150010 - Pre app re 1 dwelling	CDGN008b	
A061185	OLD PENWEDDIG SCHOOL., ST DAVIDS RD	5	82	20	0.13	3	0	4	13	0	0	0	0	Brownfield Site. 1 block of 4 x 1 bed affordable flats. 6 houses and 48 conversions which included 6 Affordable properties. 28 units added with application A090241. Under constr 2013. Construction on site continuing at steady pace April 2015	CDGN011a	



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A071244	Land north of Green Pastures, Llanfihangel y Creuddyn	0	5	5	0.27	0	0	0	2	3	0	0	0	Reserved matters approved 28/05/14. No start 2015	CDGN331a
A071413	10 - 12 Marine Terrace	0	27	5	0.05	5	0	0	0	0	0	0	0	20 Flats 2 Studios and one Mews (7 of which to be AH) A071413 5 under construction. A130176 alternative application dismissed on appeal. No change 2015	CDGN339a
A120400	Land at Troed yr Aur, Queens Avenue	0	5	5	0.35	0	0	0	1	2	2	0	0	No start 2013 Started the access to the south 2014 - EXTANT No change 2015	CDGN347a
A120679	Heol Dinas, Penparcau	0	12	12	0.05	0	0	0	12	0	0	0	0	RSL Tai Ceredigion - 12 Flats Access/Traffic Issues No start 2015	CDGN351a
A120009	Yr Iard Gychod, Trefechan	0	9	9	0.17	0	0	0	4	4	1	0	0	No start 2015	CDGN353a
A120502	LDP H0302 Piercefield Lane, Penparcau	0	118	118	3.36	0	0	10	12	15	12	69	0	A120502 Full application for 49 Dwellings still processing (awaiting s106?) 2015. The level of development on this site is likely to be less than the LPA had put forward within the LDP.	CDGN366a
	LDP H0303 Land adjoining Hafan y Waun	0	129	129	2.58	0	0	20	30	30	39	10	0	03/06/2014 There are playing fields on part of site, which must either be retained or replaced. The delivery of the site's housing is on a net area of 2.58ha out of a gross area of 4.15ha. Estates are currently considering a strategy for release. & is at the feasibility stage 2015	CDGN367a



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LDP H0304 Cefnesgair	0	58	58	1.45	0	0	0	10	10	28	10	0	11/07/2014: Agent has formally requested pre-app meeting with a view to outline application submission end July 2014. 03/06/2014. 4 main parties have inherited an interest in the land. Legal adviser seeking to operate as intermediary to achieve consensus on land release between all parties. A140679 - Outline for 48 units being processed 2015	CDGN368a
LDP H0306 Land at Southgate	0	189	189	5.4	0	0	0	0	0	0	0	189	03/06/2014 The LA has not yet been approached by the landowner.	CDGN370a

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 Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

LDP M0303 Park Avenue	0	8	8	3.67	0	0	0	8	0	0	0	0	0	03/06/2014 Council owned car park on this site, plus football ground. Allocated for a comprehensive development for retail, office and community with residential if possible. Preliminary discussions on redevelopment proposals took place in October 2013 for residential units as part of mixed scheme: FCA needed. Discussions ongoing. A140905 - Full Tai Ceredigion - Erection of a mix of social rented and intermediate rented apartments as follows; - 12 x 1 bedroomed apartments - 18 x 2 bedroomed apartments - 3 x 2 bedroomed apartments for wheelchair user <b>= 33 units Processing 2015</b> A150079 Outline - Demolition of existing and erection of a 500 seater stand to replace existing, lounge/bar facilities, youth club facilities, new changing/football/gym facilities and 57 apartments with parking including undercroft parking and communal facilities. A proportion of apartments are expected to be affordable. <b>= 57 units Processing 2015</b>	CDGN414a
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	LDP M0304 County Offices	0	20	20	0.79	0	0	0	20	0	0	0	0	Appn received late April 2013 for mix dev of the RC church site element of this allocation - indication that residential element may be for 20 units. Allocation in more than one ownership. Subsequent decision to revise proposals - still awaited. Q150024 - Change of Use back to hotel, spa, holiday let apartments/studio flats for sale	CDGN415a
A130994	Tabernacle Site, Aberystwyth	0	22	22	0.09	22	0	0	0	0	0	0	0	Site bought by RSL & Approval now for 22 RSL units. No start 2014 Structure up and works ongoing 2015	CDGN421a
	LDP M0305 Llanbadarn Campus, Llanbadarn Fawr	0	450	450	10	0	0	0	0	0	0	450	0	03/06/2014 Change in administration/management at AU with revised strategy on at least part of Llanbadarn Campus. Meeting to be held between LPA and University in Summer 2014.	CDGN426a
A110922	Land adjoining the Tollgate, Piercefield Lane, Aberystwyth	0	22	22	1.12	0	0	0	0	11	11	0	0	Outline only - no RM 2015	CDGN428a
A140117	Plas Morolwg, Pen Yr Angor, Aberystwyth	0	18	18	0.76	0	0	0	18	0	0	0	0	Plas Morolwg is an existing three storey residential development comprising of three blocks constructed in the 1970's. The residential unit encompasses 43 individual flats.. Since the submission of the application a Health and Safety Order has been signed for the demolition of the building on the above grounds. Outline only and actual number of flats to be determined at RM	CDGN429a

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Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

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LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No	
	LDP H0401 Land opposite Parc y Trap	0	35	35	1.99	0	0	0	0	0	20	15	0	0	June 2014: Several pre-app meetings held, progress on access/ecological surveys needed and land assembly/ feasibility assessment. Owner keen to present site to development market within 12 months if possible.	CDGN371a

ALLTABLACCA

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No	
A090544	Land Adjacent Tegfryn	0	5	5	0.3	0	0	0	0	2	0	3	0	0	A090544 Full ganted 28/01/2011 to 28/01/2016. 5 units and garage, incl 2A. No start 2015	CDGN332a

BLAENPLWYF

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
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LDP H2202 Land adjoining Borth County Primary School	0	51	51	2.04	0	0	0	0	0	15	15	21	0	03/06/2014 No pre-app inquiries received at June 2014. Access issues at the site which may involve gaining access through school land. Land area has been provided for in the overall site size allocated, to compensate for this. LPA seeking active engagement with landowners.	CDGN412a
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BOW ST

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hectares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No	
A080824	Land adjacent to Caer Odyn, Rhydpennau	0	27	27	0.86	27	0	0	0	0	0	0	0	0	Site increased to 27 by application A130948 (full) - No start April 2014 12a 12b 13a 13b 14 15 16 17 18 21a 21b 22a 22b slab down = 13 units 2015 19 20 Roof on 2015 = 2 units 2015 11a 11b ground floor walls = 2 units 2015 10 9 8 7 6 5 4 3 2 1 roof and windows = 10 units 2015	CDGN325a
LDP H0901	Land adjacent to Erw Las	0	56	56	1.85	0	0	0	0	0	0	56	0	03/06/2014 No pre-app inquiry at June 2014.	CDGN383a	
LDP H0902	Land adjacent to Ysgol Gynradd	0	22	22	0.87	0	0	0	0	11	11	0	0	03/06/2014 No pre-app inquiry at June 2014. LPA seeking active engagement with landowner.	CDGN384a	

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CAPEL SEION

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
A060105	PT os 68111, CAPEL SEION	0	5	1	0.12	1	0	0	0	0	0	0	0	1 outstanding consent. Roof on 2013. Caravan on site 2013. Still under construction 2015 "Duffield House"	CDGN082a

CARDIGAN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
A080520	NORTH PARK EAST(2)	1	43	22	1.03	7	0	3	4	4	4	0	0	Site split from CDGN039a. Full application for 38 including 4 Affordable properties. Additional 4 dwellings on separate application. Total 42. Full application to increase 9 of 38 to 10 > 39 increases the site to 43 total approved Jan 2014. Plots 21 - 22 no start, Three plots with no plot numbers = ground works and plots 29 - 38 machinery on site April 2015 Plot 18 complete April 2015 Plot 19 almost complete April 2015, Plot 20 slab down April 2015 Plot 13, 14 almost complete 2015, Plot 15,16 & 17 timber frame up 2015	CDGN039b

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A010981	BATH HOUSE NORTH	2	72	27	3.37	7	0	5	5	5	5	0	0	7 under construction 2 of these have had no change since 2012 - builder works predominantly to market orders. Under construction Plot 46 - blocks to 1st floor window, Plot 47 - blocks to 1st floor window, 2015, Plot 50, 51 foundation in 2015 Plots 57 & 58 work started in 2012 no change, & Plot 68 Roof on & windows in (outside complete) - Total Under Construction = 7 April 2015	CDGN041a	
	LDP H0201 Land at Stepside Farm (1)	0	78	78	2.76	0	0	0	12	12	12	0	42	June 2014. No pre-app or further application. The builder has been building out the wider site at a rate of between 6 and 12 units per annum, reflecting market conditions. Still approx 2 years worth outstanding consents on adjacent site before needs to move onto new allocation. LPA seeking to actively engage developer re intentions for sequencing development of new allocated sites. No change 2015	CDGN041b	
	LDP H0202 Land at Stepside Farm (2)	0	33	33	1.16	0	0	0	0	0	10	0	23	June 2014. No pre-app or further application. The builder has been building out the wider site at a rate of between 6 and 12 units per annum, reflecting market conditions. Still approx 2 years worth outstanding consents on adjacent site before needs to move onto new allocation. LPA seeking to actively engage developer re intentions for sequencing development of new allocated sites. No change 2015	CDGN041c	
A040706	OS LLWYNPIOD FARM, FERWIG RD	1	6	1	0.08	1	0	0	0	0	0	0	0	0	Site increased by 1 (Full on plot 6) 2 outstanding consents remaining @ 2014. Plot 5 - Complete and occupied 2015 Plot 6 Slab down 2015	CDGN043a



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A000383	BRIDGE END HOUSE	0	5	5	0.01	0	0	0	0	0	0	0	5	SITE WHOLLY IN C2 FLOODPLAIN. CONVERSION TO 5 FLATS ABOVE COMMERCIAL GROUND FLOOR SHOP. Reduced to 5 from 7 flats at 2009. No start 2013 survey and due to expire August 2013. 2014 LPA to contact Building Control to ascertain whether any progress made. No change 2015	CDGN178a
A030898	Land at Quay Street and Market Lane	0	8	8	0.08	0	0	4	4	0	0	0	0	A030898 full permission 23/07/2010 to 23/07/2015. No start/derelict at 2011. No start 2014. Delay due to lack of demand. Anticipated commencement works Feb 2015 with completion in 2017 Ground cleared 2015	CDGN326a
A120734	9 Pendre	0	14	14	0.04	14	0	0	0	0	0	0	0	Under construction, frame in place 2014. Under construction roof on 2015	CDGN356a
	LDP H0203 Pentop Fields	0	23	23	0.68	0	0	23	0	0	0	0	0	June 2014. A130988 application by RSL (Tai Ceredigion) for 23 units social housing units at Awel yr Afon, including wheelchair access bungalow - approved Site cleared works started 2015	CDGN363a
	LDP H0204 Adj. to Roby Villa, St Dogmaels	0	16	16	0.63	0	0	0	0	0	10	6	0	June 2014. No pre-app enquiries to date. August 2013: Sketch schemes provided as background to LDP to illustrate a potential alternative acceptable access.	CDGN364a
A130764	30, William Street, Cardigan	0	12	12	0.03	12	0	0	0	0	0	0	0	No start 2014. Conveyed to RSL. Works up to first floor 2015	CDGN422a
A090598	Lwynpoid Farm, Ferwig	0	6	6	0.3	0	0	0	2	2	2	0	0	No start 2015	CDGN427a

Ceredigion JHLA Study 2015

Appendix 1

Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

CELLAN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
A021428	Land at Bayliau	1	5	1	0.5	1	0	0	0	0	0	0	0	Plot 1 roof going on 2013, Plot 2 complete 2010, Plot 3 & 4 complete & occupied 2012, plot 5 complete & occupied 2013 Plot 1 nearly complete - needs interior work 2015	CDGN294a

CENARTH

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
A041101	GLANAWMOR	0	9	2	0.25	0	0	0	0	0	0	0	2	Site capacity reduced to 11 units at 2009 survey. 2 units lapsed 2013. Likely to be superseded by overlapping application with allocated site H1101 from an RSL. Remap this site (removing a section and adding to CDGN386a)? CDGN 386a and part of CDGN090a have application A150130 - Erection of 15 affordable dwellings and associated works comprising 1 x 5 bedroomed special needs bungalow, 2 x 2 bedroomed wheelchair bungalow, 1 x 1 bedroomed wheelchair bungalow, 6 x 2 bedroomed house, 4 x 2 bedroomed houses, 1 x 4 bedroomed house. Applicant Tai Ceredigion	CDGN090a



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Appendix 1

Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

A020792 TY MAWR FIELDS 0 7 3 0.3 1 0 0 1 1 0 0

0 Site for 5 units, combined with a site for 3 - CDGN092a although 1 of the 3 expired = 7  
Progress with delivery on site with just plots 2 & 3 with no start at 2015.

CILIAU AERON

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
A011222	HEOL Y FEDWEN	0	12	6	0.14	4	0	0	0	0	0	2	0	0 4 completions with 8 additional units approved Dec 2010 on expanded site. RM approved on remainder of site 28-06-11. Plot 1 - 6 complete Plot 7 & 8 - U/C Slab & groundfloor walls 2015, Plot 9 & 10- U/C Slab down 2015 Plot 11 & 12 cleared no start April 2015	CDGN094a

CNWCH COCH

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
A040404	TANGELL, CNWCH COCH	0	5	3	0.08	0	0	1	1	1	0	0	0	0 Planning permission for 5, 3 outstanding consents @ 2010 No change 2015 - 3 remaining plots extant A140737 processing - Erection of a new dwelling and access	CDGN095a

Ceredigion JHLA Study 2015

Appendix 1

Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

CROSS INN (CEINEWYDD/NEW QUAY)

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No	
A041386	Land adjoining Pencnwc	0	5	5	0.59	0	0	0	0	0	5	0	0	0	Planning permission A041386. 5 units A150214 application to extend time to submit RM - processing	CDGN327a
A100395	Land at Fforch y Cwm	1	10	5	0.23	4	0	0	0	1	0	0	0	0	Original application for 6 - A100395. Site increased by 4 on A130535. Site area also increased. Plot 6 - complete 2012, Plot 7 complete 2014, Plot 8 complete 2015, Plot 9 -1st layer of blocks 2015 Plot 10 & 11 complete 2012, Plots 12,13 almost complete 2015 Plot 14 roof on Plot 15 no start Q150005 for Phase IV 10 units to include 4 AH (adjoining the JHLA boundary)	CDGN336a

CROSS INN (LLANON)

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No	
A071038	OS 319 & 320 CROSS INN	0	5	5	0.47	0	0	0	0	2	2	1	0	0	Permission for 5, 2 of which to be AH - Site cleared 2015	CDGN201a

Ceredigion JHLA Study 2015

Appendix 1

Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

DEVILS BRIDGE

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hectares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No	
	LDP H1901 Land adjacent to Heol Elennydd	0	37	37	2.87	0	0	0	0	0	0	10	27	0	03/06/2014 No pre-app inquiry at June 2014. LPA seeking active engagement with landowner.	CDGN403a
	LDP H1902 Land adjacent to Pendre	0	9	9	0.67	0	0	0	0	0	0	9	0	0	03/06/2014 No pre-app inquiry at June 2014. LPA seeking active engagement with landowner. A150060 - Outline Processing 2015 - Erection 11 dwellings and associated works - <b>change from 9 units to 11 units 2016</b>	CDGN404a

FELINFACH/YSTRAD AERON

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hectares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No	
A071080	Ystrad Mart Site	0	5	5	0.24	0	0	0	0	3	2	0	0	0	A071080 approved 22/06/10-22/06/13 on appeal. % units incl 2 AH. <b>2013 A130477 Erection of 5 units of which 2 AH - Approved 26/09/2013 expires 25/09/2015</b> No start 2015	CDGN329a

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Appendix 1**

**Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015**

**Sites with planning permission or adopted plans**

LDP H1201 Site rear to Bryn Salem	0	23	23	0.54	13	10	0	0	0	0	0	0	0	14.05.2014 Permission granted for 23 units. Includes land that had previous consent that was not included within the allocated site. DCWW confirmed capacity for the scheme. Delete CDGN 205a as this supersedes it. Plot 1, 1a, 2, 10, 10a, 12, 15, 16,17,18 No Start = 10 Units Plot 3, 6, 7, 7a, Slab down 2015 = 4 units Plot 4, 5 U/C Slab & Walls to ground floor 2015 = 2 units Plot 6, 6a U/C slab down 2015 = 2 units Plot 8, 9 - U/C to roof struts 2015 = 2 units Plot 11, 11a - U/C roof going on 2015 = 2 unit Plot 14 - Nearly complete 2015 = 1 units	CDGN389a
LDP H1202 Cae'r Bont	0	90	90	3.61	0	0	0	15	15	15	45	0	19/05/2014: Email from agent advising that owner of part of the site has been in an accident and therefore progression of the site has slowed. However owner has been in contact with Highway section to discuss various accesses. Agent advised site is slowly coming forward.	CDGN390a	
LDP H1203 Land off B4342	0	24	24	1.57	0	0	0	0	0	12	12	0	14/05/2014: Estate agents have been instructed to advise LPA and handle matters relating to the potential development of this land. Site owners committed to the disposal of this land but current market conditions posing a problem.	CDGN391a	

Ceredigion JHLA Study 2015

Appendix 1

Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

FFOSYFFIN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No			
A060099	Land at Romantica	1	5	1	0.19	0	0	0	0	1	0	0	0	0	0	0	Remaining plots: Plot 2 - complete 2015 . Plot 1 - Site cleared and footings going in	CDGN286a

GWBERT

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No			
D1/709/92	TOWYN FARM, GWBERT, NEAR CARDIGAN	0	5	5	0.23	0	0	0	0	5	0	0	0	0	0	0	No change 2013. Demolition of ex agricultural buildings to 5 new units Buildings demolished - unit to damp proof course. Extant site, no change since 2003 No change 2015 - Although a preapp in 2013 Q130289 for 3 residential plots & Q140311 - query what permission is on the site, expressed a wish for a permission for less units.	CDGN107a



Ceredigion JHLA Study 2015

Appendix 1

Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

HENLLAN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No	
A080394	OS 0957 REAR HEOL Y BEDW	0	15	15	1.28	0	0	0	0	0	10	5	0	0	A080394 RM approved 24/10/2011 First slabs down 2013 (Resos does not identify which plots have slabs down). No change 2015.	CDGN207a

LAMPETER

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No	
981120	BRYNSTEFFAN	0	92	48	1.56	0	0	0	0	5	0	5	0	38	Site comes forward in waves. A141007 - Amendment to planning permission A040038 - The proposed amendments seek to reduce roof height, altered façade materials and fenestration.	CDGN047a
A041442	20 COLLEGE STREET	0	5	0	0.04	0	0	0	0	0	0	0	0	0	All complete & occupied 2013 BROWNFIELD CONVERSION OF HOUSE TO 5 FLATS. START @ 2008. Conversion complete. Remove from JHLA 2015	CDGN183a

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**Appendix 1**

**Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015**

**Sites with planning permission or adopted plans**

A100495	LAND OFF BRONGEST LLANFAIR RD	0	38	38	1.59	0	0	0	2	10	10	10	0	Outline App approved 2011 ref A100495 for res dev 38 dwellings 26 houses and 12 flats No start 2013 No start 2014 July 2014: discussions with agent and landowner re possibility of variation of time to submit RM/option to submit new application under LDP. RSL interest with RM about to be submitted. Note added 19/06/15 - RM submitted by RSL A140669 being processed for 22 units	CDGN185a
A110195	Land at Cwrt Dulas, Mill St	0	6	6	0.12	6	0	0	0	0	0	0	0	No start 2013 Under construction, up to ground floor windows 2014. Working on interiors 2015	CDGN350a
	LDP H0501 Former Lampeter Primary School	0	12	12	0.65	0	0	0	0	0	0	12	0	20.01.2014: landowner now looking to release the site for development in line with the LDP allocation. Have been speaking with RSL about the development of the site. Advised that the School will need Listed Building Consent and anticipate the building will be converted into flats/apartments.	CDGN372a
	LDP H0502 Site rear of Ffynon Bedr	0	20	20	0.81	0	0	0	0	0	0	20	0	11/07/2014: Agents now meeting to discuss access/land assembly to facilitate development.	CDGN373a
	LDP H0503 Site on corner of Forest Road	0	9	9	0.57	0	0	0	0	0	0	0	9	31.03.2014: Site owners approached about the land required to undertake junction improvements to release land. Taking legal advice as to how to proceed.	CDGN374a
	LDP H0504 Forest Road	0	90	90	4.52	0	0	10	10	10	15	0	45	21.11.2013: Meeting with agent and site owner to discuss the development of the site. Wished to come in for 2 dwellings. Advised this is not acceptable for an allocated site of this size. Discussion is ongoing with the highway department in terms of gaining access.	CDGN375a

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Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

LDP H0505 Land adj Maes-y-deri 0 105 105 4.2 0 0 0 12 20 20 53

0 19/05/2014: Advised by agent that the site owner is considering an application in the near future.  
Possible need to utilise existing playing field to create access. LPA seeking active engagement with landowner.  
Q150046 - Pre App residential development Feb 2015

CDGN376a

A120867 Llys Deri, Mount Walk 0 6 6 0.1 0 0 0 6 0 0 0

0 The development of 6 flats and associated works: -  
1) The addition of a fourth storey to an existing block of flats to provide 4 x 2 person, 1 bedroomed flats.  
2) An adjoining two storey new build comprising 2 x 2 person, 1 bedroomed flats.  
2014 - Existing building renovated, no start on 4th storey or new building 2014

CDGN418a

LLANARTH

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
A080557	LDP H1302 land adj. to Vicarage	0	9	9	0.83	0	0	0	4	5	0	0	0	Outline approved A080557 on 8/3/2011 for 10 units incl 3 AH. RM approved A110061 17-06-11 for 9 units incl 3 Affordable. Site cleared/for sale? No start 2014. Hedge cleared 2015	CDGN209a

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Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

A051218	Land rear of Brynawen	0	9	9	0.4	0	0	0	0	3	4	2	0	RM submitted 2012. Still awaiting signature on CDGN304a S106 amendment at 2014. Now Adjoining a LDP allocated site. S106 signed 29/01/2015	
	LDP H1301 land rear of Brynawen	0	22	22	1.12	0	0	0	0	0	11	0	11	28/05/2014: NB, 9 dwellings adjacent still to be delivered prior to extending into allocated site. S106 signed for this 29/01/15	CDGN304b
	LDP H1303 Land adj to Allt Y Bryn	0	5	5	0.53	0	0	0	0	0	5	0	0	28/05/2014: No pre-app inquiries to date. Email sent to agent on 14/05/2014 - no response to date.	CDGN394a
	LDP H1304 Alma Street	0	32	32	2.11	0	0	0	0	10	10	12	0	13.02.2014: Meeting with site owners held, discussion of the development of the site. They have agent acting on their behalf, investigating access etc. No pre-application or application to date.	CDGN395a
A130983	Heol y Bont, Llanarth	0	6	6	0.35	0	0	6	0	0	0	0	0	No start 2015	CDGN423a

LLANDDEWI BREFI

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hectares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
A010550	PT O.S. 2218, VICARAGE FIELDS	0	9	3	0.37	0	0	0	0	0	0	3	0	2014 - 3 plots remaining, No start on plots 4 & 5. Plot 3 - one layer of blocks in 2010 no change since - April 2015	CDGN111a

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Appendix 1

Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

LLANDRE

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
A061152	Land at Llety Ceiro	0	29	29	1.06	0	0	9	10	10	0	0	0	21 units incl 7 AH - decision on 13/10/11 App A061152 approve - incl in 2012 JHLA survey. (additional 8 units from adjacent application added to this one as shares s106). 2014 - No start still outline only A140425 - RM - Erection of 3 dwellings (Plots 5,6, and 9) - approved A140743 - To Vary Condition 3 of Planning Decisions A061152 and A070989 to allow an increased period of time to submit reserved matters - approved	CDGN318a

LLANDYSUL

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
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Appendix 1**

**Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015**

													<b>Sites with planning permission or adopted plans</b>	
A060673	PARC YR YNN	0	32	32	1.77	0	0	6	5	0	0	21	0	<p>2009 - decision to recombine 053a and 300a as phasing is done together. CDGN053a</p> <p>32 dwellings including 11 Affordable properties.</p> <p>Start made. (Access opened 2013).</p> <p>April 2014 RSL application A140305 being processed for 1 Bungalow, 10 Houses.</p> <p>Q150036 Pre app - confirmation that the application is still live - Confirmation that outline is still live, A060672 and A130209 and advice re. Affordable and commutable sums.</p> <p>JHLAS 2014 Inspector recommendation: Parc Yr Ynn, Llandysul (CDGN053a) (21 units in dispute): This site has been in the land supply for over 5 years. The parties refer to a planning application from a Registered Social Landlord (RSL) for 11 units, and HBF agree that those 11 units should be included in the supply, but that the remaining 21 units should be placed in Category 3i. The LPA offer no sufficient explanation as to why those units should not be reclassified, suggesting that they should be placed in Category 2*. In the circumstances, I find that these 21 disputed units should not be counted towards the 5 year land supply figure.</p>

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Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

A061221	Ucheldir, Llyn y Fran Road	0	50	50	2.28	1	0	5	6	6	7	25	0	O/L 50 incl 15 AH. Phase 1, 22 incl 7 AH (3 years): Phase 2, 14 incl 4AH (3 yrs), Phase 3, 14 incl.4AH (3yrs). Landowner keen to proceed 2011. RM submitted 2012 No start/hole in hedge 2013 A140267 Variation in conditions 3, 4 & 8 approved - playspace, roof slate and front wall. No change 2014 Site extant and work on plot 1 has commenced 2015	CDGN301a
A060016	Cwrt Castell Teifi, Porth Terrace	0	6	6	0.13	0	0	0	3	3	0	0	0	Brownfield site. GROUNDS CLEARED WORKS COMMENCED 2012 SURVEY. Slab down No start 2015.	CDGN315a
	LDP H0601 Rear of the Beeches	0	126	126	4.85	0	0	0	0	0	0	0	126	June 2014: Landowner has negotiated sale to RSL of part of land with planning consent adj to this allocated site - CDGN053a A140305 new appn submitted for 11 social housing units by RSL with alternative access through the Beeches. Augurs well for on going development at the locality. Q150036 - Confirmation that outline is still live, A060672 and A130209 and advice re. affordable and commutable sums.	CDGN377a
A080966	Craig y Deri, Prengwyn, Llandysul	0	5	5	0.29	0	0	0	0	2	3	0	0	No start 2015 - Outline only	CDGN430a
A130510	Land adj Glaslyn, Horeb, Llandysul	0	5	5	0.42	0	0	0	0	2	3	0	0	No start 2015 - Outline only	CDGN432a

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Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

LLANFARIAN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hectares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
A041415	Land adj to Crynfryn, Llanfarian, Aberystwyth	0	13	13	1.23	0	0	0	0	6	7	0	0	0 A041415 outline approved late 2011. Residential development (13 houses of which 4 to be AH) (inclusive of demolition of the existing non-residential building known as Crynfryn). Crynfryn demolished 2014. Some clearing work near entrance 2015	CDGN213a
A071016	Plots A - F, Phase III Bryneglur Estate	1	8	0	0	0	0	0	0	0	0	0	0	0 Multiple applications by the same developer. Application subdividing plot F to 2 houses. Therefore site capacity increase to 8. Remaining Plots at 2014 Plot C - complete 2014 Plot E - for sale under construction ground works only - up to 2nd storey 2014. Complete 2015 Site complete 2015 Remove from JHLA 2016	CDGN307a
A110668	Bryn Eglur	0	14	14	0.67	0	0	2	3	4	5	0	0	0 Outline Only 2015	CDGN352a



Ceredigion JHLA Study 2015

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Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

LLANGRANNOG

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
1097/90(5)	PT OS 0731, BRO CREGIN, LLANGRANNOG	0	5	5	0.28	0	0	0	0	0	0	5	0	Material operations undertaken - no change @ 2011. EXTANT SITE - Slab down. App in for 13 dwg A030796 refused in 2009. A100629 amendment to existing consent/resubmission of A030796 was disposed of 6/05/2011. Site overgrown No further work 2013. No change 2015	CDGN118a

LLANGWYRYFON

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
A110260	Land at Dolwyre	3	6	3	0.28	0	0	0	0	1	1	1	0	Plots 1 - 3 Complete 2015 Plots 4 - 6 Site cleared, no start 2015 Extant (two lots of footings in)	CDGN343a

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Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

LLANILAR

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No	
A070061	Y Gorlan	0	46	42	1.68	0	0	0	0	0	10	10	22	0	Phase 1: 6 incl 4 AH, Phase 2: 11 incl 2 AH, Phase 3: 19 incl 4 AH, Phase 4: 10 incl. 4 AH 4 AH complete 2013, 2014 - No start on the rest of the development 2015. Developer has advised once completed a site in Aberystwyth (go progress is being made on the site) he will then move onto the site in Llanilar	CDGN319a
	LDP H1401 Land Opposite Y Gorlan	0	84	84	3.34	0	0	0	0	12	15	15	42	0	03/06/2014 No pre-app inquiry at June 2014. LPA seeking active engagement with landowner.	CDGN396a

LLANON

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
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**Ceredigion JHLA Study 2015**

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**Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015**

**Sites with planning permission or adopted plans**

A100900	LDP H1502 Stad Craig Ddu	6	37	20	1.91	1	0	3	4	6	6	0	0	28/05/2014: 23 units permitted under A071379, complete. Further 15 dwellings under A100900. Overlapping consents/amended schemes covering both allocated and non-allocated sites have been apportioned appropriately.	CDGN280b
	LDP H1501 Land rear or Pont Pen-lon	0	20	20	1.3	0	0	0	0	0	10	0	10	28/05/2014: No pre-app inquiries to date. LPA seeking active engagement with landowner.	CDGN397a
	LDP H1503 Land rear of Cylch Peris	0	28	28	1.39	0	0	0	0	0	0	28	0	28/05/2014: No pre-app inquiries to date.	CDGN398a
A120370	O.S 6222, Caerbont, Nebo, Llanon	0	5	5	0.46	0	0	0	0	2	3	0	0	No start 2015 - Outline only	CDGN431a

**LLANRHYSTUD**

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
A080464	Land off Clos Alltfach	0	12	12	0.6	0	0	3	3	3	3	0	0	No Start Outline only 2010-RM SUBMITTED 2012 - advice re character & appearance 12 dwellings. 2014 No Start Sites marked and entrance cleared 2015	CDGN324a
	LDP H1601 Clos Alltfach	0	37	37	1.48	0	0	0	0	0	20	0	17	03/06/2014 No pre-app inquiry at June 2014. LPA seeking active engagement with landowner.	CDGN324b

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Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

A110146	Land adj to Maescarrog	0	5	3	0.28	0	0	0	3	0	0	0	0	0	0	Residential development of 5 dwellings (2 affordable) approved 14-04-2011 Plot 4 & 5 frame up 2013 - complete 2014 Plots 1 - 3 no start 2013 , no start 2015	CDGN341a
	LDP H1602 Pentref Uchaf	0	22	22	0.86	0	0	0	0	0	0	11	11	0	03/06/2014 No pre-app inquiry at June 2014.	CDGN400a	

LLANWNEN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No	
A070367	Land adj Brynteg	0	9	9	0.52	0	0	0	0	3	3	3	0	0	O/L 9 residential units, incl 4 AH, no start at 2011survey. 2013 - No start, still outline only Pre app enquiry re extension of time or reduction of homes Entrance in, no start on plots 2015 Extant?	CDGN321a

LLECHRYD

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
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Appendix 1

Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

D272/2	CAE'R GOF	0	10	0	0.19	0	0	0	0	0	0	0	0	0	0	0	Plots 2 & 3 never complete? Plots 8 - 10 not complete Expired Plot 10 Expired 2015 All expired 2015	CDGN132a
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NEW QUAY

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
A051228	DOLPHIN COURT	0	36	12	1.99	2	0	0	3	3	4	0	0	The site is extant. Application 97/221. Site total decreased to 35 at 2010 and increase by 1 unit to 36 at 2011. 1 completion 2014 plus site preparation on 4 and 6 remaining 6 no start. Miscount in the completed prior in 2014 - should have been 23 rather than 28 units	CDGN088a
	LDP H1001 Land rear of Towyn Farm	0	134	134	5.34	0				20	16	98	0	June 2014: transfer of ownership of part of site. New party now seeks removal of fields from allocation. Does not affect 5 year availability. Review? Site access issue on remainder of allocated site involving 2 alternative options for which discussions ongoing. Geraint John planning now involved	CDGN385a

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Appendix 1

Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

PANTCRUG

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No	
A061438	LAND TO THE WEST OF HAFOD WEN, PANTCRUG, ABERYSTWYTH	2	5	3	0.3	0	0	0	0	1	1	1	0	0	OUTLINE ONLY- RM determined 12-10-11. Oct 2013 request for valuations for the AH. Plots 1 & 2 under construction 2014, rest of site cleared. 2015 - Plots 1 & 2 complete and rest of site cleared - extant	CDGN277a

Pennant

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No	
A130758	Land adj to Bronwydd	0	5	5	0.27	0	0	5	0	0	0	0	0	0	5 dwellings to comprise three speculative units and two affordables No start 2015	CDGN420a

PENPARC

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
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Ceredigion JHLA Study 2015

Appendix 1

Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

PENRHYNCOCH

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No	
A070980	Land adjoining Glanseilo	0	11	11	0.37	0	0	0	0	6	5	0	0	0	RM APPROVED 15/11/2010 A100710 FOR 3 DWELLINGS (2 ah) RM- resubmitted in 2012. No start 2015	CDGN322a
	LDP H1801 Land adjacent to Y Gelli	0	64	64	2.08	0	0	0	0	0	16	16	32	0	Outline planning application received for site (A130975) and open space. Recommended for approval under delegated powers and currently awaiting the signing of the Section 106 2015	CDGN322b
A071231	Land at Penybanc	0	6	6	0.68	0	0	0	0	6	0	0	3	0	2013 JHLA noted 14 - can only see 6 on the outline and RM only for 6. No start 2014 Ground works ongoing, access started 2015	CDGN323a

PONTERWYD

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No	
D1/783/91	ADJ. PENLON ESTATE, PONTERWYD	0	12	10	0.65	0	0	0	0	0	0	0	0	10	2 Built & 1 almost complete.Site under new ownership. Building now underway Nov 2010 No change 2015	CDGN148a

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Appendix 1

Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

Pontgarreg

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hectares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No	
A080622	Land adjacent to Maes y Pentre	0	6	6	0.56	0	0	0	0	0	0	6	0	0	Site has been in probate. Erection of 6 dwellings (to include 3 affordable). Outline Only - Pre app advice Q140187 - Resi Dev	CDGN425a

PONTRHYDFENDIGAID

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hectares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No	
A051066	ADJ HEOL Y BANNAU	0	6	5	0.86	0	0	0	0	1	2	2	0	0	Keeping site as extant. 2013 - 1 Complete, 4 Foundations in & 1 no start. No change 2015	CDGN151a
	LDP H2002 Land Adjacent to Rock House	0	19	19	0.77	0	0	0	0	0	0	10	0	9	03/06/2014 Pre app meeting held in May 2014. Landowner wishes to sell the site to a developer. Has done work on demonstrating access and is currently creating a "buyers pack". Q150035 - for 1 dwelling, advised must not sterilise the site.	CDGN151b

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Appendix 1

Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

LDP H2001 Dolwerdd 0 44 44 1.76 0 0 0 0 11 11 22

**Sites with planning permission or adopted plans**

0 03/06/2014 Pre application meeting held in January 2014. Landowner interested in seeing site development however is currently looking for funding. Work underway on transport assessment and consultation has been held with Dwr Cymru. CDGN405a

Pontsian

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
A120195	Land opposite Pontsian School	0	5	5	0.18	0	0	2	1	1	1	0	0	Erection of 5 dwellings of which 2 are affordables - No start 2015, expiry July 2015	CDGN419a

RHYDYFELIN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
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**Ceredigion JHLA Study 2015  
Appendix 1**

**Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015**

**Sites with planning permission or adopted plans**

A021425    BACH Y RHIW FIELD    0    19    2    0.35    2    0    0    0    0    0    0    0

0 New application for 2 A/H splitting plot 17, CDGN155a therefore site capacity previously calculated as 21, but there is no permission on plot 18 so capacity reduced to 20 (2012). In 2013 1 permission lapsed (plot 12 a070724) so capacity now stands at 19. EXPECT SITE TO BE COMPLETED WITHIN NEXT 5 YEARS.  
2 plots outstanding - one (plot 11) of which under construction almost complete & the other (plot 13) foundations in 2015

TALSARN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
A020849	PT OS 5239 TY MAWR	0	12	5	0.07	5	0	0	0	0	0	0	0	Footings in - no more work 2013 - SITE CAPACITY INCREASED BY 1 TO 12. 7 COMPLETIONS TO DATE, WITH 5 O/C REMAINING @ 2008. O/C IN C2 FLOODPLAIN No change 2015	CDGN160a

TALYBONT

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
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**Ceredigion JHLA Study 2015  
Appendix 1**

**Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015**

													<b>Sites with planning permission or adopted plans</b>		
A110553	Maes y Deri	0	6	6	0.08	0	0	0	2	2	2	0	0	RSL 6 dwellings No start 2015	CDGN344a
	LDP H2101 Y Dderwen	0	10	10	0.82	0	0	0	10	0	0	0	0	03/06/2014 Outline planning permission granted (A130708). Application is currently awaiting signing of Section 106. Still awaiting signing. <b>Application is for 11 units rather than 10 - change this when s106 signed</b>	CDGN407a
	LDP H2102 Maes y Deri	0	13	13	0.44	0	0	0	13	0	0	0	0	03/06/2014 No pre-app inquiries received at June 2014. LPA seeking active engagement with RSL landowner.	CDGN408a
	LDP H2103 Glan Ceulan	0	20	20	0.57	0	0	0	0	10	10	0	0	03/06/2014 Pre application held in October 2013. Landowner interested in developing site but no contact since. Email FROM Iwan Jones Agent 20/04/2015 - Just had topo survey carried out Ecological survey being carried out Wednesday An application will be made soon site H2104 will follow H2103.	CDGN409a
	LDP H2104 Maes-y-Llan	0	42	42	1.4	0	0	0	0	10	10	0	22	03/06/2014 Pre application held in October 2013. Landowner interested in developing site but no contact since. Email FROM Iwan Jones Agent 20/04/2015 Just had topo survey carried out Ecological survey being carried out Wednesday An application will be made soon site H2104 will follow H2103	CDGN410a

Ceredigion JHLA Study 2015

Appendix 1

Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

Sites with planning permission or adopted plans

TRAWSCOED

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
A050477	THE OLD STATION	0	5	2	0.3	0	0	0	0	0	0	2	0	Site for 5 including 2 AH. Plot 2 complete 2012 2 AH (plots 4 & 5) Complete 2013 No work on remaining 2 plots 2013 No change 2015 JHLAS 2014 Insepctors Recommendation: The Old Station, Trawscoed (CDGN255a) (2 units in dispute): This site has been in the land supply since 2007. The LPA suggest that the remaining 2 units on site should be classified as Category 2*, but there is insufficient evidence to support their inclusion in the land supply and these 2 units should not therefore be counted toward the 5 year land supply figure.	CDGN255a

TREGARON

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
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**Ceredigion JHLA Study 2015  
Appendix 1**

**Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015**

**Sites with planning permission or adopted plans**

930901      OPPOSITE MAES CLETWR      0      8      8      0.46      0      0      0      0      0      0      0      0

8 EXTANT, SITE on 930901. ACCESS MADE - CDGN164a  
WHOLE SITE IN C2 FLOODPLAIN NO  
START @ 2009. MARKET HELD ON SITE  
EACH SUMMER. No change 2013, 2015

TRESAITH

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
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97 0551      REAR OF TY ALLEN-RAINE      0      6      3      0.64      0      0      0      0      0      0      0      3      0

0 VARIOUS APPLICATIONS THAT FORM A  
CONTIGUOUS DEVELOPMENT. CAPACITY  
INCREASED TO 6. 1 COMPLETION PRIOR 2009  
STUDY WAS AN ERROR. 3 COMPLETIONS AND  
3 O/C @ 2011. JHLA boundary reconfigured  
2011. No change 2015

YSBYTY YSTWYTH

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
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Ceredigion JHLA Study 2015

Appendix 1

Residential Land Availability Schedule  
Sites for 5 or more Units as at 01-04-2015

**Sites with planning permission or adopted plans**

A050413 Land adjacent the Chapel, Ysbyty Ystwyth 3 6 1 0.11 1 0 0 0 0 0 0 0

0 4 units under construction 2012 CDGN270a  
2013 Plot 1a & b Interiors to do, Plot 2 site cleared, Plot 3 Under construction roof on & windows in, Plot 4 Trenches dug 2013, Plot 5 under construction working on roof 2015 - Plot 5, 2 & 3 Complete Plot 1 Foundation in

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	1 u/c	2016	2017	2018	2019	2020	3	4	Comments:	CDGN No
Grand total		67	4555	4004	52.34	174	10	139	388	517	674	1528			

## Appendix 2 – Past Completion Data

Number of homes completed on			
Year	Large Sites	Small Sites	Total Completions
2008	79	121	200
2009	90	151	241
2010	68	95	163
2011	109	129	238
2012	41	230	271
2013	44	85	129
2014	75	87	162
<b>Total</b>	<b>506</b>	<b>898</b>	<b>1404</b>

## Appendix 3 - Previous Land Supply Data

Year	5 year supply - Number of homes (TAN 1 categories)		Number of years supply	Supply beyond 5 years – Number of homes	
	1	2		3	4
2010	16	375	4.3	0	246
2011	62	520	5.9	0	157
2012	83	485	5.3	38	99
2013	31	473	6.5	0	219
2014	88	1718	3.7	0	2200