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County Council

Joint Housing Land Availability Study Report

Ceredigion County Council Local Planning Authority

Joint Housing Land Availability Study 2017

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

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

Publication Date: 30 June 2017

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1. Summary

1.1 This is the Ceredigion County Council Local Planning Authority Joint Housing Land Availability Study (JHLAS) for 2017 which presents the housing land supply for the area at the base date of 1st April 2017. It replaces the report for the previous base date of 1st April 2016.

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 County Council Local Planning Authority has **2.6** 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
 - Dwr Cymru Welsh Water (DCWW)
 - Mid Wales Housing Association
 - Tai Wales and West Housing
 - Tai Ceredigion
 - Natural Resources Wales

Report production

1.5 Ceredigion County Council Local Planning Authority issued draft site schedules and site proformas for consultation between 16th June 2017 and 23rd June 2017. Comments were provided by the HBF and DCWW within this period. A Statement of Common Ground (SoCG) was subsequently prepared and following consultation with the Study Group was submitted to the Welsh Government on 27th June 2017.

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 adopted development plans, 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 25th April 2013.

Table 1 - Identified Housing Land Supply

Housing Land Supply (base date to base date plus 5 years) - Large Sites					
5 Year Land Supply (TAN 1 categories)			Beyond 5 years		
Proposed homes	1	2	3	4	Homes completed since last study
Total	122	1604	1525	616	180

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

Private	1588
Public	0
Housing Association	138
Total	1726

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

2012–2013	2013–2014	2014–2015	2015–2016	2016–2017	Total
85	87	58	88	112	430

2.5 The overall total 5 year land supply (large (Large Sites Cat 1 & 2 + small sites – 5 year total) is (number) $(x + y).1726 + 430 = 2156$

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)	$1745 + 180 = 1925$
C	Residual Requirement (A-B)	$6000 - 1925 = 4075$
D	5 Year Requirement (C/number of years of plan period remaining x 5)	$4076 / 5 * 5 = 4075$
E	Annual Need (D/5)	$4075 / 5 = 815$
F	Total 5 Year Land Supply (from para. 2.5)	2156
G	Land Supply in Years (F/E)	$2156 / 815 = 2.6$

Appendix 1 - Site Schedules

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

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(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if)	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN330a	A071161	Bryn Aeron Nurseries & Garden Centre, Vicarage Hill	N	0	5	1	0.07	0	0	1	0	0	0	0	0	Plot 1, 2 & 5 complete 2014. Plot 3 complete 2016, RM A130387 - Plot 4 Trenches dug and fenced off 2017. Phone call with agent 16/6/17 - last plot will be built for sale in next 6 months.
CDGN357a		LDP H0101 Cae Rhiwgoch	N	0	19	19	0.94	0	0	0	0	10	9	0	0	2016 Landowner has been in touch with an RSL, to discuss the possibility of the RSL developing the site. No change 2017. Phone call with owner 14/6/17 - looking to prepare draft layout plan in discussion with Mid Wales HA and submit pre-app within next 6 months.

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

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(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if)	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN068a	A040864	Pt OS 7954, Bryndewi	N	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 - Approved 05/06/2015.
CDGN305a	990776	Penrhiw Farm Buildings	N	0	5	5	0.42	5	0	0	0	0	0	0	0	Work started in 2004, Roof on, windows and doors in 2012. Interiors to do 2013. Further work completed 2017 Builders sign on front of development 2017.
CDGN424a	A070826	Land adjacent to Village Hall	N	0	6	6	0.36	0	0	2	2	2	0	0	0	A160342 Reserved matters - No start 2017. Plots actively being marketed for sale.

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Sites with planning permission or adopted local development plan allocation

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(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN345a	A110704	Land ad Llanwyn	N	0	10	2	0.04	2	0	0	0	0	0	0	0	Plots 1- 8 - Complete 2016, Plots 9 & 10 site cleared under construction 2017.

ABERPORTH

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN070a	901315	Plas Farm	N	0	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. 5 permissions remaining - all extant. No change 2017
CDGN334a	A100004	LDP H0803 Maeswerdd, Lon Ysgolig	Y	0	15	15	0.79	0	0	0	0	0	0	15	0	Seeking active engagement with landowner.

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN381a		LDP H0804 Field next to Brynglas Estate	N	0	52	52	1.57	0	0	0	0	0	0	0	52	No change 2017
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(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN039b	A080520	North Park East (2)	N	13	43	0	0.72	0	0	0	0	0	0	0	0	Plot 18 complete April 2015 Plots 19, 21 & 22, 17 & 16, 13, 14, 15 complete and for sale 2016, Plot 20 (2 plots numbered 20) complete and occupied 2016 Plots 29 - 38 Complete 2017 all for sale except Plot 34 which is occupied Plot 19, 20, 20a complete 2017 all for sale. All complete 2017 remove from JHLA for 2018

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN041a	A010981	Bath House North	N	4	72	20	1.16	6	0	4	4	3	3	0	0	<p>Builder works predominantly to market orders.</p> <p>Plot 52 & 53 Complete 2015, Plot 68, 47, 46 complete & occupied 2016</p> <p>Plots 1 - 5 = 5, Plots 32 - 34 = 3, Plots 55 & 56 = 2, Plots 65 - 66 = 2, Plot 72 - 73 = 2, Total = 14 No start April 2017</p> <p>Plots 57 & 58 work started in 2012 no change Plot 67 - site dug out of slope, 69 & 70 almost complete. 71 Blocks to first floor- Total Under Construction = 6 April 2017</p> <p>Plots 48 - 51 Complete 2017</p>
CDGN041b		LDP H0201 Land at Stepside Farm (1)	Y	0	78	78	2.76	0	0	8	8	10	10	0	42	<p>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.</p>

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN041c		LDP H0202 Land at Stepside Farm (2)	N	0	33	33	1.16	0	0	0	0	10	10	0	13	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.
CDGN043a	A040706	OS Llwynpiod Farm, Ferwig Rd	N	1	6	0	0.08	0	0	0	0	0	0	0	0	Plot 6 complete and occupied 2017. Site complete remove from JHLA for 2018
CDGN178a	A000383	Bridge End House	N	0	5	5	0.01	0	0	0	0	0	0	0	5	Site 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. 2017 LPA to contact Building Control to ascertain whether any progress made.
CDGN326a	A030898	Land at Quay Street and Market Lane	Y	0	8	8	0.08	0	0	0	3	3	2	0	0	Delay due to lack of demand. Anticipated commencement works Feb 2015 with completion in 2017. A150178 - Variation of condition 1 of planning permission A030898 to extend time for commencement of development - processing expiry May 2018.

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN008a	A070526	Land adj to Maesceinion, Waunfawr	N	0	0	0	0.8	0	0	0	0	0	0	0	0	0	Application A130105 to extend time to submit reserved matters, approved extention until 06/11/2016. Expired 2017 (10 units), although this is the lower part of an allocated site. Remove from JHLA for 2018.
CDGN008b		LDP H0305 Maesceinion	N	0	266	265	6.51	0	0	0	26	27	27	186	0	03/06/14 The developer has submitted an application for three units 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. 2014 - Inspector agreed that the 20 disputed units should be counted towards the 5 year land supply as the economic situation is improving and completion rates should improve towards the end of the study period. Plot A - Under application A140346 - Completed and Occupied 2016, Plot B, A150043 still processing 2017, Plot C A150379, approved 05/02/2016, but new application in to change design of house A160361 approved 18/06/2016	

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN011a	A061185	Old Penweddig School, St Davids Rd	N	1	82	18	0.09	1	0	0	4	13	0	0	0	Brownfield Site. Plot 8 almost complete 2016/7 & plot 9 under construction 2016 no change 2017. Apartment block of 13 units, terrace of 3 & Plot 22 groundworks only, being used as storage 2017
CDGN015a	A060407	LDP H0301 Maes Crugiau, Southgate	N	5	31	5	0.91	5	0	0	0	0	0	0	0	Full planning Application approved for 30 units (including 9 Affordable properties) (A060407). Site cleared with units under construction & some complete 2014. JHLA extends site boundaries to reflect LDP allocation H0301. Application A140404 to vary layout and house types. The level of development on this site is less than the LPA had put forward within the LDP. Plot 1 & 2, 23,24,25 & 26 complete April 2014 Plot 3 & 4 Plot 5 & 6 Complete April 2015. Plots 27, 28, 29 & 30 Block of flats complete 2016 Plots 7, 8, 9, 10, 11, 12 & 13 complete 2016, Plot 14, 15 & 16 Complete 2017. Plot 18 & 18a (A160504 change 18 from detached to pair semi detached 18 & 18a), 20 & 21 interior work to do 2017. Plot 19, ground works only being used as storage April 2017.

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN028a	A130640	LDP M0302 Mill St Car Park	N	8	8	0	1.23	0	0	0	0	0	0	0	0	03/06/2014 Planning Application A130640 approved December 2013, including small residential element (8 apartments). Historic JHLA Site CDGN028a by virtue of UDP allocation. Now LDP allocation with residential element. All 8 flats complete 2017. Remove from JHLA for 2018
CDGN339a	A071413	10 - 12 Marine Terrace	N	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 2016
CDGN347a	A120400	Land at Troed yr Aur, Queens Avenue	N	0	5	5	0.35	0	0	0	1	2	2	0	0	Started the access to the south 2014 - Extant, No change 2017
CDGN351a	A120679	Heol Dinas, Penparcau	N	0	12	12	0.05	0	0	0	12	0	0	0	0	RSL Tai Ceredigion - 12 Flats, No start 2017
CDGN353a	A120009	Yr Iard Gychod, Trefechan	N	0	9	9	0.17	9	0	0	0	0	0	0	0	No start 2015, although application A150306 to remove the conditions for sustainable homes approved 01/06/2015. Under construction 2017
CDGN366a	A120502	LDP H0302 Piercefield Lane, Penparcau	N	0	118	118	3.36	0	0	10	12	15	12	69	0	A120502 Full application for 49 Dwellings. No start 2017

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN367a		LDP H0303 Land adjoining Hafan y Waun	Y	0	129	129	2.58	0	0	0	30	30	30	39	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 2017
CDGN368a		LDP H0304 Cefnesgair	Y	0	58	58	1.45	0	0	0	10	10	15	23	0	A140679 - Outline application for 48 units being processed 2017. Phone call with agent - 19/6/17 - owner considering selling or submitting alternative scheme.
CDGN370a		LDP H0306 Land at Southgate	N	0	189	189	5.4	0	0	0	0	0	0	0	189	Seeking active engagement with the site owner.

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Residential Land Availability Schedule
 Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN414a	A140905	LDP M0303 Park Avenue (Part)	N	0	57	57	0.2	0	0	33	0	24	0	0	0	<p>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.</p> <p>A140905 - Full Tai Ceredigion - Erection of a mix of social rented and intermediate rented apartments as follows;</p> <ul style="list-style-type: none"> - 12 x 1 bedroomed apartments - 18 x 2 bedroomed apartments - 3 x 2 bedroomed apartments for wheelchair user <p>Approved 06/10/2015</p> <p>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.</p> <p>A proportion of apartments (33 - are the rsl application) = 24 non affordable. = 57 units in total Processing 2016. Therefore possible 24 to add onto capacity 2017. No start 2017, although several discharge of conditions approved</p>
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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN415a		LDP M0304 County Offices	Y	0	28	28	0.79	0	0	0	28	0	0	0	0	Q150024 - Change of Use back to hotel, spa, holiday let apartments/studio flats for sale Q150260 for Queens Yard re residential & car parking. Scaffolding up and immediate work to the roof etc. 2017
CDGN421a	A130994	Tabernacle Site	N	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 Under construction - roof on 2017
CDGN426a		LDP M0305 Llanbadarn Campus, Llanbadarn Fawr	N	0	450	450	10	0	0	0	0	0	0	450	0	Change in administration/management at AU with revised strategy on at least part of Llanbadarn Campus.
CDGN428a	A110922	Land adjoining the Tollgate, Piercefield Lane, Penparcau	N	0	22	22	1.12	0	0	0	0	11	11	0	0	Outline application only. Site for sale 2017

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Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN371a		LDP H0401 Land opposite Parc y Trap	N	0	35	35	1.99	0	0	0	0	20	15	0	0	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.
CDGN434a	A130120	Brynderi Close	N	0	12	12	0.55	0	0	4	4	4	0	0	0	No start outline only 2017
CDGN437a	A150476	Adpar Gardens, Lloyd Terrace	Y	0	0	0	0.16	0	0	0	0	0	0	0	0	A170064 - Full Planning Application to change from Demolition of existing house and shed and erection of 5 units of sheltered housing accommodation and associated infrastructure to Demolition of existing house and shed and erection of 5 flats for residential accommodation. No start 2017.

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(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Chng e (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN332a	A090544	Land Adjacent Tegfryn	N	2	5	3	0.23	2	0	0	1	0	0	0	0	Plot 1 under construction - roof on window in, Plot 2 & 3 site cleared. Plots 4 & 5 complete & occupied 2017. However from owner response - indicates plot 3 also under construction.
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BLAENPORTH

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN284a	A050688	Land West of Tanyreglwys	N	0	5	5	0.5	0	0	0	2	2	1	0	0	Site extant 2014 No start on plots 2017

BORTH

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN411a		LDP H2201 Land adjoining Min-y-Graig	N	0	20	20	0.8	0	0	0	0	10	10	0	0	Land for sale

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN412a		LDP H2202 Land adjoining Borth County Primary School	N	0	51	51	2.04	0	0	0	0	15	15	21	0	Land for sale
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BOW STREET

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN383a		LDP H0901 Land adjacent to Erw Las	N	0	56	56	1.85	0	0	0	0	0	0	56	0	Seeking active engagement with landowner.
CDGN384a		LDP H0902 Land adjacent to Ysgol Gynradd	N	0	22	22	0.87	0	0	0	0	11	11	0	0	Owner looking to sell the land for development

CAPEL SEION

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN082a	A060105	Pt OS68111	N	0	5	1	0.12	1	0	0	0	0	0	0	0	0	1 outstanding consent. Roof on & Caravan on site 2013. Still under construction 2017 "Duffield House"
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CEINEWYDD/NEW QUAY

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN088a	A051228	Dolphin Court	N	1	36	10	1.99	4	0	0	2	2	2	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. Plots 7,8,9,10,11 & 12 = 6 - site cleared 2016, Plot 24 & 27 - Almost complete 2016, Plot 26 & 25 Trenches Dug 2016 Plot 23 Complete 2017 Phone call with Agent 13/06/17 - Recent further sale, starting another 3 plots, will be submitting application for further infill plot in 2017 - site capacity may increase.

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN386a	A150130	LDP H1101 Land off Spring Meadow Estate	N	0	15	15	0.37	0	0	15	0	0	0	0	0	A150130 - RSL 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. Approved December 2015. Site levelled 2017
CDGN387a		LDP H1102 Land at North/East of Tegfan	N	0	14	14	0.86	0	0	0	0	0	14	0	0	Meeting at landowners' request 16/8/2013 was intended to set out the general matters to be addressed, based on the requirements set out in the LDP and on the preparatory discussions held before a decision was made to allocate the sites for housing. Access improvements to Cenarth school in prospect which will be complementary to site development.
CDGN388a		LDP H1103 North East Cenarth School	N	0	17	17	0.79	0	0	0	0	0	0	17	0	This site can only come forward after H1102.

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

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(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN092a	A090310	Ty Mawr Fields	N	1	7	2	0.3	1	0	1	0	0	0	0	0	Site for 5 units, combined with a site for 3 - although 1 of the 3 expired = 7 Original site of 3 has 2 completions Site for 5 - 2 completions (Plot 1 & 5), therefore site extant from the 1990 app. Plot 3 trenches dug 2016 & plot 2 site cleared 2016. No change 2017 Plot 4 complete 2017. Cae Morgan. Phone call 13/6/17 Morgan Brothers, Building Plot 3 now, once sold will build Plot 2 next year.

CILIAU AERON

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
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Ceredigion JHLA Study 2017

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN094a	A011222	Heol y Fedwen	N	0	12	4	0.12	4	0	0	0	0	0	0	0	0	Plot 1 - 6 complete prior 2016. Plot 7 & 8 complete 2016 & Plot 9, 10 Windows and roof in, 2016 Plot 11 & 12 Site cleared, foundations in 2016. No change 2017. A161174 application to remove Plot 9 & 10 from Affordable Housing s106 which is being processed 2017 (work still taking place on site)
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CROSS INN (CEINEWYDD/NEW QUAY)

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if)	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN327a	A041386	Land adjoining Penrwc	N	0	0	0	0	0	0	0	0	0	0	0	0	Planning permission A041386. 5 units A150214 application to extend time to submit RM - expired 09/02/2016? Expired. Remove from JHLA for 2018

Ceredigion JHLA Study 2017

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN201a	A071038	OS 319 & 320	N	0	6	6	0.47	6	0	0	0	0	0	0	0	0	0	Permission for 5, 2 of which to be AH - Trenches dug 2016, A160354 applications for plots 3 & 4 - amended plans. 2 Nearly complete 2017 3 Slabs down, 1 Trenches dug 2017
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FELINFACH/YSTRAD AERON

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Chng e (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN329a	A071080	Ystrad Mart Site	N	0	5	5	0.24	0	0	0	3	2	0	0	0	Site cleared and access in 2016, no change 2017
CDGN390a		LDP H1202 Cae'r Bont	N	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.

Ceredigion JHLA Study 2017

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN391a		LDP H1203 Land off B4342	N	0	24	24	1.57	0	0	0	5	5	5	9	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.
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FFOSYFFIN

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN286a	A060099	Land at Romantica	N	1	5	0	0.19	0	0	0	0	0	0	0	0	Remaining plots: Plot 2 - complete 2015 . Plot 1 - Complete 2017. Remove from JHLA for 2018

HENLLAN

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
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Ceredigion JHLA Study 2017

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN207a	A080394	OS 0957 Rear of Heol y Bedw	Y	0	15	15	1.28	0	0	0	5	5	5	0	0	A080394 RM approved 24/10/2011 First slabs down 2013 (Resos does not identify which plots have slabs down). No change 2016. Pre application 01/03/2016 Q160081 residential development. A170051 Modification of s106 to reduce the number of affordables being processed 2017
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HOREB

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN432a	A130510	Land adj Glaslyn	N	0	0	0	0	0	0	0	0	0	0	0	0	Expired 2017 Remove from JHLA 2018

LLANARTH

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
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Ceredigion JHLA Study 2017

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN209a	A080557	LDP H1302 land adj. to Vicarage	N	0	9	9	0.83	0	0	0	0	4	5	0	0	Site cleared/for sale? Hedge cleared 2015 No change 2017
CDGN304a	A051218	Land rear of Brynawen	Y	0	9	9	0.4	0	0	6	3	0	0	0	0	RM submitted 2012, s106 signed 29/01/2015. Now Adjoining a LDP allocated site. No start 2017, although A160694 is an application for phase 2, which changes some affordable units in phase 1 to allow open market to come forward first. A161141 - Variation condition to allow further 12 months for commencement
CDGN304b	A160694	LDP H1301 land rear of Brynawen	N	0	26	26	1.12	0	0	0	0	13	13	0	0	28/05/2014: NB, 9 dwellings adjacent still to be delivered prior to extending into allocated site. S106 signed for this 29/01/15. A160694 is an application for phase 2, which changes some affordable units in phase 1 & 2 & increases the phase 2 development from 22 to 26 units. Approved subject to signing of S106.
CDGN394a		LDP H1303 Land adj to Allt Y Bryn	N	0	5	5	0.53	0	0	0	0	5	0	0	0	Seeking active engagement from landowner

Ceredigion JHLA Study 2017

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN047a	981120	Bryn Steffan	Y	0	92	48	1.56	0	0	6	0	6	0	0	36	<p>Site comes forward in waves.</p> <p>A141007 - Amendment to planning permission A040038 - The proposed amendments seek to reduce roof height, altered façade materials and fenestration.</p> <p>The owner has responded and advised that they need to amend the designs and they anticipate commencement this year and completion by 2026</p> <p>20 in cat 2 (5 each year starting year 2) & 28 in cat 3.</p> <p>A170015 Change in phasing to allow Phase 3 & 4 to come forward before phase 2 finished - approved</p>
CDGN185a	A100495	Land off Brongest, Llanfair Rd	N	0	22	22	1.59	0	16	6	0	0	0	0	0	<p>Outline Application approved 2011 ref A100495 for residential development 38 dwellings 26 houses and 12 flats.</p> <p>Reserved Matters application by RSL A140669 approved 31/03/2016 for 22 units, Reduced area and unit size from 1.59ha to 0.94 & 38 to 22 units. A160745 revised plans and layout approved 24/01/2017 - No start April 2017, but will be on site summer 2017.</p>

Ceredigion JHLA Study 2017

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN372a		LDP H0501 Former Lampeter Primary School	N	0	12	12	0.65	0	0	0	12	0	0	0	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. Pre applications Q150316 & Q150295 for residential development. Site within Social Housing Grant (SHG) Programme Development Plan (PDP) for 21 units (houses & flats), expect start on site in 17/18 and completion in 18/19.
CDGN373a		LDP H0502 Site rear of Ffynon Bedr	N	0	20	20	0.81	0	0	0	0	0	0	20	0	15/6/17 Phone call with agent. Has met with Tai Ceredigion, concerns re: access constraints. Would like a meeting between Council, Tai Ceredigion & themselves in July to discuss bringing the site forward.
CDGN374a		LDP H0503 Site on corner of Forest Road	N	0	9	9	0.57	0	0	0	0	0	0	0	9	Discussions with the site owner have indicated that development of the site will be forthcoming.
CDGN375a		LDP H0504 Forest Road	Y	0	90	90	4.52	0	0	0	10	10	0	0	70	Agent for owner has been in touch re the cost of the ransom strip from H0503 - 2017. Enforcement - INV160235 access created on mt truck road without permission.

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN376a		LDP H0505 Land adj Maes-y-deri	Y	0	105	105	4.2	0	0	10	10	10	10	75	0	Q150046 - Pre App residential development Feb 2015.
CDGN418a	A120867	Llys Deri, Mount Walk	N	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 bed roomed flats. 2) An adjoining two storey new build comprising 2 x 2 person, 1 bed roomed flats. 2014 - Existing building renovated, no start on 4th storey or new building 2017

LLANDDEWI BREFI

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN111a	A010550	Pt OS 2218, Vicarage Fields	N	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 2017

Ceredigion JHLA Study 2017

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

LLANDRE (Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN318a	A061152	Land at Llety Ceiro	Y	3	29	26	1.06	2	0	5	5	5	5	4	0	Plot 7 under construction (roof on) 2017 Plot 5, 6, 9 Complete 2017

LLANDYSUL (Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
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Ceredigion JHLA Study 2017

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN053a	A060672	Parc yr Ynn	Y	0	32	32	1.77	0	0	11	8	0	13	0	0	Top part of site owned by Mr Thomas Pentir, Llandysul & bottom part by Tai Ceredigion. 32 dwellings including 11 Affordable properties. Start made. (Access opened 2013). April 2014 RSL application A140305 for 1 Bungalow, 10 Houses. Q150036 Pre application - confirmation that the application is still live - A060672 and A130209 and advice re. Affordable and commutable sums. Tai Ceredigion have confrimed that they will start with phase 1 (10 units) in the next 9 months and phase 2 (11 units) within 5 years, if not sooner 2016. A170009 - top part of site - erection of 6 dwellings with garages - processing 2017
CDGN301a	A061221	Ucheldir, Llyn y Fran Road	N	0	50	50	2.28	1	0	5	6	6	7	25	0	Site extant and work on plot 1 almost complete for sale 2017
CDGN315a	A060016	Cwrt Castell Teifi, Porth Terrace	N	0	6	6	0.13	0	0	0	0	0	0	6	0	Brownfield site. Slab down. No change 2017, apart from A170393 Plot 1 Cwrt Castell, Port Terrace amendment of design to 2, 1 bedroom units received 10/05/2017

Ceredigion JHLA Study 2017

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN377a		LDP H0601 Rear of the Beeches	N	0	126	126	4.85	0	0	0	0	0	0	0	126	Q150036 - Confirmation that outline is still live, A060672 and A130209 and advice re. affordable and commutable sums.
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LLANFARIAN

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if)	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN213a	A041415	Land adj to Crynfryn	Y	0	13	13	1.23	0	0	0	0	6	7	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 (site extant?). Some clearing work near entrance 2015 No change 2016. A160944 extended the time to commence works to 19/09/2017

Ceredigion JHLA Study 2017

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN352a	A110668	Bryn Eglur	N	1	14	13	0.67	3	0	0	4	4	2	0	0	Outline Only 2015 No start 2016, but A150310, Reserved Matters for 2 of the affordable units. J2 complete 2017, J1 roof on 2017 A150164 Plot 1 to first floor 2017, A170028 Plot M, foundations down 2017.
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LLANFIHANGEL Y CREUDDYN

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN331a	A071244	Land north of Green Pastures	N	0	0	0	0	0	0	0	0	0	0	0	0	Reserved matters approved 28/05/14. No start 2016. Expired 2017. Remove from JHLA for 2018

LLANGRANNOG

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
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Ceredigion JHLA Study 2017

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN118a	1097/90(5)	Pt OS 0731, Bro Cregin	N	0	5	5	0.28	0	0	0	0	0	0	5	0	EXTANT SITE - Slab down. Application in for 13 dwellings A030796 refused in 2009. A100629 amendment to existing consent/resubmission of A030796 was disposed of 6/05/2011. No change 2017
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LLANGWRYFON

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN343a	A110260	Land at Dolwyre	N	0	6	3	0.28	3	0	0	0	0	0	0	0	Plots 1 - 3 Complete 2015. Plots 4 - 6 under construction 2017

LLANILAR

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
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Ceredigion JHLA Study 2017

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN319a	A070061	Y Gorlan	Y	0	46	42	1.68	1	0	5	5	5	5	21	0	4 AH complete 2014 - No start on the rest of the development 2016. Construction has started and one unit up to first floor.
CDGN396a		LDP H1401 Land Opposite Y Gorlan	Y	0	84	84	3.34	0	0	0	10	10	10	54	0	Seeking active engagement with landowner.

LLANON

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if)	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN280b	A100900	LDP H1502 Stad Craig Ddu	N	0	37	18	1.87	0	0	2	4	6	6	0	0	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. Plot 6 Lon Cledan - No start 2017 Plots 32 - 34 - no start 2017 (3). Remaining land in process of sale, expect application for remainder of site with increased density within next 2-3 months.

Ceredigion JHLA Study 2017

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN397a		LDP H1501 Land rear of Pont Pen-lon	Y	0	20	20	1.3	0	0	0	0	0	0	20	0	Seeking active engagement with landowner.
CDGN398a		LDP H1503 Land rear of Cylch Peris	N	0	28	28	1.39	0	0	0	0	10	0	18	0	Seeking active engagement with landowner.
CDGN436a	A100928	Land adj. to Bedwen	N	0	0	0	0	0	0	0	0	0	0	0	0	Outline application only 2017 - Expired 2017 - remove from JHLA for 2018

LLANRHYSTUD

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Chng e (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN324a	A080464	Land off Clos Alltfach	N	0	12	12	0.6	1	0	3	3	3	2	0	0	Sites marked and entrance cleared 2015. Plot 1 almost complete 2016, no change 2017.
CDGN324b		LDP H1601 Clos Alltfach	Y	0	37	37	1.48	0	0	0	6	7	7	0	17	Seeking active engagement with landowner. Adjoining site under construction 2017.

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN341a	A110146	Land adj to Maescarrog	N	0	5	3	0.28	2	1	0	0	0	0	0	0	0	Plots 4 & 5 complete 2014, Plots 1 - 2 almost complete 2017 Plot 3 no start 2017. A151024 split plot 1 into two units (plots 1 & 2), former plot 2 now vacant, so no increase in number of units on site. Phone call with agent 19/6/17 - 4 complete, looking to submit revised design for remaining plot & complete by march 18.
CDGN400a		LDP H1602 Pentref Uchaf	N	0	22	22	0.86	0	0	0	0	0	11	11	0	Seeking active engagement with landowner.	

LLANWNEN

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN321a	A070367	Land adj Brynteg	N	0	11	11	0.52	2	0	3	3	3	0	0	0	Extant - Entrance in, Footings in on Plots 2 & 3 2017. Site sold to Adrian Davies - phone call 15/6/17 - Hoping to complete 2 AH this year, then bring forward 3 per annum thereafter.

Ceredigion JHLA Study 2017

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

LLECHRYD

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN126a	A020124	Glanarberth	N	0	12	1	0.19	0	0	0	0	1	0	0	0	Dwellings plotted showing site capacity at 13. No work in progress. Reapplication appeal was refused. One unit lapsed April 2014. Developer mounting further challenge. - A140639 - To establish that the works undertaken at the site were undertaken within the five year period and work constitutes a material commencement of development and that planning permission A040914 (Plot 12a) is extant. Certificate granted, although this site is not in the JHLA boundary - it abuts it. Plot 31 access started 2016.

Ceredigion JHLA Study 2017

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN272a	A060385	Part of Enclosure 0649 Nantcrymanau	N	0	6	6	0.77	0	0	0	0	0	0	6	0	RM A110051 approved 16/05/2011 for 6 dwellings Commencement conditions were discharged and the LDP was advised that work commenced on the development on the site on 13/05/13. No start on building 2017, plots for sale.
CDGN273a	A060609	PT Field 2939	Y	0	6	6	0.76	0	0	0	0	3	0	3	0	RM A100937 approved 2011, no start 2011. JHLA site area reduced from 1.92 ha to 0.76 ha to reflect area with planning permission (less developemnt approved than original site submission) Road in at 2013. No change 2017.

LLEDROD

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Chng e (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN130a	A050215	Land adjacent Ty'r Ysgol	N	5	5	0	0.35	0						0	0	All complete 2017. Remove from JHLA for 2018

Ceredigion JHLA Study 2017

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

LLWYNCELYN

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Chng e (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN131a	A040016	Pt OS 2925 Opposite Pantycelyn	N	0	9	2	0.17	2	0	0	0	0	0	0	0	Cumulative planning permissions on in depth site, considered to constitute a site of 5 and over. Increased to 9 in 2010. A040016 - 3rd & Final plot for this application complete 2015 A070738 - Plot 1 & 2 Complete 2014, Plots 3 foundations down 2015 no change 2016 Plot 4 almost complete 2017
CDGN131b	A110601	LDP H0104 Land south of Maes y Pentre	N	0	14	14	0.44	4	0	3	3	2	2	0	0	Plot 1 - 3 no start 2017 = 3 units, Plot 4 almost complete 2017 Plot 5,6 & 7 to second floor 2017 = 4 units on application A110601. Applications A160689 (6 units) & A160690 (8 units) are for a total of 14 units (two of which will be affordable) A160689 covers the area of A110601 and assume this will be superceded.

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN358a		LDP H0102 Site adj to Llwynceilyn Primary	N	0	39	39	1.96	0	0	0	0	10	10	19	0	Seeking active engagement with landowner. No change 2017.
CDGN359a		LDP H0103 Land behind Ivy Dean	N	0	41	41	2.06	0	0	8	10	10	2	11	0	Q140081 Pre app - Housing development. No change 2017. Phone call with agent 13/6/17 - Will be submitting outline app for 8 units very soon, looking to start on site by end of 2018 and complete in 2019. Will be submitting subsequent full application for 20 further units with RM for 8. Aiming to deliver 10 units per annum. Local developer on-board to deliver units. Note: Launchford Developments Ltd don't own whole site.

MYDROILYN

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN132a	D272/2	Cae'r Gof	N	0	9	2	0.19	0	0	0	0	2	0	0	0	Plot 10 Expired 2015 so site reduced to 9 units. Certificate of Lawfulness granted 06/08/2015 to confirm that development has started on plots 8 & 9 (A150272) and is extant.

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

NEBO

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN431a	A120370	O.S 6222, Caerbont	N	0	8	8	0.46	1	0	2	3	2	0	0	0	Reserved matters approved for 5 dwellings in 2015 (two separate applications). Error application total number units is 8. Outline application A120370 (5 open markets) expiry date 14/07/16 & Outline application A120371 (3 Affordable) expired 14/07/16? Reserved matters on 3 open market units A150820 (Plots d, h & f) expires 08/12/2017 - Plot H foundations in 2017 Plot F Digging on site No start plot d. A150774 Reserved matters Plots E & g expired 19/08/16? S106 phased development -pase 1 3 open market, phase 2 3 affordable, phase 3 2 open market (not be be occupied before the affordables)

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

PANTCRUG

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN277a	A061438	Land to the west of Hafod Wen	N	0	5	1	0.11	0	0	0	0	1	0	0	0	Plots 1 & 2 complete 2015 Plots 3 & 4 complete 2016, Plot 5 no start, for sale 2017

PARCLLYN

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN244a	A071356	LDP H0802 Trenchard Estate West	N	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 2016 A160770 extent time submission RM - to allow a further 3 years approved 09/01/2017

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN380a		LDP H0801 Trenchard Estate South	N	0	10	10	0.25	0	0	0	0	0	5	5	0	0	Pre app A160268 - Erection of new Aberporth Sports & Social Club on plot 1 & erection 48 residential units
CDGN382a		LDP H0805 Land at Plas Newydd South East	N	0	25	25	0.99	0	0	0	0	0	0	0	25	0	Seeking active engagement with landowner.
CDGN417a		LDP M0802 Sports and Social Club and playing Field	N	0	48	48	1.2	0	0	8	15	15	0	10	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.	

PENNANT

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Chng e (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN420a	A130758	Land adj to Bronwydd	N	0	5	5	0.27	0	1	2	2	0	0	0	0	5 dwellings to comprise three speculative units and two affordables No start 2017

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

PENPARC (Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN338a	A041189	Land adjacent Chapel	N	0	9	9	0.25	0	0	4	5	0	0	0	0	Two entrances in 2014. Road in, caravan on site. No starts on plots 2017 June 2017 signed s106 to change the phasing of the affordable elements to allow open market to come forward in phase 1

PENRHIWLLAN (Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN146a	A030635	Land adj Brig y Coed	N	0	7	2	0.16	2	0	0	0	0	0	0	0	0	0	A120014 was a full application for the 2 AH and changing their siting to allow for another dwelling which was approved on A120015. These 3 are RSL properties. This increased the site to 7 The 3 RSL properties are complete (plots 5, 6 & 7). Plot 4 Completed 2014, Plot 3 Completed 2016 Plots 1 - 2 trenches dug 2013 no change 2017.
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PENRHYNCOCH

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Chng e (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN322a	A070980	Land adjoining Glanseilo	N	5	17	12	0.37	10	0	2	0	0	0	0	0	1a, 1b, 2a, 2b, 3a, 3b, 4a slab down 4b, 5a & 5b up to first floor and windows in 6a, 6b no start 7, 8, 9, 10 & 11 complete 2017

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN322b	A130975	LDP H1801 Land adjacent to Y Gelli	Y	0	64	64	2.08	0	0	8	8	8	8	32	0	Outline planning application approved 27/07/2015 (A130975) with indicative layout for 64 dwellings and open space. 5 completions on adjoining site and construction of other units well under way 2017.
CDGN323a	A071231	Land at Penybank	Y	0	6	6	0.68	0	0	0	0	0	0	6	0	Access started 2015 ground works ongoing. No change 2017

PONTARFYNACH/DEVILS BRIDGE

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Chng e (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN403a		LDP H1901 Land adjacent to Heol Elennydd	N	0	37	37	2.87	0	0	0	0	0	10	27	0	Seeking active engagement with landowner.
CDGN404a		LDP H1902 Land adjacent to Pendre	N	0	11	11	0.67	0	0	0	0	0	11	0	0	Application A150060 - Outline Processing 2017 - Erection 11 dwellings and associated works

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

PONTERWYD

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN148a	D1/783/91	Adj Penlon Estate	N	0	12	10	0.65	5	0	0	0	1	1	3		2 Complete prior 2016, 3 no start 2017 2 slab only no change 2017, 3 Roof on, not rendered 2017, 2 Roof On - no change 2017,

PONTGARREG

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN425a	A080622	Land adjacent to Maes y Pentre	N	0	6	6	0.56	0	0	0	0	0	0	6	0	Site has been in probate. Erection of 6 dwellings (to include 3 affordable). Reserved Matters application A150995 approved 19/02/2016 Entrance gravelled no start on houses 2017

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

PONTRHYDFENDIGAID

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN151a	A051066	Adj Heol y Bannau	N	0	6	5	0.86	0	0	0	0	2	2	1	0	Site extant. 2013 - 1 Complete, 4 Foundations in & 1 no start. No change 2017. Developer actively marketing the 5 remaining
CDGN151b		LDP H2002 Land Adjacent to Rock House	Y	0	19	19	0.77	0	0	1	0	6	0	0	12	03/06/2014 Pre app meeting held in May 2014. Landowner wishes to sell the site to a developer. He has done work on demonstrating access and is currently creating a "buyers pack". Q150035 - for 1 dwelling, advised must not sterilise the site. No change 2017
CDGN405a		LDP H2001 Dolwerdd	N	0	44	44	1.76	0	0	0	0	11	11	22	0	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.

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

PONTSIAN

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN419a	A120195	Land opposite Pontsian School	N	0	0	0	0	0	0	0	0	0	0	0	0	Erection of 5 dwellings of which 2 are affordables - No start 2016, Expired - Remove from JHLA 2018

PRENGWYN

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN430a	A080966	Craig y Deri	N	0	5	5	0.29	0	0	0	2	3	0	0	0	No start 2017

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

RHYDYFELIN

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN155a	A021425	Bach y Rhiw Field	N	0	19	1	0.3	1	0	0	0	0	0	0	0	Plot 13, foundations in 2015 some block work 2016 no further work 2017.

ST DOGMAELS

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN364a		LDP H0204 Adj. to Roby Villa	N	0	16	16	0.63	0	0	6	10	0	0	0	0	August 2013: Sketch schemes provided as background to LDP to illustrate a potential alternative acceptable access. No change 2017

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

TALSARN

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN160a	A020849	Pt OS 5239 Ty Mawr	N	0	12	5	0.07	0	0	0	0	0	0	5	0	Footings in on remaining plots 2013, No change 2017

TALYBONT

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN344a	A110553	Maes y Deri	N	0	0	0	0	0	0	0	0	0	0	0	0	RSL 6 dwellings. No start 2016. Remove from the JHLA for 2018
CDGN407a		LDP H2101 Y Dderwen	N	0	10	10	0.82	0	0	0	0	0	0	10	0	Seeking active engagement with landowner.
CDGN408a		LDP H2102 Maes y Deri	N	0	13	13	0.44	0	0	0	6	7	0	0	0	Seeking active engagement with RSL landowner.

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN409a		LDP H2103 Glan Ceulan	N	0	22	22	0.57	0	0	0	10	12	0	0	0	Site H2104 will follow H2103. Outline application A160043 - Erection of 22 dwellings and associated works - processing 2017
CDGN410a		LDP H2104 Maes-y-Llan	Y	0	42	42	1.4	0	0	0	0	10	0	0	32	Q130318, Site H2104 will follow H2103 and outline application for H2103 is processing 2017

TRAWSCOED

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN255a	A050477	The Old Station	N	0	5	2	0.3	2	0	0	0	0	0	0	0	Site for 5 of which 2 are affordable. Plot 2 complete 2012, 2 AH (plots 4 & 5) Complete 2013. Remaining 2 plots trenches dug 2017

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

TREGARON

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN378a	A120335	LDP H0701 Land off Dewi Road	Y	0	23	23	1.8	0	0	0	0	10	13	0	0	Application for 43 units approved 02/2/2016, which is split between H0701 & M0701 (23 units in H0701 & 20 units in M0701). Phone call with owner (Jim Lloyd) 15/6/17 - waiting for hospital development to start, then will look at housing site. Looking to deliver in 2020, 10 per annum.
CDGN378b		M0701 Clych Caron Project, land rear of Talbot Yard	N	0	20	20	2.1	0	0	0	20	0	0	0	0	Outline application A120335 approved 02/02/2016 - detailed discussions have taken place as this site is part of the Clych Caron Development. RSL involvement. Application is for 43 units, which is split between H0701 & M0701 (23 units in H0701 & 20 units in M0701).

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

CDGN379a		LDP H0702 Land rear to Rhyd Y Fawnog	N	0	38	38	1.52	0	0	0	0	0	0	38	0	Pre-application sought 2012/2013. No application. Owner flexible as to when the site can be released. LPA may be more comfortable with release later in plan period. Phone call with agent 19/6/17 - owner undecided whether to develop herself or sell. Not actively marketing. Unsure of need and demand because of cylch caron development.
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TRE'RDDOL

(Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if)	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN164a	930901	Opposite Maes Cletwr	N	0	8	8	0.46	0	0	0	0	0	0	0	8	Exatant site as access made - application 930901. Market held on site each summer. No change 2017

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

TRESAITH (Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN166a	97 0551	Rear of Ty Allen-Raine	N	0	6	3	0.64	0	0	0	0	0	0	3	0	Various applications that form a contiguous development. No change 2016

YSBYTY YSTWYTH (Stage 3 Minor Change Col: Y=Minor Change, D=Dispute remains at Stage 3, N=No change/query resolved)

CDGN No	LPA Ref	Address	Stage 3 Minor Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4	General Notes:
CDGN270a	A050413	Land adjacent the Chapel	N	0	6	1	0.11	1	0	0	0	0	0	0	0	2015 - Plot 5, 2 & 3 1a & 1b Complete. Plot 4 roof and windows in 2017

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2017

Sites with planning permission or adopted local development plan allocation

Total Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat1 u/c	2018	2019	2020	2021	2022	Cat Units 3	Cat Units 4
69	4416	3909	154.3	122	18	212	396	547	431	1525	616

Total Cat 1 and Cat 2

1726

Both these figures should be the same

Total Cat 1 and Forecast Year

1726

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
2015	67	58	125
2016	128	88	216
2017	68	112	180
Total	769	1156	1925

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	81	1722	2.7	0	2200
2015	174	1728	3.3 3.9**	1528	0
2016	161	1689	3.4	1561	0
2017	122	1604	2.6	1525	616

****Incorrect number of years of plan period remaining used in the calculation of Row D for the 5 Year Requirement (6 years instead of 7 years) in the Five Year Land Supply Calculation in 2015. The JHLAS Report for 2015 was reissued on 29/07/2016 with the correct calculation.**