



CEREDIGION COUNTY COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY 2013

**BETWEEN CEREDIGION COUNTY COUNCIL
AND THE STUDY GROUP:**

**HOME BUILDERS' FEDERATION
LINC CYMRU
DWR CYMRU / WELSH WATER
TAI CEREDIGION
TAI CANTREF
ENVIRONMENT AGENCY WALES
MID WALES HOUSING ASSOCIATION**

March 2014

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1.0 SUMMARY

- 1.1 This is the Ceredigion County Council Joint Housing Land Availability Study for 2013. It replaces the report for the previous base date of 2012.
- 1.2 This report presents the housing land supply for the area at the base date of 1st April 2013.
- 1.3 The JHLAS has been prepared in accordance with the requirements of *Planning Policy Wales*, Technical Advice Note 1 (TAN 1) and the Guidance Note on the JHLAS process (September 2012). 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. This document can be accessed on the Welsh Government web site using the following link:

<http://wales.gov.uk/topics/planning/planningstats/housing-land-availability-in-wales/?lang=en>

Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the past build rates method set out in TAN 1 Ceredigion County Council has **6.5 years** housing land supply.

Involvement

- 1.4 The housing land supply has been assessed in consultation with:
- Home Builders Federation
 - Linc Cymru
 - Dwr Cymru / Welsh Water
 - Tai Ceredigion
 - Tai Cantref
 - Environment Agency Wales
 - Mid Wales Housing Association

Report production

- 1.5 Ceredigion County Council issued draft site schedules and site proformas for consultation on 7 October 2013. Comments were provided by the HBF and other parties 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 24 February 2014.
- 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.

2.0 HOUSING LAND SUPPLY

2.1 The five year land supply comprises sites with planning permission (outline or full) 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 past building rates methodology because as at 1 April 2013 there was no up-to-date adopted development plan covering the Ceredigion County Council area.

Table 1 – Identified Housing Land Supply
(A full list of sites can be found in Appendix 1)

Housing Land Supply 01st April 2013 – 2018 (Large Sites)								
	Proposed homes	5 Year Land Supply (TAN 1 categories)				Beyond 5 Years		Homes completed since last study
		Under construction	1	2	2*	3 (i)	3 (ii)	
Total	665	161	31	473	0	210	9	44

2.2 Five year land supply breakdown (i.e. Categories 1, 2, 2* and Under construction):

Private	610
Public	0
Housing Association	55
Total	665

2.3 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

2009	2010	2011	2012	2013	Total
151	95	129	230	85	690

2.4 The overall **total 5 year land supply** (large + small sites) is **1355 (665 + 690)**

Table 3 – 5 Year Land Supply Calculation (Past Completions Method)

A	Total Previous 5 year Completions (1 st April 2008 - 31 st March 2013)	1042
B	Average Annual Completions = (A/5)	208
C	Total 5 Year Land Supply	1355
D	Land Supply in Years = (C / B)	6.5

3.0 COMMENTARY

3.1 The Ceredigion Local Development Plan (LDP) was adopted just outside the reporting year for the Ceredigion JHLA 2013, on 25 April 2013. Therefore its housing requirement, its policies and allocations cannot be applied in respect of this report. As such, it is not legitimate to apply the LDP housing requirement figure at this stage of the JHLA process and the past building rates method is most appropriate to calculate the land supply. The next JHLA report will be calculated using the alternative methodology.

3.2 Table 3 above indicates that there is more than a 5 year land supply.

4.0 MONITORING DATA

4.1 TAN 1 requires the JHLAS report to provide additional information on the development of land for housing covering the use of previously developed land, the use of sites subject to flood risk constraints and the type of housing being developed (i.e. houses, flats, other). This data is set out below.

Table 4 – Re-use of Previously Developed Land (large sites)

Total Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3 ii Categories				Completions 2012-13			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
u/c	81	50	80	50								
2014	25	81	6	19								
2015	109	91	11	9								
2016	100	73	37	27								
2017	104	87	15	13								
2018	94	97	3	3	203	93	16	7	23	52	21	48

Table 5 - Sites subject to flood risk constraints (large sites)

Total Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3 ii Categories				Completions 2012-13			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
-	-	-	-	-	-	-	-	-	-	-	-	-
u/c	0	0	0	0	0	0	0	0	0	0	0	0
2014	0	0	0	0	0	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0	0	0	0	0

Table 6 - Completions by House Type – 1 April 2012 to 31 March 2013

- 25 (57%) houses completed
- 19 (43 %) apartments/flats completed
- 0 other (e.g. bungalows) completed

Appendix 1a & 1b – Site Schedules

**Ceredigion JHLA Study 2013
Appendix 1a**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in with Planning Permission or in Adopted Plans

ABERAERON																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A071161	Bryn Aeron Nurseries & Garden Centre, Vicarage Hill, Aberaeron	0	5	5	0.28	3	0	1	1	0	0	0	0	0	AH provision on resale of retained unit. 5 units on only not 7 need to look at the density RM A120516 - Plot 3 Walls going up 2013 19/12/12 - 18/12/14 RM A120674 - Plot 1 Walls going up 2013 19/12/12 - 18/12/14 A130018 - Plot 5 No start 12/02/13 - 11/02/15 RM A130038 - Plot 2 Walls going up 2013 19/02/13 - 18/02/15 RM A130387 - Plot 4 No start 4/07/13 - 03/07/15	CDGN330a

**Ceredigion JHLA Study 2013
Appendix 1a**

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ABERARTH																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
990776	Penrhiw Farm Buildings, Aberarth	0	5	5	0.42	5	0	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.	CDGN305a
A040864	pt os 7954, BRYNDEWI	0	6	1	0.13	0	0	1	0	0	0	0	0	0	6 UNITS (A021471), 6th unit had a new application but refused 2009. Original pp extant, hardcore to site 2008. No change 2013	CDGN068a

ABERBANC																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A110704	Land ad Llanwyn, Aberbanc	0	10	10	0.4	0	0	5	5	0	0	0	0	0	Residential (10 dwellings) RM granted 22-12-2011 No start 2013	CDGN345A

**Ceredigion JHLA Study 2013
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Sites in with Planning Permission or in Adopted Plans

ABERPORTH																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
901315	PLAS FARM, ABERPORTH	0	85	6	0.31	1	0	0	0	0	0	0	4	1	TOTAL SITE = 85 UNITS. 53 on App 892081 - remainder individual or small devs. 6 o/cs@2013 of which 1 is extant & unlikely to be developed as garden	CDGN070a
A100004	H0804 Land at Ffordd Ysgolig, Aberporth, SA43 2BZ	0	5	5	0.25	0	0	0	0	0	5	0	0	0	outline no RM yet Expired as of Sept 2013	CDGN334a

**Ceredigion JHLA Study 2013
Appendix 1a**

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Sites in with Planning Permission or in Adopted Plans

ABERYSTWYTH/C.COCH/L.FAWR																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A070930	Llety Gwyn Hotel and Pantglas, Llanbardarn, Aberystwyth	0	21	21	0.35	17	0	0	0	4	0	0	0	0	Demolition complete and construction commenced 2009. 21 dwellings, materials on site 2011 (Incl 6 AH) currently negotiating for a reduction in the number of AH. The AH number has been renegotiated to 4 of the 1 bed flats 2013 - roof timbers on the block of flats (12 units) 2013 Plots 1 - 3 to first floor windows & plots 4 & 5 - slab down & plots 6 - 9 - no start	CDGN313a
A060407	MAES CRUGIAU, SOUTHGATE	0	30	30	1.50	8	8	8	6	0	0	0	0	0	Full planning Application approved for 30 units (9AH) (A060407). Site cleared with units under construction. NB 2014 JHLA extend site boundaries as LDP alloc H0301	CDGN015a

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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	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A061185	OLD PENWEDDIG SCHOOL., ST DAVIDS RD	2	82	29	0.75	17	6	6	0	0	0	0	0	0	BROWNFIELD SITE. 6 HOUSES AND 48 CONVERSIONS TO FLATS. Incl 6 AH. 28 ADD UNITS PP A090241. Under constr 2013. Site cleared 4 tce almost complete and apartment block under constr. Incls det also.	CDGN011a
A070526	LAND ADJ TO MAESCEINION, WAUNFAWR	0	10	10	0.8	0	0	2	2	4	2	0	0	0	Extension of time by variation of condition.	CDGN008a
A071413	10 - 12 Marine Terrace, Aberystwyth SY23 2AZ	17	27	5	0.05	5	0	0	0	0	0	0	0	0	Thought all were complete, however looks like 5 under construction according to info on the A130176 application.	CDGN339A
A090512	Plas Tan Y Bwlch, Rhydyfelin, Aberystwyth, SY23 4P	0	14	14	0.09	14	0	0	0	0	0	0	0	0	Have been a couple of LB consents during conversion A100248LB & A130646LB Under construction 2013	CDGN340A
A120400	Land at Troed yr Aur, Queens Avenue, Aberystwyth	0	5	5	0.35	0	0	0	1	2	2	0	0	0	Investigate detail No start 2013	CDGN347
A060413 (1)	CEFN LLAN, WAUNFAWR	2	35	1	0.34	1	0	0	0	0	0	0	0	0	Site capacity changed to 35. Pre-app Jan 2013 for 3 units	CDGN003a

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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	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A061132	INFIRMARY ROAD, ABERYSTWYTH	0	9	9	0.20	0	0	0	0	0	0	0	9	0	NEW SITE AT 2008 SURVEY. UNDER CONSTRUCTION 2011 but work may be halted. Work halted 2012 - no change 2013	CDGN275a
A120009	Yr Iard Gychod, Trefechan	0	9	9	0.17	0	0	0	4	4	1	0	0	0	No start 2013	CDGN353
A120679	Heol Dinas, Penparcau, Aberystwyth	0	12	12	0.05	0	0	0	12	0	0	0	0	0	Allapps only shows 11 UPRNS? Decision notice & amp; application description & amp; plans show 12 flats No start 2013	CDGN351
A120525	26 North Parade, Aberystwyth	0	6	6	0.04	0	0	0	6	0	0	0	0	0	No start, for sale 2013 Site also has 3 other Full Applications with the same approval expiry date A120523 Change of use to 2 flats, A120527 Change of use to offices & amp; A120529 change of use to small Boutique Hotel.	CDGN346

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LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A071244	Land north of Green Pastures, Llanfihnegel y Creuddyn	0	5	5	0.27	0	0	5	0	0	0	0	0	0	outline only A071244, 29/04/2010-29/04/2013. No RM A130345 - 5 dwellings 2 of which AH - no decision as yet (SEP 2013)	CDGN331a
A110137	Victoria House, Victoria Terrace, Aberystwyth	0	9	9	0.05	9	0	0	0	0	0	0	0	0	Change of use of part ground floor and all upper floors to accom (9 flats) approved 28/04/2012 All complete & occupied 2013 however new application in August 2013 for A130668 Demolition of lean-to, single storey building and external fire escape; erection of five storey flat accommodation and provision of three flats in main building. Still processing Oct 2013	CDGN342A

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**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in with Planning Permission or in Adopted Plans

ALLTABLACCA																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A090544	Land Adjacent Tegfryn Allt Y Blaca, Llanybydder	0	5	5	0.3	0	0	3	0	2	0	0	0	0	A090544 Full ganted 28/01/2011 to 28/01/2016. 5 units and garage, incl 2AH No start 2013	CDGN332a

BLAENPLWYF																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A070409	Part of Field OS6939	0	5	2	0.19	1	0	0	1	0	0	0	0	0	2 AH flats complete 2010, 1 complete 2011, 1 complete 2013, 1 slab down 2013	CDGN298a

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Sites in with Planning Permission or in Adopted Plans

BLAENPORTH																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A050688	Land West of Tanyreglwys	0	5	5	0.50	0	0	0	0	0	0	0	5	0	No Start - Res Mat for 5 approved 02/02/2011 A100282. Access issues re land assembly. Land for sale. Land cleared 2013 & time extended for commencement of development to 25/03/2014	CDGN284a
BOW ST																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A080824	Land adjacent to Caer Odyn, Rhydpennau	0	20	20	0.86	0		5	5	5	5	0	0	0	Outline only 2010 A120824 INCREASED THE SITE FROM 16 TO 20 RSL - 2013 no start	CDGN325a

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Sites in with Planning Permission or in Adopted Plans

CAPEL SEION																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A060105	PT os 68111, CAPEL SEION	0	5	1	0.12	1	0	0	0	0	0	0	0	0	1 OUTSTANDING CONSENT. RM to 2011 works under way 2012. Roof on 2013. Caravan on site 2013	CDGN082a

CARDIGAN																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A030898	Land at Quay Street and Market Lane, Cardigan	0	8	8	0.08	0	0	4	0	2	2	0	0	0	No start 2013 (error in the pacs description - says 7) A030898 full pp 23/07/2010 to 23/07/2015. No start/derelict at 2011	CDGN326a
A010981	BATH HOUSE NORTH	2	73	36	3.71	4	6	4	4	4	4	0	10	0		CDGN041a
A080520	NORTH PARK EAST(2)	0	42	24	1.05	0	0	12	6	6	0	0	0	0	Site split from CDGN039a. Full application for 38 incl. 4 AH. Plus 4 DWG on separate app. Total 42. Pre app to increase 9 of 38 to 10 > 39/43 total NB for 2014. Site cleared no start.	CDGN039b
A120734	9 Pendre, Cardigan	0	14	14	0.04	0	0	0	14	0	0	0	0	0	No start 2013	CDGN356

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Sites in with Planning Permission or in Adopted Plans

CARDIGAN																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A000383	BRIDGE END HOUSE	0	5	5	0.01	5	0	0	0	0	0	0	0	0	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. Expires August 2013	CDGN178a
A040706	OS LLWYNPIOD FARM, FERWIG RD	0	6	2	0.07	2	0	0	0	0	0	0	0	0	Site increased by 1 (Full on plot 6) 2o/c remaining @2013. Ammend map to include extra plot	CDGN043a

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Sites in with Planning Permission or in Adopted Plans

CELLAN																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A021428	Land at Bayliau	1	5	1	0.5	1	0	0	0	0	0	0	0	0	2 dwellings complete, 1 almost complete, no start on the remaining 2.(RM A100933 plot 1 12/01/11-12/01/2013 Plot 1 roof going on 2013, Plot 2 complete 2010, Plot 3 & 4 complete & occupied 2012, plot 5 complete & occupied 2013.	CDGN294a
CENARTH																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A041101	GLANAWMOR	1	9	2	0.25	0	0	0	0	1	1	0	0	0	Site capacity reduced to 11 units at 2009 survey. 2 units lapsed 2013. Site capacity with pp reduced to 9 @ 2013. Possibility of increasing subject to s106 signing.	CDGN090a

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**Residential Land Availability Schedule
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Sites in with Planning Permission or in Adopted Plans

CILCENNIN																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A020792	TY MAWR FIELDS	0	7	3	0.30	1	0	0	1	1	0	0	0	0	SITE FOR 5 UNITS, 1 COMPLETION, therefore site extant from the 1990 app. 2 OTHER DWG COMPLETE SO TOTAL FOR SITE IS 7. One Under construction 2013	CDGN092a

CILIAU AERON																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A011222	HEOL Y FEDWEN	0	12	8	0.21	2	0	2	2	2	0	0	0	0	4 completions with 8 additional units approved Dec 2010 on expanded site. RM approved on remainder of site 28-06-11. Six to be Affordable Housing. New application to vary condition 2 (the design) OF A110285 a130528 6/03/2013	CDGN094a

**Ceredigion JHLA Study 2013
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CNWCH COCH																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A040404	TANGELL, CNWCH COCH	0	5	3	0.08	0	0	0	0	0	0	0	3	0	No change 2013PP FOR 5. 3 O/CS @2010	CDGN095a

CROSS INN (CEINEWYDD/NEW QUAY)																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
D1/408/89	CASTELL YSTRAD, OS 1528, CROSS INN, NR. NEW QUAY	0	9	6	0.52	0	0	0	0	0	0	0	6	0	PP O/L A040857 FOR 14 INCL 6 AH. Plot 2 is separate bringing site total to 15. By 2012 8 completions arising from outline A040851 (Plots 1,3,4,6,8 & 9 - 12). No RM's submitted on plots 4 & 5 (AH), 7 & 13 - 15 & Planning permission on these 6 plots lapsed @ 2013. Site should be deleted from 2014 Study.	CDGN101a
A041386	Land adjoining Pencnwc, Cross Inn, Llandysul	0	5	5	0.59	0	0	0	0	0	5	0	0	0	A041386 granted outline only 10/02/2011 - 10/02/2014 - no RM No start 2013 - outline only	CDGN327a

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CROSS INN (CEINEWYDD/NEW QUAY)																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A100395	Land at Fforch y Cwm, Cross Inn, Llandysul	1	6	2	0.5	1	0	0	1	0	0	0	0	0	A090580 Outline resi dev for 6 units 2 of which 2AH 18/06/2010 (Dec Notice 5 years or 2 years from last RM) 17/06/2015 A100395 WAS FOR 5 UNITS (6-8 & 10-11) A130211 FOR PLOT 9 15/05/13 - 14/05/15 No densities etc	CDGN336a

CROSS INN (LLANON)																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A071038	OS 319 & 320 CROSS INN	0	5	5	0.47	0	0	1	2	2	0	0	0	0	Future site? Expect in 2010 survey, awaiting s.106 (Still awaited 2011) Application for 5 approved in full feb 2012 No start 2013	CDGN201a

**Ceredigion JHLA Study 2013
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**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in with Planning Permission or in Adopted Plans

FELINFACH/YSTRAD AERON																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A090471CD	ADJACENT BRYN SALEM	0	6	6	0.19	0	0	3	0	0	3	0	0	0	Phase one Affordable Housing Scheme. Outline Permission for 6. 100% AH. New app approved Aug 2009 Permission to expire July 2013, however negotiations underway for a pre app with a larger application site	CDGN205a
A071080	Ystrad Mart Site, Ystrad Aeron, Lampeter	0	5	5	0.24	0	0	0	0	5	0	0	0	0	A071080 approved 22/06/10-22/06/13 on appeal. % units incl 2 AH. 2013 A130477 Erection of 5 units of which 2 AH - Approved 26/09/2013 expires 25/09/2015	CDGN329a

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Sites for 5 or more Units as at 01-04-2013**

Sites in with Planning Permission or in Adopted Plans

FFOSYFFIN																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A060099	Land at Romantica	0	5	2	0.27	1	0	0	0	0	0	0	1	0	O/L for 5 units. RM on 4 plots, 2 complete. 2 under construction. 2013 Plot 2 nearly complete 2011/12, insulation going in at 2013 - plot 1 no start	CDGN286a

GWBERT																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
D1/709/92	TOWYN FARM, GWBERT, NEAR CARDIGAN	0	5	5	0.23	0	0	0	0	0	0	0	5	0	No change 2013. DEMOL. OF EX-AGRICULTURAL BLDs TO 5 NEW UNITS. BUILDINGS DEMOLISHED - 1 UNIT TO DPC. EXTANT SITE. NO CHANGE SINCE 2003 SURVEY. SALES HOARDING SITE.	CDGN107a

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**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in with Planning Permission or in Adopted Plans

HENLLAN																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A080394	OS 0957 REAR HEOL Y BEDW	0	15	0	1.28	0	3	3	3	3	3	0	0	0	Fiirst slabs down 2013 (Resos does not identify which plots have slabs down) A080394 RM approved 24/10/2011	CDGN207a

LAMPETER																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A041442	20 COLLEGE STREET	0	5	5	0.04	5	0	0	0	0	0	0	0	0	All complete & occupied 2013 BROWNFIELD CONVERSION OF HOUSE TO 5 FLATS. START @ 2008	CDGN183a

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Appendix 1a**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in with Planning Permission or in Adopted Plans

LAMPETER																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A100495	LAND OFF BRONGEST LLANFAIR RD	0	38	38	1.59	0	0	0	0	0	0	0	38	0	A040223 - 2006 Outline Lapsed 2010 outline for 38 dwellings (19 AH) approved - Outline App approved 2011 ref A100495 for res dev 38 dwellings 26 houses and 12 flats No start 2013	CDGN185a
A110195	Land at Cwrt Dulas, Mill St, Lampeter	0	6	6	0.12	0	0	6	0	0	0	0	0	0	No start 2013	CDGN350
981120	BRYNSTEFFAN	0	92	49	1.56	0	0	0	0	0	0	0	49	0	Site comes forward in waves.	CDGN047a

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**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in with Planning Permission or in Adopted Plans

LLANARTH																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A051218	LDP H1301	0	9	9	1.51	0	0	0	0	0	0	0	9	0	O/L at 2009. 9 Dwellings, incl. 4 AH. Application in to extend OL, post survey date. RM submitted 2012 AWAITING S106 SIGNING 2013	CDGN304a
A080557	Haulfryn	0	10	10	0.89	0	0	2	3	3	0	0	0	0	Outline approved A080557 on 8/3/2011 for 10 units incl 3 AH. RM approved A110061 17-06-11 No start 2013	CDGN209a

LLANDDEWI BREFI																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A010550	PT O.S. 2218, VICARAGE FIELDS	0	9	3	0.37	1	0	0	0	1	1	0	0	0	3 Outstanding consents @ 2013 1 started 2011 no progress 2013. SITE OF 15 PLOTS, APPS ON 9. Neighbouring outline for 4 - dif applicant.	CDGN111a

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Appendix 1a**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in with Planning Permission or in Adopted Plans

LLANDRE																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
991226	SITE NR LLWYNDERW	0	5	5	0.58	0	0	0	0	0	0	0	5	0	SITE REDUCED TO INCORPORATE JUST THE APPLICATION OF 5 UNITS, EXCLUDING 2 UNITS COMPLETED PREVIOUSLY ON SEPERATE APPS. No start 2013	CDGN113a
A061152	Land at Llety Ceiro, Llandre, Aberystwyth	0	29	29	1.06	0	0	5	5	5	5	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 applciation added to this one as shares s106) 2013 - No start still outline only	CDGN318a

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Appendix 1a**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in with Planning Permission or in Adopted Plans

LLANDYSUL																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A060016	Cwrt Castell Teifi, Porth Terrace, Llandysul	0	6	6	0.13	6	0	0	0	0	0	0	0	0	No Start April 2010. For Sale. pp due to expire 17/04/2012 GROUNDS CLEARED WORKS COMMENCED 2012 SURVEY No change 2013	CDGN315a
A070389	Land at Penlonwen, Pantolwen, Llandysul	0	6	6	0.21	0	0	2	0	2	2	0	0	0	A130213 - Outline proposed, 1 detached house to replace existing approval for 6 Remove from JHLA if start made on single dwg.	CDGN328a
A061221	UDP H2, Parc Y Ynn	0	50	50	2.28	0	0	7	7	8	7	0	21	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	CDGN301a
A060673	PARC YR YNN	0	32	32	1.77	0	0	8	9	4	4	0	7	0	2009 - decision to recombine 053a and 300a as phasing is done together. 32 incl 11AH- Start made. RSL interest in 13 units. Highway adoption issue to be resolved with adjacent landowner. (2013) Access now in started 2013	CDGN053b

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Appendix 1a**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in with Planning Permission or in Adopted Plans

LLANFARIAN																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A071016	Plots A - F, Phase III Bryneglur Estate, Llanfarian	0	8	2	0.4	2	0	0	0	0	0	0	0	0	Multiple applications by the same developer. Application subdiving plot F to 2 houses. Therefore site capacity increase to 8. Plot c - Substiacially complete 2013 Plot E - for sale under costruction ground works only	CDGN307a
A110668	Bryn Eglur, Llanfarian Aberystwyth	0	14	14	0.67	0	0	2	3	4	5	0	0	0	No start 2013	CDGN352
A041415	Land adj to Crynfryn, Llanfarian, Aberystwyth	0	13	13	1.23	0	0	3	5	5	0	0	0	0	outline residential development (13 houses) App approved 2012 A041415 No start 2013	CDGN213a

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Appendix 1a**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in with Planning Permission or in Adopted Plans

LLANGRANNOG																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
1097/90(5)	PT OS 0731, BRO CREGIN, LLANGRANNOG	0	5	5	0.28	0	0	0	0	0	0	0	5	0	MATERIAL OPERATIONS UNDERTAKEN. NO CHANGE @ 2011. SITE OVERGROWN. EXTANT SITE. App in for 13 dwg A030796 refused in 2009. A100629 amendment to existing consent/resubmission of A030796 was disposed of 6/05/2011. No further work 2013.	CDGN118a
LLANGWYRYFON																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A110260	Land at Dolwyre, Llangwryfon, Aberystwyth	0	6	6	0.42	0	0	2	1	2	1	0	0	0	Residential development of 6 dwellings inc 3 AH outline only granted 20 Mar 2012 exp 19 Mar 2015 No start 2013	CDGN343A

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Sites in with Planning Permission or in Adopted Plans

LLANILAR																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A070061	Y Gorlan, Llanilar	0	46	42	1.68	0	0	0	7	7	7	0	21	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 No start on the rest of the development	CDGN319a

LLANRHYSTUD																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A110146	Land adj to Maescarrog, Llanrhystud	0	5	5	0.35	2	0	0	1	1	1	0	0	0	Residential development of 5 dwellings (2 affordable) approved 14-04-2011 Plot 4 & 5 frame up 2013 Plots 1 - 3 no start 2013	CDGN341A

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Sites in with Planning Permission or in Adopted Plans

LLANRHYSTUD																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A080464	Land off Clos Allt Fach, Llanrhystud	0	12	12	0.60	0	0	0	4	4	4	0	0	0	No Start Outline only 2010-RM SUBMITTED 2012 Q120216 - advice re character & appearance 12 dwellings 2013 No start	CDGN324a
A031252	Phase 2, Heol Isfoel, Llanrhystud	0	24	2	0.54	2	0	0	0	0	0	0	0	0	Approved in 2007, but only picked up in 2009 survey. Steady & progress. Groundworks only on rem 6 @2011. 2 remaining almost complete 2013 - roof & windows no render	CDGN306a

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Sites in with Planning Permission or in Adopted Plans

LLANSANTFRAED																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A071379	Stad Craig Ddu, LLANON	5	36	2	0.7	2	0	0	0	0	0	0	0	0	<p>NEW SITE FOR 2009 SURVEY. Boundary revised 2011 to reflect site - incr area. &nbsp;adjacent new site to be incl in JHLA 2012. complete 2012 (21 dwellings to include 7 AH) in phase 1 further app approved taking total to 36. In 2013 need to increase by 6 to 42</p> <p>Plots 1 - 3 complete pre 2010 (3) = 3</p> <p>Plots 15 - 18 (4) & Plots 8 & 7 (2) & plot 21 (1) complete 2010 = 7</p> <p>Plots 4 - 6 & 9 (4) & plots 10 - 12 (3) & plots 19 & 20 (2) complete 2011 = 9</p> <p>Plot 35 & 36 (2), plots 13 & 14 (2) complete 2012 = 4</p> <p>Plot 22 - 24 (3), plot 30 & 31 (2) &nbsp;complete 2013 = 5</p> <p>Plot 25 - 29 (5) under construction</p> <p>Plot 32 - 34 (3) no start 2013</p>	CDGN280a

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Sites in with Planning Permission or in Adopted Plans

LLANWNEN																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A070367	Land adj Brynteg, Llanwnnen, Lampeter	0	9	9	0.52	0	0	3	0	3	3	0	0	0	O/L 9 residential units, incl 4 AH, no start at 2011 survey. 2013 - No start, still outline only	CDGN321a

LLECHRYD																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A060609	PT FIELD 2939, Llechryd	0	6	6	0.76	0	0	2	0	2	2	0	0	0	RM A100937 approved 2011, no start 2011. JHLA site area reduced from 1.92 ha to 0.76 ha to reflect area with pp (less dev approved than original site submission) Road in at 2013.	CDGN273a

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LLECHRYD																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A020124	GLANARBERTH	0	13	2	0.19	0	0	0	0	0	0	0	2	0	DWG plotted showing site capacity at 13. A031503 - 1 plot extant (plot 30). (app for 3, 2 comp). A020623 - 1 dwg, expires Oct 11 (extant plot 31?) No work. Reapp pending Appeal decision to consider next JHLA, the appeal was refused. A110620 for 3 - invalid application April 2012. Suggestion from LA that this site is discussed with JHLA Study Group.	CDGN126a
A060385	Part of Enclosure 0649 Nantcrymanau	0	6	6	0.77	0	0	3	0	0	3	0	0	0	RM A110051 approved 16/05/2011 for 6 dwellings< No start 2013 expires 16/05/2013	CDGN272a

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LLECHRYD																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A060652	Field adj to Robert Davies Motors Ltd, Llechryd, Cardigan	0	8	8	0.87	0	0	2	3	3	0	0	0	0	No Start April 10 - Outline Only. Full app (A110813 approved 2010 for terrace of 4 (3AH) RM SUBMITTED 2012 A130497 - Application for additional 2 as a semi on what was plot 1 in the outline, this was refused 22/07/13 - Under appeal 2013	CDGN316a
LLEDROD																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A070090	LAND AT TYR'YSGOL	0	5	5	0.35	5	0	0	0	0	0	0	0	0	Ground prepared - 2010 survey. Expired July 2013. LA need to discuss whether we count as extant or drop as only ground cleared. Needs a view from the study group.	CDGN130a

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Sites in with Planning Permission or in Adopted Plans

LLWYNCELYN																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A040016	PT OS 2925 OPPOSITE PANTYCELYN	1	9	5	0.50	3	0	0	2	0	0	0	0	0	CUMULATIVE PPS ON IN-DEPTH SITE CONSIDERED TO CONSTITUTE SITE 5+ OVER. Increased to 9 in 2010. A020931 - 1 complete 2012 A020930 - 1 complete 2011 A040016 - 2 complete 1 almost complete, interiors to finish August 2013 A060892 - WITHDRAWN A070738 - Plot 1 & 2 almost complete 2013, Plots 3 & 4 no start 2013	CDGN131a

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Sites for 5 or more Units as at 01-04-2013**

Sites in with Planning Permission or in Adopted Plans

MYDROILYN																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
D272/2	CAE'R GOF	0	10	3	0.19	0	0	0	1	1	1	0	0	0	PHASE 1-8 UNITS. 11 plots, 10 w/apps. ROAD/SERVICES FOR THIS PHASE ALREADY IN SITU.REMAINDER OF SITE IN C2 FLOOPLAIN 770966 & 780053 Caravan site - refused A120768 Plot 10 withdrawn Plots 2 & 3 never complete? Plots 8 - 10 not complete	CDGN132a

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Sites in with Planning Permission or in Adopted Plans

NEW QUAY																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A051228	"DOLPHIN COURT"	5	36	8	2.04	2	0	0	0	3	3	0	0	0	THE SITE IS EXTANT. 97/221. Site total decreased to 35 at 2010 survey. 36 at 2011. 2 under construction 2013, including 1 nearly complete.	CDGN088a

PANTCRUG																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A061438	LAND TO THE WEST OF HAFOD WEN, PANTRCRUG, ABERYSTWYTH	0	5	5	0.4	0	2	0	1	1	1	0	0	0	OUTLINE ONLY- RM determined 12-10-11 No start 2013 Oct 2013 request for valuations for the AH	CDGN277a

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Sites in with Planning Permission or in Adopted Plans

PARCLLYN																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A071356	NORTH OF MAESAFALLEN	0	21	21	1.28	0	0	4	4	4	4	0	0	0	Application A071356 approved late 2011 21 dwellings and access road No start 2013	CDGN244a

PENPARC																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A041189	Land adjacent Chapel, Penparc, Cardigan	0	9	9	0.25	0	0	0	3	3	3	0	0	0	old application recently approved - 3 units AH no start 2013	CDGN338A
A021138	PT OS 9173, BRYNAWEL, CWMARCH	1	9	4	0.37	2	0	0	0	0	0	0	2	0	ESTATE ROAD BUILT. EXTANT SITE. PLOTS 3 & 5 O/C @ 2009. SITE & EXTENDED BY 2 PLOTS TO EAST Plot 5 almost complete 2013 Plot 3 roof on windows in 2013	CDGN140a

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Sites in with Planning Permission or in Adopted Plans

PENRHIWLLAN																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A030635	LAND ADJ BRIG Y COED	2	6	4	0.3	4	0	0	0	0	0	0	0	0	2 AH complete & occupied 2013 trenches dug on remaining 4? O/L SITE FOR 6 INCL 2 AH. RM submitted - approved post survey - 2010. Plots for sale.	CDGN146a

PENRHYNCOCH																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A071261	Y Ddol Fach	0	10	3	0.29	3	0	0	0	0	0	0	0	0	The 3 remaining plot 8 - 10 under construction (frames up) 2013 Site created at 2008, by splitting CDGN143a into 2.<.	CDGN302a

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Sites in with Planning Permission or in Adopted Plans

PENRHYNCOCH																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A071231	Land at Penybanc Penrhyncoch	0	6	6	0.68	6	0	0	0	0	0	0	0	0	No start 2011 outline only RM and Full submitted 2012 2013 JHLA last year noted 14 - can only see 6 on the outline and RM only for 6 No start 2013	CDGN323a
A070980	Land adjoining Glanseilo, Penrhyncoch, Aberystwyth	0	11	11	0.37	0	0	3	0	4	4	0	0	0	No start 2011RM APPROVED 15/11/2010 A100710 FOR 3 DWELLINGS (2 ah) RM-resubmitted in 2012	CDGN322a
PONTERWYD																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
D1/783/91	ADJ. PENLON ESTATE, PONTERWYD	0	12	10	0.65	1	0	1	1	1	1	0	5	0	2 Built & 1 almost complete. Site under new ownership. Building now underway Nov 2010	CDGN148a

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Sites in with Planning Permission or in Adopted Plans

PONTRHYDFENDIGAID																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A051066	ADJ HEOL Y BANNAU	1	6	5	0.86	4	0	0	0	0	1	0	0	0	Keeping site as extant. 2013 - 1 Complete, 4 Foundations in & 1 no start	CDGN151a

RHYDYFELIN																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A021425	BACH Y RHIW FIELD, RHYDYFELIN	1	19	2	0.35	1	0	0	0	0	0	0	1	0	 NEW APP for 2 A/H splitting plot 17, therefore site capacity previously calculated as 21, but there is no permission on plot 18 so capacity reduced to 20 (2012). In 2013 study year 1 permission has lapsed (plot 12 a070724) so capacity now stands at 19. EXPECT SITE TO BE COMPLETED WITHIN NEXT 5 YEARS. 2 plots outstanding - one of which under construction	CDGN155a

**Ceredigion JHLA Study 2013
Appendix 1a**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in with Planning Permission or in Adopted Plans

TALSARN																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A020849	PT OS 5239 TY MAWR	0	12	5	0.07	5	0	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	CDGN160a

TALYBONT																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A110553	Maes y Deri, Talybont	0	6	6	0.08	0	6	0	0	0	0	0	0	0	No start 2013 No start 2012 No percentages calculated	CDGN344a

**Ceredigion JHLA Study 2013
Appendix 1a**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in with Planning Permission or in Adopted Plans

TRAWSCOED																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A050477	THE OLD STATION	2	5	2	0.3	0	0	0	0	0	0	0	2	0	Site for 5 including 2 AH. RM approved on 16/04/2008 (A071276) Plot 2 complete 2012 2 AH (plots 4 & 5) Complete 2013 No work on remaining 2 plots 2013	CDGN255a

TRE'R DDOL																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
930901	OPPOSITE MAES CLETWR	0	8	8	0.46	0	0	0	0	0	0	0	0	8	No change 2013 EXTANT, SITE ACCESS MADE - WHOLE SITE IN C2 FLOODPLAIN NO START @ 2009. MARKET HELD ON SITE EACH SUMMER	CDGN164a

**Ceredigion JHLA Study 2013
Appendix 1a**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in with Planning Permission or in Adopted Plans

YSBYTY YSTWYTH																
LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
A050413	Land adjacent the Chapel, Ysbyty Ystwyth, Aberystwyth	0	6	6	0.64	6	0	0	0	0	0	0	0	0	RM approved A100074, 12/10/10, expires 22/05/13 - for 2 AH and 1 market house. 4 units under construction 2012 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	CDGN270a

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN No:
Grand Total		44	1402	885	52.34	161	31	120	137	119	97	0	210	9		

**Ceredigion JHLA Study 2013
Appendix 1b**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in Unadopted plans

ABERAERON																	
LPA Ref No	Stage3 Minor Chnge (Y if true)	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN Ref :
CERD UDP		UDP H3, LAND TO THE REAR OF BRYN ROAD	0	15	15	0.75	0	0	0	0	0	0	0	15	0	UNADOPTED UDP HOUSING ALLOCATION. NOP PP OR APP PENDING @ 2011	CDGN030a
CERD UDP		UDP H LAMPETER ROAD	0	45	45	1.77	0	0	0	0	0	0	0	45	0	UNADOPTED UDP HOUSING ALLOCATION H1. NO PP OR APPS PENDING AT 2010	CDGN033a

**Ceredigion JHLA Study 2013
Appendix 1b**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in Unadopted plans

ABERYSTWYTH/C.COCH/L.FAWR																	
LPA Ref No	Stage3 Minor Chnge (Y if true)	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN Ref :
CERD UDP		UDP M2, OLD BREWERY	0	40	40	0.00	0	0	0	0	0	0	0	40	0	UNADOPTED UDP ALLOCATION FOR RESIDENTIAL DEVELOPMENT. Site will not be taken forward in the LDP due to viability concerns, as recent development interest for student accom. was deemed unviable.	CDGN018a
CERD UDP		UDP H13 PIERCEFIELD LANE, SOUTHGATE	0	152	75	4.37	0	0	0	0	0	0	0	75	0	NON ALLOCATED UDP HOUSING ALLOCATION SITE. Planning application submission pending 2010 was refused new application submitted 2012. A120502 New application for 49 dwellings still processing 2013	CDGN171a

**Ceredigion JHLA Study 2013
Appendix 1b**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in Unadopted plans

ABERYSTWYTH/C.COCH/L.FAWR																	
LPA Ref No	Stage3 Minor Chnge (Y if true)	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN Ref :
CERD UDP		UDP M3, MILL STREET CAR PARK	0	0	0	1.63	0	0	0	0	0	0	0	0	0	UNADOPTED UDP MIXED USE REDEVELOPMENT. SFCA completed, flooding manageable. Unlikely to have residential over retail and office development, however schemes can vary if the level of mix.	CDGN028a
CERD UDP		UDP M4 - BUS DEPOT AND RHEIDOL PARK	0	56	56	1.6	0	0	0	0	0	0	0	0	56	UNADOPTED MIXED USE ALLOCATED SITE FOR REDEVELOPMENT INCL RES AT UPPER FLOORS.	CDGN026a
CERD UDP		UDP H11, CEFN HENDRE, WAUNFAWR	0	102	102	2.90	0	0	0	0	0	0	0	102	0	UNADOPTED UDP HOUSING ALLOCATION. NO APPLICATIONS PENDING @ 2010	CDGN009a
CERD UDP		UDP H9, TY'N FRON, PENPARC	0	49	49	1.40	0	0	0	0	0	0	0	49	0	UNADOPTED UDP HOUSING ALLOCATION SITE.NO APPS PENDING @ 2010	CDGN013a

**Ceredigion JHLA Study 2013
Appendix 1b**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in Unadopted plans

ABERYSTWYTH/C.COCH/L.FAWR																	
LPA Ref No	Stage3 Minor Chnge (Y if true)	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN Ref :
CERD UDP		FELIN Y MOR WEST (NORTH)	0	5	5	0.75	0	0	0	0	0	0	0	5	0	THIS IN AN UNADOPTED UDP HOUSING ALLOCATION. NO PP OR APPS PENDING @ 2009. Change of use to domestic Gardens approved in 2000.	CDGN176a
CERD UDP		UDP M - HOLIDAY VILLAGE	0	140	140	3.0	0	0	0	0	0	0	0	140	0	UNADOPTED UDP ALLOCATED SITE FOR MIXED USE. BASED ON 3HECTARES BECOMING AVAILABLE (OUTSIDE C2 FLOODPLAIN)	CDGN019a
CERD UDP		UDP M8, BRONGLAIS HOSPITAL	0	50	50	1.5	0	0	0	0	0	0	0	50	0	UNADOPTED UDP MIXED USE SITE. TOTAL AREA BUILT. REMOVE FROM SURVEY.	CDGN010a

CARDIGAN																	
LPA Ref No	Stage3 Minor Chnge (Y if true)	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN Ref :
CERD UDP		UDP H2, PENTOP FIELDS NORTH	0	0	0	0.23	0	0	0	0	0	0	0	0	0	Split from CDGN038a - which has planning permission	CDGN038b

**Ceredigion JHLA Study 2013
Appendix 1b**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in Unadopted plans

CARDIGAN																	
LPA Ref No	Stage3 Minor Chnge (Y if true)	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN Ref :
CERD UDP		UDP H1, BATH HOUSE NORTH (Part)	0	0	0	5	0	0	0	0	0	0	0	0	0	REMAINDER OF H1 ALLOCATION WITHOUT CURRENT PLANNING CONSENT.	CDGN041b
LAMPETER																	
LPA Ref No	Stage3 Minor Chnge (Y if true)	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN Ref :
CERD UDP		UDP H BARLEY MOW	0	24	24	0.90	0	0	0	0	0	0	0	24	0	UNADOPTED UDP HOUSING ALLOCATION SITE. ONE APPLICATION FOR 1 UNIT ONLY approved 2010. APPROX 30% OF SITE IN C2 FLOORPLAIN	CDGN051a
CERD UDP		LDP H0504	0	18	18		0	0	0	0	0	0	0	18	0	App pending for part of the site @ 2010 for 9 units outline - refused. Otherwise coming forward as individual units. Insufficient number for JHLA eligibility at 2012.	CDGN299a

**Ceredigion JHLA Study 2013
Appendix 1b**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in Unadopted plans

LAMPETER																	
LPA Ref No	Stage3 Minor Chnge (Y if true)	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN Ref :
CERD UDP		UDP H1 FALCONDALE	0	86	86	3.2	0	1	0	0	0	0	0	85	0	UNADOPTED UDP HOUSING ALLOCATION WITH JUST ONE OUTSTANDING CONSENT @ 2012. Dwelling nearly complete. CAPACITY OF SITE. APPROX 25% OF SITE IN C2 FLOODPLAIN.	CDGN059a

LLANDYSUL																	
LPA Ref No	Stage3 Minor Chnge (Y if true)	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN Ref :
CERD UDP		UDP H3, ZION HILL	0	60	60	2.30	0	0	0	0	0	0	0	60	0	UNADOPTED UDP HOUSING ALLOCATION SITE. NO APPLICATIONS PENDING @ 2011 SURVEY	CDGN054a

**Ceredigion JHLA Study 2013
Appendix 1b**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in Unadopted plans

LLANDYSUL																	
LPA Ref No	Stage3 Minor Chnge (Y if true)	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN Ref :
CERD UDP		UDP H1, LLYNFRAN ROAD WEST	2	114	112	4.32	0	0	0	0	0	0	0	112	0	UNADOPTED UDP HOUSING ALLOCATION SITE WITH ONLY 2 COMPLETED APPS TO DATE. APPLICATION REFUSED FOR 12 DWELLINGS IN 2012 AND NEW APPLICATION SUBMITTED CURRENTLY AWAITING DETERMINATION FOR 12 DWELLINGS	CDGN055a
TREGARON																	
LPA Ref No	Stage3 Minor Chnge (Y if true)	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN Ref :
CERD UDP		UDP H4 LAND BELOW THE PRIMARY SCHOOL (FORMERLY VICARAGE FIELDS	0	15	15	1.60	0	0	0	0	0	0	0	15	0	UNADOPTED UDP HOUSING ALLOCATION SITE. NO APPS PENDING @ 2011 SURVEY	CDGN057a

**Ceredigion JHLA Study 2013
Appendix 1b**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2013**

Sites in Unadopted plans

TREGARON																	
LPA Ref No	Stage3 Minor Chnge (Y if true)	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2014	2015	2016	2017	2018	2*	3(i)	3(ii)	Comments:	CDGN Ref :
CERD UDP		UDP M1, LAND TO THE REAR OF STATION	0	49	49	1.90	0	0	0	0	0	0	0	49	0	UNADOPTED UDP MIXED USE LAND ALLOCATION. NO APPS PENDING @2010 SURVEY. LAND AREA QUOTED IS BASED ON A THIRD OF THE SITE COMING FORWARD FOR RESIDENTIAL	CDGN061a

Appendix 2 – Past Completion Data

Year	Number of Homes Completed On		
	Large Sites	Small Sites	Total Completions
2009	90	151	241
2010	68	95	163
2011	109	129	238
2012	41	229	270
2013	44	85	129

Appendix 3 – Previous Land Supply Data

Year	5 year supply - Number of Homes			Number of years supply	3i	3ii
	1	2	2*			
2008	21	348	0	3.7	88	8
2009	12	389	0	4.5	154	11
2010	16	375	0	4.3	235	11
2011	62	520	8	5.9	146	11
2012	83	485	38	5.3	88	11
2013	31	473	0	6.5*	210	9

*This land supply figure was based on 5 years past building rates. The use of 5 years rather than 10 was not disputed by the Study Group, given that the adoption of the Ceredigion LDP within days of the close of the reporting period has de facto secured a more robust land supply, as will be reflected in the Ceredigion 2014 JHLA Report.