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County Council

Joint Housing Land Availability Study Report

Ceredigion County Council Local Planning Authority

Joint Housing Land Availability Study (2016)

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

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

Publication Date: 29th July 2016

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1. Summary

1.1 This is the Ceredigion County Council Joint Housing Land Availability Study (JHLAS) for 2016 which presents the housing land supply for the area at the base date of 1st April 2016. It replaces the report for the previous base date of 1st April 2015.

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 has 3.4 years housing land supply.

Involvement

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

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

Report production

1.5 Ceredigion County Council issued draft site schedules and site proformas for consultation between 10th June 2016 and 17th June 2016. 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 18th July 2016.

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	161	1689	1561	0	128

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

Private	1641
Public	0
Housing Association	209
Total	1850

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

2011–2012	2012–2013	2013–2014	2014–2015	2015–2016	Total
230	85	87	58	88	548

2.5 The overall total 5 year land supply (large + small sites) is $1850 + 548 = 2398$

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)	1529 +216 = 1745
C	Residual Requirement (A-B)	6000 – 1745 = 4255
D	5 Year Requirement (C/number of years of plan period remaining x 5)	4255 / 6 * 5 = 3546
E	Annual Need (D/5)	3546 / 5 = 709.2
F	Total 5 Year Land Supply (from para. 2.5)	2398
G	Land Supply in Years (F/E)	2398/709.2 = 3.4

Appendix 1 - Site Schedules

It would be helpful if a consistent format could be used for site schedules, including between local planning authorities.

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

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 Chng e (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN131a	A040016	PT OS 2925 OPPOSITE PANTYCELYN, Llwyncelyn	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 & 4 foundations down 2015 no change 2016
CDGN131b	A110601	LDP H0104 Land south of MaesyPentre, Llwyncelyn	N	0	7	7	0.44	4	0	0	0	1	2	0	0	Plot 1 - 3 no start 2016 = 3 units, Plot 4 roof going on 2016 Plot 5,6 & 7 to second floor 2016 = 4 units
CDGN330a	A071161	Bryn Aeron Nurseries & Garden Centre, Vicarage Hill	N	1	5	1	0.07	0	0	0	0	0	0	1	0	Plot 1, 2 & 5 complete 2014. Plot 3 complete 2016, RM A130387 - Plot 4 No start 2013 No start 2016

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

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 permssion 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. Builders sign on front of development 2016
CDGN424a	A070826	Land adjacent to Village Hall, Aberarth	N	0	6	6	0.36	0	0	0	0	0	6	0	0	A160342 Reserved matters appliaction for 6 dwellings processing 2016

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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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN345a	A110704	Land ad Llanwyn	N	8	10	2	0.04	2	0	0	0	0	0	0	0	0	Plots 1- 8 - Complete 2016, Plots 9 & 10 site cleared under construction.
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ABERPORTH/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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN070a	901315	PLAS FARM, ABERPORTH	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 2016
CDGN244a	A071356	LDP H0802 Trenchard Estate West, Parcllyn	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
CDGN334a	A100004	LDP H0803 Maeswerdd, Lon Ysgolig	N	0	15	15	0.79	0	0	0	0	0	15	0	0	Seeking active engagement with landowner.

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN008a	A070526	LAND ADJ TO MAESCEINION, WAUNFAWR	Y	0	10	10	0.8	0	0	0	5	5	0	0	0	Application A130105 to extend time to submit reserved matters, approved extension until 06/11/2016
CDGN008b		LDP H0305 Maesceinion	Y	1	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 2016, Plot C A150379, approved 05/02/2016, but new application in to change design of house A160361

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN011a	A061185	OLD PENWEDDIG SCHOOL., ST DAVIDS RD	N	1	82	19	0.09	2	0	4	13	0	0	0	0	Brownfield Site. Plot 7 complete 2016, Plot 8 almost complete 2016 & plot 9 under construction 2016. Apartment block of 13 units, terrace of 3 & Plot 22 groundworks only, being used as storage 2016
CDGN015a	A060407	LDP H0301 MAES CRUGIAU, PENPARCAU	N	11	30	9	0.91	7	0	2	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 almost complete some exterior work plot 17 building commenced, Plot 18, 20, 21 Second floor block work and part of roof 2016, Plots 19 & 22 ground works only being used as storage - April 2016.

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN028a	A130640	LDP M0302 Mill St Car Park	N	0	8	8	1.23	8	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. Site has been cleared and development of the supermarket started. Work ongoing 2016
CDGN331a	A071244	Land north of Green Pastures, Llanfihangel y Creuddyn	N	0	5	5	0.27	0	0	0	0	0	0	5	0	Reserved matters approved 28/05/14. No start 2016
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 2016
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 2016
CDGN353a	A120009	Yr Iard Gychod, Trefechan	N	0	9	9	0.17	0	0	0	1	4	4	0	0	No start 2015, although application A150306 to remove the conditions for sustainable homes approved 01/06/2015

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Sites with planning permission or adopted local development plan allocation

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 still processing (awaiting s106?) 2016.The level of development on this site is likely to be less than the LPA had put forward within the LDP.
CDGN367a		LDP H0303 Land adjoining Hafan y Waun	N	0	129	129	2.58	0	0	20	30	30	39	10	0	03/06/2014 There are playing fields on part of site, which must either be retained or replaced. The delivery of the site's housing is on a net area of 2.58ha out of a gross area of 4.15ha. Estates are currently considering a strategy for release & is at the feasibility stage 2016
CDGN368a		LDP H0304 Cefnesgair	N	0	58	58	1.45	0	0	0	10	10	28	10	0	A140679 - Outline application for 48 units being processed 2016
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 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN414a	A140905	LDP M0303 Park Avenue (Part)	N	0	33	33	0.18	0	0	33	0	0	0	0	0	03/06/2014 Council owned car park on this site, plus football ground. Allocated for a comprehensive development for retail, office and community with residential if possible. Preliminary discussions on redevelopment proposals took place in October 2013 for residential units as part of mixed scheme: FCA needed. Discussions ongoing. A140905 - Full Tai Ceredigion - Erection of a mix of social rented and intermediate rented apartments as follows; - 12 x 1 bedroomed apartments - 18 x 2 bedroomed apartments - 3 x 2 bedroomed apartments for wheelchair user Approved 06/10/2015 A150079 Outline - Demolition of existing and erection of a 500 seater stand to replace existing, lounge/bar facilities, youth club facilities, new changing/football/gym facilities and 57 apartments with parking including undercroft parking and communal facilities. A proportion of apartments (33 - are the rsl application) = 24 non affordable. = 57 units in total Processing 2016. Therefore possible 24 to add onto capacity 2017.
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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN415a		LDP M0304 County Offices	N	0	20	20	0.79	0	0	0	20	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
CDGN421a	A130994	Tabernacle Site, Aberystwyth	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 2016
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, Aberystwyth	N	0	22	22	1.12	0	0	0	0	11	11	0	0	Outline application only. Site for sale 2016

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

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 - 2016.
CDGN434a	A130120	Brynderi Close	N	0	13	13	0.55	0	0	0	3	5	5	0	0	No start outline only 2016

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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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN332a	A090544	Land Adjacent Tegfryn	N	0	5	5	0.3	2	0	1	1	1	0	0	0	Plot 4 & 5 - interiors to finish & landscaping 2016, Plots 1 - 3 sites cleared 2016

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

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	2017	2018	2019	2020	2021	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 2016

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	2017	2018	2019	2020	2021	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	Seeking active engagement with landowner.
CDGN412a		LDP H2202 Land adjoining Borth County Primary School	N	0	51	51	2.04	0	0	0	0	15	15	21	0	Seeking active engagement with landowners.

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

BOW ST

(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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN325a	A080824	Land adjacent to Caer Odyn, Rhydpennau	N	27	27	0	0	27	0	0	0	0	0	0	0	All complete 2016
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	Seeking active engagement with landowner.

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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	2017	2018	2019	2020	2021	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 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN082a	A060105	PT os 68111, CAPEL SEION	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 2016 "Duffield House"
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CARDIGAN

(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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN039b	A080520	NORTH PARK EAST(2)	Y	9	43	13	0.72	13	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 Plot 38 - 36 outside complete 2016, Plot 35 & 34 Scaffolding no render 2016 Plot 33, 32, 31, 30 & 29 almost complete 2016 Plot 19, 20, 20a outside complete April 2016

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN041a	A010981	BATH HOUSE NORTH	N	3	72	24	1.16	6	0	4	4	5	5	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 67, 69 - 73 = 5, Total = 18</p> <p>No start April 2016</p> <p>Under construction Plot 50, 51 roof on windows, Plots 57 & 58 work started in 2012 no change & Plot 48 nearly complete, Plot 49 footings in - Total Under Construction = 6 April 2016</p>
CDGN041b		LDP H0201 Land at Stepside Farm (1)	N	0	78	78	2.76	0	0	0	12	12	12	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 01-04-2016

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	0	10	0	23	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	0	6	1	0.08	1	1	0	0	0	0	0	0	Plot 5 - Complete and occupied 2015, Plot 6 Slab down 2015 no change 2016
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. 2016 LPA to contact Building Control to ascertain whether any progress made.
CDGN326a	A030898	Land at Quay Street and Market Lane	N	0	8	8	0.08	0	0	0	0	4	4	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 2016

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CELLAN

(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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN294a	A021428	Land at Bayliau	N	1	5	0	0	0	0	0	0	0	0	0	0	Plot 2 complete 2010, Plot 3 & 4 complete & occupied 2012, plot 5 complete & occupied 2013 Plot 1 complete 2016 - remove site from JHLA for 2017

CENARTH

(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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN090a	A041101	GLANAWMOR	N	0	0	0	0.25	0	0	0	0	0	0	0	0	2016 - Remove this site of 13 units capacity 7 completed prior & 4 remaining as all superceded by A150130 which covers the remaining part of this site & the adjoining LDP allocation on CDGN386a A150130 - Erection of 15 affordable dwellings and associated works. Applicant Tai Ceredigion.
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 no start April 2016

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Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN387a		LDP H1102 Land at and n/ 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.

CILCENNIN

(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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
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Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN092a	A020792	TY MAWR FIELDS	N	0	7	3	0.3	1	0	0	0	1	1	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. One Under construction (plot 4) 2013 - almost complete 2016, Plot 3 trenches dug 2016 & plot 2 site cleared 2016
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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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN094a	A011222	HEOL Y FEDWEN	N	2	12	4	0.12	4	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.

Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CNWCH COCH

(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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN095a	A040404	TANGELL, CNWCH COCH	N	0	2	0	0.08	0	0	0	0	0	0	0	0	Planning permssion for 5, 3 outstanding consents @ 2015 No change 2015 - 3 remaining plots extant. A140737 (Full) - Erection of a new dwelling and access on the site of the extant perimssion for 3. Permission for the one dwelling instead of the 3 issued 20/07/2015 Remove from JHLA 2016

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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
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Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN327a	A041386	Land adjoining Penchnwc	N	0	5	5	0.59	0	0	0	0	0	0	5	0	Planning permission A041386. 5 units A150214 application to extend time to submit RM - expired 09/02/2016?
CDGN336a	A100395	Land at Fforch y Cwm	Y	3	10	2	0.23	1	0	1	0	0	0	0	0	Original application for 6 - A100395. Site increased by 4 on A130535. Site area also increased. Plot 6 - complete 2012, Plot 7 complete 2014, Plot 8 complete 2015, Plot 9 - under construction 2016 Plot 10 & 11 complete 2012, Plots 12,13 complete 2016 Plot 14 complete 2016 Plot 15 no start Q150005 for Phase IV 10 units to include 4 AH (adjoining the JHLA boundary) A160237 as per Q150005, processing 2016.

CROSS INN (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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN201a	A071038	OS 319 & 320 CROSS INN	N	0	5	5	0.47	5	0	0	0	0	0	0	0	Permission for 5, 2 of which to be AH - Trenches dug 2016

Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

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 Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2017	2018	2019	2020	2021	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 2016 - Erection 11 dwellings and associated works

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 Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2017	2018	2019	2020	2021	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

Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN286a	A060099	Land at Romantica	N	0	5	1	0.19	1	0	0	0	0	0	0	0	0	0	Remaining plots: Plot 2 - complete 2015 . Plot 1 - Under construction roof going on 2016
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GWBERT

(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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN107a	D1/709/92	TOWYN FARM, GWBERT, NEAR CARDIGAN	Y	0	0	0	0.23	0	0	0	0	0	0	0	0	Remove from JHLA 2016 Demolition of ex agricultural buildings to 5 new units. Buildings demolished - unit to damp proof course. Extant site, no change since 2003 Although a pre application in 2013 Q130289 for 3 residential plots & Q140311 - query what permission is on the site, expressed a wish for a permission for less units. A150115 Outline revise scheme providing 3 dwellings in lieu of the 5 approved - permission granted 22/02/2016 expires 21/02/2019.

Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN207a	A080394	OS 0957 REAR HEOL Y BEDW	Y	0	15	15	1.28	0	0	0	0	10	5	0	0	A080394 RM approved 24/10/2011 First slabs down 2013 (Resos does not identify which plots have slabs down). No change 2016. Pre application 01/03/2016 Q160081 residential development.

LAMPETER (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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
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Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN047a	981120	BRYNSTEFFAN	Y	0	92	48	1.56	0	0	5	5	5	5	0	28	<p>Site comes forward in waves. A141007 - Amendment to planning permission A040038 - The proposed amendments seek to reduce roof height, altered façade materials and fenestration. 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>
CDGN185a	A100495	LAND OFF BRONGEST LLANFAIR RD	N	0	38	38	1.59	0	0	0	2	10	10	16	0	<p>Outline Application approved 2011 ref A100495 for residential development 38 dwellings 26 houses and 12 flats. Reserved Matters application by RSL A140669 approved 31/03/2016 for 22 units</p>
CDGN350a	A110195	Land at Cwrt Dulas, Mill St	N	6	6	0	0	0	0	0	0	0	0	0	0	<p>All complete 2016 Remove from JHLA for 2017</p>

Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

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	0	0	0	12	0	20.01.2014: landowner now looking to release the site for development in line with the LDP allocation. Have been speaking with RSL about the development of the site. Advised that the School will need Listed Building Consent and anticipate the building will be converted into flats/apartments. Pre applications Q150316 & Q150295 for residential development.
CDGN373a		LDP H0502 Site rear of Ffynon Bedr	N	0	20	20	0.81	0	0	0	0	0	0	20	0	Seeking active engagement with the site owner.
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	15	15	15	0	45	Agent for owner has been in touch re the cost of the ransom strip from H0503 - 2016
CDGN376a		LDP H0505 Land adj Maes-y-deri	N	0	105	105	4.2	0	0	0	12	20	20	53	0	Q150046 - Pre App residential development Feb 2015.

Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN418a	A120867	Llys Deri, Mount Walk	N	0	6	6	0.1	0	0	0	6	0	0	0	0	0	0	The development of 6 flats and associated works: - 1) The addition of a fourth storey to an existing block of flats to provide 4 x 2 person, 1 bedroomed flats. 2) An adjoining two storey new build comprising 2 x 2 person, 1 bed roomed flats. 2014 - Existing building renovated, no start on 4th storey or new building 2016
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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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN209a	A080557	LDP H1302 land adj. to Vicarage	N	0	9	9	0.83	0	0	0	4	5	0	0	0	Reserved matters A120267 approved 29/01/2015. Site cleared/for sale? Hedge cleared 2015 No change 2016
CDGN304a	A051218	Land rear of Brynawen	Y	0	9	9	0.4	0	0	0	2	3	4	0	0	RM submitted 2012, s106 signed 29/01/2015. Now Adjoining a LDP allocated site. No start 2016

Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN304b		LDP H1301 land rear of Brynawen	N	0	22	22	1.12	0	0	0	0	0	11	0	11	28/05/2014: NB, 9 dwellings adjacent still to be delivered prior to extending into allocated site. S106 signed for this 29/01/15
CDGN394a		LDP H1303 Land adj to Allt Y Bryn	N	0	5	5	0.53	0	0	0	0	0	5	0	0	Seeking active engagement from landowner
CDGN395a		LDP H1304 Alma Street	N	0	32	32	2.11	0	0	0	0	10	10	12	0	Preapplication Q120360 for residential development. 13.02.2014: Meeting with site owners held, discussion of the development of the site. They have agent acting on their behalf, investigating access etc.
CDGN423a	A130983	Heol y Bont, Llanarth	N	0	6	6	0.35	6	0	0	0	0	0	0	0	All, almost complete, interiors to do 2016

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 Chng e (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
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Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN111a	A010550	PT O.S. 2218, VICARAGE FIELDS	N	0	9	3	0.37	0	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 2016
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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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN318a	A061152	Land at Llety Ceiro	N	0	29	29	1.06	0	0	9	10	10	0	0	0	Road and access cleared (not completed) with some trenches dug (unclear which trenches dug) 2016

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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
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Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN053a	A060673	PARC YR YNN	Y	0	32	32	1.77	0	0	10	0	11	0	11	0	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.
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 2016
CDGN315a	A060016	Cwrt Castell Teifi, Porth Terrace	Y	0	6	6	0.13	0	0	0	0	0	0	6	0	Brownfield site. Slab down. No change 2016, for sale.
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.
CDGN430a	A080966	Craig y Deri, Prengwyn, Llandysul	N	0	5	5	0.29	0	0	0	0	2	3	0	0	No start 2016 - Outline only
CDGN432a	A130510	Land adj Glaslyn, Horeb, Llandysul	N	0	5	5	0.42	0	0	0	0	2	3	0	0	No start 2016 - Outline only. Plots for sale.

Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

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 Chng e (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN213a	A041415	Land adj to Crynfryn, Llanfarian, Aberystwyth	N	0	13	13	1.23	0	0	0	6	7	0	0	0	A041415 outline approved late 2011. Residential development (13 houses of which 4 to be AH) (inclusive of demolition of the existing non-residential building known as Crynfryn). Crynfryn demolished 2014 (site extant?). Some clearing work near entrance 2015 No change 2016.
CDGN352a	A110668	Bryn Eglur	N	0	14	14	0.67	0	0	2	3	4	5	0	0	Outline Only 2015 No start 2016, but A150619, 620 & 621 are approved applications to discharge some of the conditions of A110668

Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN118a	1097/90(5)	PT OS 0731, BROCREGIN, LLANGRANNOG	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 2016

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	2017	2018	2019	2020	2021	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 almost complete 2016

Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN319a	A070061	Y Gorlan	N	0	46	42	1.68	0	0	0	0	10	10	22	0	4 AH complete 2014 - No start on the rest of the development 2016. Developer has advised once completed a site in Aberystwyth (good progress is being made on the site) he will then move onto the site in Llanilar
CDGN396a		LDP H1401 Land Opposite Y Gorlan	N	0	84	84	3.34	0	0	0	12	15	15	42	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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
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Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN280b	A100900	LDP H1502 Stad Craig Ddu	N	2	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. Plots 4 & 5 complete unoccupied 2016 (2), 6 Lon Cledan - No start 2016 Plots 32 - 34 - no start 2016 (3).
CDGN397a		LDP H1501 Land rear or Pont Pen-lon	N	0	20	20	1.3	0	0	0	0	0	10	0	10	Seeking active engagement with landowner.
CDGN398a		LDP H1503 Land rear of Cylch Peris	N	0	28	28	1.39	0	0	0	0	0	0	28	0	Seeking active engagement with landowner.
CDGN431a	A120370	O.S 6222, Caerbont, Nebo, Llanon	N	0	5	5	0.46	0	0	0	0	2	3	0	0	Reserved matters approved for 5 dwellings in 2015 (two separate applications)
CDGN436a	A100928	Land adj. to Bedwen, Llanon	N	0	6	6	0.74	0	0	0	2	1	3	0	0	Outline application only 2016

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 Change (Y if	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
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Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN324a	A080464	Land off Clos Alltfach	Y	0	12	12	0.6	1	0	3	3	3	2	0	0	Sites marked and entrance cleared 2015. Plot 1 almost complete 2016
CDGN324b		LDP H1601 Clos Alltfach	N	0	37	37	1.48	0	0	0	6	7	7	0	17	Seeking active engagement with landowner. Adjoining site under construction 2016.
CDGN341a	A110146	Land adj to Maescarrog	N	0	5	3	0.28	0	0	0	3	0	0	0	0	Plots 4 & 5 complete 2014, Plots 1 - 3 no start 2016
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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN321a	A070367	Land adj Brynteg	N	0	11	11	0.52	0	0	0	3	4	4	0	0	Pre app enquiry re extension of time or reduction of homes Q130401. Extant - Entrance in, no start on plots 2016. The site has been sold in the last year (2015/16), it is expected development with commence soon.

Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN126a	A020124	GLANARBERTH	N	0	12	1	0.19	0	0	0	1	0	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 36 access started 2016.

Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN272a	A060385	Part of Enclosure 0649 Nantcrymanau	Y	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 2016, plots for sale.
CDGN273a	A060609	PT FIELD 2939	N	0	6	6	0.76	0	0	0	0	3	3	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 planning permission (less developemnt approved than original site submission) Road in at 2013. No change 2016

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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN130a	A050215	Land adjacent Ty'r Ysgol, Lledrod	N	0	5	5	0.35	5						0	0	Plots 2 & 3 almost complete 2016, Plots 1, 4 & 5 under construction 2016

Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN132a	D272/2	CAE'R GOF	N	0	9	2	0.19	0	0	0	0	0	2	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.

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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
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Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN277a	A061438	LAND TO THE WEST OF HAFOD WEN, PANTCRUG, ABERYSTWYTH	N	2	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 2016.
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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 Change (Y if)	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN420a	A130758	Land adj to Bronwydd	N	0	5	5	0.27	0	0	0	5	0	0	0	0	5 dwellings to comprise three speculative units and two affordables No start 2016

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	2017	2018	2019	2020	2021	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 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN146a	A030635	LAND ADJ BRIG Y COED	N	1	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, Plots 1 - 2 trenches dug 2013 no change 2016. Plot 3 Completed 2016
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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 Change (Y if)	Units Built since last study	Total Units Cap	Units Rmng	Ha Rmng	Cat 1 u/c	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN322a	A070980	Land adjoining Glanseilo	N	0	11	11	0.37	2	0	0	4	5	0	0	0	Groundworks started and 2 units with blockwork 2016.
CDGN322b	A130975	LDP H1801 Land adjacent to Y Gelli	N	0	64	64	2.08	0	0	0	0	16	16	32	0	Outline planning application approved 27/07/2015 (A130975) with indicative layout for 64 dwellings and open space. Groundworks and 2 units with blockwork 2016 on adjoining site.

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN323a	A071231	Land at Penybanc	N	0	6	6	0.68	0	0	0	3	1	2	0	0	Access started 2015 ground works ongoing 2016
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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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
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CDGN148a	D1/783/91	ADJ. PENLON ESTATE, PONTERWYD	N	0	12	10	0.65	4	0	0	0	1	2	3		2 Complete prior 2016 & 1 almost complete, 1 Roof On, 1 Roof trusses going on, 1 blockwork started = 4 units all 2016, 3 slab only from 2011 - no change 2016, 3 no start 2016
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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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
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Ceredigion JHLA Study 2016

Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN425a	A080622	Land adjacent to Maes y Pentre	N	0	6	6	0.56	0	0	0	0	0	0	6	0	0	Site has been in probate. Erection of 6 dwellings (to include 3 affordable). Reserved Matters application A150995 approved 19/02/2016 Entrance gravelled no start on houses 2016
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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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN151a	A051066	ADJ HEOL Y BANNAU	Y	0	6	5	0.86	0	0	0	2	2	0	1	0	Site extant. 2013 - 1 Complete, 4 Foundations in & 1 no start. No change 2016. Developer actively marketing the 5 remaining
CDGN151b		LDP H2002 Land Adjacent to Rock House	N	0	19	19	0.77	0	0	0	0	0	10	0	9	03/06/2014 Pre app meeting held in May 2014. Landowner wishes to sell the site to a developer. 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 2016

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

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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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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN419a	A120195	Land opposite Pontsian School	N	0	5	5	0.18	0	0	0	0	0	0	0	5	Erection of 5 dwellings of which 2 are affordables - No start 2016

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	2017	2018	2019	2020	2021	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 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN155a	A021425	BACH Y RHIW FIELD	N	1	19	1	0.3	1	0	0	0	0	0	0	0	0	Plot 13, foundations in 2015 some block work 2016. Plot 11 complete 2016
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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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN160a	A020849	PT OS 5239 TY MAWR	Y	0	12	5	0.07	0	0	0	0	0	0	5	0	Footings in on remaining plots 2013, No change 2016

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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN344a	A110553	Maes y Deri	N	0	6	6	0.08	0	0	0	2	2	2	0	0	RSL 6 dwellings. No start 2016
CDGN407a		LDP H2101 Y Dderwen	N	0	10	10	0.82	0	0	0	0	0	0	10	0	Seeking active engagement with landowner.

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

CDGN408a		LDP H2102 Maes y Deri	Y	0	13	13	0.44	0	0	0	6	7	0	0	0	Seeking active engagement with RSL landowner.
CDGN409a		LDP H2103 Glan Ceulan	Y	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 2016
CDGN410a		LDP H2104 Maes-y-Llan	Y	0	42	42	1.4	0	0	0	0	10	10	0	22	Q130318, Site H2104 will follow H2103 and outline application for H2103 is processing 2016

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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN255a	A050477	THE OLD STATION	N	0	5	2	0.3	0	0	0	0	0	0	2	0	Site for 5 of which 2 are affordable. Plot 2 complete 2012, 2 AH (plots 4 & 5) Complete 2013. No work on remaining 2 plots 2016

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

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	2017	2018	2019	2020	2021	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	23	0	0	Application for 43 units approved 02/2/2016, which is split between H0701 & M0701 (23 units in H0701 & 20 units in M0701)
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)
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.

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

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	2017	2018	2019	2020	2021	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 2016

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	2017	2018	2019	2020	2021	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

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Appendix 1

Residential Land Availability Schedule Sites for 5 or more Units as at 01-04-2016

Sites with planning permission or adopted local development plan allocation

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	2017	2018	2019	2020	2021	Cat Units 3	Cat Units 4	General Notes:
CDGN270a	A050413	Land adjacent the Chapel, Ysbyty Ystwyth	N	0	6	1	0.11	1	0	0	0	0	0	0	0	2015 - Plot 5, 2 & 3 1a & 1b Complete. Plot 4 under construction 2016

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
Total	701	1044	1745

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
2011	62	520	5.9	0	157
2012	83	485	5.3	38	99
2013	31	473	6.5*	0	219
2014	88	1718	3.7	0	2200
2015	174	1728	3.3 3.9**	1528	0
2016	161	1689	3.4	1561	0

****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.**