



CEREDIGION COUNTY COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY 2012

**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**

May 2013

CONTENTS

1 Summary

2 Housing Land Supply

3 Commentary

4 Monitoring data

Appendix 1 - Site Schedules

Appendix 2 - Past Completions Data

Appendix 3 - Previous Land Supply Data

Appendix 4 - Inspector's Recommendations to the Welsh Government

1.0 SUMMARY

- 1.1 This is the Ceredigion County Council Joint Housing Land Availability Study for 2012. It replaces the report for the previous base date of 2011.
- 1.2 This report presents the housing land supply for the area at the base date of 1st April 2012.
- 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>
- 1.4 Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the past building rate method set out in TAN 1 Ceredigion County Council has **5.3 years** housing land supply.

Involvement

- 1.5 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

- 1.6 Ceredigion County Council issued draft site schedules and site proformas for consultation on 2 November. 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 30 January 2013.
- 1.7 It was necessary for an appointed Planning Inspector to resolve a number of disputed matters because details within the site schedule

1.8 The appointed Planning Inspector subsequently prepared a report for the Welsh Government (Appendix 4), making recommendations on the points of dispute. The Planning Inspector's recommendations were considered by the Welsh Government, relevant amendments were made to the site schedules by Ceredigion County Council and this information has been incorporated into this report.

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 2012 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 2012 – 2017 (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	748	142	83	485	38	88	11	41

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

Private	720
Public/ Housing Association	28
Total	748

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

2008	2009	2010	2011	2012	Total
121	151	95	129	229	725

2.4 The overall **total 5 year land supply** (large + small sites) is **1473 (748 + 725)**

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

A	Total Previous 9.75 year Completions (1 st July 2002 - 31 st March 2012)	2687
B	Average Annual Completions = (A/9.75)	276
C	Total 5 Year Land Supply	1473
D	Land Supply in Years = (C / B)	5.3

3.0 COMMENTARY

3.1 The Ceredigion Local Development Plan (LDP) has yet to be adopted. Therefore its housing requirement, its policies and allocations cannot yet be applied. 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 LDP Inspectors report was published on 11 April 2013, and the Plan adopted on 25 April 2013. 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)

Year	Total Number and Percentage of Homes by Category and Land Type											
	5 Year Supply				3i and 3 ii Categories				Completions 2011-12			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2013	139	62	87	38								
2014	131	87	19	13								
2015	95	85	17	15								
2016	102	81	24	19								
2017	136	96	6	4	82	90	9	10	34	83	7	17

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 2011-12			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
2013	0	0	0	0								
2014	0	0	0	0								
2015	0	0	0	0								
2016	0	0	0	0								
2017	0	0	0	0	0	0	0	0	0	0	0	0

Table 6 - Completions by House Type – 1 April 2011 to 31 March 2012

- 41 (100%) houses completed
- 0 (0 %) apartments/flats completed
- 0 other (e.g. bungalows) completed

Appendix 1 - Site Schedules

Ceredigion JHLA Study 2012

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

ABERYSTWYTH/C.COCH/LFAWR

Unadopted Local Plan Sites

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
CERD UDP	UDP H11, CEFN HENDRE, WAUNFAWR	0	102	102	2.9	0	0	0	0	0	0	0	102	0	UNADOPTED UDP HOUSING ALLOCATION. NO APPLICATIONS PENDING @ 2010	CDGN 009a
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.	CDGN 010a
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	CDGN 013a
CERD UDP	UDP M2, OLD BREWERY	0	40	40	0.48	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.	CDGN 018a
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	CDGN 019a

															3HECTARES BECOMING AVAILABLE (OUTSIDE C2 FLOODPLAIN)	
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.	CDGN 026a
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. SFCAs completed, flooding manageable. Unlikely to have residential over retail and office development, however schemes can vary if the level of mix.	CDGN 028a
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.	CDGN 171a
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.	CDGN 176a

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

ABERAERON

Unadopted Local Plan Sites

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	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. NO PP OR APP RENDING @ 2011	CDGN 030a
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	CDGN 033a
CERD UDP	UDP H BARLEY MOW	0	24	24	0.9	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 FLOODPLAIN	CDGN 051a

Ceredigion JHLA Study 2012

Residential Land Availability Schedule
 Sites for 5 or more Units as at 01-04-2012

CARDIGAN

Unadopted Local Plan Sites

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
CERD UDP	UDP H1, BATH HOUSE NORTH (Part)	0	0	0	3.78	0	0	0	0	0	0	0	0	0	REMAINDER OF H1 ALLOCATION WITHOUT CURRENT PLANNING CONSENT.	CDGN 041b
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	CDGN 038b

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

LLANDYSUL

Unadopted Local Plan Sites

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	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	CDGN 054a
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	CDGN 055a

Ceredigion JHLA Study 2012

Residential Land Availability Schedule
 Sites for 5 or more Units as at 01-04-2012

LAMPETER

Unadopted Local Plan Sites

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	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.	CDGN 059a
UDP	Forest Road UDP H4	0	18	18	1.9	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.	CDGN 299a

Ceredigion JHLA Study 2012

Residential Land Availability Schedule
 Sites for 5 or more Units as at 01-04-2012

TREGARON

Unadopted Local Plan Sites

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	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	CDGN 061a
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	CDGN 057a

Ceredigion JHLA Study 2012

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Aberaeron

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A071161	Bryn Aeron Nurseries & Garden Centre, Vicarage Hill, Aberaeron	0	9	9	0.28	0	0	4	2	3	0	0	0	0	Site capacity changed to 35.	CDGN330a

Aberarth

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A040864	pt os 7954, BRYNDEWI	0	6	1	0.13	0	0	1	0	0	0	0	0	0	Newly eligible 2010	CDGN068a
990776	Penrhiw Farm Buildings	0	5	5	0.42	5	0	0	0	0	0	0	0	0	BROWNFIELD SITE. 6 HOUSES AND 48 CONVERSIONS TO FLATS. Incl 6 AH. 28 ADDITIONAL UNITS APPROVED A090241	CDGN305a

Total	Aberarth	0	11	6	0.55	5	0	1	0	0	0	0	0	0	0		
--------------	-----------------	----------	-----------	----------	-------------	----------	----------	----------	----------	----------	----------	----------	----------	----------	----------	--	--

Aberbanc

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A110704	Land ad Llanwyn	0	10	10	0.40	0	0	5	5	0	0	0	0	0	Full planning Application approved for 30 units (9AH) (A060407)	CDGN345A

Ceredigion JHLA Study 2012

Residential Land Availability Schedule
 Sites for 5 or more Units as at 01-04-2012

Aberporth

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref	
901315	PLAS FARM, ABERPORTH	1	85	6	0.31	0	0	0	0	0	0	0	0	3	3	UNADOPTED UDP HOUSING ALLOCATION. 1 O/C REMAINING AT 2011 SURVEY	CDGN070a
A100004	Land at Ffordd Ysgolig, Aberporth, SA43 2BZ	0	5	5	0.25	0	0	0	0	0	5	0	0	0	Site split from CDGN039a. Full application for 38 incl. 4 AH. Plus 4 DWG on seperate app. Total 42.	CDGN334a	
Total	Aberporth	1	90	11	0.56	0	0	0	0	0	5	0	3	3			

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

ABERYSTWYTH/C.COCH/LFAWR

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A061132	Infirmary Road	0	9	9	0.20	9	0	0	0	0	0	0	0	0		CDGN275a
A040772	Boars Head Pub, Queen's Road	0	14	14	0.10	14	0	0	0	0	0	0	0	0	Site reduced to 5, as no RM for 6th plot.	CDGN308a
A070930	Llety Gwyn Hotel and Pantglas, Llanbadarn	0	21	21	0.40	12	0	1	2	3	3	0	0	0	Site comes forward in waves.	CDGN313a
A071244	Land north of Green Pastures, Llanfihngel y Creuddyn	0	5	5	0.27	0	0	5	0	0	0	0	0	0	2009 - decision to recombine 053a and 300a as phasing is done together. 32 incl 11AH- Preapp held they are investigating access and intend to commence works	CDGN331a
A071413	10 - 12 Marine Terrace, Aberystwyth SY23 2AZ	5	23	18	0.05	0	5	5	5	3	0	0	0	0	6 UNITS (A021471), 6th unit had a new application but refused 2009. Original pp extant, hardcore to site 2008.	CDGN339A

A090512	Plas Tan Y Bwlch, Rhydyfelin, Aberystwyth, SY23 4P	0	14	14	0.09	14	0	0	0	0	0	0	0	0	0	TOTAL SITE = 85 UNITS. 53 on App 892081 - remainder individual or small devs. Of the 53, 48 complete, 1 plot lost, 4 plots extant. In remainder 2 plots are extant from the 80's, 1 has recent app.	CDGN340A
A110137	Victoria House, Victoria Terrace, Aberystwyth	0	9	9	0.05	9	0	0	0	0	0	0	0	0	0	1 OUTSTANDING CONSENT. RM to 2011 works under way 2012	CDGN342A
A060413 (1)	Ceredigion UDP H10. CEFN LLAN, WAUNFAWR	1	35	2	0.61	1	1	0	0	0	0	0	0	0	0	THE SITE IS EXTANT. 97/221. Site total decreased to 35 at 2010 survey. 36 at 2011.	CDGN003a
A061185	UDP H6, OLD PENWEDDIG SCHOOL., ST DAVIDS RD	1	82	31	1.50	4	5	5	8	8	1	0	0	0	0	Site capacity reduced to 11 units at 2009 survey.	CDGN011a
A060407	MAES CRUGIAU, SOUTHGATE	0	30	30	1.50	0	10	5	5	5	5	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.	CDGN015a
980424 PLOT 10	UDP H2 FELIN Y MOR EAST	0	10	1	0.08	0	1	0	0	0	0	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	CDGN020a
A070526	UDP H12, LAND ADJ TO MAESCEINION, WAUNFAWR	0	10	10	0.90	0	0	2	2	4	2	0	0	0	0	No Start 2012 - Plots 1&2 complete = Extant PP FOR 5. 3 O/CS @2010	CDGN008a
Total	ABERYSTWYTH/C.COH/L. FAWR	7	262	164	5.75	63	22	23	22	23	11	0	0	0			

Ceredigion JHLA Study 2012

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Alltyblaca

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A090544	Land Adjacent Tegfryn Allt Y Blaca, Llanybydder	0	5	5	0.30	0	0	3	0	2	0	0	0	0	PP O/LA040857 FOR 14 INCL 6 AH. Plot 2 is separate bringing site total to 15. Plot 1, part of O/L but has full permission. Plots 9-12 have RM.	CDGN332a

Beulah

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A071029	ADJACENT BEULAH CHAPEL	0	8	8	0.55	0	0	0	0	0	0	0	8	0	Application expiry date 16th September 2012 - no application showing as submitted for RM so application deemed Lapsed - amend for 2013 study. Owner phone comment – delayed by lack of finance and need to develop AH first.	CDGN237a

Ceredigion JHLA Study 2012

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Blaenplwyf

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A070409	Part of Field OS6939	0	5	2	0.19	1	0	0	1	0	0	0	0	0	SITE OF 15 PLOTS, APPS ON 9. Neighbouring outline for 4 - dif applicant.	CDGN298a

Blaenporth

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A05068 8	Land West of Tanyreglwys	0	5	5	0.50	0	0	3	0	2	0	0	0	0	SITE REDUCED TO INCORPORATE JUST THE APPLICATION OF 5 UNITS, EXCLUDING 2 UNITS COMPLETED PREVIOUSLY ON SEPERATE APPS.	CDGN284a

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Bow Street

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A08082 4	Land adjacent to Caerodyn, Rhydypennau	0	16	16	0.86	0	4	4	0	4	4	0	0	0	MATERIAL OPERATIONS UNDERTAKEN. NO CHANGE @ 2011. SITE OVERGROWN. EXTANT SITE. App in for 13 dwg A030796.	CDGN325a

Capel Seion

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A060105	PT os 68111, CAPEL SEION	0	5	1	0.12	1	0	0	0	0	0	0	0	0	DWG plotted showing site capacity at 13. A031503 - 1 plot extant (app for 3, 2 comp). A020623 - 1 dwg, expires Oct 11 No work. Reapp pending Appeal decision to consider next JHLA	CDGN082a

Ceredigion JHLA Study 2012

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Cardigan Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A080520	UDP H5, NORTH PARK EAST(2)	0	42	24	1.05	0	6	6	6	6	0	0	0	0	Ground prepared - 2010 survey.	CDGN039b
A010981	UDP H1, BATH HOUSE NORTH	5	73	38	3.78	6	6	4	4	4	14	10	0	0	CUMULATIVE PPSON IN-DEPTH SITE CONSIDERED TO CONSTITUTE SITE 5+ OVER. Increased to 9 in 2010.	CDGN041a
A040706	OS LLWYNPIOD FARM, FERWIG RD	0	5	1	0.07	1	0	0	0	0	0	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	CDGN043a
A000383	BRIDGE END HOUSE	0	5	5	0.01	5	0	0	0	0	0	0	0	0	ESTATE ROAD BUILT. EXTANT SITE. PLOTS 3 & 5 O/C @ 2009. SITE EXTENDED BY 2 PLOTS TO EAST	CDGN178a
A030898	Land at Quay Street and Market Lane, Cardigan	0	8	8	0.08	0	0	4	0	2	2	0	0	0	O/L SITE FOR 6 INCL 2 AH. RM submitted - approved post survey - 2010. Plots for sale.	CDGN326a
Total	Cardigan	5	133	76	4.99	12	12	14	10	12	16	10	0	0		

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Cellan

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A021428	Land at Bayliau	1	5	2	0.50	1	1	0	0	0	0	0	0	0	Site under new ownership. Building now underway Nov 2010	CDGN294a

Cenarth

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A041101	GLANAWMOR	1	11	4	0.30	0	0	1	1	1	1	0	0	0	Keeping site as extant.	CDGN090a

Cilcennin

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A020792	Cae Morgan	0	7	3	0.30	0	0	1	1	1	0	0	0	0		CDGN092a

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Ciliau Aeron

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A011222	HEOL Y FEDWEN	0	12	8	0.21	0	0	4	4	0	0	0	0	0	NEW APP for 2 A/H splitting plot 17, therefore site capacity now 21. EXPECT SITE TO BE COMPLETED WITHIN NEXT 5 YEARS. 2 plots w/out pp	CDGN094a

Cnwch Coch

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A04040 4	TANGELL, CNWCH COCH	0	5	3	0.08	0	0	1	1	0	1	0	0	0	SITE CAPACITY INCREASED BY 1 TO 12. 7 COMPLETIONS TO DATE, WITH 5 O/C REMAINING @ 2008. O/C IN C2 FLOODPLAIN	CDGN095a

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Cross Inn, NR. NEW QUAY

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A041386	Land adjoining Pencnwc, Cross Inn, NR. NEW QUAY	0	12	12	0.59	0	6	0	0	0	6	0	0	0	EXTANT, SITE ACCESS MADE - WHOLE SITE IN C2 FLOODPLAIN NO START @ 2009. MARKET HELD ON SITE EACH SUMMER.	CDGN327a
A100395	Land at Fforch y Cwm, Cross Inn, NR. NEW QUAY	2	5	5	0.50	2	0	2	1	0	0	0	0	0	VARIOUS APPLICATIONS THAT FORM A CONTIGUOUS DEVELOPMENT. CAPACITY INCREASED TO 6. 1 COMPLETION PRIOR 2009 STUDY WAS AN ERROR. 3 COMPLETIONS AND 3 O/C @ 2011. JHLA boundary reconfigured 2011.	CDGN336a
D1/408/89	CASTELL YSTRAD, OS 1528, CROSS INN, NR. NEW QUAY	1	15	6	0.52	0	0	2	0	2	2	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.	CDGN101a
Total	Cross Inn, NR. NEW QUAY	3	32	23	1.61	2	6	4	1	2	8	0	0	0		

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

FELINFACH/YSTRADAERON

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A090471CD	ADJACENT BRYN SALEM	0	6	6	0.19	0	0	3	0	0	3	0	0	0	BROWNFIELD CONVERSION OF HOUSE TO 5 FLATS. START @ 2008	CDGN205a
A071080	Ystrad Mart Site, Ystrad Aeron, Lampeter	0	5	5	0.24	0	0	0	0	5	0	0	0	0	2006 Outline Lapsed 2010 outline for 38 dwellings (19AH) approved - Outline App approved 2011 ref A100495 for res dev 38 dwellings 26 houses and 12 flats	CDGN329a
Total	FELINFACH/YSTRAD AERON	0	11	11	0.43	0	0	3	0	5	3	0	0	0		

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Ffosyffin

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A060099	Land at Romantica	1	5	2	0.27	1	1	0	0	0	0	0	0	0	Phase one Affordable Housing Scheme. Outline Permission for 6. 100% AH. New app approved Aug 2009	CDGN286a

Gwbert

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
D1/709/92	TOWYN FARM, GWBERT, NEAR CARDIGAN	0	5	5	0.23	0	0	0	0	0	0	0	5	0	Outline approved A080557 on 8/3/2011 for 10 units incl 3 AH. RM approved A110061 17-06-11	CDGN107a

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Lampeter

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
981120	UDP H3, BRYNSTEFFAN	0	92	49	1.56	0	0	0	10	10	10	10	19	0	Application expires date 16th September 2012 - no application showing as submitted for RM so application deemed Lapsed amend for 2013 study	CDGN047a
A041442	20 COLLEGE STREET	0	5	5	0.04	5	0	0	0	0	0	0	0	0	Site for 5 including 2 AH. RM approved on 16/04/2008 (A071276)	CDGN183a
A100495	LAND OFF BRONGEST LLANFAIR RD	0	38	38	1.59	0	0	20	0	0	18	18	0	0	RM approved A100074, 12/10/10, expires 22/05/13 - for 2 AH and 1 market house. 4 units under construction 2012	CDGN185a
Total	Lampeter	0	135	92	3.19	5	0	20	10	10	28	28	19	0		

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Llanarth

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A080557	Haulfryn	0	10	10	0.89	0	0	2	5	3	0	0	0	0	RM A110051 approved 16/05/2011 for 6 dwellings	CDGN209a
A051218	Land rear of Brynawen, Chapel Street	0	9	9	1.51	0	0	0	0	0	0	0	9	0	RM A100937 approved 2011, no start 201. JHLA site area reduced from 1.92 ha to 0.76 ha to reflect area with pp (less dev approved than original site submission)	CDGN304a
Total	Llanarth	0	19	19	2.4	0	0	2	5	3	0	0	9	0		

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

LLANDDEWI BREFI

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A010550	PT O.S. 2218, VICARAGE FIELDS	0	9	3	0.37	1	2	0	0	0	0	0	0	0	NEW SITE AT 2008 SURVEY. UNDER CONSTRUCTION 2011 but work may be halted.	CDGN111a

Llandre

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
991226	SITE NR LLWYNDERW	0	5	5	0.58	0	0	2	0	3	0	0	0	0	OUTLINE ONLY- RM determined 12-10-11	CDGN113a

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Llandysul Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A060673	UDP H2, PARCYR YNN	0	32	32	1.77	0	0	8	9	4	4	0	7	0	NEW SITE FOR 2009 SURVEY. Boundary revised 2011 to reflect site - incr area. adjacent new site to be incl in JHLA 2012. complete 2012 (21 dwellings to include 7 AH) in phase 1 further app approved 20	CDGN053b
A061221	UDP H2, Parc Y Ynn (2)	0	50	50	2.78	0	0	7	7	8	7	0	21	0	No Start - Res Mat for 5 approved 02/02/2011 (A100282. Access issues re land assembly. Land for sale.	CDGN301a
A060016	Cwrt Castell Teifi, Porth Terrace,	0	6	6	0.13	6	0	0	0	0	0	0	0	0	O/L 5. RM on 4 plots, 2 complete. 2 under construction	CDGN315a
A070389	Land at Penlonwen, Pantolwen, Llandysul	0	6	6	0.21	0	0	2	0	2	2	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)	CDGN328a
Total	Llandysul	0	94	94	4.89	6	0	17	16	14	13	0	28	0		

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Llanfarian

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A071016		2	8	2	0.40	1	0	1	0	0	0	0	0	0	2 complete 2010, 1 complete 2011, 1 no start, 1 under construction	CDGN307a

Llangrannog

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
1097/90(5)	PT OS 0731, BRO CREGIN, LLANGRANNOG	0	5	5	0.28	0	0	0	0	0	0	0	5	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	CDGN118a

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Llangwryfon

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A110260	Land at Dolwyre	0	5	5	0.42	0	0	5	0	0	0	0	0	0	Site created at 2008, by splitting CDGN143a into 2.	CDGN343A

Llangybi

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A070272	Ty Gwyn	0	7	7	0.49	0	0	0	2	3	2	0	0	0	O/L at 2009. 9 Dwellings, incl. 4 AH. Application in to extend OL, post survey date. RM submitted 2012	CDGN320a

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Llanilar

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A070061	Y Gorlan	1	46	42	1.68	0	2	5	10	10	15	0	0	0	Work started in 2004, Only picked up in 2009 survey, roof on, WINDOWS AND DOORS IN 2012	CDGN319a

Llanrhystud

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A031252	Phase 2, Heol Isfoel	4	24	2	0.64	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.	CDGN306a
A080464		0	12	12	0.60	0	0	0	4	4	4	0	0	0	Multiple applications by the same developer. Application subdiving plot F to 2 houses. Therefore site capacity incre to 8.	CDGN324a
A110146	Land adj to Maescarrog, Llanrhystud	0	5	5	0.35	0	0	2	3	0	0	0	0	0	Approved in 2005, only picked up in 2009 survey. Added 4 units 2010	CDGN341A
Total	Llanrhystud	4	41	19	1.59	2	0	2	7	4	4	0	0	0		

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Llanon/Llansantffraed

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A071379	Stad Craig Ddu	2	36	15	0.12	0	15	0	0	0	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	CDGN280a

Llanwnen

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A070367	Land adj Brynteg	0	9	9	0.52	0	0	3	0	3	3	0	0	0	No Start April 2010. For Sale. pp due to expire 17/04/2012 GROUNDS CLEARED WORKS COMMENCED 2012 SURVEY	CDGN321a

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Llechryd

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A020124	GLANARBERTH	0	13	2	0.19	0	0	0	0	0	0	0	2	0	No Start April 10 - Outline Only. Full app (A110813 approved 2010 for terrace of 4 (3AH) RM SUBMITTED 2012	CDGN126a
A060609	PT FIELD 2939, LLECHRYD, CARDIGAN	0	6	6	0.76	0	0	2	0	2	2	0	0	0	P1: 6 incl 4 AH, P2: 11 incl 2 AH, P3: 19 incl 4 AH, P4: 10 incl. 4 AH	CDGN273a
A060652	Field adj to Robert Davies Motors Ltd	0	8	8	0.87	0	0	2	3	3	0	0	0	0		CDGN316a
A060385	Part of Enclosure 0649 Nantcrymanau	0	6	6	0.77	0	0	2	2	0	2	0	0	0	No Start Outline only 2010-RM SUBMITTED 2012	CDGN272a
Total	Llechryd	0	33	22	2.59	0	0	6	5	5	4	0	2	0		

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Lledrod

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A070090	LANDAT TYR'YSGOL	0	5	5	0.35	5	0	0	0	0	0	0	0	0	O/L 9 residential units, incl 4 AH, no start at 2011 survey.	CDGN130a

Llwyncelyn

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A040016	PT OS 2925 OPPOSITE PANTYCELYN	3	9	5	0.50	2	0	2	0	1	0	0	0	0	No start 2011 RM APPROVED 15/11/2010 A100710 FOR 3 DWELLINGS (2 ah) RM- resubmitted in 2012	CDGN131a

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Mydroilyn

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
D272/2	CAE'R GOF	0	10	3	0.19	0	0	1	0	1	1	0	0	0	No start 2011 outline only RM and Full submitted 2012	CDGN132a

NEW QUAY

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A051228	"DOLPHIN COURT"	5	36	12	2.04	2	0	2	3	3	2	0	0	0	Outline only 2010	CDGN088a

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

Pantycrug

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A061438	LAND TO THE WEST OF HAFOD WEN, PANTRCRUG, ABERYSTWYTH	0	5	5	0.40	0	2	3	0	0	0	0	0	0	A030898 full pp 23/07/2010 to 23/07/2015. No start/derelict at 2011	CDGN277a

Penparc

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A021138	PT OS 9173, BRYNAWEL, CWMARCH	1	9	4	0.37	1	0	1	2	0	0	0	0	0	A041386 granted outline only 10/02/2011 - 10/02/2014 - no RM	CDGN140a
A041189	Land adjacent Chapel, Penparc, Cardigan	0	9	9	0.25	0	0	4	2	1	2	0	0	0		CDGN338A
Total	Penparc	1	18	13	0.62	1	0	5	4	1	2	0	0	0		

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

PENRHIWLLAN

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capa city	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A030635	LANDADJ BRIGY COED	0	6	6	0.30	2	0	0	0	3	1	0	0	0	A071080 approved 22/06/10-22/06/13 on appeal. % units incl 2 AH.	CDGN146a

Penrhyncoch

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capa city	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A071261	Y Ddol Fach	3	10	3	0.29	3	0	0	0	0	0	0	0	0	AH provision on resale of retained unit.	CDGN302a
A070980		0	10	10	0.37	0	0	3	0	4	3	0	0	0	outline only A071244, 29/04/2010-29/04/2013. No RM as yet (SEP 2012)	CDGN322a
A071231		0	14	14	0.68	14	0	0	0	0	0	0	0	0	A090544 Full ganted 28/01/2011 to 28/01/2016. 5 units and garage, incl 2AH	CDGN323a
Total	Penrhyncoch	3	34	27	1.34	17	0	3	0	4	3	0	0	0		

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

PONTERWYD

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
D1/783/91	ADJ. PENLON ESTATE, PONTERWYD	0	12	10	0.61	2	0	3	2	3	0	0	0	0	outline no RM yet	CDGN148a

PONTRHYDFENDIGAID

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A051066	ADJ HEOLY BANNAU	0	6	6	0.00	1	0	1	2	0	2	0	0	0		CDGN151a

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

PONTSIAN

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref	
A060278	PLOTS AT PONTSIAN	0	5	5	0.18	0	0	0	0	0	0	0	0	5	0	old application recently approved no AH	CDGN154a

RHYDYFELIN

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A021425	BACH Y RHIW FIELD, RHYDYFELIN	0	21	5	0.35	0	0	2	0	3	0	0	0	0	Conversion to form 20 Flats 2 Studios and One Mews 7 AH A071413	CDGN155a

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

TALSARN

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A020849	PT OS 5239 TY MAWR	0	12	5	0.07	5	0	0	0	0	0	0	0	0		CDGN160a

Talybont

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hectares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A110553	Maes y Deri, Talybont	0	6	6	0.08	0	6	0	0	0	0	0	0	0	Residential development of 5 dwellings (2 affordable) approved 14-04-2011	CDGN344a

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

TRAWSCOED

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A050477	THE OLD STATION	1	5	4	0.30	0	0	0	0	0	0	0	4	0	change of use of part ground floor and all upper floors to accom (9 flats) approved 28/04/2012	CDGN255a

TRE'RDDOL

LPA Ref No	Address	Units built since last study	Total Units capacity	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
930901	OPPOSITE MAES CLETWR	0	8	8	0.46	0	0	0	0	0	0	0	0	8	Residential development of 5 dwellings inc 3 AH outline only granted 20 Mar 2012 exp 19 Mar 2015	CDGN164a

Ceredigion JHLA Study 2012
Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2012

TRESAITH

Sites with planning permission or adopted plans

LPA Ref No	Address	Units built since last study	Total Units capa city	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
97 0551	REAR OF TY ALLEN-RAINE	0	6	3	0.41	0	0	1	0	1	1	0	0	0		CDGN166a

Ysbyty Ystwyth

LPA Ref No	Address	Units built since last study	Total Units capa city	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
A050413	Land adjacent the Chapel, Ysbyty Ystwyth, Aberystwyth	0	6	6	0.64	4	0	0	0	2	0	0	0	0	Residential (10 dwellings) RM granted 22-12-2011	CDGN270a

LPA Ref No	Address	Units built since last study	Total Units capa city	Units Rmng	Hect ares Rmng	u/c	2013	2014	2015	2016	2017	2*	3(i)	3(ii)	Comments	CDGN Ref
Grand Total		41	1314	847	47.34	142	73	157	114	132	130	38	88	11		

Appendix 2 – Past Completion Data

Year	Number of Homes Completed On		
	Large Sites	Small Sites	Total Completions
2007 ¹	177	134	311
2008	79	121	200
2009	90	151	241
2010	68	95	163
2011	109	129	238
2012	41	229	270

Appendix 3 – Previous Land Supply Data

Year	5 year supply - Number of Homes			Number of years supply	3i	3ii
	1	2	2*			
2007	106	284	0	3.7	65	0
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

¹ See Footnote 1.



Argymhelliad i Lywodraeth Cymru ar Gyd-astudiaeth Argaeledd Tir ar gyfer Tai

gan P J Davies BSc (Hons) MA MRTPI
Arolygydd o'r Arolygiaeth Gynllunio
Dyddiad: 12/04/2013

Recommendation to Welsh Government on Joint Housing Land Availability Study

by P J Davies BSc (Hons) MA MRTPI
an Inspector of the Planning Inspectorate
Date: 12/04/2013

Ref: APP/D6820/JHLAS/12/515700
Local Planning Authority: Ceredigion County Council

- This report concerns the Ceredigion County Council Joint Housing Land Availability Study (JHLAS) 2012.
- The matters in dispute are set out in the JHLAS Statement of Common Ground (SoCG) dated January 2013 and revised in March 2013.

Recommendation

1. That the 2012 JHLAS housing land supply figure as at 1 April 2012 for the Ceredigion County Council planning area be determined as 5.3 years.

Context of the Recommendation

2. Local Planning Authorities have a duty to ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing¹. The purpose of preparing a JHLAS is to:
 - Monitor the provision of market and affordable housing;
 - Provide an agreed statement of residential land availability for development planning and control purposes; and
 - Set out the need for action in situations where an insufficient supply is identified².
3. The scope of this report is to recommend an appropriate housing land supply figure in respect of the Ceredigion County Council's area of responsibility as local planning authority, in the light of the matters in dispute concerning the calculation of such a figure and the available evidence.

¹ PPW Edition 5 paragraph 9.2.3

² TAN 1: Joint Housing Land Availability Studies (June 2006) paragraph 2.1

Main Issues

4. These are the appropriate method to be used in determining the land supply, and whether or not each of the disputed sites should be counted as contributing to the 5-year land supply of land for housing at the time of the base date of the study.

Reasons

Method of Calculation

5. Notwithstanding progress on the Local Development Plan, at the time of the base date of the study, there was no up to date adopted development plan in place. In these circumstances, the past building rates method should be used to calculate the land supply. Having regard to the Welsh Government Guidance Note JHLAS process Version 2 – September 2012, I also consider that the 10 years preceding the base date of the study would be a more appropriate timeframe currently. I note that in this case 9.75 years has been used for calculation purposes but this is not disputed by the study group, and it makes little difference to the overall land supply calculations. My attention is drawn to the evidence base of the emerging Local Development Plan, but at the time of the study base date, this had yet to be found sound. I do not therefore consider it appropriate to use the anticipated LDP housing provision as the basis for expressing the amount of housing land in terms of the number of years' supply available in this current study period.

Disputed Sites

6. There is an agreed land supply of 1429 units. 3 sites are in dispute, amounting to 52 units. TAN 1 provides advice on the criteria to be applied in considering whether sites may be regarded as genuinely available within a five year period. In addition, Section 7.4 of the TAN provides advice on sites that have remained in the land supply for periods well in excess of 5 years. I have assessed each of the disputed sites on the available evidence and in line with the advice in the TAN.
7. CDGN151a – adj Heol Y Bannau, Pontrhydfendigaid (6 units): Although the site has been in the 5 year land supply for some time, it has been cleared and work on a flood consequences assessment has been progressed. This demonstrates some intention to develop and I consider that there is sufficient explanation for the site being included in the 5 year land supply.
8. CDGN185a – Land off Brongest, Llanfair Rd, Lampeter (38 units): There is a valid outline planning permission for the site, and as the site lies outside the emerging LDP development boundary, there would be some incentive to develop the site within the time frame of the planning permission. In addition there are no known physical or infrastructure constraints to developing the site. I consider that this provides sufficient explanation for the site being included in the 5 year land supply.
9. CDGN237a – adjacent Beulah Chapel (8 units): At the time of the base date of the study, the site had a valid outline planning permission. However, the site owners have indicated that they have experienced a lack of market demand. The Council acknowledge that the site is unlikely to appear in the 2013 study, and it seems to me that whilst there was a valid permission at the study base date, there is little prospect of the site being delivered within a 5 year period. I conclude that notwithstanding the planning status at the study base date, there is insufficient justification for the site being included in the 5 year land supply at this time.

10. I conclude that 44 units should be added to the agreed land supply of 1429 units, resulting in a land supply of 1473 units. Using the agreed average annual build rate over the previous 9.75 years (276 units), this results in a land supply figure of 5.3 years.

Overall Conclusions

11. Based on the foregoing analysis I conclude that the housing land supply for the Ceredigion County Council planning area as at 1 April 2012 is 5.3 years.

P J Davies

AROLYGYDD / INSPECTOR