



CEREDIGION COUNTY COUNCIL

JOINT HOUSING LAND AVAILABILITY STUDY 2014

**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 2015

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

1.0 SUMMARY

- 1.1 This is the Ceredigion County Council Joint Housing Land Availability Study for 2014. It replaces the report for the previous base date of 2013.
- 1.2 This report presents the housing land supply for the area at the base date of 1st April 2014.
- 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://gov.wales/topics/planning/planningstats/housing-land-availability-in-wales/?lang=en>

Section 2 sets out details of the housing land supply and how it has been calculated. It shows that based on the residual method set out in TAN 1 Ceredigion County Council has **3.7 years** housing land supply.

Involvement

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

Report production

- 1.5 Ceredigion County Council issued draft site schedules and site proformas for consultation on 9 July 2014. 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 from 12 December 2014, was submitted to the Welsh Government on 9 January 2015.
- 1.6 All matters were agreed following the consultation and set out in the SoCG.

- 1.7 It was necessary for an appointed Planning Inspector to resolve a number of disputed matters because details within the site schedule could not be agreed by all parties through the SoCG stage.
- 1.8 The appointed Planning Inspector subsequently made a recommendation to the Welsh Government on the housing land supply (Appendix 4), including 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 residual method.

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

Housing Land Supply 01st April 2014 – 2019 (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	1806	88	0	1718	0	2200	0	75

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

Private	1603
Public	0
Housing Association	203
Total	1806

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

2010	2011	2012	2013	2014	Total
95	129	230	85	87	626

2.4 The overall **total 5 year land supply** (large + small sites) is **2432 (1806 + 626)**

Table 3 – 5 Year Land Supply Calculation (Residual Method)

Residual Method:			
A	Total Housing Requirement (as set out in the Adopted Development Plan)	6000	LDP requirement
B	Completions to Base Date (Large & Small Sites)	1404	Completions for plan period to date
C	Residual Requirement	4596	C=A-B to give remaining requirement
D	5 Year Requirement	3283	D=C/number of years of completions from start plan period*5
E	Annual Need	657	E=D/5
F	Total 5 Year Land Supply	2432	Total land available (add all columns allowed in 5 year supply formula= u/c, 1,2,2*)
G	Land Supply in Years (F/E)	3.74*	F/E Land supply in years

*Please note that the Total 5 Year Supply of 1806 included in the draft SOCG did NOT include the allowance for small sites of 626 in error. This omission does not affect the Inspector's report conclusion, however the Total Land Supply in Years has been corrected from 2.7 to 3.7 years.

3.0 COMMENTARY

3.1 The Ceredigion Local Development Plan (LDP) 2007-2022 was adopted on 25 April 2013 and aims to deliver 6,000 homes during the plan period. It is now legitimate to apply the LDP housing requirement figure at this stage of the JHLA process and the residual method is most appropriate to calculate the land supply.

- 3.2 This is the first year that the land supply has been calculated using the Residual Land Supply Method, rather than the Past Completions Method. Table 3 above indicates that there is less than a 5 year land supply.
- 3.3 There are 2200 units in Category 3 (i). The LPA continues to take a pro-active approach to supporting site delivery and welcomes discussion with landowners and developers on how to bring these sites forward in the future in order to implement the LDP strategy. It should be recognised that some of these units are within Category 3(i) until planned infrastructure improvements take place later in the plan period. It is anticipated that the improving economic climate will help to increase land supply in the future. The improving economic climate has been reflected by an increase in pre-application discussions for large sites, both allocated and windfalls, during the last year.
- 3.4 Ceredigion County Council is also progressing a Council Land Disposal Programme which will help to release additional land for housing during the coming year.
- 3.5 The LPA intends to review all sites allocated during the review currently anticipated to begin in 2017. Any sites which have demonstrated a lack of delivery or evidence of coming forward during the plan period so far, may be removed as allocations and replaced with alternative sites. There are 8 years of the plan period remaining, and the LDP Annual Monitoring Report (AMR) will consider will trigger a review when considered necessary and whether this planned review date requires amendment. The AMR is the primary mechanism for reviewing plan progress and will do so under the statutory indicator AMRH06 – Housing Land Supply in accordance with TAN1: JHLAS.

4.0 MONITORING DATA

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

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

Total Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3 ii Categories				Completions 2012-13 2013 - 2014			
	Greenfield		Brownfield		Greenfield		Brownfield		Greenfield		Brownfield	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
u/c	81	50	80	50								
2014	25	81	6	19								
2015	109	91	11	9								
2016	100	73	37	27								
2017	104	87	15	13								
2018	94	97	3	3	203	93	16	7	23	52	21	48
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
u/c	52	59	36	41								
2015	0	0	0	0								
2016	132	95	7	5								
2017	225	74	81	26								
2018	461	93	35	7								
2019	718	92	59	8	2030		168		34	45	41	55

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

Total Number and Percentage of Homes by Category and Land Type												
Year	5 Year Supply				3i and 3 ii Categories				Completions 2012-13			
	C1		C2		C1		C2		C1		C2	
	No.	%	No.	%	No.	%	No.	%	No.	%	No.	%
-	-	-	-	-	-	-	-	-	-	-	-	-
u/c	0	0	0	0	0	0	0	0	0	0	0	0
2015	0	0	0	0	0	0	0	0	0	0	0	0
2016	0	0	0	0	0	0	0	0	0	0	0	0
2017	0	0	0	0	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0	0	0	0	0

Table 6 - Completions by House Type – 1 April 2013 to 31 March 2014

- 38 (51%) houses completed
- 37 (49 %) apartments/flats completed
- 0 other (e.g. bungalows) completed

Appendix 1 – Site Schedules

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

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	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
All Ceredigion																CDGN000

ABERAERON/LLWYNCELYN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A040016	PT OS 2925 OPPOSITE PANTYCELYN, Llwyncelyn	2	9	3	0.22	1	0	0	2	0	0	0	0	0	CUMULATIVE PPS ON IN-DEPTH SITE CONSIDERED TO CONSTITUTE SITE 5+ OVER. Increased to 9 in 2010. A070738 - Plot 1 & 2 Complete 2014, Plots 3 & 4 no start 2013 - clearing site 2014	CDGN131a

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

A110601	LDP H0104 Land south of MaesyPentre, Llwynceilyn	0	9	9	0.44	0	0	0	2	3	4	0	0	0	28/04/2014. Planning consent issued on adjacent site. Meeting with site owner who proposed that he would like to increase the density on the allocated site so that 8 units could be developed. Awaiting application. Llwynceilyn ID within AMP 6 bid, would be funded at the end of the AMP 2017.	CDGN131b
A071161	Bryn Aeron Nurseries & Garden Centre, Vicarage Hill	3	5	2	0.19	1	0	0	1	0	0	0	0	0	Plot 3 Walls going up 2013, nearly complete 2014 Plot 1 Walls going up 2013 complete 2014 Plot 5 No start 2013, complete 2014 Plot 2 Walls going up 2013 complete 2014 RM A130387 - Plot 4 No start 2013 No start 2014	CDGN330a
	LDP H0101 Cae Rhiwgoch, Aberaeron	0	19	19	0.94	0	0	0	0	10	9	0	0	0	28/05/2014: No pre-app inquiries to date. Net developable area about half total site area, LDP anticipates approx 19 units which is reduced from 45 in previous JHLA estimates. LPA seeking active engagement with landowner.	CDGN357a
	LDP H0102 Site adj to Llwynceilyn Primary	0	39	39	1.96	0	0	0	0	10	10	0	19	0	19 Sept 2013 - Devpr exploring costs and requirements for an outline application. Anticipate development late 2014. Completion date unknown at that time. July 2014. No proposals for this site to date. Llwynceilyn ID within AMP 6 bid, would be funded at the end of the AMP 2017.	CDGN358a

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

LDP H0103 Land behind Ivy Dean, Llwynceilyn	0	41	41	2.06	0	0	0	0	0	15	15	0	11	0	27/03/2014 Meeting with agent to discuss development of lower part of the site. Application to be submitted, nothing to date. Site is complicated due to access, under discussion between agent and Highways dept. Llwynceilyn ID within AMP 6 bid, would be funded at the end of the AMP 2017.	CDGN359a
---	---	----	----	------	---	---	---	---	---	----	----	---	----	---	---	----------

ABERARTH

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A040864	pt os 7954, BRYNDEWI	0	6	1	0.13	0	0	0	1	0	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. No Change 2014	CDGN068a
990776	Penrhiw Farm Buildings	0	5	5	0.42	5	0	0	0	0	0	0	0	0	Work started in 2004, Only picked up in 2009 survey, roof on, WINDOWS AND DOORS IN 2012. Interiors to do 2013. No change 2014	CDGN305a
A070826	Land adjacent to Village Hall, Aberarth	0	6	6	0.36	0	0	0	0	0	6	0	0	0	Outline Only. Erection of 6 dwellings - there are access issues here. No start 2014	CDGN424a

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

ABERBANC

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A110704	Land ad Llanwyn	0	10	10	0.4	0	0	0	5	0	5	0	0	0	Residential (10 dwellings) RM granted 22-12-2011 Developer attended recently for discussion on site details. Intends to build high quality development at the site. Entrance in and plots marked out 2014.	CDGN345A

ABERPORTH/PARCLLYN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
901315	PLAS FARM, ABERPORTH	0	85	6	0.31	0	0	0	0	0	0	0	6	0	Total site = 85 units, 53 on App 892081 - remainder individual or small devs. 6 outstanding consents @2013 of which 1 is extant & unlikely to be developed (garden). No change 2014.	CDGN070a
A071356	LDP H0802 Trenchard Estate West, Parcllyn	0	21	21	1.28	0	0	0	7	7	7	0	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.	CDGN244a

Ceredigion JHLA Study 2014

Appendix 1

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014**

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

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

ABERYSTWYTH/C.COCH/L.FAWR

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A060413 (1)	CEFN LLAN, WAUNFAWR	0	35	1	0.34	1	0	0	0	0	0	0	0	0	Site capacity changed to 35. Pre-app advice given in January 2013 for 3 units No further applications April 2014	CDGN003a
A070526	LAND ADJ TO MAESCEINION, WAUNFAWR	0	10	10	0.8	0	0	0	0	10	0	0	0	0	Outline application only	CDGN008a
	LDP H0305 Maesceinion	0	266	266	6.64	0	0	0	0	40	40	0	186	0	03/06/04 The developer has submitted an application for one unit on the northern edge of the site. He has been informed that the unit would not be granted permission unless it was demonstrated that it would not prejudice the delivery of the whole site. Currently, transport assessment and discussions with Western Power (to move lines) underway.	CDGN008b
A061185	OLD PENWEDDIG SCHOOL., ST DAVIDS RD	4	82	25	0.27	4	0	5	5	5	6	0	0	0	Brownfield Site. 6 houses and 48 conversions which included 6 Affordable properties. 28 units added with application A090241. Under constr 2013. Construction on site continuing at steady pace April 2014	CDGN011a

**Ceredigion JHLA Study 2014
Appendix 1**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014**

Sites with planning permission or adopted plans

A060407	LDP H0301 MAES CRUGIAU, PENPARCAU	6	30	24	1.38	8	0	4	4	4	4	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. NB 2014 JHLA extends site boundaries to reflect LDP allocation H0301. Application A140404 to vary layout and house types - minor. The level of development on this site is less than the LPA had put forward within the LDP.	CDGN015a
A130640	LDP M0302 Mill St Car Park	0	8	8	1.23	0	0	0	0	0	8	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 res element.	CDGN028a
A061132	INFIRMARY ROAD	0	9	9	0.20	9	0	0	0	0	0	0	0	0	0	NEW SITE AT 2008 SURVEY. UNDER CONSTRUCTION 2011 but work may be halted. Work halted 2012 - no change 2013 All units underconstruction 2014	CDGN275a
A070930	Llety Gwyn Hotel and Pantglas	0	21	21	0.35	21	0	0	0	0	0	0	0	0	0	Demolition complete and construction commenced 2009. 21 dwellings, (Incl 6 AH) currently negotiating for a reduction in the number of AH. The AH number has been renegotiated to 4 of the 1 bed flats. 2013 - block of flats (12 units) still under construction 2014 Plots 1 - 3 to first floor windows & plots 4 & 5 - slab down (still under construction 2014) & plots 6 - 9 - under construction 2014	CDGN313a

**Ceredigion JHLA Study 2014
Appendix 1**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014**

															Sites with planning permission or adopted plans	
A071244	Land north of Green Pastures, Llanfihangel y Creuddyn	0	5	5	0.27	0	0	0	2	3	0	0	0	0	Reserved matters approved 28/05/14. No start 2014	CDGN331a
A071413	10 - 12 Marine Terrace	0	27	5	0.05	5	0	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 2014	CDGN339A
A090512	Plas Tan Y Bwlch	14	14	0	0	0	0	0	0	0	0	0	0	0	Have been a couple of LB consents during conversion A100248LB & A130646LB. Complete 2014	CDGN340A
A110137	Victoria House, Victoria Terrace	9	9	0	0	0	0	0	0	0	0	0	0	0	Site Complete 2014 Change of use of part ground floor and all upper floors to accom (9 flats) approved 28/04/2012 All complete & occupied 2013 however new application in August 2013 for A130668 Demolition of lean-to, single storey building and external fire escape; erection of five storey flat accommodation and provision of three flats in main building. Still processing Oct 2013 - Application withdrawn	CDGN342A
A120525	26 North Parade	6	6	0	0	0	0	0	0	0	0	0	0	0	Site complete as conversion to 6 flats 2014	CDGN346a
A120400	Land at Troed yr Aur, Queens Avenue	0	5	5	0.35	0	0	0	1	2	2	0	0	0	No start 2013 Started the access to the south 2014	CDGN347a

Ceredigion JHLA Study 2014

Appendix 1

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014**

															Sites with planning permission or adopted plans	
A120679	Heol Dinas, Penparcau	0	12	12	0.05	0	0	0	12	0	0	0	0	0	RSL - 12 Flats No start 2014	CDGN351a
A120009	Yr Iard Gychod, Trefechan	0	9	9	0.17	0	0	0	4	4	1	0	0	0	No start 2014	CDGN353a
A120502	LDP H0302 Piercefield Lane, Penparcau	0	118	118	3.36	0	0	10	12	15	12	0	69	0	A120502 Full application for 49 Dwellings still processing (awaiting s106?) 2014. The level of development on this site is likely to be less than the LPA had put forward within the LDP.	CDGN366a
	LDP H0303 Land adjoining Hafan y Waun	0	129	129	2.58	0	0	0	0	30	30	0	69	0		CDGN367a
	LDP H0304 Cefnesgair	0	58	58	1.45	0	0	0	0	0	30	0	28	0	11/07/2014: Agent has formally requested pre-app meeting with a view to outline application submission end July 2014. 03/06/2014. 4 main parties have inherited an interest in the land. Legal adviser seeking to operate as intermediary to achieve consensus on land release between all parties.	CDGN368a
	LDP H0306 Land at Southgate	0	189	189	5.40	0	0	0	0	0	0	0	189	0	03/06/2014 The LA has not yet been approached by the landowner.	CDGN370a
	LDP M0303 Park Avenue	0	8	8	3.67	0	0	0	0	0	8	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.	CDGN414a

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

	LDP M0304 County Offices	0	20	20	0.79	0	0	0	0	0	20	0	0	0	Appn received late April 2013 for mix dev of the RC church site element of this allocation - indication that residential element may be for 20 units. Allocation in more than one ownership. Subsequent decision to revise proposals - still awaited.	CDGN415a
A130994	Tabernacle Site, Aberystwyth	0	22	22	0.09	0	0	0	22	0	0	0	0	0	Site bought by RSL & Approval now for 22 RSL units. No start 2014	CDGN421a
	LDP M0305 Llanbadarn Campus, Llanbadarn Fawr	0	450	450	10	0	0	0	0	0	0	0	450	0	03/06/2014 Change in administration/management at AU with revised strategy on at least part of Llanbadarn Campus. Meeting to be held between LPA and University in Summer 2014.	CDGN426a

ADPAR

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hectares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
	LDP H0401 Land opposite Parc y Trap	0	35	35	1.99	0	0	0	0	20	15	0	0	0	June 2014: Several pre-app meetings held, progress on access/ecological surveys needed and land assembly/feasibility assessment. Owner keen to present site to development market within 12 months if possible.	CDGN371a

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

ALLTABLACCA

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A090544	Land Adjacent Tegfryn	0	5	5	0.3	0	0	0	0	2	0	3	0	0	A090544 Full ganted 28/01/2011 to 28/01/2016. 5 units and garage, incl 2A. No start 2014	CDGN332a

BLAENPLWYF

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A070409	Part of Field OS6939	0	5	1	0.19	1	0	0	0	0	0	0	0	0	2 AH flats (plots 4 & 5) complete 2010, 1 (plot 3) complete 2011, 1 (plot 2) complete 2013, 1 slab down (plot 1) 2013 this unit underconstruction walls up - roof on 2014	CDGN298a

BLAENPORTH

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
------------	---------	------------------------------	----------------------	------------	----------------	-----	------	------	------	------	------	----	------	-------	-----------	---------

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

A050688	Land West of Tanyreglwys	0	5	5	0.50	0	0	0	2	2	1	0	0	0	0	No Start - Res Mat for 5 approved 02/02/2011 (A100282. Access issues re land assembly. Land for sale. Land cleared 2013 & time extended for commencement of development to 25/03/2014 Off site works underway.	CDGN284a
---------	--------------------------	---	---	---	------	---	---	---	---	---	---	---	---	---	---	---	----------

BORTH

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hectares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
	LDP H2201 Land adjoining Min-y-Graig	0	20	20	0.80	0	0	0	0	10	10	0	0	0	03/06/2014 No pre-app inquiries received at June 2014. LPA seeking active engagement with landowner.	CDGN411a
	LDP H2202 Land adjoining Borth County Primary School	0	51	51	2.04	0	0	0	0	15	15	0	21	0	03/06/2014 No pre-app inquiries received at June 2014. Access issues at the site which may involve gaining access through school land. Land area has been provided for in the overall site size allocated, to compensate for this. LPA seeking active engagement with landowners.	CDGN412a

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

BOW ST

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hectares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A080824	Land adjacent to Caer Odyn, Rhydypennau	0	27	27	0.86	0	0	0	14	13	0	0	0	0	Site increased to 27 by application A130948 (full) - No start April 2014	CDGN325a
	LDP H0901 Land adjacent to Erw Las	0	56	56	1.85	0	0	0	0	0	0	0	56	0	03/06/2014 No pre-app inquiry at June 2014.	CDGN383a
	LDP H0902 Land adjacent to Ysgol Gynradd	0	22	22	0.87	0	0	0	0	11	11	0	0	0	03/06/2014 No pre-app inquiry at June 2014. LPA seeking active engagement with landowner.	CDGN384a

CAPEL SEION

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hectares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A060105	PT os 68111, CAPEL SEION	0	5	1	0.12	0	0	0	1	0	0	0	0	0	1 outstanding consent. Roof on 2013. Caravan on site 2013. No further work 2014	CDGN082a

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

CARDIGAN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hectares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A080520	NORTH PARK EAST(2)	0	43	23	1.05	0	0	13	10	0	0	0	0	0	Site split from CDGN039a. Full application for 38 including 4 Affordable properties. Additional 4 dwellings on separate application. Total 42. Full application to increase 9 of 38 to 10 > 39 increases the site to 43 total approved Jan 2014.	CDGN039b
A010981	BATH HOUSE NORTH	6	72	29	3.48	7	0	6	5	5	6	0	0	0	7 under construction 2 of these have had no change since 2012 - builder works predominantly to market orders.	CDGN041a
	LDP H0201 Land at Stepside Farm (1)	0	78	78	2.76	0	0	0	12	12	12	0	42	0	June 2014. No pre-app or further application. The builder has been building out the wider site at a rate of between 6 and 12 units per annum, reflecting market conditions. Still approx 2 years worth outstanding consents on adjacent site before needs to move onto new allocation. LPA seeking to actively engage developer re intentions for sequencing development of new allocated sites.	CDGN041b

**Ceredigion JHLA Study 2014
Appendix 1**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014**

Sites with planning permission or adopted plans

	LDP H0202 Land at Stepside Farm (2)	0	33	33	1.16	0	0	0	0	0	10	0	23	0	June 2014. No pre-app or further application. The builder has been building out the wider site at a rate of between 6 and 12 units per annum, reflecting market conditions. Still approx 2 years worth outstanding consents on adjacent site before needs to move onto new allocation. LPA seeking to actively engage developer re intentions for sequencing development of new allocated sites.	CDGN041c
A040706	OS LLWYNPIOD FARM, FERWIG RD	0	6	2	0.12	0	0	0	2	0	0	0	0	0	Site increased by 1 (Full on plot 6) 2 outstanding consents remaining @ 2014.	CDGN043a
A000383	BRIDGE END HOUSE	0	5	5	0.01	0	0	0	0	0	0	0	5	0	SITE WHOLLY IN C2 FLOODPLAIN. CONVERSION TO 5 FLATS ABOVE COMMERCIAL GROUND FLOOR SHOP. Reduced to 5 from 7 flats at 2009. No start 2013 survey and due to expire August 2013. 2014 LPA to contact Building Control to ascertain whether any progress made.	CDGN178a
A030898	Land at Quay Street and Market Lane	0	8	8	0.08	0	0	0	4	4	0	0	0	0	A030898 full permission 23/07/2010 to 23/07/2015. No start/derelict at 2011. No start 2014. Delay due to lack of demand. Anticipated commencement works Feb 2015 with completion in 2017	CDGN326a
A120734	9 Pendre	0	14	14	0.04	0	0	0	14	0	0	0	0	0	Under construction, frame in place 2014.	CDGN356
	LDP H0203 Pentop Fields	0	23	23	0.64	0	0	23	0	0	0	0	0	0	June 2014. A130988 application by RSL for 23 units social housing units at Awel yr Afon, including wheelchair access bungalow - awaiting decision.	CDGN363a

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

	LDP H0204 Adj. to Roby Villa, St Dogmaels	0	16	16	0.63	0	0	0	0	0	0	10	0	6	0	June 2014. No pre-app enquiries to date. August 2013: Sketch schemes provided as background to LDP to illustrate a potential alternative acceptable access.	CDGN364a
A130764	30, William Street, Cardigan	0	12	12	0.03	0	0	0	12	0	0	0	0	0	0	No start 2014. Conveyed to RSL.	CDGN422a

CELLAN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No	
A021428	Land at Bayliau	1	5	1	0.5	0	0	0	0	0	1	0	0	0	0	Plot 1 roof going on 2013, Plot 2 complete 2010, Plot 3 & 4 complete & occupied 2012, plot 5 complete & occupied 2013 Plot 1 nearly complete - needs interior work 2014	CDGN294a

CENARTH

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
------------	---------	------------------------------	----------------------	------------	----------------	-----	------	------	------	------	------	----	------	-------	-----------	---------

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

A041101	GLANAWMOR	0	9	2	0.25	0	0	0	0	0	0	0	0	2	0	Site capacity reduced to 11 units at 2009 survey. 2 units lapsed 2013. Likely to be superseded by overlapping application with allocated site H1101 from an RSL.	CDGN090a
	LDP H1101 Land off Spring Meadow Estate	0	18	18	0.37	0	0	0	0	0	0	18	0	0	0	Dec 2013. Pre-application inquiry with partner RSL for 18 AH units on part on new allocation, part on adjacent site - possibly will supersede existing o/cs. Early pre-application discussions have been undertaken with landowner agent and RSL.	CDGN386a
	LDP H1102 Land at and n/ east of Tegfan	0	14	14	0.86	0	0	0	0	0	0	14	0	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.	CDGN387a
	LDP H1103 North east Cenarth School	0	17	17	0.79	0	0	0	0	0	0	0	0	17	0	This site can only come forward after H1102.	CDGN388a

CILCENNIN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
------------	---------	------------------------------	----------------------	------------	----------------	-----	------	------	------	------	------	----	------	-------	-----------	---------

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

A020792	TY MAWR FIELDS	0	7	3	0.30	1	0	0	1	1	0	0	0	0	0	0	0	Site for 5 units, combined with a site for 3 - although 1 of the 3 expired = 7 Progress with delivery on site with just plots 2 & 3 with no start at 2014.	CDGN092a
---------	----------------	---	---	---	------	---	---	---	---	---	---	---	---	---	---	---	---	---	----------

CILIAU AERON

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A011222	HEOL Y FEDWEN	2	12	6	0.16	0	0	2	1	2	1	0	0	0	4 completions with 8 additional units approved Dec 2010 on expanded site. RM approved on remainder of site 28-06-11. Plot 1 - 6 complete Plots 7 - 12 site cleared no start April 2014	CDGN094a

CNWCH COCH

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A040404	TANGELL, CNWCH COCH	0	5	3	0.08	0	0	1	1	1	0	0	0	0	Planning permission for 5, 3 outstanding consents @ 2010 No change 2013, No change 2014	CDGN095a

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

CROSS INN (CEINIEWYDD/NEW QUAY)

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No		
A041386	Land adjoining Pencnwc	0	0	0	0.59	0	0	0	0	0	0	0	0	0	0	0	Planning permission expired 10/02/2014.	CDGN327a
A100395	Land at Fforch y Cwm	1	10	6	0.3	2	0	0	0	2	2	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 foundations in 2014, Plot 9 - Footings going in 2014, Plot 10 & 11 complete 2012, Plots 12 - 15 - no start.	CDGN336a	

CROSS INN (LLANON)

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No		
A071038	OS 319 & 320 CROSS INN	0	5	5	0.47	0	0	0	0	2	2	1	0	0	0	0	Permission for 5, 2 of which to be AH - No start 2014	CDGN201a

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

DEVILS BRIDGE

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No	
	LDP H1901 Land adjacent to Heol Elennydd	0	37	37	2.87	0	0	0	0	0	0	10	0	27	0	03/06/2014 No pre-app inquiry at June 2014. LPA seeking active engagement with landowner.	CDGN403a
	LDP H1902 Land adjacent to Pendre	0	9	9	0.67	0	0	0	0	0	0	9	0	0	0	03/06/2014 No pre-app inquiry at June 2014. LPA seeking active engagement with landowner.	CDGN404a

FELINFACH/YSTRAD AERON

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A090471CD	ADJACENT BRYN SALEM	0	0	0	0.19	0	0	0	0	0	0	0	0	0	AH. New app approved Aug 2009 Permission to expire July 2013, however negotiations underway for a pre app with a larger application site. Permission lapsed and succeeded by CDGN389 which included this and the allocated site. - A130921 for 23 dwellings	CDGN205a

**Ceredigion JHLA Study 2014
Appendix 1**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014**

															Sites with planning permission or adopted plans	
A071080	Ystrad Mart Site	0	5	5	0.24	0	0	0	3	2	0	0	0	0	A071080 approved 22/06/10-22/06/13 on appeal. % units incl 2 AH. 2013 A130477 Erection of 5 units of which 2 AH - Approved 26/09/2013 expires 25/09/2015 No start 2014	CDGN329a
	LDP H1201 Site rear to Bryn Salem	0	23	23	0.54	0	0	23	0	0	0	0	0	0	14.05.2014 Permission granted for 23 units. Includes land that had previous consent that was not included within the allocated site. DCWW confirmed capacity for the scheme.	CDGN389a
	LDP H1202 Cae'r Bont	0	90	90	3.61	0	0	0	15	15	15	0	45	0	19/05/2014: Email from agent advising that owner of part of the site has been in an accident and therefore progression of the site has slowed. However owner has been in contact with Highway section to discuss various accesses. Agent advised site is slowly coming forward.	CDGN390a
	LDP H1203 Land off B4342	0	24	24	1.57	0	0	0	0	0	12	0	12	0	14/05/2014: Estate agents have been instructed to advise LPA and handle matters relating to the potential development of this land. Site owners committed to the disposal of this land but current market conditions posing a problem.	CDGN391a

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

FFOSYFFIN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No	
A060099	Land at Romantica	0	5	2	0.27	0	0	0	0	1	0	1	0	0	0	Remaining plots: Plot 2 - Interiors to do, no front door but working on site 2014. Plot 1 - No start 2014	CDGN286a

GWBERT

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
D1/709/92	TOWYN FARM, GWBERT, NEAR CARDIGAN	0	5	5	0.23	0	0	0	0	0	0	0	5	0	No change 2013. Demolition of ex agricultural buildings to 5 new units Buildings demolished - unit to damp proof course. Extant site, no change since 2003 No change 2014 - Although a preapp in 2013 Q130289 for 3 residential plots	CDGN107a

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

HENLLAN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No	
A080394	OS 0957 REAR HEOL Y BEDW	0	15	15	1.28	0	0	0	0	0	10	5	0	0	0	A080394 RM approved 24/10/2011 Fiirst slabs down 2013 (Resos does not identify which plots have slabs down). No change 2014.	CDGN207a

LAMPETER

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
981120	BRYNSTEFFAN	0	92	48	1.56	0	0	0	5	0	5	0	38	0	Site comes forward in waves.	CDGN047a
A041442	20 COLLEGE STREET	5	5	0	0.04	0	0	0	0	0	0	0	0	0	All complete & occupied 2013 BROWNFIELD CONVERSION OF HOUSE TO 5 FLATS. START @ 2008. Conversion complete.	CDGN183a

Ceredigion JHLA Study 2014

Appendix 1

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014**

Sites with planning permission or adopted plans

A100495	LAND OFF BRONGEST LLANFAIR RD	0	38	38	1.59	0	0	0	0	10	0	0	28	0	Outline App approved 2011 ref A100495 for res dev 38 dwellings 26 houses and 12 flats No start 2013 No start 2014 July 2014: discussions with agent and landowner re possibility of variation of time to submit RM/option to submit new application under LDP. RSL interest with RM about to be submitted.	CDGN185a
A110195	Land at Cwrt Dulas, Mill St	0	6	6	0.12	0	0	6	0	0	0	0	0	0	No start 2013 Under construction, up to ground floor windows 2014	CDGN350a
	LDP H0501 Former Lampeter Primary School	0	12	12	0.65	0	0	0	0	0	0	0	12	0	20.01.2014: landowner now looking to release the site for development in line with the LDP allocation. Have been speaking with RSL about the development of the site. Advised that the School will need Listed Building Consent and anticipate the building will be converted into flats/apartments.	CDGN372a
	LDP H0502 Site rear of Ffynon Bedr	0	20	20	0.81	0	0	0	0	0	0	0	20	0	11/07/2014: Agents now meeting to discuss access/land assembly to facilitate development.	CDGN373a
	LDP H0503 Site on corner of Forest Road	0	9	9	0.57	0	0	0	0	0	0	0	9	0	31.03.2014: Site owners approached about the land required to undertake junction improvements to release land. Taking legal advice as to how to proceed.	CDGN374a

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

	LDP H0504 Forest Road	0	90	90	4.52	0	0	10	10	10	15	0	45	0	21.11.2013: Meeting with agent and site owner to discuss the development of the site. Wished to come in for 2 dwellings. Advised this is not acceptable for an allocated site of this size. Discussion is ongoing with the highway department in terms of gaining access.	CDGN375a
	LDP H0505 Land adj Maes-y-deri	0	105	105	4.20	0	0	0	0	25	27	0	53	0	19/05/2014: Advised by agent that the site owner is considering an application in the near future. Possible need to utilise existing playing field to create access. LPA seeking active engagement with landowner.	CDGN376a
A120867	Llys Deri, Mount Walk	0	6	6	0.1	0	0	2	4	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 bedroomed flats. 2014 - Existing building renovated, no start on 4th storey or new building 2014	CDGN418a

LLANARTH

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
------------	---------	------------------------------	----------------------	------------	----------------	-----	------	------	------	------	------	----	------	-------	-----------	---------

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

A080557	LDP H1302 land adj. to Vicarage	0	9	9	0.83	0	0	0	4	0	5	0	0	0	Outline approved A080557 on 8/3/2011 for 10 units incl 3 AH. RM approved A110061 17-06-11 for 9 units incl 3 Affordable. Site cleared/for sale? No start 2014.	CDGN209a
A051218	Land rear of Brynawen	0	9	9	0.44	0	0	0	9	0	0	0	0	0	RM submitted 2012. Still awaiting signature on S106 amendment at 2014. Now Adjoining a LDP allocated site.	CDGN304a
	LDP H1301 land rear of Brynawen	0	22	22	1.08	0	0	0	0	0	11	0	11	0	28/05/2014: NB, 9 dwellings adjacent still to be delivered prior to extending into allocated site.	CDGN304b
	LDP H1303 Land adj to Allt Y Bryn	0	5	5	0.53	0	0	0	0	0	5	0	0	0	28/05/2014: No pre-app inquiries to date. Email sent to agent on 14/05/2014 - no response to date.	CDGN394a
	LDP H1304 Alma Street	0	32	32	2.11	0	0	0	0	0	20	0	12	0	13.02.2014: Meeting with site owners held, discussion of the development of the site. They have agent acting on their behalf, investigating access etc. No pre-application or application to date.	CDGN395a
A130983	Heol y Bont, Llanarth	0	5	5	0.35	0	0	2	2	1	0	0	0	0	No start 2014	CDGN423a

LLANDDEWI BREFI

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	3(ii)	Comments:	CDGN No
------------	---------	------------------------------	----------------------	------------	----------------	-----	------	------	------	------	------	----	------	-------	-----------	---------

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

A010550	PT O.S. 2218, VICARAGE FIELDS	0	9	3	0.37	0	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 2014	CDGN111a
---------	-------------------------------	---	---	---	------	---	---	---	---	---	---	---	---	---	---	--	----------

LLANDRE

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
991226	SITE NR LLWYNDERW	0	5	5	0.58	0	0	0	0	0	0	0	5	0	Site reduced to incorporate just the application of 5 units, excluding the 2 units completed previously on separate applications. No start 2013 No start 2014	CDGN113a
A061152	Land at Llety Ceiro	0	29	29	1.06	0	0	9	10	10	0	0	0	0	21 units incl 7 AH - decision on 13/10/11 App A061152 approve - incl in 2012 JHLA survey. (additional 8 units from adjacent application added to this one as shares s106). 2014 - No start still outline only	CDGN318a

LLANDYSUL

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
------------	---------	------------------------------	----------------------	------------	----------------	-----	------	------	------	------	------	----	------	-------	-----------	---------

**Ceredigion JHLA Study 2014
Appendix 1**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014**

														Sites with planning permission or adopted plans		
A060673	PARC YR YNN	0	32	32	1.77	0	0	0	0	0	11	0	21	0	2009 - decision to recombine 053a and CDGN053a 300a as phasing is done together. 32 dwellings including 11 Affordable properties. Start made. (Access opened 2013). April 2014 RSL application A140305 being processed for 1 Bungalow, 10 Houses.	
A061221	Ucheldir, Llyn y Fran Road	0	50	50	2.28	0	0	6	6	6	7	0	25	0	O/L 50 incl 15 AH. Phase 1, 22 incl 7 AH (3 years): Phase 2, 14 incl 4AH (3 yrs), Phase 3, 14 incl.4AH (3yrs). Landowner keen to proceed 2011. RM submitted 2012 No start/hole in hedge 2013 A140267 Variation in conditions 3, 4 & 8 approved - playspace, roof slate and front wall. No change 2014	CDGN301a
A060016	Cwrt Castell Teifi, Porth Terrace	0	6	6	0.13	0	0	0	0	6	0	0	0	0	Brownfield site. GROUNDS CLEARED WORKS COMMENCED 2012 SURVEY. No change 2013 No start 2014.	CDGN315a
	LDP H0601 Rear of the Beeches	0	126	126	4.85	0	0	0	0	0	0	0	126	0	June 2014: Landowner has negotiated sale to RSL of part of land with planning consent adj to this allocated site - A140305 new appn submitted for 11 social housing units by RSL with alternative access through the Beeches. Augurs well for on going development at the locality.	CDGN377a

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

LLANFARIAN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hectares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No	
A041415	Land adj to Crynfryn, Llanfarian, Aberystwyth	0	13	13	1.23	0	0	0	0	6	7	0	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.	CDGN213a
A071016	Plots A - F, Phase III Bryneglur Estate	1	8	1	0.32	1	0	0	0	0	0	0	0	0	Multiple applications by the same developer. Application subdividing plot F to 2 houses. Therefore site capacity increase to 8. Remaining Plots at 2014 Plot C - complete 2014 Plot E - for sale under construction ground works only - up to 2nd storey 2014.	CDGN307a	
A110668	Bryn Eglur	0	14	14	0.67	0	0	2	3	4	5	0	0	0	No start 2013 nor 2014 outline only	CDGN352a	

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

LLANGRANNOG

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
1097/90(5)	PT OS 0731, BRO CREGIN, LLANGRANNOG	0	5	5	0.28	0	0	0	0	0	0	0	5	0	Material operations undertaken - no change @ 2011. EXTANT SITE. App in for 13 dwg A030796 refused in 2009. A100629 amendment to existing consent/resubmission of A030796 was disposed of 6/05/2011. Site overgrown No further work 2013. No change 2014	CDGN118a

LLANGWYRYFON

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A110260	Land at Dolwyre	0	6	6	0.42	2	0	0	2	0	2	0	0	0	Residential development of 6 dwellings inc 3 AH outline only granted 20 Mar 2012 exp 19 Mar 2015 Footings in 2 of the plots at 2014, likely to be plots 1 & 2	CDGN343A

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

LLANILAR

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A070061	Y Gorlan	0	46	42	1.68	0	0	0	0	10	10	0	22	0	Phase 1: 6 incl 4 AH, Phase 2: 11 incl 2 AH, Phase 3: 19 incl 4 AH, Phase 4: 10 incl. 4 AH 4 AH complete 2013, 2014 - No start on the rest of the development	CDGN319a
	LDP H1401 Land Opposite Y Gorlan	0	84	84	3.34	0	0	0	0	20	22	0	42	0	03/06/2014 No pre-app inquiry at June 2014. LPA seeking active engagement with landowner.	CDGN396a

LLANON

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A100900	LDP H1502 Stad Craig Ddu	2	37	26	2.19	5	0	7	7	7	7	0	0	0	28/05/2014: 23 units permitted under A071379, complete. Further 15 dwellings under A100900. Overlapping consents/amended schemes covering both allocated and non-allocated sites have been apportioned appropriately.	CDGN280b

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

LDP H1501 Land rear or Pont Pen-lon	0	20	20	1.30	0	0	0	0	0	0	10	0	10	0	28/05/2014: No pre-app inquiries to date. LPA seeking active engagement with landowner.	CDGN397a
LDP H1503 Land rear of Cylch Peris	0	28	28	1.39	0	0	0	0	0	0	0	0	28	0	28/05/2014: No pre-app inquiries to date.	CDGN398a

LLANRHYSTUD

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A031252	Phase 2, Heol Isfoel,	2	24	0	0.50	0	0	0	0	0	0	0	0	0	24 UNITS, INCL 8 AH Approved in 2007, but only picked up in 2009 survey. Steady progress. Groundworks only on rem 6 @2011. The 2 remaining units completed in 2014.	CDGN306a
A080464	Land off Clos Alltfach	0	12	12	0.60	0	0	3	3	3	3	0	0	0	No Start Outline only 2010-RM SUBMITTED 2012 - advice re character & appearance 12 dwellings. 2014 No Start	CDGN324a
	LDP H1601 Clos Alltfach	0	37	37	1.48	0	0	0	0	0	20	0	17	0	03/06/2014 No pre-app inquiry at June 2014. LPA seeking active engagement with landowner.	CDGN324b

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

A110146	Land adj to Maescarrog	2	5	3	0.28	0	0	0	3	0	0	0	0	0	0	Residential development of 5 dwellings (2 affordable) approved 14-04-2011 Plot 4 & 5 frame up 2013 - complete 2014 Plots 1 - 3 no start 2013 , no start 2014	CDGN341A
	LDP H1602 Pentref Uchaf	0	22	22	0.86	0	0	0	0	0	11	0	11	0	03/06/2014 No pre-app inquiry at June 2014.	CDGN400a	

LLANWNEN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A070367	Land adj Brynteg	0	9	9	0.52	0	0	0	3	3	3	0	0	0	O/L 9 residential units, incl 4 AH, no start at 2011survey. 2013 - No start, still outline only Pre app enquiry re extension of time or reduction of homes No change 2014	CDGN321a

LLECHRYD

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
------------	---------	------------------------------	----------------------	------------	----------------	-----	------	------	------	------	------	----	------	-------	-----------	---------

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

															Sites with planning permission or adopted plans		
A020124	GLANARBERTH	0	12	1	0.19	0	0	0	1	0	0	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.	CDGN126a
A060385	Part of Enclosure 0649 Nantcrymanau	0	6	6	0.77	0	0	0	3	0	3	0	0	0	RM A110051 approved 16/05/2011 for 6 dwellings No start 2013 expires 16/05/2013 - commencement conditions were discharged and the LDP was advised that work commenced on the development on the site on 13th May 2013. No start on building 2014.	CDGN272a	
A060609	PT FIELD 2939	0	6	6	0.76	0	0	0	2	2	2	0	0	0	RM A100937 approved 2011, no start 2011. JHLA site area reduced from 1.92 ha to 0.76 ha to reflect area with pp (less dev approved than original site submission) Road in at 2013. No change 2014	CDGN273a	
A060652	Field adj to Robert Davies Motors Ltd	0	4	4	0.87	0	0	0	2	2	0	0	0	0	Outline approved for 8 including 3 Affordable dwellings. Alternative schemes submitted, including A130497 for additional 2 units at original plot 1 in the outline, refused 22/07/13, Appeal dismissed 2014. 4 Units Lapsed & no start for 4 remaining plots with permission 2014.	CDGN316a	

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

MYDROILYN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hectares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
D272/2	CAE'R GOF	0	10	3	0.19	0	0	1	0	1	1	0	0	0	PPlots 2 & 3 never complete? Plots 8 - 10 not complete No change 2014	CDGN132a

NEW QUAY

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hectares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A051228	DOLPHIN COURT	1	36	7	1.99	1	0	0	3	0	3	0	0	0	The site is extant. Application 97/221. Site total decreased to 35 at 2010 and increase by 1 unit to 36 at 2011. 1 completion 2014 plus site preparation on 4 and 6 remaining 6 no start.	CDGN088a
	LDP H1001 Land rear of Towyn Farm	0	134	134	5.34	0	0	0	0	20	16	0	98	0	June 2014: transfer of ownership of part of site. New party now seeks removal of fields from allocation. Does not affect 5 year availability. Review? Site access issue on remainder of allocated site involving 2 alternative options for which discussions ongoing.	CDGN385a

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

PANTCRUG

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A061438	LAND TO THE WEST OF HAFOD WEN, PANTCRUG, ABERYSTWYTH	0	5	5	0.4	2	0	0	3	0	0	0	0	0	OUTLINE ONLY- RM determined 12-10-11. Oct 2013 request for valuations for the AH. Plots 1 & 2 under construction 2014, rest of site cleared.	CDGN277a

Pennant

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A130758	Land adj to Bronwydd	0	5	5	0.27	0	0	2	1	1	1	0	0	0	5 dwellings to comprise three speculative units and two affordables No start 2014	CDGN420a

PENPARC

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
------------	---------	------------------------------	----------------------	------------	----------------	-----	------	------	------	------	------	----	------	-------	-----------	---------

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

A021138	PT OS 9173, BRYNAWEL, CWMARCH	2	7	0	0	0	0	0	0	0	0	0	0	0	0	0	Estate road built. Site now complete - Plot 3 & 5 completed 2014 Plots 8 & 9 expired 2013/4 as no Rm applied for on A100713.	CDGN140a
A041189	Land adjacent Chapel	0	9	9	0.25	0	0	0	4	5	0	0	0	0	0	0	Old application recently approved - 3 units AH no start 2013. Two entrances in 2014.	CDGN338A

PENRHIWLLAN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A030635	LAND ADJ BRIG Y COED	1	7	3	0.2	3	0	0	0	0	0	0	0	0	A120014 was a Full 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 complete (plots 5, 6 & 7). Plots 1 - 3 trenches dug 2013 no change 2014. Plot 4 Completed 2014	CDGN146a

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

PENRHYNCOCH

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A071261	Y Ddol Fach	3	10	0	0.24	0	0	0	0	0	0	0	0	0	Site created at 2008, by splitting CDGN143a into 2. 3 remaining plots complete 2014	CDGN302a
A070980	Land adjoining Glanseilo	0	11	11	0.37	0	0	0	6	5	0	0	0	0	RM APPROVED 15/11/2010 A100710 FOR 3 DWELLINGS (2 ah) RM-resubmitted in 2012. No start 2014	CDGN322a
	LDP H1801 Land adjacent to Y Gelli	0	64	64	2.08	0	0	0	0	16	16	0	32	0	03/06/2014 Outline planning application received for site (A130975) and open space. Recommended for approval under delegated powers and currently awaiting the signing of the Section 106.	CDGN322b
A071231	Land at Penybanc	0	6	6	0.68	0	0	0	6	0	0	0	0	0	2013 JHLA noted 14 - can only see 6 on the outline and RM only for 6. No start 2014	CDGN323a

PONTERWYD

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
------------	---------	------------------------------	----------------------	------------	----------------	-----	------	------	------	------	------	----	------	-------	-----------	---------

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

D1/783/91	ADJ. PENLON ESTATE, PONTERWYD	0	12	10	0.65	0	0	0	0	0	0	0	0	0	10	0	2 Built & 1 almost complete.Site under new ownership. Building now underway Nov 2010 No change 2014	CDGN148a
-----------	----------------------------------	---	----	----	------	---	---	---	---	---	---	---	---	---	----	---	--	----------

Pontgarreg

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No	
A080622	Land adjacent to Maes y Pentre	0	6	6	0.56	0	0	0	0	0	0	6	0	0	0	Site has been in probate. Erection of 6 dwellings (to include 3 affordable). Outline Only	CDGN425a

PONTRHYDFENDIGAID

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No	
A051066	ADJ HEOL Y BANNAU	0	6	5	0.86	0	0	0	0	1	2	2	0	0	0	Keeping site as extant. 2013 - 1 Complete, 4 Foundations in & 1 no start	CDGN151a

LDP H2002 Land Adjacent to Rock House	0	19	19	0.77	0	0	0	0	0	0	10	0	9	0	03/06/2014 Pre app meeting held in May 2014. Landowner wishes to sell the site to a developer. Has done work on demonstrating access and is currently creating a "buyers pack".	CDGN151b
---------------------------------------	---	----	----	------	---	---	---	---	---	---	----	---	---	---	---	----------

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

LDP H2001 Dolwerdd	0	44	44	1.76	0	0	0	0	0	11	11	0	22	0	03/06/2014 Pre application meeting held in January 2014. Landowner interested in seeing site development however is currently looking for funding. Work underway on transport assessment and consultation has been held with Dwr Cymru.	CDGN405a
--------------------	---	----	----	------	---	---	---	---	---	----	----	---	----	---	---	----------

Pontsian

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A120195	Land opposite Pontsian School	0	5	5	0.18	0	0	2	1	1	1	0	0	0	Erection of 5 dwellings of which 2 are affordables - No start 2014	CDGN419a

RHYDYFELIN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
------------	---------	------------------------------	----------------------	------------	----------------	-----	------	------	------	------	------	----	------	-------	-----------	---------

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

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

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

TALSARN

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A020849	PT OS 5239 TY MAWR	0	12	5	0.07	5	0	0	0	0	0	0	0	0	Footings in - no more work 2013 - SITE CAPACITY INCREASED BY 1 TO 12. 7 COMPLETIONS TO DATE, WITH 5 O/C REMAINING @ 2008. O/C IN C2 FLOODPLAIN No change 2014	CDGN160a

TALYBONT

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
------------	---------	------------------------------	----------------------	------------	----------------	-----	------	------	------	------	------	----	------	-------	-----------	---------

Ceredigion JHLA Study 2014

Appendix 1

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014**

Sites with planning permission or adopted plans

A110553	Maes y Deri	0	6	6	0.08	0	0	0	2	2	2	0	0	0	RSL 6 dwellings No start 2014	CDGN344a
	LDP H2101 Y Dderwen	0	10	10	0.82	0	0	0	10	0	0	0	0	0	03/06/2014 Outline planning permission granted (A130708). Application is currently awaiting signing of Section 106.	CDGN407a
	LDP H2102 Maes y Deri	0	13	13	0.44	0	0	0	0	0	13	0	0	0	03/06/2014 No pre-app inquiries received at June 2014. LPA seeking active engagement with RSL landowner.	CDGN408a
	LDP H2103 Glan Ceulan	0	20	20	0.57	0	0	0	0	10	10	0	0	0	03/06/2014 Pre application held in October 2013. Landowner interested in developing site but no contact since.	CDGN409a
	LDP H2104 Maes-y-Llan	0	42	42	1.4	0	0	0	0	10	10	0	22	0	03/06/2014 Pre application held in October 2013. Landowner interested in developing site but no contact since.	CDGN410a

TRAWSCOED

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
A050477	THE OLD STATION	0	5	2	0.3	0	0	0	0	0	0	2	0	2	0	CDGN255a

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

TREGARON

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No	
LDP H0701	Land off Dewi Road	0	36	36	1.80	0	0	0	0	0	0	36	0	0	0	Outline application A120335 awaiting s106 signing - detailed discussions have taken place as this site is part of the Cylch Caron Development	CDGN378a
M0701	Clych Caron Project, land rear of Talbot Yard	0	20	20	2.1	0	0	0	0	0	0	20	0	0	0	Outline application A120335 awaiting s106 signing - detailed discussions have taken place as this site is part of the Cylch Caron Development. RSL involvement.	CDGN378b
LDP H0702	Land rear to Rhyd Y Fawnog	0	38	38	1.52	0	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.	CDGN379a	

TRE'RDDOL

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
------------	---------	------------------------------	----------------------	------------	----------------	-----	------	------	------	------	------	----	------	-------	-----------	---------

Ceredigion JHLA Study 2014

Appendix 1

Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014

Sites with planning permission or adopted plans

930901	OPPOSITE MAES CLETWR	0	8	8	0.46	0	0	0	0	0	0	0	0	0	0	8	0	EXTANT, SITE on 930901. ACCESS MADE - WHOLE SITE IN C2 FLOODPLAIN NO START @ 2009. MARKET HELD ON SITE EACH SUMMER. No change 2013, 2014.	CDGN164a
--------	----------------------	---	---	---	------	---	---	---	---	---	---	---	---	---	---	---	---	---	----------

TRESAITH

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No	
97 0551	REAR OF TY ALLEN-RAINE	0	6	3	0.64	0	0	0	0	0	0	0	0	3	0	VARIOUS APPLICATIONS THAT FORM A CONTIGUOUS DEVELOPMENT. CAPACITY INCREASED TO 6. 1 COMPLETION PRIOR 2009 STUDY WAS AN ERROR. 3 COMPLETIONS AND 3 O/C @ 2011. JHLA boundary reconfigured 2011. No change 2013 or 2014	CDGN166a

YSBYTY YSTWYTH

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
------------	---------	------------------------------	----------------------	------------	----------------	-----	------	------	------	------	------	----	------	-------	-----------	---------

**Ceredigion JHLA Study 2014
Appendix 1**

**Residential Land Availability Schedule
Sites for 5 or more Units as at 01-04-2014**

Sites with planning permission or adopted plans

A050413	Land adjacent the Chapel, Ysbyty Ystwyth	2	6	4	0.57	3	0	0	0	0	0	1	0	0	0	4 units under construction 2012 2013 Plot 1a & b Interiors to do, Plot 2 site cleared, Plot 3 Under construction roof on & windows in, Plot 4 Trenches dug 2013, Plot 5 under construction working on roof	CDGN270a
---------	---	---	---	---	------	---	---	---	---	---	---	---	---	---	---	---	----------

LPA Ref No	Address	Units built since last study	Total Units Capacity	Units Rmng	Hect ares Rmng	u/c	2015	2016	2017	2018	2019	2*	3(i)	(3ii)	Comments:	CDGN No
Grand total		75	4560	4008	52.34	88	0	139	306	496	781	0	2200	0		

Appendix 2 – Past Completion Data

Year	Number of Homes Completed On		
	Large Sites	Small Sites	Total Completions
2009	90	151	241
2010	68	95	163
2011	109	129	238
2012	41	229	270
2013	44	85	129
2014	75	87	162

Appendix 3 – Previous Land Supply Data

Year	5 year supply - Number of Homes			Number of years supply	3i	3ii
	1	2	2*			
2008	21	348	0	3.7	88	8
2009	12	389	0	4.5	154	11
2010	16	375	0	4.3	235	11
2011	62	520	8	5.9	146	11
2012	83	485	38	5.3	88	11
2013	31	473	0	6.5*	210	9
2014	0	1718	0	2.7	2200	0

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