

# Ceredigion

## Local Development Plan 2007-2022



### Annual Monitoring Report 2020

Monitoring Period 1 April 2019 - 31 March 2020



Ceredigion County Council, October 2021

CYNGOR SIR  
**CEREDIGION**  
COUNTY COUNCIL



**2020**

**Annual Monitoring Report**

**for the**

**Ceredigion**

**Local Development Plan**

**2007 – 2022**



## Contents

|                                                                                          |            |
|------------------------------------------------------------------------------------------|------------|
| <b>Contents</b>                                                                          | <b>i</b>   |
| <b>1. Executive Summary</b>                                                              | <b>1</b>   |
| <b>2. Analysis of Significant Contextual Change / Indicators</b>                         | <b>18</b>  |
| National Conditions                                                                      | 23         |
| Regional Policy and Conditions                                                           | 25         |
| <b>3. Analysis of Core &amp; Local Indicators</b>                                        | <b>28</b>  |
| <b>4. Results of SA/SEA Indicators</b>                                                   | <b>138</b> |
| <b>5. Conclusions and Recommendations</b>                                                | <b>207</b> |
| <b>Appendix 1 Summary of LDP Indicators</b>                                              | <b>213</b> |
| <b>Appendix 2 Summary of Sustainability Indicators</b>                                   | <b>227</b> |
| <b>Appendix 3: Status of Allocated Sites 2017 - 2018</b>                                 | <b>240</b> |
| <b>Appendix 4: List of Supplementary Planning Guidance</b>                               | <b>268</b> |
| <b>Appendix 5 AMRH03: Settlement Strategy, Settlement Groups</b>                         | <b>269</b> |
| <b>Appendix 6: AMRH04 Settlement Strategy – Development in ‘Linked Settlements’</b>      | <b>279</b> |
| <b>Appendix 7: AMRH15 Range of Housing – Performance</b>                                 | <b>292</b> |
| <b>Appendix 8: AMRE06 Vitality of Rural Service Centres 2018/19</b>                      | <b>294</b> |
| <b>Amenity Survey was unable to be conducted in 2019/2020 due to Covid restrictions.</b> | <b>294</b> |



## 1. Executive Summary

- 1.1 The Ceredigion Local Development Plan 2007 - 2022 was formally adopted by Ceredigion County Council on 25<sup>th</sup> April 2013. This is the 7<sup>th</sup> Annual Monitoring Report and covers the period 1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2020 with referrals to earlier parts of the plan period where indicators dictate this to be necessary. The AMR is the main mechanism for reviewing the relevance and success of the LDP and identifying any changes necessary from established trends identified. It seeks to assess the extent to which the LDP strategies, policies and key sites are being delivered.
- 1.2 The Monitoring framework for this AMR forms part of the adopted LDP. Consideration has been given to The Town and Country Planning (Local Development Plan) (Wales) Regulations (2005) (Regulation 37) and core indicators identified in the Local Development Plan Manual, Edition 2 (August 2015) and Edition 3 (March 2020). Subsequent changes to the LDP monitoring framework are provided in Appendix 1.
- 1.3 Monitoring the LDP also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) monitoring framework. Section 5 of this report includes monitoring the SA/SEA for the period 1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2020. It is considered that any issues of concern which have arisen during the monitoring period to materially change the Sustainability Appraisal will be taken into account in the Sustainability Appraisal of the replacement LDP currently being prepared.
- 1.4 A Review of the adopted LDP has been undertaken and the report recommended a full replacement Plan is prepared. The Delivery Agreement for the replacement LDP was confirmed in June 2018.
- 1.5 The Review Report and Delivery Agreement are available on the Council's website.

Review Report:

<http://www.ceredigion.gov.uk/media/6187/ceredigion-ldp-2007-2022-review-report-eng.pdf>

Delivery Agreement:

<http://www.ceredigion.gov.uk/media/6189/2018-06-22-wg-agreed-da-eng.pdf>

- 1.6 In terms of progress with the replacement LDP, the Council consulted on its Preferred Strategy and undertook a further Call for Candidate Sites between June-September 2019. As a result of consultation responses to the Preferred Strategy changes were made to the Delivery Agreement that were signed off by the Minister for Housing Julie James on 19<sup>th</sup> March 2020. However due to the global COVID-19 Pandemic under advice from the Chief Planner on 18th March 2020 that under the current circumstances undertake no formal public consultations and we should focus temporarily on technical and background evidence base work. Therefore at present our timetable set out in the Delivery Agreement is temporarily suspended, we will need to submit a revised timetable as we move forward.

### **Legislation, National Policy and External Considerations**

- 1.7 Relevant legislation, National Policy, Guidance and research published during the monitoring period includes the following:
- Development Plans Manual (Edition 3) (March 2020)
  - Revocation of Technical Advice Note (TAN) 1 (Joint Housing Land Availability Studies (January 2015) and associated amendments to Planning Policy Wales (March 2020) In previous AMRs there was a requirement to detail the Housing Land Supply taken from the current Joint Housing Land Availability Study (JHLAS) / TAN 1 - indicator AMRH06. The requirement to produce a JHLAS has been revoked with the subsequent adaptation of Indicator AMR06 and AMR07 & 08 which used data from the JHLAS. In the case of Ceredigion, as it has an existing adopted LDP, the monitoring of housing delivery has been replaced with the following additional components (set out below).

**Table 1 DVM Requirements - Changes to Core indicator AMR06 Explanation  
(for Authorities with existing adopted Plans)**

| <p><b>Monitoring Reference:</b> AMRH06 (Statutory Indicator)</p> <p><b>Aspect Monitored:</b> Annual Housing Completions versus Anticipated</p> <p><b>Policies Monitored:</b> Annual Build Rate</p> <p><b>Level:</b> S01 - S04 and LU05</p> <p><b>Frequency:</b> Core</p> <p><b>Source:</b> Annually</p> <p>Ceredigion County Council (CCC) (through the Joint Housing Land Availability Study (JHLAS))</p> |                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Target</b>                                                                                                                                                                                                                                                                                                                                                                                              | <b>Indicator</b>                                                                                                                                                                                                                                                                                                 | <b>Trigger and Actions</b>                                                                                                                                                                                                                                                                                                                                                                  |
| <p>The annual level of housing completions monitored against the Anticipated Annual Build Rate (AABR). Cumulative completions will be measured against the cumulative average annual housing requirement set out in the plan.</p>                                                                                                                                                                          | <p>Completions will be measured against the Average Annual Requirement (AAR) set out in the plan. Primary Housing Delivery Indicator: Average Annual Housing Requirement (Housing Requirement / 15 = AAR) This must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x %).</p> | <p>Total cumulative completions monitored against the anticipated cumulative completion rate.</p> <p>The DPM states that... 'For the avoidance of doubt those LPAs who adopted their LDP prior to the publication of the DPM (Edition 3) should use the AAR method as the primary indicator to measure housing delivery, and include the trajectory approach within AMRs going forward'</p> |



- Town and Country Planning Act (General permitted Development) (Amendment) (Wales) April 2019
- The Town and Country Planning (General Permitted Development) (Wales) 2002 (The Amendment Order) March 2020
- Prosperity for All: A Climate Conscious Wales (Nov 2019)

1.8 Legislation, National Policy and External considerations are considered in detail in Section 3.

### Regional and Local Policy Considerations

1.9 Regional and Local considerations during the monitoring period include the following:

1.10 The most recent **2018-based population and household projections** suggests that Ceredigion's population will decline by approximately 4,250 people between 2018 and 2043, from 72,992 to 68,745 with a corresponding reduction in the number of households by roughly 4,500. The 2018-based projections reflect a reversal in the demographic trend compared to the 2014-based set, which suggested a growth of approximately 5,400 people and 2,800 households between 2017 and 2037, from 76,000 to 81,500. Notably, a change has been made to the methodology of the 2018-based projections, internal (UK) migration is now based on migration rates rather than fixed numbers, which may have contributed to a slight reduction of the population shown in the population projections. The 2018-based projections reflect the recent downward trend in the, Mid-Year Estimates (MYEs) series which suggest that, the county's population had declined to 72,695 in 2019 from its peak of 76,000 in 2012. This is largely as a result of a decline in the number of students in higher education in the county. Local population change is highly sensitive to local factors and these will be considered in further detail as part of replacement plan preparation.

1.11 In regard to regional conditions, all neighbouring LPAs are well advanced with the preparation of their respective LDPs and Ceredigion continues to identify opportunities for regional working (such as through the growing mid-Wales partnership), with the shared opportunities identified for evidence

base gathering in the year ahead, including a regional Local Housing Market Assessment (LHMA), Mid, South & West Wales (MSWW) Region Strategic Affordable Housing Viability Study and Larger than local employment study.

- 1.12 Regional and Local Policy and considerations are considered in detail in Section 3. They have not resulted in any immediate significant changes to the context of the plan.

### **LDP Policy Monitoring**

- 1.13 The AMR considers LDP Policies against the adopted LDP monitoring framework to identify whether the policies are being effective and to identify any policies that are not being implemented. Detailed analysis and results are set out in Section 4.
- 1.14 Please note that the data collected for the AMR has been severely affected by the COVID-19 pandemic, as the residential completions & outstanding consents site survey was unable to take place, therefore the indicators do not provide an accurate reflection of the situation. Figures have been gathered from discussions with Development Management Officers and reviewing completion data from the Council's Building Regulations records. The Stakeholder Group meetings for the housing trajectory were also unable to take place.

### **The Settlement Strategy**

- 1.15 The following table provides a summary of the performance of AMR Strategy Indicators.

## Executive Summary

| Indicator                                                          | Performance |      |      |      |      |      |      |      |      |
|--------------------------------------------------------------------|-------------|------|------|------|------|------|------|------|------|
|                                                                    | 2014        | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
| AMRH01 – Population Change                                         | N/A         | N/A  | N/A  | N/A  | ?    | N/A  | N/A  |      |      |
| AMRH02 – Settlement Strategy Countywide                            | 0           | 0    | -    | +    | -    | --   | -    |      |      |
| AMRH03 – Settlement Strategy Settlement Groups                     | 0           | 0    | -    | -    | -    | --   | -    |      |      |
| AMRH04 – Settlement Strategy – Development in ‘Linked Settlements’ | 0           | 0    | -    | -    | -    | --   | -    |      |      |
| AMRH05 – Settlement Strategy – Development in ‘Other Locations’    | ?           | 0    | -    | -    | -    | --   | -    |      |      |

1.16 AMR indicator H01 relates to Population Change, as noted the 2018-based population and household projections have been received during the monitoring period and suggests that Ceredigion’s population will decline between 2018 and 2043, from 72,992 to 68,745 with a corresponding reduction in the number of households by roughly 4,500. The 2018-based projections reflect a reversal in the demographic trend The Mid-Year Estimates (MYEs) series suggests that, the county’s population had declined to 72,695 in 2019 from its peak of 76,000 in 2012. This is largely as a result of a decline in the number of students in higher education in the county. The projections reflect what has been seen in previous years with regards to housing completions and consents. The Local population change is highly

sensitive to local factors and these will be considered in further detail as part of replacement plan preparation.

- 1.17 AMR indicator H02 relates to the Settlement Strategy Countywide and measures the percentage split of completions and commitments countywide between plan adoption and the end of the plan period to be 51% (USC's):24% (RSC's):25% (LS&OL). From adoption, the ratio of commitments and completions respectively is 41%:24%:35% and 41%:16%:43%. Incremental positive and negative movements occur year on year towards the identified targets from plan adoption. In this reporting year in respect of commitments the ratio is inconsistent with the identified target (49%:22%:28%). The target has not been met for completions which when measured from adoption are 40:16:43. The LDP review is considering the Settlement strategy in general and continues to identify ways to deliver housing in sustainable locations.<sup>1</sup>
- 1.18 AMR Indicator H03 considers the settlement strategy at the settlement group level and seeks to move towards the percentage split identified for each of the 22 settlement groups in Appendix 2 of the LDP. The results show a varied picture with some individual settlement groups moving towards and some moving away from the required balance. The LDP review is considering planning application decisions by location to better understand reasons for not meeting the required balance.
- 1.19 AMR Indicator H04 considers development in 'Linked Settlements' and requires commitments not to result in any one linked settlement growing by more than 12% of its size as at April 2007. From a total 90 Linked Settlements across 22 Settlement Groups 41 (46%) have reached or exceeded their 12% growth limit. This figure compares to 36 (40%) at plan

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<sup>1</sup> Monitored in accordance with the indicator (from adoption) and not since plan start.

adoption. The LDP review is considering the reasons for this negative shift away from the established capacity limits across the county.

- 1.20 AMR Indicator H05 considers development in ‘other locations’. In this monitoring period there was a 56:44 split between residential development in ‘other locations’ approved during the monitoring period which was in accordance with the LDP and National Policy (25 Units) and that which was not. 11 units were approved outside that permitted by the LDP strategy, PPW 9.2.22 and TAN 6.

### Housing Delivery

- 1.21 The following table provides a summary of the performance of AMR Housing Delivery Indicators.

| Indicator                                                                | Performance |      |      |      |      |      |      |      |      |  |
|--------------------------------------------------------------------------|-------------|------|------|------|------|------|------|------|------|--|
|                                                                          | 2014        | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |  |
| AMRH06 – Annual Housing Completions versus Anticipated Annual Build Rate | +           | 0    | -    | -    | -    | -    | -    |      |      |  |
| AMRH07 – Delivery of Allocated Housing Sites                             | 0           | 0    | -    | -    | -    | -    | -    |      |      |  |
| AMRH08 – Housing                                                         | 0           | 0    | -    | -    | -    | -    | -    |      |      |  |

|                                                           |   |   |   |   |   |   |   |  |  |
|-----------------------------------------------------------|---|---|---|---|---|---|---|--|--|
| Development in the Right Locations                        |   |   |   |   |   |   |   |  |  |
| AMRH09 – Housing Development on Previously Developed Land | + | + | + | + | + | + | + |  |  |
| AMRH13 – Housing Density                                  | 0 | 0 | + | + | 0 | 0 | 0 |  |  |
| AMRH14 – Delivery of Housing                              | 0 | 0 | 0 | - | - | - | - |  |  |
| AMRH15 – Range of Housing                                 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |  |  |

1.22 AMR Indicator H06 has been amended to include the Average Annual Requirement indicator. The current average annual requirement is based on the 6000 units required for LDP1, going forward work will take place to base this trajectory on actual completions to date and set out the timing and phasing of sites/supply. For 2019 -20 the Annual Completions (AC) Comparison against AAR is -316 (-79%) (however as previously noted the completions information in this AMR does not reflect the actual situation). Cumulatively since the start of the plan period the Cumulative AC Comparison against Cumulative AAR is -2776 (-54%). The LDP review is considering the appropriateness of the LDP's housing strategy, policies and

allocations is currently underway and two calls for candidate sites have been undertaken.

- 1.23 AMR Indicator H07 requires 100% of housing to be delivered on allocated sites by 2022. The identified targets for 2019 (84% commitments and 64% completions) have not been met. The percentage of anticipated units (permissions) and completions on allocated sites have both altered from the previous monitoring period to 16% and 4% respectively. AMR Indicator H08 requires 90-100% of the requirement for USC and RSC residential development to be met on allocated sites post adoption. The results are 65% (units permitted in service centres) and 22% (units completed in service centres). Whilst indicator targets have not been met, positive movement in previous years is evident since plan adoption. The LDP is considering the delivery of allocated sites in more detail as we progress through the review.
- 1.24 AMR Indicators H06, H07 and H08 indicate the level of housing delivery continues to be below that which is required to meet the LDP Strategy. The appropriateness of the LDP's housing strategy, policies and allocations are being considered as part of the statutory four year review of the LDP. The review is enabling appropriate consideration in light of any emerging research currently being undertaken to look at housing supply and demand in Ceredigion and across Wales. The LDP review is re-assessing the deliverability of all current allocated sites and, as required is identifying site allocations for the LDP 2 Plan in which there is confidence in delivery during the Plan period.
- 1.25 AMR Indicator H14 seeks a year on year decrease in the ratio of residential outstanding consents to completions. The starting ratio of 6.5 has never been achieved and this year's figure of 20.5 consents continues to demonstrate highly variable year on year fluctuations suggesting this monitoring indicator is not a valuable indicator of progress as it is so temperamental to minor annual changes, also as previously mentioned the completions figure is not considered accurate this year, due to the survey not being completed in the usual way. The completions figure of 84 units for 2020 is almost a third less than the 2019 figure when the ratio was 9.1)The number of outstanding consents remains relatively static at approximately

1,400 across the county The consents to completions ratio vary across the settlement groups.

- 1.26 AMR Indicators H09, H13 and H15 indicate that identified targets are being achieved or where they are not there are no concerns over the implementation of the policy in relation to Housing development on Previously Developed Land, Housing Density and the Range of Housing needs.

### Affordable Housing (AH)

- 1.27 The following table provides a summary of the performance of AMR Affordable Housing Indicators.

| Indicator                           | Performance |      |      |      |      |      |      |      |      |
|-------------------------------------|-------------|------|------|------|------|------|------|------|------|
|                                     | 2014        | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
| AMRH10 – Affordable Housing         | 0           | 0    | 0    | 0    | 0    | 0    | 0    |      |      |
| AMRH11- Affordable Housing          | +           | +    | +    | +    | 0    | 0    | 0    |      |      |
| AMRH12 – Type of Affordable Housing | ?           | 0    | 0    | 0    | 0    | 0    | 0    |      |      |

- 1.28 AMR Indicator H10 requires 1,100 affordable homes to be completed by 2022. Progress towards the identified target is evident with approximately 50% of the target already delivered. However the rate of progress towards the identified target for 2022 to date suggests that the target is unlikely to be achieved by the end of the plan period. 16 affordable homes were delivered



this year which is below the annual average, however data collection has been affected by the COVID-19 pandemic as previously noted.

- 1.29 AMR Indicator H11 requires at least 20% of all permitted dwellings being affordable. This target has been exceeded with 39% of all residential development permitted since plan adoption being affordable. The number of viability challenges to the affordable housing policy (Policy S05) continues to be high with 19 viability challenges mounted during the monitoring period, 95% of which were wholly or partially successful. Policy S05's housing requirements were justified by a 2010 study concerning economic viability of providing affordable housing. The Council has jointly commissioned an updated viability assessment for the region which is being used to inform the LDP review.
- 1.30 AMR Indicator H12 considers types of affordable housing and requires a % split in accordance with housing need evidence. The previously identified target requires the ratio of affordable housing types to be 9% (DFS 70%):32% (DFS 50%): 59% (Social Rent). Whilst these targets are not currently being met the overall distribution of affordable housing is considered satisfactory and there are no immediate concerns. This is because evidence including the LHMA (2016) and the Strategic Viability Assessment (2017 and currently being prepared) demonstrate that, whilst the required tenure split is not being met, it is not a significant concern as the actual delivery of units aligns closely with the updated evidence. Further evidence on housing need and viability is expected in late 2020, following which consideration will be given to policy change in the replacement plan.
- 1.31 In summary, positive movements towards identified Strategy targets have been realised, however the scale / rate of progress is not as fast as anticipated. This year's results (bar those for completions) are similar to those reported in the 2019 AMR. Housing supply and delivery indicator targets are not being met. Whilst it is noted that this is not a locally specific issue the LDP review is considering how to support more effective supply and delivery of housing in the county. More than 20% of all homes permitted and completed are affordable which is positive. However, the average annual rate of progress is not as fast as anticipated and it is unlikely that

identified targets will be reached by the end of the plan period the reasons for which are multifaceted and strongly suggest an over provision of housing based on flawed population projections from the start of the plan period.

## Economy and Retail

1.32 The following table provides a summary of the performance of AMR Economy and Retail Indicators:

| Indicator                                                  | Performance |      |      |      |      |      |      |      |      |  |
|------------------------------------------------------------|-------------|------|------|------|------|------|------|------|------|--|
|                                                            | 2014        | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |  |
| AMRE01 – Employment Land Supply                            | +           | +    | +    | +    | +    | +    | +    |      |      |  |
| AMRE02 – Delivery of Allocated Employment Sites            | +           | +    | +    | 0    | 0    | 0    | 0    |      |      |  |
| AMRE03 – Economic Development in the Right Locations       | +           | +    | +    | +    | +    | +    | +    |      |      |  |
| AMRE04 – Economic Development on Previously Developed Land | 0           | 0    | +    | +    | +    | +    | +    |      |      |  |
| AMRE05 – Town Centres                                      | +           | ?    | ?    | +    | +    | 0    | 0    |      |      |  |

## Executive Summary

|                                            |   |   |   |   |   |   |   |  |  |
|--------------------------------------------|---|---|---|---|---|---|---|--|--|
| AMRE06 – Vitality of Rural Service Centres | ? | + | + | + | + | + | + |  |  |
| AMRE07 – Retail Frontages                  | 0 | 0 | + | + | + | + | + |  |  |

1.33 Economy and Retail Targets are predominantly being achieved and there are no significant concerns over the implementation of economic and retail policies. AMR Indicator E02 requires 100% of allocated sites to be permitted and completed by 2022, and only 81% and 61% respectively of development has been permitted and completed to date. Whilst this target has not been achieved there are no concerns over the implementation of the policies. The Council is in the process of updating its economic evidence base which will include a larger than local employment land review and needs assessment commissioned jointly with Powys to consider the delivery of existing employment allocations and the economic land supply needs into the future.

### Quality of Life

1.34 The following table provides a summary of the performance of AMR Quality of Life Indicators

| AMR Indicator                              | Performance |      |      |      |      |      |      |      |      |  |
|--------------------------------------------|-------------|------|------|------|------|------|------|------|------|--|
|                                            | 2014        | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |  |
| AMRQ01 – Loss of Open Space and Facilities | 0           | +    | +    | +    | +    | +    | +    |      |      |  |
| AMRQ02 – Loss of Greenfield Land           | 0           | 0    | 0    | 0    | 0    | 0    | 0    |      |      |  |

|                                             |   |   |   |   |   |   |   |  |  |
|---------------------------------------------|---|---|---|---|---|---|---|--|--|
| AMRQ03 – The Gain of Open Space             | 0 | 0 | 0 | 0 | 0 | - | - |  |  |
| AMRQ04 – Environment and Local Biodiversity | + | 0 | - | 0 | 0 | 0 | 0 |  |  |
| AMRQ05 – Environmental Enhancements         | - | - | 0 | + | 0 | 0 | 0 |  |  |
| AMRQ06 – Infrastructure                     | ? | ? | + | + | + | + | + |  |  |
| AMRQ07 – Reducing Flood Risk                | - | 0 | + | + | + | 0 | 0 |  |  |
| AMRQ08 – Installed MW Capacity in SSD       | 0 | ? | 0 | 0 | 0 | ? | ? |  |  |
| AMRQ09 – Waste                              | ? | ? | ? | ? | ? | ? | ? |  |  |
| AMRQ10 – Aggregates                         | 0 | 0 | 0 | + | + | + | + |  |  |

1.35 AMR Indicators Q01, Q06, Q07 and Q10 indicate that identified targets are being achieved. AMR Indicators Q02, Q03, Q04, and Q05 targets are somewhat being achieved and where targets are not being met there are no concerns over the implementation of the relevant policies. In regard to AMR Indicators Q08 & Q09 no conclusions can be drawn at this stage.

### Strategic Environmental Assessment/Sustainability Appraisal Monitoring

- 1.36 The SEA Directive requires that the Council monitor the state of the environment through monitoring the sustainability objectives set out in the SA/SEA Report. This forms an integral part of the AMR and is contained in Section 5. A summary of the performance of SA Objectives and indicators is provided in Appendix 2. Any changes to the framework are included in Appendix 1. **In conclusion, the SEA/SA monitoring indicates a positive change to the environment thus far in the plan period.**

### Conclusion and Recommendations

- 1.37 In regard to the LDP Housing indicators, this year's AMR continues to show some positive movements towards identified targets for some indicators, however the rate of progress is not as fast as anticipated and concern remains that the plan period targets will not be achieved by 2022. Other housing indicators highlight the need for further investigation and new and emerging evidence which is informing the LDP review. In regard to the LDP Economy and Retail and Quality of Life indicators, targets are either being met or, where they are not being met, raise no immediate concerns for policy implementation.



## 2. Analysis of Significant Contextual Change / Indicators

- 2.1 The following section considers contextual changes that have, or could have, an influence on the implementation of the LDP including National, Regional and Local policy and conditions.

### **National Legislation, Policy and Guidance**

#### **Development Plans Manual (Edition 3) (March 2020)**

- 2.2 The Development Plans Manual has been updated to take account of significant changes to planning legislation and national policy since the LDP Manual (Edition 2) was published in 2015, including The Planning Wales (ACT) (PWA) 2015, The Well Being of Future Generations Act 2015, Planning Policy Wales 10 (PPW)(Edition 10), the future publication of the National Development Framework (NDF), Strategic Development Plans (SDPs) and related Local Development Plan Lites (LDPLs). The updated Development Plans Manual contains guidance on the preparation, monitoring and revision of development plans with the aim of ensuring they are effective and deliverable and contribute to placemaking. Notably for the AMR process, Welsh Government has amended the list of required and key indicators and made significant changes to housing delivery monitoring, while specifying requirements for stakeholder consultation on housing monitoring.
- 2.3 The Manual enables practitioners to build on skills and knowledge to prepare more effective and deliverable plans, and incorporates best practice in resolving issues and how to de-risk plans through the preparation of a robust and focussed evidence base. The Manual clarifies the expectations of Welsh Government with regard to the plan making process. The guidance provided by the Manual will be followed during the preparation of LDP2 to ensure a robust and deliverable plan.

- 2.4 In respect of LDP monitoring, review and revision procedures, the Manual sets out the procedures to be taken in respect of the new requirements for the monitoring of housing delivery both for existing and replacement LDPs.

### **Revocation of Technical Advice Note (TAN) 1 (Joint Housing Land Availability Studies (January 2015) and associated amendments to Planning Policy Wales (March 2020)**

- 2.5 The Welsh Government undertook a 'Review of the Delivery of Housing through the Planning System', which indicated that many adopted LDPs were failing to deliver the number of new homes required, with allocated sites not being brought forward for development or being developed at a slower than anticipated rate. It was concluded that this was due to the policy framework for ensuring housing delivery and the associated monitoring mechanism not being sufficiently aligned with the LDP process.
- 2.6 Consequently, the five-year housing land supply policy has been cancelled and a more detailed monitoring of housing delivery will now be required as part of AMRs
- 2.7 Amendments have been made accordingly to PPW and the Development Plan Manual (see below) in order to ensure that the monitoring of housing delivery, including the response to under-delivery, is an integral part of the process of LDP preparation, monitoring and review.

### **Town and Country Planning Act (General permitted Development) (Amendment) (Wales) April 2019**

- 2.8 On 1 April 2019 an amendment to the General Permitted Development Order (GDPO) came into force that specifically relates to energy, telecommunications and service developments. The most significant amendment is an amendment to Schedule 2, part 2 'Minor Operations' that introduces Classes D and E and establishes development rights for equipment and infrastructure for "recharging electric vehicles" as far as the proposals conform to the prescribed criteria.



### **The Town and Country Planning (General Permitted Development) (Wales) 2002 (The Amendment Order) March 2020**

2.9 In response to the immense challenges faced due to COVID-19, an amendment has been made to the Town and Country Planning Order (General Permitted Development), which came into force on 30 March 2020. The Amendment Order inserts a new Part 12A (Emergency Development by Local Authorities) as a schedule to the GDPO, that permits local authorities to carry out certain developments, as defined by section 55 of the Town and Country Planning Act 1990, on land owned, leased or maintained by the local authority, for the following purposes:

- a) Preventing an emergency;
- b) Reducing, controlling or mitigating the effects of an emergency;
- c) Taking other action in connection with an emergency.

2.10 For these purposes, an emergency is an event or situation which threatens serious damage to human welfare in a place in the United Kingdom, which includes the COVID-19 pandemic.

2.11 The new development is subject to conditions which are also set out in the new Part 12A. One of the conditions includes restricting the development retention date under this new part to 12 months, starting on the date on which the development began.

### **Prosperity for All: A Climate Conscious Wales (Nov 2019)**

2.12 This document is the second climate change adaptation plan for Wales. It sets out legal requirements, the risks from climate change, research priorities and sets out the actions being taken.

2.13 In relation to planning actions relating to the following are of particular note:

- Protection of people and buildings from flooding;
- Protecting public water supplies;
- Risks to ecosystems and agriculture businesses;

- Planning Policy Wales and the National Development Framework; and
- The Historic Environment.

2.14 During the reporting year published consultations with potential for impact on the LDP included: Increasing The Supply of Affordable Homes Through Planning (July 2019)

- Technical Advice Note 15: Development, flooding and coastal erosion Consultation Draft (Oct 2019. WG)
- Next Generation Access Broadband: open market review 2019 (Nov 2019. WG)
- Delivery of housing through the planning system. (Nov 2019, WG)
- National Strategy for Flood and Coastal Risk management (Feb 2020. WG)
- Air Quality and soundscape: review of TAN 11. (Feb, 2020. WG)
- Equality Act 2010: Commencing the socio-economic duty. (March 2020, WG)

2.15 The following research, policy and guidance was also published during the monitoring period:

- Towards zero waste: our waste strategy. (May 2019, WG) Manual for streets (residential streets) (May 2019, WG)
- Environmental impact assessment: guidance (May 2019, WG)
- Manual for streets 2 (urban and rural streets) (May 2019, WG)
- Sustainable management of natural resources: guide (June 2019, WG)
- Energy Wales: a low carbon delivery plan. (July 2019, WG)
- Wales and the Sustainable Development Goals. (July 2019, WG)
- Developments of national significance guidance: consultation and publicity. (July 2019, WG)

- Assessment of on-shore wind and solar energy potential in Wales. (August 2019, WG)
- Welsh Marine Evidence Strategy. (September 2019, WG)
- Wales infrastructure investment plan: project pipeline 2019. (Nov 2019, WG)
- Environment (Wales) Act 2016 Part 1- Section 6-The Biodiversity and Resilience of Ecosystems Duty: reporting guidance for public authorities. (Nov 2019, WG)
- Welsh National Marine Plan: document (Nov 2019, WG)
- One planet development ; practice guidance (Jan 2020, WG)
- Transforming Towns : infographic ( March 2020, WG)
- Coronavirus (COVID-19): Local Development Plan (LDP) preparation. (March 2020, WG)
- Changes to planning policy and guidance on the delivery of housing. (March 2020, WG)
- Coronavirus: guidance to planning authorities. ( March 2020, WG)
- Emergency permitted development rights for coronavirus. (March 2020, WG)
- Cymraeg 2050: Welsh language strategy action plan 2020 to 2021. ( March 2020, WG)
- The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2020.(March 2020, WG)

### Conclusion

2.16 National Policy and guidance introduced this year (1<sup>st</sup> of April 2019 – 31<sup>st</sup> of March 2020) largely focussed on technical guidance that did not establish a revised policy perspective for the context of the plan. However as the year moved on and the dawning of Covid 19 started to impact on daily lives the focus shifted to managing the emerging crisis and there were a raft of

changes to support the response to Covid. Whilst much of this was published in the monitoring year albeit at the very end it will be discussed and considered in terms of impacts in much greater detail in the 2020-2021 AMR for which Covid response altered working practices and impacted the LDP review. Where appropriate the guidance and policy introduced in 2019-2020 has been incorporated and is being developed for the LDP review.

## National Conditions

### Housing

- 2.17 Data from StatsWales indicates that during 2018-19, the number of new dwellings started nationally decreased by 2% compared to the previous year to 5,974 dwellings across Wales. The number of new dwellings completed dropped by 13% during 2018-19 Stats Wales has not provided any annual data for 2019-20 on housing completions and tenure ([New house building \(gov.wales\)](#)). In Ceredigion completions figures for 2019 – 2020 do not reflect the actual situation as the housing completions and outstanding consents sites surveys have not been completed due to COVID-19 Pandemic.
- 2.18 RSLs were responsible for most social sector completions and 57 new dwellings were completed by Local authorities in 2018-19. 78% of all new dwellings completed in Wales during 2018-19 were 3 bedroom properties. This national picture is slightly exceeded at the local level in Ceredigion (84%). Stats Wales has not provided any annual data for 2019-20 on housing completions and tenure ([New house building \(gov.wales\)](#)).

### Economy

- 2.19 The Labour Force Survey published in May 2019 indicated that at March 2020 the employment rate in Wales was estimated to be 74.3% of people aged 16-64 (1.5 million people) – down 1.1 percentage points from the previous year at March. The number of people who were economically inactive has increased from 399,000 in 2019 to 443,000 this year.

- 2.20 <https://gov.wales/sites/default/files/statistics-and-research/2020-05/key-economic-statistics-may-2020-347.pdf>
- 2.21 The public sector is a significant employer in Wales with 28.5% of people in employment being employed in the Public Sector (2019), compared to 27.4% (2018), 25.9% (2017), 26.7% (2016) and 27.9% (2015). Whilst this is a slight increase on previous years, in general the pattern has been that of decline there have been no significant shifts in workforce jobs by industry since the plan's adoption in 2013.
- 2.22 According to the Welsh Retail Consortium – Springboard Footfall and Vacancy Monitor, Footfall and vacancy rates across Wales have fluctuated significantly over recent years, realising a significant drop in footfall in 2011, which coincided with overall vacancy levels topping 13%. Since then subsequent increases, over and above those experienced throughout the UK have been realised and significant improvement in footfall levels across Wales has been achieved since July 2013. However early 2018 footfall decreases in town centres demonstrated a drop, with February seeing a 2.3% fall on last year's figures, snowy conditions over winter may have contributed to the decline. Signs of continued consumer uncertainty over the economic outlook are reflected in a further 4.8% decline from June 2018 to June 2019. [WRC \(brc.org.uk\)](http://wrc.brc.org.uk)
- 2.23 In terms of the economy, the picture remains similar to the 2016-19 AMRs; however work on Growing Mid Wales, particularly the evidence base, to identify programmes of intervention has identified employment growth in quality jobs and availability of employment land as a priority area alongside the supporting of high tech and agri tech industry. Therefore when these interventions are realised we expect to see an uptake of employment sites and will be seeking in the review to support land allocations that support the programme of interventions. A larger than local employment needs and premises assessment has been commissioned jointly by Powys, Ceredigion and Welsh Government, the results of which will inform the preparation of the LDP2 Deposit.

## Other National Context Changes

### Brexit

- 2.24 In June 2016 the UK electorate voted in favour of leaving the European Union (EU) and the UK formally left the EU at the end of 2019. There is now a transition period until the end of 2020 while the UK and EU negotiate additional arrangements. The current rules on trade, travel, and business for the UK and EU continue to apply during the transition period.
- 2.25 Although Brexit is likely to have impacts on the economy over the coming years, the nature of these effects will depend on the terms which are agreed. These effects will become clearer over time and this will continue to be considered in respect of the LDP and any subsequent review.

### Covid-19 Pandemic

- 2.26 The last quarter of the monitoring period has started to be affected by the world wide Covid 19 pandemic. The impact of the pandemic on the economy will not be truly known for some time. The impacts on Ceredigion and its residents and businesses will be closely monitored for the foreseeable future.

## Regional Policy and Conditions

### Adjoining Authorities and Collaborative Working

- 2.27 Pembrokeshire Coast National Park Authority is currently working on it's replacement LDP and consultation on Matters Arising closed on 13/03/20, Pembrokeshire County Council and Carmarthenshire County Council adopted LDPs in 2010, 2013 and 2014 respectively. Pembrokeshire County Council and Carmarthenshire County Council have all commenced plan revision. LDPs for Powys and for Gwynedd and Anglesey (Joint Plan) have both been adopted.
- 2.28 Ceredigion County Council participated in all neighbouring plan making processes as did those Authorities in Ceredigion's LDP, to ensure cross

boundary complementarity. There are no significant issues identified that would affect the delivery of the Ceredigion LDP. Following a letter from the Cabinet Secretary requesting that authorities consider joint working and subsequent meetings to discuss this, Ceredigion County Council continues to identify opportunities for regional collaboration across borders as appropriate. Ceredigion is currently working in collaboration with several neighbouring authorities on joint commissioning of a Larger than Local Employment Needs Assessment, Local Housing Market Assessment, Strategic Viability Assessment and several other smaller projects/ pieces of evidence where cross border working is opportune.

- 2.29 The growing Mid Wales Partnership continues to seek to provide a strategic focus and lead for the economic development of the Powys and Ceredigion Areas since its establishment in 2015. Trafnidaeth Canolbarth Cymru (TraCC) has been consolidated into the partnership and will continue to function as the Mid Wales Infrastructure and Connectivity Group, in order to align strategic transport planning activity with the partnership work to diversify the economic base, support and strengthen the economic base, create new jobs and opportunities, develop workforce skills and improve communications accessibility and infrastructure. An evidence gathering exercise is ongoing with AECOM acting as consultants to identify evidence based programme of interventions.
- 2.30 Regional Policy and conditions introduced this year have not resulted in any significant changes in the context of the plan. Any implications for to the plan will be considered as part of the LDP revision which is underway.

### **Local Policy and Conditions**

#### **Population and Household Data.**

- 2.31 Population growth in Ceredigion is entirely a product of net in-migration and is very sensitive to local factors, such as changes in the enrolment of higher education students and other migration trends. Subnational population projection for 2018 to 2043 released in February 2020 (See AMRH01),

suggests that Ceredigion's population will decrease by 3.3%. to approximately 70,600 in 2028.

## Housing

- 2.32 In the current uncertain financial and political context, it is impossible to disentangle the effects of changes in methodology from changes in the underlying trends, such as a stronger pull towards urban centres and away from rural areas. A small decline in population does not necessarily result in fewer households but, as the population ages, there is likely to be a growing mismatch between its needs and the types of dwellings available. The main issues regarding housing delivery relevant to Ceredigion beside the population trends – are that there is a general lack of delivery across Wales, Ceredigion included, with the added issue of there being no volume builders operating in this region and viability being generally poor particularly in in-land areas.

## Education

- 2.33 No New schools have opened this year. The School review policy 2014 is still in operation and three further schools closed - Beulah, Trewen (Adpar) and Cilcennin. The consultation on a proposal to create a new area school on a new site in the Aeron Valley – to replace Ciliau Parc, Dihewyd and Felinfach primary schools was published in June 2019, and the proposal was approved in December 2019.
- 2.34 Consideration of new and closing schools and implications for the LDP development strategy, if any, are being considered as part of the LDP review.
- 2.35 Local Policy and conditions introduced this year have not resulted in any significant changes in the context of the plan. Any required changes to the plan will be considered as part of LDP replacement plan for which the Preferred Strategy was out to consultation until 12 September 2019.



### 3. Analysis of Core & Local Indicators

3.1 Indicators, targets and trigger levels have been identified to assess the performance of policies and objectives. The triggers included in the monitoring regime will give an early indication on the performance of the Plan and possibly how wide ranging a Plan review may need to be.

3.2 As a visual aid in monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are highlighted as follows.

| Significance of performance | Description                                                                             |
|-----------------------------|-----------------------------------------------------------------------------------------|
| +                           | Targets are being achieved.                                                             |
| ?                           | No conclusion can be drawn at this stage.                                               |
| 0                           | Targets have not been achieved but no concerns over implementation of policy(s).        |
| -                           | Targets are not being achieved and there are concerns over implementation of policy(s). |
| N/A                         | Not applicable                                                                          |

#### 3.3 Monitoring Actions

|                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Continue Monitoring</b>                                                                                                              |
| Development plan policies are being implemented effectively.                                                                            |
| <b>Training Required</b>                                                                                                                |
| Development plan policies are not being implemented as intended and officer or Member training is required.                             |
| <b>Supplementary Planning Guidance (SPG) Required</b>                                                                                   |
| Development plan policies are not being implemented as intended and further guidance is required, potentially preparing additional SPG. |

**Further Investigation/Research Required**

Development plan policies are not being implemented as intended and further research and/or investigation is required.

**Policy Review Required**

Development plan policies are not being implemented and are failing to deliver; a review of the specific policy may be required.

**Plan Review**

Development plan policies are not being implemented and the plan's strategy is not being delivered, triggering a formal review in advance of the statutory 4-year review.

- 3.4 The plan review was triggered in 2016 after the 3<sup>rd</sup> AMR, therefore the above monitoring actions may not be relevant.

**Housing**

| <b>Monitoring Reference:</b> AMRH01<br><b>Aspect Monitored:</b> Population Change<br><b>Policies Monitored:</b> S01<br><b>Level:</b> Local<br><b>Frequency:</b> Every 5 years<br><b>Source:</b> Ceredigion County Council (CCC) from Office for National Statistics and other data |                                                                                   |                                                                                                                                           |                                                                                                       |                                              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|----------------------------------------------|
| Target                                                                                                                                                                                                                                                                             | Indicator                                                                         | Trigger and Actions                                                                                                                       | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020)                             |                                              |
|                                                                                                                                                                                                                                                                                    |                                                                                   |                                                                                                                                           | Nature of performance                                                                                 | Significance                                 |
| That population change in the county over the period of the LDP is broadly in line with the forecast                                                                                                                                                                               | Overall population;<br>HE and non-HE population;<br>and<br>Average net migration. | A full analysis of population change including new projections will be carried out every five years of the plan period. Population change | Various measures of population growth are showing an overall downwards trend of population growth for | Projected decrease in overall population and |

|                                                |  |                                                                                                                                                                                                                                                            |                                                        |                                                  |
|------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------|
| <p>change based on population projections.</p> |  | <p>will be assessed together with the available evidence on change in the number of households and this demographic information will be considered against the policy objectives of the LDP to see whether any specific action needs to be undertaken.</p> | <p>Ceredigion when compared with earlier releases.</p> | <p>corresponding decrease in household need.</p> |
|------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|--------------------------------------------------|

**Analysis**

The most recent 2018-based population and household projections suggests that Ceredigion’s population will decline by approximately 4,250 people between 2018 and 2043, from 72,992 to 68,745 with a corresponding reduction in the number of households by roughly 4,500. The 2018-based projections reflect a reversal in the demographic trend compared to the 2014-based set, which suggested a growth of approximately 5,400 people and 2,800 households between 2017 and 2037, from 76,000 to 81,500. Notably, a change has been made to the methodology of the 2018-based projections, internal (UK) migration is now based on migration rates rather than fixed numbers, which may have contributed to a slight reduction of the population shown in the population projections. The 2018-based projections reflect the recent downward trend in the, Mid-Year Estimates (MYEs) series

which suggest that, the county's population had declined to 72,695 in 2019 from its peak of 76,000 in 2012. This is largely as a result of a decline in the number of students in higher education in the county.

Welsh Government estimates of household numbers show a more gradual decline from the 2012-13 peak of 31,700 to 31,700 in 2018 which reflects a steady increase in the number of single-person households and an overall slow decline in household size. A small decline in population does not necessarily result in fewer households but, as the population ages, there is likely to be a growing mismatch between its needs and the types of dwellings available. The interpretation of the 2018- based projections suggests that there is likely to be a lower housing need, and consequently a lower demand for new dwellings which would need to be factored in to the development of the LDP 2.

Using 2018 to 2033 as the base period, the effects of changing numbers in population projections are illustrated in the figure below.

Comparison of principal projections for different base years for the remainder of LDP plan period (2017-2022)

| <b>Household projection base year</b> | <b>No. of households in 2018</b> | <b>No. of households in 2033</b> | <b>No. of additional households</b> |
|---------------------------------------|----------------------------------|----------------------------------|-------------------------------------|
| 2011                                  | 32,422                           | 33,898                           | 1,476                               |
| 2014                                  | 32,332                           | 34,538                           | 2,206                               |
| 2018                                  | 31,190                           | 30,719                           | 471                                 |

Population growth in Ceredigion is entirely a product of net in-migration and is very sensitive to local factors, such as changes in the enrolment of higher education students and other migration trends. In the current uncertain financial and political context, it is very difficult to disentangle the effects of changes in methodology in relation to the production of MYEs and population projections from changes in the underlying trends. For example, it is likely that the covid-19 pandemic will have impacted local population and migration patterns due to changes in mobility, remote working habits and an increase in the desirability to live in rural areas. Welsh Government tend to publish their sub-national population projections every two years, however, they are not proposing to produce 2020-based projections in the autumn of 2021, as the first 2021 Census results are expected in spring 2022. The next round of sub-national population projections will be 2021-based and will use the updated base population from the 2021 Census. It is important to note, that whilst the projections are based on the best estimates of population size and age structure at the time they were made, these estimates tend to accumulate errors the further they are made from the previous Census. The Census results in 2022 will therefore, provide a clearer picture as to whether the projected population decline in Ceredigion is accurate and in line with the MYEs. However it is important to note the 2021 census was undertaken in a period of national crisis when mobility and changing housing requirements were impacting upon a number of areas particularly rural coastal areas as we saw an urban flea due to changing working practices and remote working becoming the norm. So from a Ceredigion perspective it may be some time before we can rely on the accuracy of housing projections realistically picking up on the nuances of such factors.

If the apparent tide of population decline is real, then initiatives such as Growing Mid Wales may be the best means to reverse the trend.

## Conclusions

It is very difficult to unpick how the methodological changes in the population estimates and projections, Brexit and the coronavirus will affect population numbers in Ceredigion. However, the significant projected decline in population and household growth displayed in recent population estimates and projections will be integral to the development of the LDP 2 whilst local and regional evidence gathering continues to unpick the factors that are impacting on the county population..

| <b>Monitoring Reference:</b> AMRH02<br><b>Aspect Monitored:</b> Settlement Strategy Countywide<br><b>Policies Monitored:</b> S01 – S04<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                                                                                                                       |                                                                                                                                         |                                                                                                                                                                                        |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                        | Indicator                                                                                                                                             | Trigger and Actions                                                                                                                     | Performance<br>(1 <sup>st</sup> April 2019– 31 <sup>st</sup> March 2020)                                                                                                               |              |
|                                                                                                                                                                                                                                               |                                                                                                                                                       |                                                                                                                                         | Nature of performance                                                                                                                                                                  | Significance |
| Completions and commitments countywide by the end of the plan period to be:                                                                                                                                                                   | From the date of adoption the ratio of both completions and commitments across the County as a whole to be moving towards the percentage split sought | From the date of adoption the ratio of both completions and commitments across the County should be moving towards the percentage split | From the date of adoption (25 April 2013) the ratio of commitments across the county as a whole is: <ul style="list-style-type: none"> <li>• USCs: 41%</li> <li>• RSCs: 24%</li> </ul> | -            |



## Monitoring Framework Local Development Plan

|                                                                                                                                                                                |                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                              |   |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| <p>At least 51% in the USCs;</p> <p>24% in the RSCs; and</p> <p>A maximum of 25% in the 'Linked Settlements and Other Locations' and in any event no more than 1522 units.</p> | <p>Countywide by the end of the plan period.</p> | <p>sought Countywide by the end of the plan period.</p> <p>Should the annual percentage split not move towards that sought Countywide in any one year of the plan period, an investigation will be triggered to look into the reasons why. Where reasons are unjustified then necessary action will be considered.</p> <p>Note that as information is collected at Settlement Group level it will be possible to identify if there are geographical exceptions (for example, if all SGs are working towards the desired</p> | <ul style="list-style-type: none"> <li>• Linked Settlements and Other Locations 35%</li> </ul> <p>From the date of adoption (25 April 2013) the ratio of completions across the county is :</p> <ul style="list-style-type: none"> <li>• USCs: 41%</li> <li>• RSCs:16%;</li> <li>• Linked Settlements and Other Locations: 43%</li> </ul> <p><b>Note: figures may not sum correctly due to rounding.</b></p> | - |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                 |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------|--|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | balance, bar one or two exceptions) that are the cause of the balance not being met countywide. |  |  |
| <p><b>Analysis</b></p> <p>The Strategy of the LDP is to refocus growth into Service Centres and the purpose of this indicator is to measure the effectiveness in delivering development in accordance with the settlement strategy. The 2020 results show that the percentage split of commitments at 41:24:35 is not consistent with the identified target of 51:24:25. Between 2016 &amp; 2017 the ratio of commitments had been moving towards the percentage split sought Countywide by the end of the plan period, however since 2018 whilst the ratio of commitments in RSC's has remained static, the ratio in USC's has decreased and the ratio in Linked Settlements &amp; Other Locations has increased. In terms of completions the ratio has remained reasonably static. Completion numbers have reduced since the start of the plan period which reflects part of a broader national picture of reduced completions which has been further compounded this year by the COVID 19 restrictions, as Ceredigion County Council Gold Command did not issue permission for the Research Team to carry out the Annual Completions survey in the same format as normal. When measured from plan adoption (and from plan start), the percentage split of completions (Urban:Rural:Linked Settlements &amp; Other Locations) has fluctuated slightly but does not show any significant change in ratio.</p> |  |                                                                                                 |  |  |

The following table summarises performance against the indicator measured from both plan start and adoption for commitments and completions.

| <b>Commitments</b> |                                                          |                                                        |
|--------------------|----------------------------------------------------------|--------------------------------------------------------|
| <b>AMR</b>         | <b>Performance measured from Plan Start (01/04/2007)</b> | <b>Performance measured from Adoption (25/04/2013)</b> |
| <b>2014</b>        | 42:15:43                                                 | 40:30:30                                               |
| <b>2015</b>        | 42:16:42                                                 | 42:23:35                                               |
| <b>2016</b>        | 44:18:39                                                 | 50:25:25                                               |
| <b>2017</b>        | 45:17:38                                                 | 52:21:26                                               |
| <b>2018</b>        | 44:18:38                                                 | 47:24:29                                               |
| <b>2019</b>        | 43:17:40                                                 | 44:25:31                                               |
| <b>2020</b>        | 41:18:41                                                 | 41:24:35                                               |
| <b>Completions</b> |                                                          |                                                        |
| <b>AMR</b>         | <b>Performance measured from Plan Start (01/04/2007)</b> | <b>Performance measured from Adoption (25/04/2013)</b> |

|             |          |          |
|-------------|----------|----------|
| <b>2014</b> | 43:13:43 | 43:13:44 |
| <b>2015</b> | 44:13:43 | 46:11:43 |
| <b>2016</b> | 43:15:43 | 41:18:41 |
| <b>2017</b> | 44:14:42 | 44:15:41 |
| <b>2018</b> | 43:14:43 | 42:16:42 |
| <b>2019</b> | 42:15:43 | 41:16:43 |
| <b>2020</b> | 42:15:43 | 41:16:43 |

\*Performance ratios are shown as Urban Service Centres: Rural Service Centres: Linked Settlements and Other Locations. Figures may not sum correctly due to rounding.

**Conclusions**

The target has not been met for completions or commitments.

**Action**

The target has not been met for completions or commitments. The LDP revision is considering the Settlement strategy and will identify ways to deliver housing in sustainable locations.

## Monitoring Framework Local Development Plan

| <b>Monitoring Reference:</b> AMRH03<br><b>Aspect Monitored:</b> Settlement Strategy Settlement Groups<br><b>Policies Monitored:</b> S01 – S04<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                           |                                                                           |              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                               | Indicator                                                                                                                                                                                           | Trigger and Actions                                                                                                                                                                                                                                                       | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020) |              |
|                                                                                                                                                                                                                                                      |                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                           | Nature of performance                                                     | Significance |
| Completions and commitments to reflect the proportional split for each individual Settlement Group as set out in Appendix 2 of the                                                                                                                   | From the date of adoption, within individual Settlement Groups the ratio of both completions and commitments between Service Centre and 'Linked Settlements and Other Locations' is in line with or | Where the expected proportional growth is exceeded in the 'Linked Settlements and Other Locations', further residential development will be resisted in that Settlement Group, for the 'Linked Settlement and Other Locations', until outstanding permissions have either | See Appendix 5 (taken from Monthly Monitoring Figures).                   | -            |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                       |                                                                                                                                       |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|--|--|
| LDP by the end of the plan period.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | working towards the requirements set out in LDP volume 1, Appendix 2. | lapsed or been revoked and the commitments reflect or are working towards the proportional split as set out in Appendix 2 of the LDP. |  |  |
| <p><b>Analysis</b></p> <p>Whilst the indicator is looking to measure from plan adoption the monitoring framework relies on data from plan start and cannot be measured from plan adoption.</p> <p>For commitments: Of the 22 service centres, 13 did not achieve improvements in the proportional split, 6 improved and 3 experienced no change since the previous monitoring period.</p> <p>Those that did not improve included Aberaeron, , Castell Newydd Emlyn (Adpar) Llandysul, Tregaron, Aberporth/Parcllyn, Bow Street, , Felinfach/Ystrad Aeron, Llanilar, Llanrhystud, Penrhyncoch, Pontrhydfendigaid, Tal-y-bont &amp; Borth, . Of these groups however, for completions, Castell Newydd Emlyn (Adpar), Llanilar &amp; Penrhyncoch experienced an improvement in the proportional split since the previous monitoring period &amp; none experienced a decrease on the previous year.</p> <p>The results indicate a varied picture across service centres since the first monitoring period in 2014. Since this time a total of 16 settlement groups have achieved improvements in the percentage split of commitments, and 9 have achieved an improvement in the percentage split of completions. Since Plan adoption, of the 22 individual settlement groups, 1 (Llanybydder) have achieved neither improvement in the proportional split of commitments nor completions. In terms of Llanybydder (a settlement not in Ceredigion) it is a misnomer to monitor this settlement as the settlement itself is in Carmarthenshire and we do not have authority</p> |                                                                       |                                                                                                                                       |  |  |

over planning matters in this area but have included it as it acts a RSC to some linked settlements in Ceredigion where demand is weak.

### **Conclusions**

The results show a varied picture with some individual settlement groups moving towards and some moving away from the required balance identified in Appendix 2 of the LDP. Since 2014, the change in the percentage split of commitments varies from +13.8% (Tregaron) to -14.4% (Talybont) and the change in the percentage split of completions varies from +27.7% (Felinfach) to -11.2% (Llanon).

It is recommended that the LDP revision should consider the settlement strategy in general and specifically delegated and non-delegated planning application decisions by location (and specifically post plan adoption), spatial distribution of growth need and delivery to better understand the spatial variations in balance across the County. The review of the settlement strategy will also need to consider in more detail the Ceredigion specific patterns of growth and how these have shaped the natural patterns of development and how LDP 2 can support these rural issues in the most sustainable way.

### **Action**

The target has not been met for completions or commitments. The LDP revision is considering the Settlement strategy and will identify ways to deliver housing in sustainable locations.

| <b>Monitoring Reference:</b> AMRH04<br><b>Aspect Monitored:</b> Settlement Strategy – Development in ‘Linked Settlements’<br><b>Policies Monitored:</b> S01 – S04<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                                                                                                                 |                                                                                                        |                                                                                                                                                                            |              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                                                   | Indicator                                                                                                                                       | Trigger and Actions                                                                                    | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020)                                                                                                  |              |
|                                                                                                                                                                                                                                                                          |                                                                                                                                                 |                                                                                                        | Nature of performance                                                                                                                                                      | Significance |
| Commitments not to result in any one Linked Settlement growing by more than 12% of its size as at April 2007 (as specified in Appendix                                                                                                                                   | From 1 <sup>st</sup> April 2007, at a Settlement Group level, the growth in total housing stock committed within individual Linked Settlements. | If the 12% is reached then no further development will be permitted unless justified under Policy S04. | <ul style="list-style-type: none"> <li>• 41 LSs which have exceeded 12% growth in terms of commitments; and</li> <li>• 10 LSs which have reached the 12% growth</li> </ul> | -            |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |  |                                                                                                                                                                                |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>5 of Volume 1 of the LDP).</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |  | <p>limit in terms of commitments.</p> <ul style="list-style-type: none"> <li>• 1 LSs fell back within the 12% growth limit.</li> </ul> <p>See Appendix 6 for full details.</p> |  |
| <p><b>Analysis</b></p> <p>From the total 90 Linked Settlements across 22 Settlement Groups 41 (46%) have reached or exceeded their 12% growth limit. This figure compares to 36 (40%) at Plan adoption in 2013. Since last year’s AMR, 1 Linked Settlement (Prengwyn) fell back within its 12% limit.</p>                                                                                                                                                                                   |  |  |                                                                                                                                                                                |  |
| <p><b>Conclusions</b></p> <p>46% of Linked Settlements have reached or exceeded their 12% growth limit. It is noted that at the point of plan adoption in 2013 40% of Linked Settlements had already reached or exceeded their growth limit as a result of inherited planning approvals made under a previous planning regime. For all Linked Settlements which have reached or exceeded their 12% growth no further development should be permitted unless justified under Policy S04.</p> |  |  |                                                                                                                                                                                |  |
| <p><b>Actions</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |                                                                                                                                                                                |  |

For all Linked Settlements which have reached or exceeded their 12% growth no further development should be permitted unless justified under Policy S04. The LDP revision will consider why there is a negative shift away from capacity limits across the county, and consider alternatives to managing growth in rural settlements that allow the settlement to sustainably meet its specific rural needs.

## Monitoring Framework Local Development Plan

| <b>Monitoring Reference:</b> AMRH05<br><b>Aspect Monitored:</b> Settlement Strategy – Development in ‘Other Locations’<br><b>Policies Monitored:</b> S01 – S04<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                               |                                                                                                                                                                                                                |                                                                                                                                                                                      |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                                                | Indicator                                                     | Trigger and Actions                                                                                                                                                                                            | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020)                                                                                                            |              |
|                                                                                                                                                                                                                                                                       |                                                               |                                                                                                                                                                                                                | Nature of performance                                                                                                                                                                | Significance |
| Commitments to be based on demonstrated need for affordable housing in locations that are compliant with paragraph 9.2.22 of                                                                                                                                          | From the date of adoption, the type of development permitted. | Where development occurs that is not affordable housing in locations that are compliant with paragraph 9.2.22 of PPW or TAN 6 units, an investigation into the justification for such units will be triggered. | The type of development permitted in other locations during the monitoring period is as follows: <ul style="list-style-type: none"> <li>• 5 units that accord with TAN 6,</li> </ul> | -            |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                      |                                                                                                                                                                                                           |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>PPW or TAN 6 units only.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | <p>Ensure that future development is restricted to that allowed under policy S04 (Affordable Housing and TAN 6).</p> | <ul style="list-style-type: none"> <li>• 9 units that accord with PPW 9.2.22 (Edition 9) 4.234 (Edition 10)</li> <li>• 11 units that do not accord with the LDP Strategy, TAN 6, or PPW 9.2.22</li> </ul> |  |
| <p><b>Analysis</b></p> <p>21 dwellings were approved in ‘other locations’ during the monitoring period in accordance with the LDP. These included applications in accordance with TAN 6 (6), PPW 9.2.22 (2). 11 units permitted did not accord with the provisions as set out in National Policy for development in the open countryside.</p> <p>However of the 11 units:</p> <ul style="list-style-type: none"> <li>4 were the conversion of an existing dwelling</li> <li>1 was a managers dwelling</li> <li>1 was part of a tourism development</li> <li>1 provided a commuted sum</li> </ul> |  |                                                                                                                      |                                                                                                                                                                                                           |  |

2 were the reuse of former abandoned dwellings

1 was the conversion of a former school

1 was the conversion of a barn

2 were conversions

### **Conclusions**

11 units were permitted that did not accord with the provisions as set out in National Policy for development in the open countryside, this is a reduction in the number approved in the previous monitoring period, also the split of consents in Service Centres, Linked settlements and those in other locations has improved.

### **Actions**

The LDP revision is considering the Settlement strategy and will identify ways to deliver housing in sustainable locations.

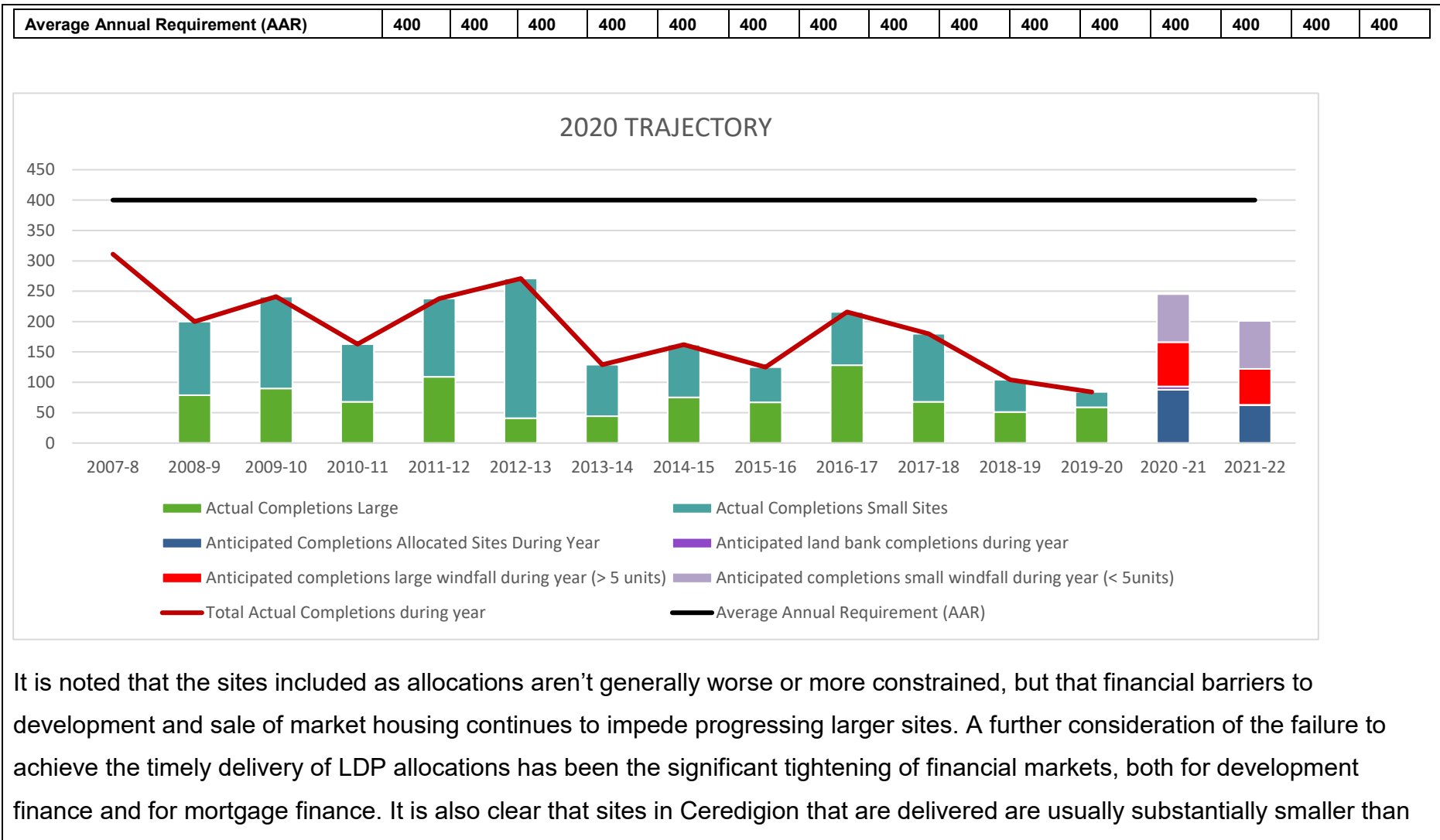
| <p><b>Monitoring Reference:</b> AMRH06 (Statutory Indicator)</p> <p><b>Aspect Monitored:</b> Annual Housing Completions versus Anticipated Annual Build Rate</p> <p><b>Policies Monitored:</b> S01 - S04 and LU05</p> <p><b>Level:</b> Core</p> <p><b>Frequency:</b> Annually</p> <p><b>Source:</b> Annual Completions Information combined with large sites database and stakeholder workshop.</p> |                                                                                                                                                                              |                                                                                                                                                                                                       |                                                                                                                                     |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                                                                                                                                                                              | Indicator                                                                                                                                                                    | Trigger and Actions                                                                                                                                                                                   | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020)                                                           |              |
|                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                              |                                                                                                                                                                                                       | Nature of performance                                                                                                               | Significance |
| The annual level of housing completions monitored against the Anticipated Annual Build Rate (AAR). Cumulative completions will be measured against the                                                                                                                                                                                                                                              | Completions will be measured against the Average Annual Requirement (AAR) set out in the plan.<br><br>Primary Housing Delivery Indicator: Average Annual Housing Requirement | Where there is a shortfall of cumulative housing completions against the Annual Average Requirement (AAR) for 2 consecutive years (annual completions, not number of AMRs published) the scale of any | <p><b>Annual Completions (AC) Comparison against AAR</b></p> <p>400 (AAR) – 84(AC) = -316 (-79%)</p> <p><b>AC% of AAR = 21%</b></p> | -            |

## Monitoring Framework Local Development Plan

|                                                                                                                                  |                                                                                                                                                   |                                                                                                                                                                                                                                        |                                                                                                                                                                                        |  |
|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>cumulative average annual housing requirement set out in the plan.</p> <p>Housing Requirement = 6000</p> <p>6000/15 = 400</p> | <p>(Housing Requirement / 15 = AAR)</p> <p>This must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x %).</p> | <p>deficiency should be considered and set out in the conclusion/monitoring action in terms of implications for delivering the requirement level homes/strategy. Failure to deliver against the AAR could trigger an early review.</p> | <p><b>Cumulative AC Comparison against Cumulative AAR</b></p> <p>5200 (Cumulative AAR) – 2424 (Cumulative AC) = - 2776 (-54%)</p> <p>Cumulative AC% of Cumulative AAR = <b>46%</b></p> |  |
|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

### Analysis

| LDP Year                                                                                                                                                                                                                                  | 1      | 2      | 3       | 4       | 5       | 6       | 7       | 8       | 9       | 10      | 11      | 12      | 13      | 14      | 15      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|--------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|
|                                                                                                                                                                                                                                           | 2007-8 | 2008-9 | 2009-10 | 2010-11 | 2011-12 | 2012-13 | 2013-14 | 2014-15 | 2015-16 | 2016-17 | 2017-18 | 2018-19 | 2019-20 | 2020-21 | 2021-22 |
| <b>Actual Completions Large</b>                                                                                                                                                                                                           |        | 79     | 90      | 68      | 109     | 41      | 44      | 75      | 67      | 128     | 68      | 51      | 59      |         |         |
| <b>Actual Completions Small Sites</b>                                                                                                                                                                                                     |        | 121    | 151     | 95      | 129     | 230     | 85      | 87      | 58      | 88      | 112     | 53      | 25      |         |         |
| <b>Anticipated Completions Allocated Sites During Year</b>                                                                                                                                                                                |        |        |         |         |         |         |         |         |         |         |         |         |         | 88      | 62      |
| <b>Anticipated land bank completions during year</b><br><small>Comprising housing completions since the start of the LDP period, units under construction and those with planning permission at a 'point in time' – the base date</small> |        |        |         |         |         |         |         |         |         |         |         |         |         | 5       | 1       |
| <b>Anticipated completions large windfall during year (&gt; 5 units)</b>                                                                                                                                                                  |        |        |         |         |         |         |         |         |         |         |         |         |         | 73      | 59      |
| <b>Anticipated completions small windfall during year (&lt; 5units)</b>                                                                                                                                                                   |        |        |         |         |         |         |         |         |         |         |         |         |         | 79      | 79      |
| <b>Total Actual Completions during year</b>                                                                                                                                                                                               | 311    | 200    | 241     | 163     | 238     | 271     | 129     | 162     | 125     | 216     | 180     | 104     | 84      |         |         |





the allocated sites in the current plan and therefore where economies of scale may deliver larger housing sites elsewhere this type of development simply does not exist in Ceredigion.

A further factor which has an impact on housing deliverability is the demand side, driven largely by population growth and reducing household size. The 2018-based projections reflect a reversal in the demographic trend compared to forecast trajectories on which the LDP relied. Put quite simply, the growth anticipated by the 2008 forecasts has not taken place at the rate predicted and a later forecast (2011) was accompanied by a WG letter to Heads of Planning to treat this lower data with caution.

### **Conclusions**

Given that work has started on the LDP Review the Population changes and appropriateness of allocations are matters best considered as part of the review and revision of the Plan together with the LDP's housing strategy, policies and allocations across Ceredigion in light of any emerging research currently being undertaken to look at housing supply and demand across Wales..

### **Actions**

Continue to annually monitor progress whilst acknowledging the faults in the data set on which the plan was based and work in the review to ensure a more robust methodology for forecasting housing demand is employed.

| <b>Monitoring Reference:</b> AMRH07 (Statutory Indicator)<br><b>Aspect Monitored:</b> Delivery of Allocated Housing Sites<br><b>Policies Monitored:</b> S01 – S04<br><b>Level:</b> Core<br><b>Frequency:</b> Annually<br><b>Source:</b> Information gathered for AMR06 |                                                                                                                               |                                                                                                                                                                                                                     |                                                                                                    |              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                                                 | Indicator                                                                                                                     | Trigger and Actions                                                                                                                                                                                                 | Performance<br>(1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2020)                          |              |
|                                                                                                                                                                                                                                                                        |                                                                                                                               |                                                                                                                                                                                                                     | Nature of performance                                                                              | Significance |
| 40% of total number of dwellings anticipated to be delivered on allocated sites to be completed by 31 <sup>st</sup> of March 2017.                                                                                                                                     | 1. Amount of housing development granted planning permission on allocated sites as a % of LDP allocations (units) as follows: | If the allocated sites have not been taken up as estimated then an investigation into the causes will be triggered. This will involve an analysis of the relationship between planning permissions and completions. | Permitted on allocated sites: Units: 619(19%)<br><br>Completed on allocated sites: Units: 139 (4%) | -            |

## Monitoring Framework Local Development Plan

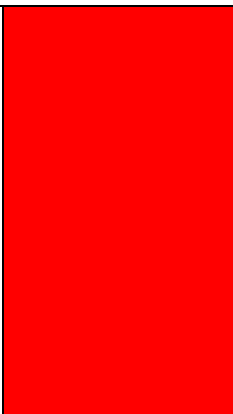
|                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                          |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| <p>100% of total number of dwellings anticipated to be delivered on allocated sites to be completed by 31<sup>st</sup> of March 2022.</p> | <p>i. At 31<sup>st</sup> of March 2015, 40%</p> <p>ii. At 31<sup>st</sup> of March 2017, 60%</p> <p>iii. At 31<sup>st</sup> of March 2019, 84%</p> <p>iv. At 31<sup>st</sup> of March 2021, 100%</p> <p>2. Amount of housing development completed on allocated sites as a % of LDP allocations (units) as follows:</p> <p>i. At 31<sup>st</sup> of March 2015, 20%</p> <p>ii. At 31<sup>st</sup> of March 2017, 40%</p> |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                             |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------|--|--|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | iii. At 31st of March 2019,<br>64%<br><br>iv. At 31st of March 2021,<br>88% |  |  |  |
| <p><b>Analysis</b></p> <p>The percentage of anticipated units on allocated sites has risen this year to 19% and whilst the targets were not met for 2020 or are likely to be met for 2022 the increase shows a minor positive step in the right direction. The poor delivery of allocated sites in general reflects the continuing relatively depressed housing market conditions, low market confidence together with the relatively long lead in time for larger allocated sites, continuing difficulties with development finance and the resulting long term commitment to investment, prior to a developer achieving a financial return. Only a limited number of local builders have the ability to venture the scale of development proposed. The LPA continues to work with allocated site owners/developers to encourage early preparation for site delivery/land assembly etc. where necessary, however concerns over the size of allocated sites remain.</p> <p>The LDP review (and associated evidence such as a Strategic Viability Assessment and an Allocated Site Review which are currently being analysed) need to consider concerns regarding the local construction industry and allocated site size.</p> |                                                                             |  |  |  |
| <p><b>Conclusions</b></p> <p>The percentage of anticipated units (permissions) has increased from the previous monitoring period to 19%. This indicates positive progress notwithstanding that the realised percentages are significantly below the 40% requirement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                             |  |  |  |

### Actions

The LDP revision is considering delivery of allocated sites in more detail including analysis of the relationship between planning permissions and completions and size of allocation.

| <p><b>Monitoring Reference:</b> AMRH08 (Statutory Indicator)</p> <p><b>Aspect Monitored:</b> Housing Development in the Right Locations</p> <p><b>Policies Monitored:</b> S01 – S03</p> <p><b>Level:</b> Core</p> <p><b>Frequency:</b> Annually</p> <p><b>Source:</b> Ceredigion County Council (CCC) (through the Joint Housing Land Availability Study (JHLAS))</p> |                                                                                                                                                       |                                                                                                                                                                                    |                                                                                                                                                                                                                            |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                                                                                                                                                | Indicator                                                                                                                                             | Trigger and Actions                                                                                                                                                                | Performance<br>(24 <sup>th</sup> April 2013 – 31 <sup>st</sup> March 2020)                                                                                                                                                 |              |
|                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                       |                                                                                                                                                                                    | Nature of performance                                                                                                                                                                                                      | Significance |
| 90 – 100% of requirement for USC and RSC residential development to be met on allocated sites, with the exception of Aberystwyth where 80-90% should be met on                                                                                                                                                                                                        | 1. Amount of housing development permitted on allocated sites as a % of total development permitted in the Service Centres (units post LDP adoption). | Where the percentages fall below the target for 2 consecutive years for any given Settlement Group an analysis of possible drivers will be undertaken, to understand and to action | <ul style="list-style-type: none"> <li>Permitted on allocated sites: 541 units as a % of total number permitted in service centres (65%)</li> <li>Units completed on allocated sites: 126 units as a % of total</li> </ul> | -            |

|                                            |                                                                                                                                                              |                                                   |                                           |                                                                                     |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------|
| <p>allocated sites, post LDP adoption.</p> | <p>2. Amount of housing development completed on allocated sites as a % of total development completed in the Service Centres (units post LDP adoption).</p> | <p>appropriate measures to reverse the trend.</p> | <p>completed in service centres (22%)</p> |  |
|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------|

**Analysis**

This is reflective of the time it takes for allocations to turn into permissions and permissions to become completions and the filter through effect. Given more time for development to come forward as it is common for allocations to take time to deliver more growth is anticipated in the USCs and RSCs as the market improves. However the target is not being met and some explanations for this include:

- The low number of completions across the County including within the Service Centres;
- The number of allocated sites with planning permissions approved prior to LDP adoption; and
- A general slowdown in the development industry nationally, coupled with small windfall and infill development being targeted by small scale local developers whose business model precludes larger scale / long term allocations

**Conclusions**

Whilst the target has not been achieved, positive movement in the right direction is evident since plan adoption and since the previous monitoring period.

**Actions**

The LDP review is considering the appropriateness of existing allocated sites to inform Plan revision, in particular seeking out sites for future allocation that meet the business model of developers operating in Ceredigion



## Monitoring Framework Local Development Plan

| <b>Monitoring Reference:</b> AMRH09<br><b>Aspect Monitored:</b> Housing Development on Previously Developed Land<br><b>Policies Monitored:</b> S01 – S03<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                                                                                               |                                                                                                                                                                                                                           |                                                                           |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                                          | Indicator                                                                                                                     | Trigger and Actions                                                                                                                                                                                                       | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020) |              |
|                                                                                                                                                                                                                                                                 |                                                                                                                               |                                                                                                                                                                                                                           | Nature of performance                                                     | Significance |
| 5% of all residential development permitted and completed to be located on previously developed (brownfield) land.                                                                                                                                              | 1. Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed | If at least 4% of all residential development permitted and completed is not located on previously developed (brownfield) land then an investigation will be carried out into the causes of the shortfall in order to see | Permitted: 4.08ha (19%).<br>Completed: 1.08ha (21%).                      | +            |

|                                                                                                                                       |                                                                                                                                                                                                                       |                                                                      |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--|--|
|                                                                                                                                       | <p>as a % of all development permitted.</p> <p>2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.</p> | <p>whether the LA can address any barriers to it coming forward.</p> |  |  |
| <p><b>Analysis</b></p> <p>The amount of development permitted and completed on brownfield land is in excess of the 5% target.</p>     |                                                                                                                                                                                                                       |                                                                      |  |  |
| <p><b>Conclusions</b></p> <p>The targets are currently being met and there is no concern over the implementation of the policies.</p> |                                                                                                                                                                                                                       |                                                                      |  |  |
| <p><b>Actions</b></p>                                                                                                                 |                                                                                                                                                                                                                       |                                                                      |  |  |

## Monitoring Framework Local Development Plan

Development plan policies are being implemented effectively.

| <b>Monitoring Reference:</b> AMRH10 (Statutory Indicator)<br><b>Aspect Monitored:</b> Affordable Housing<br><b>Policies Monitored:</b> S05<br><b>Level:</b> Core<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                                                                                                                                                                      |                                                                                                                                                                                              |                                                                                                                         |              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                           | Indicator                                                                                                                                                                                            | Trigger and Actions                                                                                                                                                                          | Performance<br>(1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2020)                                               |              |
|                                                                                                                                                                                                                                                  |                                                                                                                                                                                                      |                                                                                                                                                                                              | Nature of performance                                                                                                   | Significance |
| 1,100 Affordable Homes Completed (70 per annum) by 2022.                                                                                                                                                                                         | 1. The number of net additional affordable and general market dwellings permitted since (1 <sup>st</sup> April) 2007.<br><br>2. The number of net additional affordable and general market dwellings | Further investigation will be undertaken on this indicator if the outstanding consents/completions of units of affordable housing over a 2 year period fall below the annual required level. | Net additional permitted:<br>Affordable Homes: 829<br>General Market Homes: 2112<br>Total Homes: 2941<br><br>Completed: | 0            |

|  |                                                     |                                                                                                                                                                                                                                                                             |                                                                                             |  |
|--|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|--|
|  | <p>completed since (1<sup>st</sup> April) 2007.</p> | <p>Critical to this investigation will be an understanding of the delivery of housing overall (see AMRH06 above).<br/><br/>Response to this target may need to be undertaken in collaboration with the Housing Department and other housing stakeholders, such as RSLs.</p> | <p>Affordable Homes: 521<br/><br/>General Market Homes: 1753<br/><br/>Total Homes: 2274</p> |  |
|--|-----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|--|

**Analysis**

The policy requirement for Affordable Housing is for 20% of all units to be affordable. The results are positive with more than 20% of all homes being permitted (838 homes (39%) and completed (521 homes (30%) being affordable since plan start. The target of 1,100 affordable homes permitted and completed is greater than 20% of all homes.

This slow delivery of Affordable Housing is a reflection of low delivery of general market housing and allocated sites in general. Further, completions are somewhat outside the control of the LDP as they are complicated by external factors including lack of market demand, the type of builders operating in the county, the limited commercial finance available to small builders and the cautious approach of mortgage companies to house purchasers.

**Conclusions**

The percentage of affordable homes permitted and completed is greater than 20% of all homes which is positive and the average annual completion rate of affordable homes whilst below the 70 per annum target has remained stable or increased since plan adoption. This suggests that the identified target of 1,100 affordable homes completed by 2022 is unlikely to be achieved, but 20% of all housing completions being affordable is on track to be met.

**Actions**

The LDP revision (and associated evidence including an updated Strategic Viability Assessment) is considering housing delivery (including affordable housing delivery). This alongside changes in the overall housing requirement may mean that the affordable housing target will be revised in LDP2

## Monitoring Framework Local Development Plan

| <b>Monitoring Reference:</b> AMRH11<br><b>Aspect Monitored:</b> Affordable Housing<br><b>Policies Monitored:</b> S05<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                                                                                                                                                                                                    |                                                                                                                                                                                         |                                                                                  |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                      | Indicator                                                                                                                                                                                                                          | Trigger and Actions                                                                                                                                                                     | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020)        |              |
|                                                                                                                                                                                                                             |                                                                                                                                                                                                                                    |                                                                                                                                                                                         | Nature of performance                                                            | Significance |
| Since the adoption of the LDP, at least 20% of all permitted dwellings are affordable units.                                                                                                                                | <ol style="list-style-type: none"> <li>The proportion of residential applications where a viability challenge is mounted.</li> <li>The number of sites where a successful challenge is mounted to reduce the Affordable</li> </ol> | If more than 20% of sites permitted fail to deliver the required affordable housing in any given year of the Plan period, then an investigation will be triggered into the reasons why. | 19 viability challenges submitted this year, 95% partially or wholly successful. | 0            |

|  |                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                         |  |
|--|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|--|
|  | <p>Housing yield as a proportion of number of challenges.</p> | <p>If all sites deliver not less than 20% affordable housing in any given year of the Plan period, then an assessment will be conducted as to whether the affordable housing requirement of 20% is too low and should be revised upwards.</p> <p>This will be pursued by undertaking an updated viability exercise. The exercise will recommend a viable Affordable Housing % yield. A calculation will also</p> | <p>39% of all permitted dwellings are affordable units<sup>2</sup>.</p> |  |
|--|---------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|--|

<sup>2</sup> Monitored in accordance with the indicator (from adoption) and not since plan start



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                                    |  |  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | <p>need to be made by the District Valuer Service of the equivalent % Gross Development Value.</p> |  |  |
| <p><b>Analysis</b></p> <p>The identified target has been met. Since 2007 39% of all permitted dwellings are affordable units.</p> <p>Notwithstanding the above, there continues to be a number of applications for residential development where a viability challenge is mounted. The number of sites where the challenge was successful was 19, which equates to 95% of all challenges being successful.</p> <p>Of the 19 viability challenges to the affordable housing policy S05, 13 were on conversion, change of use or redevelopment/restoration applications and 6 were on new builds. It is acknowledged that conversions, changes of use and redevelopments are costly to undertake, and therefore it is not surprising that the viability of these scheme was compromised. In terms of the new builds this has decreased this year but still remains a concern and the reasons for this appear to be the continued scale of the dwellings proposed being high quality, large dwellings which are costly to develop and the general slowdown of the market and poor viability in certain areas of the county.</p> <p>Policy S05’s affordable housing requirements were justified by a 2010 study concerning economic viability of providing affordable housing. To inform LDP Revision the Council has commissioned an update of the 2010 viability assessment, which has considered the viability of small sites including conversions and changes of use in detail and further evidence is being gathered to inform the</p> |  |                                                                                                    |  |  |

affordable housing policies of LDP 2 which factor in the distinctly rural nature of Ceredigion and the tendency towards small local builders and self builds that predominated the housing builds in this area.

**Conclusions**

The target is currently not being met given that 95% of all housing developments have received a viability challenge however there is no concern over the implementation of the LDP's policies due to the nature of the type of developments being challenged.

**Actions**

The updated strategic Viability Assessment is considering these issues including the cost of conversion, redevelopment and restoration applications and making specific recommendations which will inform policy revision, including specific reference to the threshold above which an affordable home contribution should apply.

## Monitoring Framework Local Development Plan

| <b>Monitoring Reference:</b> AMRH12<br><b>Aspect Monitored:</b> Type of Affordable Housing<br><b>Policies Monitored:</b> S05<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                     |                                                                                                                                                                                             |                                                                                                                                          |              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                              | Indicator                           | Trigger and Actions                                                                                                                                                                         | Performance<br>(1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2020)                                                                |              |
|                                                                                                                                                                                                                                     |                                     |                                                                                                                                                                                             | Nature of performance                                                                                                                    | Significance |
| Since the start of the LDP period:<br><br>9% of affordable units are discounted for sale (DFS) at 70% market value                                                                                                                  | Completions and Commitments by type | Where the proportion of completions or commitments of:<br><br>Affordable units discounted for sale at 70% market value fall outside the range of 8-10% of the affordable housing permitted. | Since the start of the LDP period, Affordable Housing Completions and Commitments (units) by type were as follows:<br><br><b>DFS 70%</b> | 0            |

|                                                                                                                                                                                                                                                                                                                             |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                    |  |
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| <p>32% of affordable units are discounted for sale at 50% market value (both for direct sale to occupants and to be made available to landlords for letting at Intermediate rents (IR))</p> <p>59% of affordable housing units for social rents delivered by the private sector and Registered Social Landlords (RSLs).</p> |  | <p>Affordable units discounted for sale at 50% market value fall outside the range of 28-35%</p> <p>Affordable units conveyed at 35% market value to Registered Social Landlords for social rent fall outside the range of 53-66%</p> <p>It may be necessary to restrict/promote certain types of residential development to ensure the proportions more closely match the needs identified. These actions will need to be taken in collaboration with the Housing Department and</p> | <p>Completions: 192 (37% of all AH)</p> <p>Commitments: 329 (43% of all AH)</p> <p><b>DFS Other</b></p> <p>Completions: 5 (1% of all AH)</p> <p>Commitments: 10 (2% of all AH)</p> <p><b>DFS 50% / Intermediate Rent</b></p> <p>Completions: 4 (1% of all AH)</p> <p>Commitments: 7 (1% of all AH)</p> <p><b>Commuted Sums</b></p> |  |
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|  |  | <p>other housing stakeholders, such as RSLs.</p> | <p>Completions: 21 (4% of all AH)</p> <p>Commitments: 82 (11% of all AH)</p> <p><b>Social Rent (conveyed to RSLs)</b></p> <p>Completions: 20 (4% of all AH)</p> <p>Commitments: 24 (3% of all AH)</p> <p><b>Social Rent (100% commissioned by RSLs):</b></p> <p>Completions 318 (61% of all AH)</p> <p>Commitments: 434 (56% of all AH)</p> |  |
|--|--|--------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

|  |  |  |                                                                                                                                                                                                                                                                                 |  |
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|  |  |  | <p><b>Other (Combination of Mix Unknown):</b></p> <p>2 applications<br/>(approximately 15 units)</p> <p>Note: 'Other' figures are not included in % calculations because the exact number is unknown at outline stage.</p> <p>Figures also exclude any expired permissions.</p> |  |
|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

**Analysis**

The target identified requires the ratio of affordable housing types to be: 9% DFS 70%:32% DFS 50%:59% Social Rent: since the start of the plan period. The actual performance of commitments is 43% DFS 70%: 1% DFS 50%, 2% Other DFS %'s, 11% Commuted Sums: 56% Social Rent and completions is 37% DFS 70%:1% DFS 50%, 1% DFS Other %'s, 4% Commuted Sums: 61% Social Rent.

Since the adoption of the plan a number of changes have occurred which have meant that the tenure split suggested is out of date. These include the Wales Government's focus on Welfare Reform and the updated LHMA (2016) (update due late 2020) which suggested a different mix of needs locally. Furthermore majority of AH completions and commitments have been commissioned by RSLs and are therefore likely to have benefited from Social Housing Grant support. Therefore whilst the tenure split of the policy is not being achieved, this has to do with its being out of date. The data demonstrates that affordable homes delivered by RSLs are meeting identified needs. In order to ensure that privately built affordable homes are also meeting the needs of the potential occupiers a housing needs statement has been produced that outlines the types of evidence applicants need to demonstrate to support a planning application. It is expected that consideration of the needs basis of individual applicants for AH in the assessment of any application for affordable housing will result in fewer AH outstanding consents.

It should be noted that delivery of IR units may not be entirely reliant on new permission being granted. There is a mechanism within the revised model s106 agreement which allows the owner of the AH property to apply to the Council to change the nature of the AH from a DFS to an IR. Therefore some of the existing AH (DFS) stock could potentially become affordable housing for intermediate rent in the future.

### **Conclusions**

The overall broad distribution of Affordable Housing is satisfactory. The performance of policy is therefore not of significant concern at present. The delivery of intermediate tenures should be monitored closely in future years. Evidence including the LHMA (2016) and currently being updated and the Strategic Viability Assessment (currently being analysed) demonstrates that whilst the tenure

split proposed in the policy is not being met it is not a significant concern as the actual delivery of units aligns closely with the updated evidence of need – a matter for consideration through LDP Revision.

**Actions**

The tenure split will be further analysed following the publication of the M&WW LHMA and the Cross-Border SVA.



## Monitoring Framework Local Development Plan

| <b>Monitoring Reference:</b> AMRH13<br><b>Aspect Monitored:</b> Housing Density<br><b>Policies Monitored:</b> LU06<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                                                       |                                                                                                                                                                                           |                                                                                         |              |
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| Target                                                                                                                                                                                                                    | Indicator                                                                             | Trigger and Actions                                                                                                                                                                       | Performance<br>(1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2020)               |              |
|                                                                                                                                                                                                                           |                                                                                       |                                                                                                                                                                                           | Nature of performance                                                                   | Significance |
| Complies or exceeds the density, as per Allocated Site Schedule or Settlement Group Statement.                                                                                                                            | Average density of housing development permitted on allocated development plan sites. | If a site does not deliver its guide density, then an investigation will be triggered into whether or not additional land is needed to meet the housing provision allowed for in that SC. | The average density of housing development on allocated sites: 19.59 units per hectare. | 0            |

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| <p>The average LDP guideline density on allocated LDP sites is 23 units per hectare.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  | <p>If sites within a Service Centre consistently fail to deliver the guide density, then an investigation into whether or not an adjustment to the overall guide density for sites within that Service Centre will be triggered.</p> |  |  |
| <p><b>Analysis</b></p> <p>Permissions to date indicate that development on:</p> <p>6 allocations have exceeded the LDP's guide density (and</p> <p>7 allocations are below the LDP's guide</p> <p>The majority of applications relate only to part of an allocation and so whilst some exceed or are below the average unit density identified by the LDP, on balance, the average density is approximately 19.59 units per hectare. These applications represented only part of a whole allocation and were justified as appropriate in each case.</p> |  |                                                                                                                                                                                                                                      |  |  |
| <p><b>Conclusions</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |                                                                                                                                                                                                                                      |  |  |

The average density of residential development coming forward on allocated housing sites (19.59 dwellings per hectare) is broadly consistent with the average LDP guideline density for allocated sites (23.60 dwellings per hectare). There are currently no concerns over the implementation of this policy.

### **Actions**

Development plan policies are being implemented effectively.

| <b>Monitoring Reference:</b> AMRH14<br><b>Aspect Monitored:</b> Delivery of Housing<br><b>Policies Monitored:</b> LU05<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                                                                                                                                       |                                                                                                                                                                                                                         |                                                                                                                                           |              |  |
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| Target                                                                                                                                                                                                                        | Indicator                                                                                                                                                             | Trigger and Actions                                                                                                                                                                                                     | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020)                                                                 |              |  |
|                                                                                                                                                                                                                               |                                                                                                                                                                       |                                                                                                                                                                                                                         | Nature of performance                                                                                                                     | Significance |  |
| A year on year decrease in the ratio of residential outstanding consents to completions, from a starting ratio of 6.5 outstanding consents to every 1 completion.                                                             | The ratio of permissions granted to completions for residential development<br><br>“The ratio of outstanding permitted residential units to residential completions.” | If the ratio between residential outstanding consents and completions in a Settlement Group does not decrease year on year, it will be necessary to increase the use of shorter permissions, mandatory completion dates | The ratio of residential outstanding consents to residential completions at 2020:<br><br>20.5 outstanding consents to every 1 completion. | -            |  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |                                                                                                                                                                                                                |  |  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  | <p>and completion notices. If long build times are indicative of reduced demand it may require the number of permissions granted to be decreased, as permissions should exist to meet the immediate needs.</p> |  |  |
| <p><b>Analysis</b></p> <p>Average ratio across the County is 20.5 outstanding consents to every 1 completion, however is not an accurate figure as due to the COVID Pandemic the Annual Residential survey of outstanding permissions was unable to take place and the residential completions figure was comprised of information from Building Control and Planning Officer knowledge. Completions are also complicated by external factors outside the control of the LPA including financing requirements, the lack of volume builders, the limited commercial finance available to small builders and the cautious approach of mortgage companies to house purchasers, for example. This year's figure of 20.5 consents compares to 9.5 (2019), 14 (2018) 8.5 (2017), 7.1 (2016), 12.3 (2015) and 9.3 (2014). The Council has undertaken research into outstanding consents and considered opportunities for issuing completion notices. Since adoption the authority has been issuing short permissions in response to this issue, however, the Council is also implementing LDP policy LU05 more stringently in relation to short permissions and completion date conditions.</p> |  |                                                                                                                                                                                                                |  |  |

**Conclusions**

The starting ratio of 6.5 outstanding consents to 1 completion has never been achieved; This year's figure of 20.5 outstanding consents to 1 completion does not meet the identified target, however it is not a true reflection of the situation.

**Actions**

Action should be considered through management of permissions should continue and more detailed consideration during the Plan Revision.

## Monitoring Framework Local Development Plan

| <b>Monitoring Reference:</b> AMRH15<br><b>Aspect Monitored:</b> Range of Housing<br><b>Policies Monitored:</b> LU02<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                                                                                                                                  |                                                                                                                                                                                                  |                                                                            |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                     | Indicator                                                                                                                                                        | Trigger and Actions                                                                                                                                                                              | Performance<br>(25 <sup>th</sup> April 2013 – 31 <sup>st</sup> March 2020) |              |
|                                                                                                                                                                                                                            |                                                                                                                                                                  |                                                                                                                                                                                                  | Nature of performance                                                      | Significance |
| Mix of housing type and bedrooms in line with Ceredigion's current LHMA report.                                                                                                                                            | Number of Full or RM consents by housing type and bedroom number since adoption.<br><br>Number of completions by housing type and bedroom number since adoption. | Where aggregated figures are contrary to the proportions set out in the LHMA.<br><br>Collaborative action will be taken with the Council's Housing section, with the potential of increasing the | See Appendix 7.                                                            | 0            |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |                                                         |  |  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | focus on delivering more of the required dwelling type. |  |  |
| <p><b>Analysis</b></p> <p>The most recent LHMA (2016) provides an update to the 2008 version which was considered in previous AMRs. The LHMA (2016) identifies that there is an oversupply of 1, 2 and 4 or more bedroom dwellings and an undersupply of 3 bedroom dwellings for both consents and completions. The Strategic Housing Partnership consider housing needs and whilst increased provision of 1 &amp; 2 bedroom accommodation was being achieved in recent years in accordance with the LHMA (2008), the impact of welfare reforms is yet to be fully realised but as time has moved on planning officers are negotiating a greater mix which should work through the system in the coming years.</p> <p>Planning officers continue to work collaboratively with the Affordable Housing Officer and RSLs to ensure that the type of market and affordable housing secured on sites matches the needs of the local community.</p> <p>A new common housing register was launched in Ceredigion on 1<sup>st</sup> June 2016. Recent analysis of the register demonstrates that there is a significant need for 1 &amp; 2 bedroom properties. An update of the LHMA to consider the 2014-based household projections will also consider this new evidence from the housing register and will be used to inform the LDP review.</p> <p>The Council is part of the M&amp;W Wales Regional HMA which will be published in late 2020, and updated following the publication of the 2017-based projection. This evidence will therefore be reported on in the 2021 AMR.</p> |  |                                                         |  |  |
| <p><b>Conclusions</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                         |  |  |



The target is not currently being met however there are no concerns over the implementation of the policy. In terms of dwelling sizes, Policy LU02 is still considered to be fit for purpose.

### Action

The need for accommodation for elderly persons will be factored into the LDP revision and may result in a change/addition to policy LU02 or LU04 to address the issue of an aging population and emphasize the need for suitable accommodation as part of the housing mix on housing sites.

**The Economy**

| <b>Monitoring Reference:</b> AMRE01<br><b>Aspect Monitored:</b> Employment Land Supply<br><b>Policies Monitored:</b> S01 – S04 and LU13<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                  |                                                                                                              |                                                                              |              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|--------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                         | Indicator                                        | Trigger and Actions                                                                                          | Performance<br>(1 <sup>st</sup> April 2019<br>– 31 <sup>st</sup> March 2020) |              |
|                                                                                                                                                                                                                                                |                                                  |                                                                                                              | Nature of performance                                                        | Significance |
| No net loss of employment land/floor space unless in                                                                                                                                                                                           | Net economic land supply/development (ha/sq. m). | If there is a net loss of 1 premises or area of land within use class B1, B2 or B8 that does not accord with | Change in the floorspace in employment use (B1, B2 and B8) of:<br>+0.1 ha.   | +            |

|                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                                                                                                                                                                                                                                                     |  |  |
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| <p>accordance with Policy LU13.</p>                                                                                                                                                                                                                                                                                                                                            |  | <p>Policy LU13 then an investigation into the causes will be triggered.</p> <p>Due to the range of factors that can influence the uptake of allocated employment land, actions in relation to the indicator will be taken collaboratively with the Council's Economic Development Department and the Welsh Government DE&amp;T.</p> |  |  |
| <p><b>Analysis</b></p> <p>0.01 ha of B1, B2 and B8 class development was permitted during the monitoring period. This figure compares to +0.2 (2019), +1.7 (2018) +0.57 (2017), +0.14 (2016), +1.94ha (2015) and +0.14ha (2014).</p> <p>The loss related to one planning application for a change from a ground floor office to combine with the residential unit above. .</p> |  |                                                                                                                                                                                                                                                                                                                                     |  |  |

**Conclusions**

The target is currently being met and there are no concerns over the implementation of the policies.

**Actions**

Development plan policies are being implemented effectively.

## Monitoring Framework Local Development Plan

| <b>Monitoring Reference:</b> AMRE02 (Statutory Indicator)<br><b>Aspect Monitored:</b> Delivery of Allocated Employment Sites<br><b>Policies Monitored:</b> S01 – S04 and LU13<br><b>Level:</b> Core<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                                                                                                                                                                      |                                                                                                                                                                                                              |                                                                           |              |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                                                              | Indicator                                                                                                                                                                                            | Trigger and Actions                                                                                                                                                                                          | Performance<br>(1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2020) |              |
|                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                      |                                                                                                                                                                                                              | Nature of performance                                                     | Significance |
| 66% of allocated land should be permitted or completed at time of adoption.<br><br>83% of allocated sites should be permitted or completed by 2017.                                                                                                                                 | 1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha).<br><br>2. Amount of economic development completed on allocated sites as a % of LDP allocations (ha). | If the allocated sites have not been taken up as estimated then an investigation into the causes will be triggered.<br><br>Due to the range of factors that can influence the uptake of allocated employment | Permitted: 81% (108.03Ha).<br><br>Completed 61% (87.14Ha).                | 0            |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                          |  |  |
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| <p>100% of allocated sites should be permitted or completed by 2022.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | <p>land, actions in relation to the annual indicator will be taken collaboratively with the Council's Economic Development Department and Welsh Government DE&amp;T.</p> |  |  |
| <p><b>Analysis</b></p> <p>The target of 83% of allocated sites to be permitted or completed by 2017 was not achieved. The plan is now moving towards it's later period where 100% of allocated sites should be permitted or completed by 2022, however 81% has been permitted and 61% completed by the end of the monitoring period. It is noted that most of the completions recorded were completed prior to the adoption of the LDP as many of the LDP's employment allocations have been identified in order to allow for the co-ordinated redevelopment and/or rationalisation of their existing uses.</p> <p>As the plan progress towards the identified target for 2022 and there are no concerns over the level of employment development in general which in recent years has experienced a general slowdown in the economy which supports a likely reduced overall requirement for employment land. The Council has undertaken an employment land review, and is working with regional partners on a larger than local employment needs assessment which investigates the reasons for the lack of uptake of some employment</p> |  |                                                                                                                                                                          |  |  |

allocations and considers what the demand is for future allocations in Ceredigion. This new evidence will inform the replacement LDP.

**Conclusions**

The 2017 target was not achieved, however there are no concerns over the implementation of the policies. The LDP review will consider the updated Economic evidence base currently being prepared which is considering future employment land needs and reviewing employment allocations.

**Actions**

Development plan policies are being implemented effectively.

| <b>Monitoring Reference:</b> AMRE03<br><b>Aspect Monitored:</b> Economic Development in the Right Locations<br><b>Policies Monitored:</b> S01 – S04<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                                                                                                                                                                   |                                                                                                                                                                                                                         |                                                                                                                                                     |              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                                     | Indicator                                                                                                                                                                                         | Trigger and Actions                                                                                                                                                                                                     | Performance<br>(1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2020)                                                                           |              |
|                                                                                                                                                                                                                                                            |                                                                                                                                                                                                   |                                                                                                                                                                                                                         | Nature of performance                                                                                                                               | Significance |
| Up to 40% of economic development to be located on allocated sites.                                                                                                                                                                                        | 1. Amount of economic development permitted on allocated sites as a % of total development permitted (ha and units).<br><br>2. Amount of economic development completed on allocated sites as a % | If 35% or less of all economic development permitted and completed fails to be located on allocated sites for 2 consecutive years then an analysis will be carried out into the causes of the shortfall in order to see | No new permissions/completions on undeveloped parts of the Allocated Sites in 2020<br><br>Permitted:<br>Units: 50% (50 units).<br>Ha: 43% (7.53ha). | +            |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                       |                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                           |  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <p>of total development completed (ha and units).</p> | <p>whether the LA can address any barriers to it coming forward.</p> <p>Due to the range of factors that can influence the uptake of employment land, actions in relation to the annual indicator will be taken collaboratively with the Council's Economic Development Department and Welsh Government DE&amp;T.</p> | <p>(figures do not take account of expired permissions that were permitted during the period.)</p> <p>Completed:</p> <p>Units: 50% (45 units)</p> <p>Ha: 43% (7.00ha)</p> |  |
| <p><b>Analysis</b></p> <p>According to Ceredigion's economic needs assessment (DTZ, 2010); around 63% of the jobs projected to be created over the LDP period do not require an allocated employment site to operate. Consequently, it is expected that a high proportion of economic development will take place at off-site locations. The target of 40% of economic development to be located on allocated sites continues to be met, with 50% of units being permitted and 50% being completed on allocated sites and hence indicating that at</p> |                                                       |                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                           |  |

present the LDP's allocated sites are operating as desired. An update of the economic needs assessment is considering the amount of employment land likely to be needed in the future and this is due to be available in late 2020.

**Conclusions**

The amount of allocated employment land is sufficient to cover the plan period. The targets are currently being met and there are no concerns over the implementation of the policies.

**Actions**

Development plan policies are being implemented effectively.

## Monitoring Framework Local Development Plan

| <b>Monitoring Reference:</b> AMRE04<br><b>Aspect Monitored:</b> Economic Development on Previously Developed Land<br><b>Policies Monitored:</b> S01 – S04, LU11, LU12 and LU13<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                                                                                               |                                                                                                                                                                                                                    |                                                                           |              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                                                                | Indicator                                                                                                                     | Trigger and Actions                                                                                                                                                                                                | Performance<br>(1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2020) |              |
|                                                                                                                                                                                                                                                                                       |                                                                                                                               |                                                                                                                                                                                                                    | Nature of performance                                                     | Significance |
| 30% of all economic development permitted and completed be located on previously developed (brownfield) land.                                                                                                                                                                         | 1. Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed | If at least 30% of all economic development permitted and completed is not located on previously developed (brownfield) land then an analysis will be carried out into the causes of the shortfall in order to see | Permitted: 58% (9.521ha)<br>Completed: 58% (9.42ha)                       | +            |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                       |                                                                      |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|--|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>as a % of all development permitted.</p> <p>2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.</p> | <p>whether the LA can address any barriers to it coming forward.</p> |  |  |
| <p><b>Analysis</b></p> <p>Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute towards a high proportion of total developable land. More than 30% of all economic development permitted and completed has been on brownfield land since the start of the LDP process with 58% permitted (9.52ha) and 58% (9.42ha) completed. The target has therefore been met and there are no concerns about the implementation of the LDP Policies.</p> |                                                                                                                                                                                                                       |                                                                      |  |  |
| <p><b>Conclusions</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                       |                                                                      |  |  |

## Monitoring Framework Local Development Plan

The indicator is being met. There are currently no concerns about the implementation of the LDP's policies.

### **Actions**

Development plan policies are being implemented effectively.

| <b>Monitoring Reference:</b> AMRE05 (Statutory Indicator)<br><b>Aspect Monitored:</b> Town Centres<br><b>Policies Monitored:</b> S01 – S04, LU12, LU13, LU18, LU19, LU20, LU21 and LU22<br><b>Level:</b> Core<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                                                                                                                                          |                                                                                                                                                                                                                               |                                                                                                                                                 |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                                                                        | Indicator                                                                                                                                                                | Trigger and Actions                                                                                                                                                                                                           | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020)                                                                       |              |
|                                                                                                                                                                                                                                                                                               |                                                                                                                                                                          |                                                                                                                                                                                                                               | Nature of performance                                                                                                                           | Significance |
| At least 80 % of all major office, retail and leisure development (development over 800 gross sq. m) to be in the Town Centres.                                                                                                                                                               | Amount of major (development over 800 gross sq. m) office, retail and leisure development, permitted within and outside established town and district centre boundaries. | If less than 70% of major development (in relation to office, retail and leisure) occurs in town centres in 2 consecutive years, then an investigation will be triggered into the reasons why and whether or not the LA needs | Within town centres<br>Units: 0%(0 unit)<br>Area: 0% (0sq. m)<br>Outside established town and district centre boundaries<br>Units: 0% (0 units) | 0            |

## Monitoring Framework Local Development Plan

|                                                                                                     |  |                                                                                        |                    |  |
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|                                                                                                     |  | to remove any barriers, either through the LDP or other means, for it to come forward. | Area: 0% (0 sq. m) |  |
| <b>Analysis</b>                                                                                     |  |                                                                                        |                    |  |
| 0 applications were permitted within or outside the town boundaries.                                |  |                                                                                        |                    |  |
| <b>Conclusions</b>                                                                                  |  |                                                                                        |                    |  |
| The target has not been met, however there are no concerns over the implementation of the policies. |  |                                                                                        |                    |  |
| <b>Actions</b>                                                                                      |  |                                                                                        |                    |  |
| Development plan policies are being implemented effectively.                                        |  |                                                                                        |                    |  |

| <p><b>Monitoring Reference:</b> AMRE06</p> <p><b>Aspect Monitored:</b> Vitality of Rural Service Centres</p> <p><b>Policies Monitored:</b> S01 – S04, LU12, LU13, LU18, LU19, LU20, LU21, and LU22</p> <p><b>Level:</b> Local</p> <p><b>Frequency:</b> Annually</p> <p><b>Source:</b> Ceredigion County Council (CCC)</p> |                                                                                                                                   |                                                                                                                                                                                                                                                                                         |                                                                                                                                               |              |
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| Target                                                                                                                                                                                                                                                                                                                    | Indicator                                                                                                                         | Trigger and Actions                                                                                                                                                                                                                                                                     | Performance<br>(1 <sup>st</sup> April 2018 – 31 <sup>st</sup> March 2019)                                                                     |              |
|                                                                                                                                                                                                                                                                                                                           |                                                                                                                                   |                                                                                                                                                                                                                                                                                         | Nature of performance                                                                                                                         | Significance |
| Stable or increasing number of facilities in a Service Centre.                                                                                                                                                                                                                                                            | Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Rural Service Centre. | Loss of any 1 of the 6 key facilities in any one Service Centre will trigger an investigation into the reasons why. However, as there are a number of factors that can affect the provision of facilities, any net loss would need to be taken into consideration in the wider context. | See Appendix 8 for 2019 information. Due to the COVID-19 Pandemic the amenities survey was not given authorisation to be carried out in 2020. | +            |



### Analysis

Results pertaining to the number of key facilities in Rural Service Centres since adoption have been fairly constant. Whilst it is noted that there has been minor variation in the number of some facility types, detailed analysis has identified minor errors in survey classifications and historic reporting.

Further, there is some concern that the monitoring and performance figures are somewhat deceiving, for example where key facilities are located outside defined settlement boundaries, e.g. in Pontarfynach and Bow Street the data used to measure performance does not wholly reflect changes to uses since the amenities survey was established. In order to manage these corrections and develop a more robust protocol for reporting a review of key facilities will be conducted and utilised to inform the review of Service Centres and the overall settlement strategy as part of the LDP Review and Revision.

There has been no significant variation in the numbers and types of facilities in Rural Service Centres in recent years. The vitality of Rural Service Centres in general will be considered as part of the LDP Review / Revision. In respect of services and facilities in Service Centres, since the LDP has only been the basis for decision making since April 2013 it is too early to tell if this strategy is having an effect on retaining or enhancing them.

### Conclusions

There has been little change to provision of key facilities in the RSCs since adoption, there are therefore no major concerns regarding the implementation of the LDP policies.

### Actions

Development plan policies are being implemented effectively.

## Monitoring Framework Local Development Plan

| <b>Monitoring Reference:</b> AMRE07<br><b>Aspect Monitored:</b> Retail Frontages<br><b>Policies Monitored:</b> S01 – S02, LU19 and LU21<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                                                                                                                                                            |                                                                                                                                                                                                     |                                                                                                                      |              |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                         | Indicator                                                                                                                                                                                  | Trigger and Actions                                                                                                                                                                                 | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020)                                            |              |
|                                                                                                                                                                                                                                                |                                                                                                                                                                                            |                                                                                                                                                                                                     | Nature of performance                                                                                                | Significance |
| Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan.<br><br>Stable or increasing retail use on Secondary Retail                                                                                            | Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan.<br><br>Stable or increasing retail use on Secondary Retail Frontages in Aberystwyth and Cardigan. | Where levels fall below the thresholds identified in Policy LU21 in 2 consecutive years an analysis will be instigated to understand and action where appropriate measures to limit further losses. | <b>Primary Retail Frontages (Policy requires 75% A1):</b><br><br><b>Cardigan</b><br>P0201 High Street West:<br>72.0% | +            |

|                                               |  |  |                                                                                                                                                                                                                                                                                                                         |  |
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| <p>Frontages in Aberystwyth and Cardigan.</p> |  |  | <p>P0202 High Street East:<br/>76%</p> <p>Combined: 74%</p> <p><b>Aberystwyth:</b></p> <p>P0301 Great Darkgate Street North: 68.4%</p> <p>P0302 Great Darkgate Street South: 76.2%</p> <p>P0303 Owain Glyndwr Square North: 57.1%</p> <p>P0304 Owain Glyndwr Square South: 80%</p> <p>P0305 Pier Street East: 42.9%</p> |  |
|-----------------------------------------------|--|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

|  |  |  |                                                                                                                                                                                                                                                                                                                                 |  |
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|  |  |  | <p>P0306 Pier Street West:<br/>85.7%</p> <p>P0307 Chalybeate Street<br/>West: 60%</p> <p>P0308 Terrace Road<br/>West: 88.9%</p> <p>P0309 Terrace Road East:<br/>70%</p> <p>Combined: 70.5%</p> <p><b>Secondary Retail<br/>Frontages (Policy<br/>requires 50% A1):<br/>Cardigan</b></p> <p>S0201 High Street West:<br/>23.1%</p> |  |
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|  |  |  |                                                                                                                                                                                                                                                                                                                                                     |  |
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|  |  |  | <p>S0202 High Street East:<br/>73.7%</p> <p>S0205 Priory Court: 90.9%</p> <p>S0206 Priory Street North:<br/>45.5%</p> <p>S0207 Priory Street South:<br/>57.1%</p> <p>S0209 Pendre: 64.34%</p> <p>Combined: 60%</p> <p><b>Aberystwyth</b></p> <p>S0301 Chalybeate Street<br/>East: 71.4%</p> <p>S0302 Terrace<br/>Road/Cambrian Place:<br/>26.7%</p> |  |
|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

|  |  |  |                                                                                                                                                                                                                                         |  |
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|  |  |  | <p>S0303 Terrace Road<br/>South: 61.5%</p> <p>S0305 Pier Street East:<br/>44.4%</p> <p>S0307 Pier Street West:<br/>30%</p> <p>S0308 Bridge Street West:<br/>76.9%</p> <p>S0309 Bridge Street East:<br/>71.4%</p> <p>Combined: 54.3%</p> |  |
|--|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

**Analysis**

The combined secondary frontages in Cardigan and Aberystwyth are meeting the required policy target 50% (Secondary) The primary frontage in Aberystwyth is 70.5% which is a slight increase from the previous year.

In Aberystwyth for Primary Frontages, the proportion of retail uses varies from between 88.9% to 57.1%; for Secondary Frontages between 76.9% and 26.7%. In Cardigan for Primary Frontages, the proportion of retail uses is 72% in one frontage & 76% in the other primary retail frontage areas, for Secondary Frontages varying between 90.9% and 23.1%.

It should also be noted that the (adopted) indicator monitors the performance of A1 uses only. Policy LU21 defines retail as A class and not A1 specifically and the policy is applied as such. If you were to consider A class uses (and not only A1) all Primary and Secondary retail frontages in both Aberystwyth and Cardigan would be well in excess of the 75% and 50% requirement.

When considering A class uses (including use classes A1, A2 and A3), primary frontages in Aberystwyth range from 80 – 100% (combined 91.4%) and in Cardigan 96 – 100% (98% combined) and secondary frontages in Aberystwyth range from 80 – 100% (combined 91.4%) and in Cardigan range from 71.4 – 100% (combined 89.3%). This picture indicates that all frontages are all exceeding required policy targets.

As part of plan review, consideration will be given to whether these frontages are appropriate and / or whether the targets are realistic and/ or whether a different measure would best show the performance of the primary and secondary frontages. Particularly given the changing nature of the British high street where leisure and recreation uses are as an important a driver of economic growth as traditional A1 retail shop space frontages.

### Conclusions

The Primary A1 frontages for Aberystwyth has missed it's target by 4.5%, but has increased since last year. However, when considering A class uses (including use classes A1, A2 and A3), all frontages are exceed. Given that Policy LU21 defines retail as A class and not A1 specifically and the policy is applied as such there are no concerns of the implementation of polices.

### Actions

Development plan policies are being implemented effectively.



**Quality of Life**

| <b>Monitoring Reference:</b> AMRQ01<br><b>Aspect Monitored:</b> Loss of Open Space and Facilities<br><b>Policies Monitored:</b> LU22<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                                                                                                  |                                                                                                                    |                                                                           |              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                      | Indicator                                                                                                                        | Trigger and Actions                                                                                                | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020) |              |
|                                                                                                                                                                                                                                             |                                                                                                                                  |                                                                                                                    | Nature of performance                                                     | Significance |
| No net loss of open space and recreational facilities to development which is                                                                                                                                                               | Amount of open space and recreational facilities lost to development (ha and units) which is on windfall and non-allocated land. | The net loss of open space or recreational areas or facilities will trigger an investigation into the reasons why. | No net loss of informal open space.                                       | +            |

|                                                                                                                                                                        |  |  |  |  |
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| on windfall and non-allocated land.                                                                                                                                    |  |  |  |  |
| <p><b>Analysis</b></p> <p>There was no loss of open space recorded during the monitoring period which suggests that Policy LU22 is being implemented successfully.</p> |  |  |  |  |
| <p><b>Conclusions</b></p> <p>The target is being met and there are therefore no concerns over policy implementation at this time.</p>                                  |  |  |  |  |
| <p><b>Actions</b></p>                                                                                                                                                  |  |  |  |  |
| <p>Development plan policies are being implemented effectively.</p>                                                                                                    |  |  |  |  |

## Monitoring Framework Local Development Plan

| <b>Monitoring Reference:</b>                                                                                 | AMRQ02                                                                                                                                 |                                                                                                                                                                                                                              |                                                                                                                                                   |              |
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| <b>Aspect Monitored:</b>                                                                                     | Loss of Greenfield Land                                                                                                                |                                                                                                                                                                                                                              |                                                                                                                                                   |              |
| <b>Policies Monitored:</b>                                                                                   | S02 – S04                                                                                                                              |                                                                                                                                                                                                                              |                                                                                                                                                   |              |
| <b>Level:</b>                                                                                                | Local                                                                                                                                  |                                                                                                                                                                                                                              |                                                                                                                                                   |              |
| <b>Frequency:</b>                                                                                            | Annually                                                                                                                               |                                                                                                                                                                                                                              |                                                                                                                                                   |              |
| <b>Source:</b>                                                                                               | Ceredigion County Council (CCC)                                                                                                        |                                                                                                                                                                                                                              |                                                                                                                                                   |              |
| Target                                                                                                       | Indicator                                                                                                                              | Trigger and Actions                                                                                                                                                                                                          | Performance<br>(1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2020)                                                                         |              |
|                                                                                                              |                                                                                                                                        |                                                                                                                                                                                                                              | Nature of performance                                                                                                                             | Significance |
| No More than:<br>75% residential development<br>70% economic development and<br>15% of all other development | Since the start of the plan period, the amount of greenfield land lost to development (ha) which is on windfall or non-allocated land. | If more development is permitted and completed on greenfield land than the thresholds set out above then an analysis will be carried out into the causes of the excess in order to see whether the LA can address the issue. | <b>Residential Development (Target 75%)</b><br>Permitted: 184.60ha (80%)<br>Completed: 142.56ha (80%)<br><b>Economic Development (Target 70%)</b> | 0            |

|                                                                                 |  |  |                                                                                                                                                                                                                                                        |  |
|---------------------------------------------------------------------------------|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Permitted and completed on non-allocated land to be located on greenfield land. |  |  | Permitted: 6.34ha (23%)<br>Completed: 5.32ha (46%)<br><b>All Other Development (Target 15%)</b><br>Permitted: 48.58ha (61%)<br>Completed: 43.69ha (72%)<br>(figures do not take account of expired permissions that were permitted during the period.) |  |
|---------------------------------------------------------------------------------|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

**Analysis**

Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute towards a high proportion of total developable land and the indicator’s targets were designed to reflect this.

The 75% threshold set for residential development has not been met for development permitted, or development completed, with 80% of permissions and completions being located on greenfield land. The difficulty with this indicator is that the LA has no control

over the planning permissions once granted. Many of those permissions now being completed would have been granted prior to adoption of the LDP and therefore prior to the LPA being able to influence the location of development in favour of brownfield sites.

The targets for economic development permissions been met, with 23% of development permitted however 46% of economic development was completed, on greenfield land.

The target for other development has been exceeded but given the community/economic benefit realised in relation to 'other development' it is not considered cause for concern.

In summary the majority of targets identified for this indicator are being met. Those development targets not being met are not considered cause for concern.

### **Conclusions**

Residential and Other Permissions targets are not being met. Economic Development permissions have met the target.

Notwithstanding, an analysis of the other developments suggests that they are appropriate in scale and in their given locations and therefore there are currently no concerns about the implementation of the LDP's policies.

### **Actions**

Council's main focus will remain with applications received and how they translate into deliverable permissions more so than on completions which are largely outside the control of the LPA and largely permitted under a different set of planning policies to those set out in the LDP.

| <b>Monitoring Reference:</b> AMRQ03<br><b>Aspect Monitored:</b> The Gain of Open Space<br><b>Policies Monitored:</b> LU24<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                            |                                                                                                                                                                                |                                                                                                                   |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                           | Indicator                                                  | Trigger and Actions                                                                                                                                                            | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020)                                         |              |
|                                                                                                                                                                                                                                  |                                                            |                                                                                                                                                                                | Nature of performance                                                                                             | Significance |
| Provision of open space in line with Policy LU24.                                                                                                                                                                                | Relevant planning applications as captured by Policy LU24. | If less than 85% of sites deliver the open space required by Policy LU24 then an investigation into the barriers to deliverability of these aspects on site will be triggered. | 50% of relevant planning applications have met the requirements of open space provision in line with Policy LU24. | -            |

### Analysis

12 relevant planning applications were received during the monitoring period. 6 included provision of open space in accordance with Policy LU24 and 4 did not. An analysis of the 4 applications that did not comply revealed:

- 1 application is a reserved matters.
- 1 application is conversion of a building into flats in a town centre location.
- 1 application failed to comply because they were approved against officer recommendation by Committee. The application included no communal/public open space - only private gardens, and was approved by committee as presented.

### Conclusions

50% (6) of planning applications provided open space in line with Policy LU24. Whilst the target is not being met there are no concerns over the implementation of the policy. The LDP review will need to consider open space provision in general.

### Actions

No concerns due to the rural nature of the County. Continue to monitor.

| <b>Monitoring Reference:</b> AMRQ04<br><b>Aspect Monitored:</b> Environment and Local Biodiversity<br><b>Policies Monitored:</b> DM15, DM20 and DM22<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) and Natural Resources Wales (NRW) |                                                                                                                                                                                                                                               |                                                                                                                                                                                                  |                                                                                                                                                      |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                                                                        | Indicator                                                                                                                                                                                                                                     | Trigger and Actions                                                                                                                                                                              | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020)                                                                            |              |
|                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                               |                                                                                                                                                                                                  | Nature of performance                                                                                                                                | Significance |
| To permit no more than 5% of development where there are predicted to be significant residual long term effects on the environment and local biodiversity.                                                                                                                                    | % of development permitted where there are predicted to be significant residual long term effects on: <ul style="list-style-type: none"> <li>• LNRs, SINC's and priority habitats and species;</li> <li>• Ecological connectivity;</li> </ul> | If more than 10% of development permitted has a predicted significant long term residual effect on the above, then an analysis will be carried out into the causes of the excess in order to see | 1.88% of development was permitted where there are predicted to be significant residual long term effects on the environment and local biodiversity. | +            |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                        |                                              |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <ul style="list-style-type: none"> <li>• Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or</li> <li>• Ecosystem services and natural processes.</li> </ul> | <p>whether the LA can address the issue.</p> |  |  |
| <p><b>Analysis</b></p> <p>Of the 743 applications permitted during the monitoring period (other than display of signage but including applications for variation and removal of conditions), 14 applications (1.88%) were approved despite there being definite known significant impacts.</p> <p>Conditions were requested for 210 applications (28.26%). 14 applications (1.88%) were permitted without the inclusion of either some or all of the recommended ecology conditions, and hence they were also permitted despite potential impacts being known. Conditions preventing work during the bird breeding season, and requiring low levels of external light to allow bats to continue to use a site, were not included.</p> <p>Applications permitted without necessary ecology conditions include applications on which ecology was not consulted; not compensating for the loss bird nests, and preventing work during the bird breeding season.</p> <p>In order to reach our target for 2020/21 it is proposed that:</p> |                                                                                                                                                                                                        |                                              |  |  |

- Communication with Development Management Officers is undertaken to discuss the monitoring results and highlight the importance of incorporating ecology conditions as required;
- The ecologist continues monitoring quarterly to identify any trends early and limit opportunities for non-compliance with the identified target.
- The ecologist monitors all applications validated to ensure ecology is consulted where necessary.

**Conclusions**

The target of 5% has been met this year.

**Actions**

Development plan policies are being implemented effectively.

## Monitoring Framework Local Development Plan

| <b>Monitoring Reference:</b> AMRQ05<br><b>Aspect Monitored:</b> Environmental Enhancements<br><b>Policies Monitored:</b> DM14, DM15, DM20 and DM22<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) and Natural Resources Wales (NRW) |                                                                                                                                                                                                            |                                                                                                                                                                            |                                                                                                                                   |              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                                                                      | Indicator                                                                                                                                                                                                  | Trigger and Actions                                                                                                                                                        | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020)                                                         |              |
|                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                            |                                                                                                                                                                            | Nature of performance                                                                                                             | Significance |
| At least 85% of development permitted to include environmental enhancements in accordance with the requirements of                                                                                                                                                                          | % of applications where enhancements for: <ul style="list-style-type: none"> <li>• Biodiversity (including LNRs, SINC's and priority habitats and species);</li> <li>• Ecological Connectivity;</li> </ul> | If less than 80% of development permitted incorporates some kind of enhancement measure where, required by policy, then an analysis will be carried out into the causes of | 82.89% of development permitted included provision for environmental enhancements in accordance with the requirements of Policies | 0            |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                      |                                                                         |                                   |  |
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| <p>Policies DM14, DM15, DM20 and DM22.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <ul style="list-style-type: none"> <li>• Trees, hedgerows and woodlands; or</li> <li>• Ecosystem services and natural processes</li> </ul> <p>as required in accordance with Policies DM14, DM15, DM20 and DM22.</p> | <p>the excess in order to see whether the LA can address the issue.</p> | <p>DM14, DM15, DM20 and DM22.</p> |  |
| <p><b>Analysis</b></p> <p>187 (25.16%) of all planning applications permitted during the monitoring period were required to include an environmental enhancement.</p> <p>Of these 187 applications, 143 (76.47%) applications were permitted subject to relevant environmental enhancement conditions and a further 12 (6.42%) applications included environmental enhancements on the approved plans. Environmental enhancements were not required for all applications e.g. variation or removal of conditions, or where the site or development did not have a suitable environment for enhancements.</p> <p>Quarterly monitoring in 2020 - 2021 and further communications with officers and agents will ensure that the target is met, and preferably exceeded, over this period. The ecologist will encourage officers, agents, and applicants to include environmental</p> |                                                                                                                                                                                                                      |                                                                         |                                   |  |

## Monitoring Framework Local Development Plan

enhancements on plans to prevent including enhancements as a condition. The condition will be re-worded as a compliance condition.

### **Conclusions**

The target has not been met but has significantly improved since the last AMR period.

### **Actions**

No action required, continue to monitor.

| <b>Monitoring Reference:</b> AMRQ06<br><b>Aspect Monitored:</b> Infrastructure<br><b>Policies Monitored:</b> DM12<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                                                                         |                                                                                                                                                                                                                                        |                                                                                                                                                                                         |              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                   | Indicator                                                                                               | Trigger and Actions                                                                                                                                                                                                                    | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020)                                                                                                               |              |
|                                                                                                                                                                                                                          |                                                                                                         |                                                                                                                                                                                                                                        | Nature of performance                                                                                                                                                                   | Significance |
| The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).                                                                                                                  | The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply). | <p>If any infrastructure issues that are insuperable within the plan period are identified then an investigation into potential solutions will be triggered.</p> <p>There are a number of factors that may affect the provision of</p> | <p>Discussions with Dwr Cymru / Welsh Water (DC/WW) are ongoing with regard to securing funding via the AMP programme.</p> <p>3 Service Centres (2 waste water treatment works) are</p> | +            |

|  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                          |  |
|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--|
|  |  | <p>sewage and water infrastructure. Therefore, if infrastructure provision is not improved, then actions will need to be taken collaboratively with utility service providers. This could include:</p> <p>Evaluating whether inclusion in the next Asset Management Plan (AMP) round would be feasible if delivery of sites is to be ensured;</p> <p>Achieving certainty that slippages in the current AMP can be addressed;</p> <p>Where viability issues exist in relation to sites where developer contributions were to be relied upon exploring the</p> | <p>constrained in part by infrastructure issues:</p> <p>Aberaeron (Llwyncelyn only)</p> <p>Llanon</p> <p>Llanrhystud</p> |  |
|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|--|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |                                                                                                                                                                                                          |  |  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  | <p>alternatives (AMP, other sites etc.); and</p> <p>Where capacity issues cannot be overcome, considering the options for addressing future development needs within that particular Service Centre.</p> |  |  |
| <p><b>Analysis</b></p> <p>Discussions with DCWW are ongoing. Welsh Water are currently delivering their AMP7 (2020-2025) there has been no change in the reduction in outstanding infrastructure issues this year. Only 3 Service centres are partly constrained, compared to the same 3 in 2018 &amp; 2017, 4 in 2016, 5 in 2015 and 9 in 2014. Of the 3 service centres that are constrained in part, the following is noted:</p> <ul style="list-style-type: none"> <li>• Llwynceilyn WwTW has no capacity to accommodate further growth in Llwynceilyn (other than that with extant consent).</li> <li>• Llanrhystud WwTW has no capacity to accommodate growth proposed in Llanon and Llanrhystud (other than that with extant consent).</li> </ul> <p>The two WwTW identified above are under consideration for AMP7 (2020-2025) investment, however the level of investment that can be supported by Welsh Water in any particular AMP period to increase WwTW capacities is limited therefore the available budget has to be prioritised carefully to ensure that customers money is invested in the most appropriate way. The delivery of the</p> |  |                                                                                                                                                                                                          |  |  |



AMP7 programme is fluid and final decisions about the WwTWs to invest in have not yet been taken, however in terms of investment at Ceredigion WwTWs Welsh Water currently expect to deliver a scheme at Tregaron WwTW in the AMP7 period. Prior to programmed regulatory investment, sites can come forward in the short term should developer's funds improvements themselves.

### **Conclusions**

Engagement with DC/WW is positive. Since the beginning of the plan period the number of service centres that are constrained in part have reduced from 9 to 2.

### **Actions**

The LDP review, as part of the candidate site process will consider any site specific infrastructure issues. This will ensure that any allocations to come forward in a replacement LDP are deliverable.

| <b>Monitoring Reference:</b> AMRQ07<br><b>Aspect Monitored:</b> Reducing Flood Risk<br><b>Policies Monitored:</b> National Policy and DM11<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                                                         |                                                                                                                                                                                                          |                                                                                                                              |              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                            | Indicator                                                                               | Trigger and Actions                                                                                                                                                                                      | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020)                                                    |              |
|                                                                                                                                                                                                                                                   |                                                                                         |                                                                                                                                                                                                          | Nature of performance                                                                                                        | Significance |
| Zero planning permissions for development that do not meet TAN 15 tests                                                                                                                                                                           | % of development permitted in C1 and C2 floodplain areas that do not meet TAN 15 tests. | <p>1 development permitted in C1 and C2 floodplain areas that do not meet TAN 15 tests.</p> <p>Where any planning applications for development that do not meet TAN 15 tests are granted permission,</p> | <p>13 Applications approved in C1 all met TAN 15 tests</p> <p>2 Applications approved in C2 all met TAN 15 tests review.</p> | 0            |

## Monitoring Framework Local Development Plan

|                                                                                                                                                                                                                                                                                                 |  |                                                                                    |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------|--|--|
|                                                                                                                                                                                                                                                                                                 |  | they will be analysed in order to ascertain how a decision to approve was reached. |  |  |
| <b>Analysis</b>                                                                                                                                                                                                                                                                                 |  |                                                                                    |  |  |
| All 15 applications permitted met the TAN 15 test.                                                                                                                                                                                                                                              |  |                                                                                    |  |  |
| <b>Conclusions.</b>                                                                                                                                                                                                                                                                             |  |                                                                                    |  |  |
| Decisions have been based on information received by NRW and where appropriate conditions have been applied to ensure the safety of inhabitants. This demonstrates consideration of and compliance with TAN15 and Policy DM11. There are therefore no concerns regarding policy implementation. |  |                                                                                    |  |  |
| <b>Actions</b>                                                                                                                                                                                                                                                                                  |  |                                                                                    |  |  |
| Development plan policies are being implemented effectively.                                                                                                                                                                                                                                    |  |                                                                                    |  |  |

| <b>Monitoring Reference:</b> AMRQ08<br><b>Aspect Monitored:</b> Installed MW capacity in SSA D<br><b>Policies Monitored:</b> National Policy and DM11<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) |                                                                                  |                                                                                                      |                                                                           |              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                                       | Indicator                                                                        | Trigger and Actions                                                                                  | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020) |              |
|                                                                                                                                                                                                                                                              |                                                                                  |                                                                                                      | Nature of performance                                                     | Significance |
| The installed MW capacity for renewable energy development is in line with WG                                                                                                                                                                                | The installed MW capacity of renewable energy development approved within SSA D. | Actions in relation to this target will be taken in collaboration with the WG and reported annually. | No application received.                                                  | ?            |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| requirements within SSA D <sup>3</sup> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |  |
| <p><b>Analysis</b></p> <p>In order to connect to the National Grid, new wind farm development in SSA D requires the installation of new power lines and these new lines need to be located within the neighbouring Local Authority, Powys. A conjoined public inquiry into wind farm developments in Powys commenced in May 2013. In September 2015 the Department of Environment and Climate Change (DECC) refused planning consent for four major wind farm applications which would have supported proposed connection projects. The future of these Planning Applications remains unclear, with some currently being appealed. This has resulted in the suspension of proposed connection projects in Powys which are necessary infrastructure to enable any renewable energy development to come forward within SSA D.</p> <p>The publication of the consultation draft NDF which includes priority areas for Wind &amp; solar development of 10MW+ should be noted. WG have also announced their intension to cancel TAN 8 and withdraw the SSAs in conjunction with the publication of the final NDF and an amended PPW.</p> |  |  |  |  |

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<sup>3</sup> As set out in WG TAN 8, Planning for Renewable Energy 2005; Strategic Search Area D covers an area straddling the Ceredigion and Powys boundary, including part of north east Ceredigion, shown on the LDP Proposals Maps 1 and 2.

**Conclusions**

WG target MW capacity for SSA D cannot be achieved without further application(s) / approval(s). This situation is outside the control or influence of Ceredigion Local Planning Authority and the LDP. The position will continue to be monitored and will be addressed through the LDP Review / Revision.

**Actions**

No action required, the monitoring indicator may need to be changed when the NDF and PPW is amended.

## Monitoring Framework Local Development Plan

| <b>Monitoring Reference:</b> AMRQ09<br><b>Aspect Monitored:</b> Waste<br><b>Policies Monitored:</b> LU31<br><b>Level:</b> Local<br><b>Frequency:</b> Annually<br><b>Source:</b> Ceredigion County Council (CCC) and Natural Resources Wales (NRW) |                                                                                                                                               |                                                                                                                                                                                                                              |                                                                                                                                                                                |              |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                            | Indicator                                                                                                                                     | Trigger and Actions                                                                                                                                                                                                          | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020)                                                                                                      |              |
|                                                                                                                                                                                                                                                   |                                                                                                                                               |                                                                                                                                                                                                                              | Nature of performance                                                                                                                                                          | Significance |
| Ensure that sufficient land is available to accommodate any outstanding requirement for regional waste management facilities to serve more than                                                                                                   | Amount of waste management capacity permitted expressed as a % of the total capacity required as identified by the Regional Waste Plan (RWP). | If there is a change in circumstance that leads to a change in the area of land needed for any regional facilities to serve more than one local authority area or if there is a change that leads to the cessation of such a | 7.25ha of land on the Glanyrafon Industrial Estate (Site Ref E0301) is allocated for resource recovery and waste management facilities to serve more than one Local Authority. | ?            |

|                                  |  |                                                                                                                                                                                                                                                                           |                                                                                                                                                                    |  |
|----------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>one local authority area.</p> |  | <p>need (e.g. if the regional facilities needed to serve the Central Wales Waste Partnership are located outside Ceredigion), then an investigation will be triggered into the necessity of whether there should be a reduction in the land area allocated for waste.</p> | <p>To date 0% of the site's capacity has been taken up, and 0% of the regional waste management capacity identified in the RWP has been located in Ceredigion.</p> |  |
|----------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

**Analysis**

A 48,5400 tonne capacity, 3.0MW AD facility at Stormy Down, Bridgend, operated by Severn Trent Green Power (Bridgend Ltd), opened in December 2016, continues to receive food waste collected by the Central Wales Waste Partnership, including Ceredigion Council.

Ceredigion is currently sending its residual waste to LAS in Lampeter. The contract lasts up until 2022 whilst a longer term solution is sought in collaboration with other authorities in South West and Central Wales.

TAN21: Waste (2014) requires that a lead authority within each of the three RWP areas prepare an annual monitoring report for the region. Carmarthenshire CC has taken responsibility for this, and the latest Waste Planning Monitoring Report for South West



## Monitoring Framework Local Development Plan

Wales covers the period 1<sup>st</sup> April 2019 to 31<sup>st</sup> March 2020. The Report confirms that the South West Wales Region has sufficient landfill void space to meet the requirements set out in TAN21 and that at the present time the management of residual waste and food waste is being adequately catered for and there is no demand for additional facilities in Ceredigion.


### **Conclusions**

The LPA will draw on collaborative waste planning and monitoring work to inform Plan Review / Revision.

### **Action**

Development plan policies are being implemented effectively.

| <p><b>Monitoring Reference:</b> AMRQ010 (Statutory Indicator).</p> <p><b>Aspect Monitored:</b> Aggregates.</p> <p><b>Policies Monitored:</b> LU27 and LU30</p> <p><b>Level:</b> Core.</p> <p><b>Frequency:</b> Annually.</p> <p><b>Source:</b> SWRAWP Annual Surveys &amp; Reports.</p> |                                                                                                                                                                             |                                                                                                                                                                                                                                 |                                                                                                                                                                                  |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Target                                                                                                                                                                                                                                                                                  | Indicator                                                                                                                                                                   | Trigger and Actions                                                                                                                                                                                                             | Performance<br>(1 <sup>st</sup> April 2018 – 31 <sup>st</sup> March 2019)                                                                                                        |              |
|                                                                                                                                                                                                                                                                                         |                                                                                                                                                                             |                                                                                                                                                                                                                                 | Nature of performance                                                                                                                                                            | Significance |
| The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement (RTS) for Aggregates expressed as a % of                                                                                                                                        | The extent of primarily land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a % of the total capacity required as | If the total level of permitted reserves, permitted output levels and actual output levels from aggregate sites in Ceredigion fall below the levels set in the RTS 1st Review, then an investigation into the situation will be | In 2018 sales of crushed rock aggregates were 0.19Mt i.e. 95% of the 0.2Mta RTS target. The 10-year average sales figure for 2009-2018 was 0.17Mt i.e. 85% of the 0.2Mta target. | +            |

|                                                                                       |                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                      |
|---------------------------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|
| <p>the total capacity required as identified in the Regional Technical Statement.</p> | <p>identified in the Regional Technical Statement.</p> | <p>triggered to ascertain the reasons why.</p> <p>If the issue is inadequate permitted reserves then consideration will be given as to whether or not there is a need to make further allocations and/or to identify 'Preferred Areas' for mineral extraction.</p> <p>If the issue is limitations on the levels of output permitted, consideration will be given as to whether there is scope to support applications to vary the conditions limiting the output levels.</p> | <p>In 2018 sales of sand and gravel in South West Wales were 0.12Mt i.e. 36.4% of the 0.33Mta target. The 10-year average sales figure for 2009-2018 was 0.21Mt i.e. 63.6% of the 0.33Mta target. However, across the authority grouping the capacity of sites to supply (i.e. operational capacity and annual output levels permitted) exceeded 100% of the target, and continues to do so.</p> |  |
|---------------------------------------------------------------------------------------|--------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |                                                                                                                                                                                                     |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  | <p>If the issue is actual output levels, then an investigation into whether the output is constrained by anything that might be addressed through the LDP, or is simply a reflection of demand.</p> |  |  |
| <p><b>Analysis</b></p> <p>The SWRAWP RTS 1<sup>st</sup> Review sets Ceredigion a crushed rock apportionment of 0.2Mta to run to the end of the Plan period plus ten years beyond (i.e. to 2032) and sets a land-won sand and gravel apportionment of 0.3Mta collectively across Ceredigion, Carmarthenshire, Pembrokeshire and the Pembrokeshire Coast National Park (PCNP) to run to the end of the Plan period and seven years beyond (i.e. to 2029 for Ceredigion), with collaborative work required to achieve the joint 0.33Mta sand and gravel apportionment target outwith the PCNP.</p> <p>In 2018 sales of crushed rock aggregates in Ceredigion were 0.19Mt, 95% of the target 0.2Mt apportionment. The 10-year average sales 2009-2018 are also below the apportionment figure of 0.2Mta at 0.17Mta. Figures taken from the 2018 Annual survey returns indicate that Ceredigion had around 5.63Mt of crushed rock reserves at the end of 2018, so if average sales were to continue to progress at the current 10 year average sales, these reserves would last until 2051. This is far longer than the landbank requirement set in MTAN1.</p> |  |                                                                                                                                                                                                     |  |  |

In 2018 the total sales of land-won sand and gravel across the sub-region was 0.12Mt. This is 36.6% of the target 0.33Mta apportionment. Although this was well short of the 0.33Mt jointly apportioned to the former Dyfed authorities, all demand for land won sand and gravel across the whole SWRAWP region was met by sites located within the former Dyfed area and all these sites were operating well within their operational capacity and well below their permitted annual output levels (which collectively exceeds the annual apportionment), indicating that the shortfall is again a demand issue, and not a failure of supply to meet demand. Across the former Dyfed area there is more than sufficient capacity to increase outputs to the jointly apportioned 0.33Mta if demand were ever to rise to that level, although if this was to occur, the landbank position would reduce more rapidly, so this would need to be monitored closely. Ceredigion alone currently has the capacity (based on maximum permitted outputs set by planning conditions) to contribute 0.248Mta to the group apportionment (i.e. 75.15% of the group target of 0.33Mta). Figures taken from the 2018 Annual Survey returns indicate that the South West Wales area had around 2.61 MT of sand and gravel reserves at the end of 2018, so if average sales were to progress at their 10 year average level of 0.21 Mta the reserves would last until 2030, just sufficient for 7 years supply at the end of the plan period. However, if the LDP allocations at Penparc and Pant quarries are delivered they would add approximately 2Mta to the reserves which at the current 10 year average sales rate of 0.21 Mta would add 9.5 years to the landbank. The trend in sales suggests that the 10 year average sales will continue to reduce over time especially due to the concrete industry increasing the use of sand alternatives and the switch in supply at one site to non-aggregate production.

Representative officers of the South West Wales Minerals Planning Group of authorities meet regularly to discuss cross boundary minerals issues, including their shared apportionment. The Group has sought to establish from the minerals industry whether there are any reserves of sand and gravel within the region that they have identified for future provision, but to date no

sites have come forward. Three candidate sites have been submitted to Pembrokeshire County Council and One Candidate Site has been submitted to Ceredigion County Council for consideration in their respective LDP Reviews, but the assessments of the suitability of the sites has yet to be made.

### **Conclusions**

Ceredigion's crushed rock sites are more than capable of meeting the apportionment set for Ceredigion in the RTS1<sup>st</sup> Review, and Ceredigion's sand and gravel sites (in combination with those sites located elsewhere in south west Wales, outside the National Park) are more than capable of meeting the required joint apportionment in any given year. The authority already contributes a significant proportion of the sand and gravel that is supplied from within south west Wales and is the only authority within the grouping to have additional site allocations in its LDP.

At the end of 2018 Ceredigion's permitted reserves of crushed rock aggregates and its permitted and allocated reserves of sand and gravel aggregates extended well beyond the levels needed to meet the landbank requirements of MTAN1, so there is no need to amend the Minerals Policies in the LDP, nor to allocate any further sites for land-won sand and gravel in order to provide the required landbank

### **Actions**

Development plan policies are being implemented effectively.

**4. Results of SA/SEA Indicators**

- 4.1 Monitoring the LDP also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA). This Section 5 includes monitoring the SA/SEA for the period 1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2020. Indicators have been identified to assess the performance of Sustainability Objectives. The triggers included in the monitoring regime will give an early indication on the performance of the Plan and possibly how wide ranging a Plan review may need to be.
- 4.2 As a visual aid in monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are highlighted as follows:

| Significance of performance | Description                                                                             |
|-----------------------------|-----------------------------------------------------------------------------------------|
| +                           | Targets are being achieved.                                                             |
| ?                           | No conclusion can be drawn at this stage.                                               |
| 0                           | Targets have not been achieved but no concerns over implementation of policy(s).        |
| -                           | Targets are not being achieved and there are concerns over implementation of policy(s). |
| N/A                         | Not applicable                                                                          |

- 4.3 The monitoring framework includes reference to other organisations and other plans and strategies which may have a proactive influence on the implementation of policies.
- 4.4 The monitoring process is dependent upon a wide range of statistical information. Certain circumstances have led to changes to the original Monitoring Framework. Any changes are detailed in Appendix 1 of the report.



## Monitoring Framework SA/SEA Indicators

| <b>Sustainability Objective:</b>                         |                                                                                                                                                                                                                                                                                                          | 1a Reduce greenhouse gas emissions in both existing and new development. |                                                                                                                                                                                                                                                                                                                                                                   |                     |
|----------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>Indicator</b>                                         | <b>Source</b>                                                                                                                                                                                                                                                                                            | <b>Frequency</b>                                                         | <b>Performance<br/>(1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2020)</b>                                                                                                                                                                                                                                                                                   |                     |
|                                                          |                                                                                                                                                                                                                                                                                                          |                                                                          | <b>Nature of performance</b>                                                                                                                                                                                                                                                                                                                                      | <b>Significance</b> |
| Annual emissions of basket greenhouse gases (by sector). | UK Government<br><br><a href="https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2018">https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2018</a> | As available.                                                            | Emissions were last recorded in 2018 as follows:<br><br>Industry & Commercial Electricity: 44.2 CO <sub>2</sub> (Kt)<br><br>Industry & Commercial Gas: 14.0 CO <sub>2</sub> (Kt)<br><br>Large Industrial Installations: - CO <sub>2</sub> (Kt)<br><br>Industrial & Commercial Other Fuels: 45.2 CO <sub>2</sub> (Kt)<br><br>Agriculture 66.6 CO <sub>2</sub> (Kt) | ?                   |

|  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  |  |  | <p>Domestic Electricity:<br/>36.0CO<sub>2</sub> (Kt)</p> <p>Domestic Gas: 20.8 CO<sub>2</sub><br/>(Kt)</p> <p>Domestic Other Fuels:<br/>90.1 CO<sub>2</sub> (Kt)</p> <p>Road Transport (A roads):<br/>82.8 CO<sub>2</sub> (Kt)</p> <p>Road Transport<br/>(Motorways): _ CO<sub>2</sub> (Kt)</p> <p>Road Transport (Minor<br/>roads): 65.1 CO<sub>2</sub> (Kt)</p> <p>Diesel Railways: 2.4 CO<sub>2</sub><br/>(Kt)</p> <p>Transport Other: 1.7 CO<sub>2</sub><br/>(Kt)</p> |  |
|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

## Monitoring Framework SA/SEA Indicators

|                                                                     |                                                                                                                                                                                                                         |              |                                                                                                                                                                                        |   |
|---------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|                                                                     |                                                                                                                                                                                                                         |              | LULUCF Net Emissions: --<br>-32.3 CO <sub>2</sub> (Kt)<br><br>Total for all sectors: 465.5<br>CO <sub>2</sub> (Kt)                                                                     |   |
| Ceredigion's global ecological footprint.                           | Welsh Government<br><a href="http://gov.wales/docs/desh/publications/150724-ecological-footprint-of-wales-report-en.pdf">http://gov.wales/docs/desh/publications/150724-ecological-footprint-of-wales-report-en.pdf</a> | As available | The latest figures from 2015 indicate the following:<br><br>Ecological Footprint of 3.59 global hectares per capita (gha/c) (compared to a Welsh Ecological Footprint of 3.28 (gha/c)) | 0 |
| The installed MW capacity of renewable energy development approved. | Ceredigion County Council                                                                                                                                                                                               | Annually     | <ul style="list-style-type: none"> <li>• 0 MW granted planning permission 2019 – 2020, in 0 applications</li> <li>• 0 Biomass application 0 mw</li> </ul>                              | ? |

|                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |              |                                                                                                                                                                                         |   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |              | <ul style="list-style-type: none"> <li>• 0 Ground/Water/Air heat pump 0 MW</li> <li>• 0 hydropower 0 mw</li> <li>• 0 solar mw</li> <li>• 0 wind mw</li> </ul>                           |   |
| <p>Average consumption of:</p> <ul style="list-style-type: none"> <li>i. Ordinary Domestic Electricity,</li> <li>ii. Economy 7 Domestic Electricity, and</li> <li>iii. Domestic Gas.</li> </ul> | <p>Neighbourhood Statistics</p> <p><a href="https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics">https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics</a></p> <p><a href="https://www.gov.uk/government/statistical-data-sets/stacked-gas-consumption-statistics-data">https://www.gov.uk/government/statistical-data-sets/stacked-gas-consumption-statistics-data</a></p> | As Available | <p>Consumption was last recorded in 2019 as follows:</p> <p>Consumption of Ordinary Domestic Electricity: 98.79 GWh</p> <p>Consumption of Economy 7 Domestic Electricity: 52.75 GWh</p> | ? |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  |                                                                                                                     |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |  | <p>Consumption of Domestic Gas: 111.20 GWh</p> <p>Total Consumption of Domestic Electricity and Gas: 262.74 GWh</p> |  |
| <p><b>Analysis</b></p> <p>In 2018 total annual greenhouse emissions in Ceredigion were 465.5 CO<sub>2</sub> (Kt). Emissions last recorded in 2017 show an increase in the CO<sub>2</sub> (Kt) emissions released in Ceredigion.</p> <p>Ceredigion’s Greenhouse gas emissions per source and energy consumption both present a mixed picture.</p> <p>No permissions granted for the monitoring period for renewable energy development.</p> <p>Ceredigion’s ecological footprint was last recorded in 2015 as 3.59 (gha/c). The rural nature of Ceredigion will continue to affect its ecological footprint due to its rurality and a combination of limited public transport and heavy reliance on private transport to access services. Access to public transport is limited and therefore there is a greater reliance on private transportation.</p> |  |                                                                                                                     |  |
| <p><b>Conclusions</b></p> <p>Ceredigion is providing a level of renewable energy helping Wales meet its national renewable energy target. The LDP continues to reduce greenhouse gas emissions in both existing and new development.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |                                                                                                                     |  |

| <b>Sustainability Objective:</b> 1b Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change. |                           |           |                                                                           |              |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|-----------|---------------------------------------------------------------------------|--------------|
| Indicator                                                                                                                                                | Source                    | Frequency | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020) |              |
|                                                                                                                                                          |                           |           | Nature of performance                                                     | Significance |
| Number of new residential developments (units and proportion) built to achieve at least Code for Sustainable Homes Level 4.                              | Ceredigion County Council | Annually  | This indicator can no longer be monitored.*                               | ?            |
| Number of commercial or other relevant developments (units and proportion) of 1,000m <sup>2</sup> / 1ha or over that achieve BREEAM standard excellent.  | Ceredigion County Council | Annually  | Units: 0<br>Proportion: 0%                                                | ?            |
| <b>Analysis</b>                                                                                                                                          |                           |           |                                                                           |              |

The Code for Sustainable Homes Level 4 no longer exists due to the devolution of Building Regulations to the Welsh Government. Since 2014 BREEAM standards no longer apply to new development. Notwithstanding the removal of BREEAM requirements some buildings (such as Projects that benefit from Welsh Government funding) still opt to achieve this standard. There were no relevant developments that achieved BREEAM standard 'excellent' during the monitoring period.

### **Conclusions**

Whilst the Code for Sustainable Homes Level 4 no longer exists the elements that relate to ensuring adequate measures to adapt to climate change (through energy efficient building design standards) now form part of the building regulations and hence apply to all new developments. Whilst BREEAM standards no longer apply to certain new developments some buildings seek to achieve excellent standards anyway and these developments will continue to be captured by this indicator. There are no concerns over the Sustainability objective. The LDP Revision is considering possible new indicators to measure sustainability in the longer term.

| <b>Sustainability Objective:</b> 1c To reduce flood risk                                |                           |                  |                                                                                                                                                                                                                         |                     |
|-----------------------------------------------------------------------------------------|---------------------------|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>Indicator</b>                                                                        | <b>Source</b>             | <b>Frequency</b> | <b>Performance<br/>(1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2020)</b>                                                                                                                                         |                     |
|                                                                                         |                           |                  | <b>Nature of performance</b>                                                                                                                                                                                            | <b>Significance</b> |
| Amount of development permitted in the C1 and C2 floodplain areas as defined by TAN 15. | Ceredigion County Council | Annually         | 13 Applications approved in C1 all met TAN 15 tests<br><br>2 Applications approved in C2 all met TAN 15 tests                                                                                                           | +                   |
| Amount of new residential development (units) permitted with SuDS.                      | Ceredigion County Council | Annually         | A Sustainable Drainage Body (SAB) has been set up in Ceredigion and it will manage all the aspects of technical approval of sustainable surface water drainage systems. It is therefore no longer necessary for the LDP | N/A                 |



## Monitoring Framework SA/SEA Indicators

|                                                                                                                                                                                                                                        |                           |          |                                                                                                                                                                                                                                                                                  |     |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
|                                                                                                                                                                                                                                        |                           |          | SA/SEA monitoring framework to include these indicators.                                                                                                                                                                                                                         |     |
| Amount of new commercial (units) development over 500m <sup>2</sup> permitted with SuDS                                                                                                                                                | Ceredigion County Council | Annually | A Sustainable Drainage Body (SAB) has been set up in Ceredigion and it will manage all the aspects of technical approval of sustainable surface water drainage systems. It is therefore no longer necessary for the LDP SA/SEA monitoring framework to include these indicators. | N/A |
| <p><b>Analysis</b></p> <p>On 7<sup>th</sup> January 2019 a new service was introduced by Ceredigion County Council to deliver the statutory legislation enacted by Welsh Government under the Flood and Water Management Act 2010.</p> |                           |          |                                                                                                                                                                                                                                                                                  |     |

This legislation applies to ALL new developments of more than 1 house or where the construction area is 100m<sup>2</sup> or more.

A Sustainable Drainage Body (SAB) has been set up in Ceredigion and it will manage all the aspects of technical approval of sustainable surface water drainage systems. It is therefore no longer necessary for the LDP SA/SEA monitoring framework to include these indicators.

### **Conclusions**

The SAB body has been established and through the regulatory framework are assessing the relevant applications as the indicator demonstrates all applications in a C1 or C2 floodplain met the TAN 15 tests therefore no further action is required at this time. ..

## Monitoring Framework SA/SEA Indicators

| <b>Sustainability Objective:</b> 2a Minimise contamination and safeguard soil quality and quantity.                                                             |                           |                  |                                                                                                                                         |                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>Indicator</b>                                                                                                                                                | <b>Source</b>             | <b>Frequency</b> | <b>Performance<br/>(1<sup>st</sup> April 2019– 31<sup>st</sup> March 2020)</b>                                                          |                     |
|                                                                                                                                                                 |                           |                  | <b>Nature of performance</b>                                                                                                            | <b>Significance</b> |
| Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted. | Ceredigion County Council | Annually         | Since the start of the LDP period, the following proportion of permitted applications have been on brownfield land:<br><br>35% (112.64) | +                   |
| Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed. | Ceredigion County Council | Annually         | Since the start of the LDP period, the following proportion of completed development has been on brownfield land:<br><br>25% (65.64ha)  | +                   |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                               |          |                                                                                                         |   |
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| Average density of housing development permitted on allocated development plan sites.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Ceredigion County Council (AMR Indicator H13) | Annually | The average density of housing development permitted on allocated LDP sites is 19.59 units per hectare. | ? |
| <p><b>Analysis</b></p> <p>Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute a high proportion of total developable land. However a percentage of brownfield land has been developed every year since adoption. AMR indicator H09 sets a target for residential development on previously developed land as 5%. This indicator shows that in excess of 20% of development is being secured and delivered on brownfield land for all types of development which is positive. The average density of development on LDP allocated sites is broadly consistent with the LDP guideline density for allocated sites of 23 units per hectare.</p> |                                               |          |                                                                                                         |   |
| <p><b>Conclusions</b></p> <p>Despite having only a low level of brownfield development, there are currently no concerns about the implementation of the LDP's policies as they encourage the use of brownfield development where appropriate. The average density of development on LDP allocated sites is lower than the average LDP guideline density of 23 units per Hectare, however this fluctuates regularly and has been justified on a case by case basis. The LDP continues to minimise contamination and safeguard soil quality and quantity.</p>                                                                                                                                                     |                                               |          |                                                                                                         |   |

## Monitoring Framework SA/SEA Indicators

| <b>Sustainability Objective:</b>                                                          |                                                                                                                                                                                            | 2b To maintain and improve air quality across Ceredigion |                                                                                                                                                                                                                                                                                                                 |                     |
|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>Indicator</b>                                                                          | <b>Source</b>                                                                                                                                                                              | <b>Frequency</b>                                         | <b>Performance<br/>(1<sup>st</sup> April 2017 – 31<sup>st</sup> March 2018)</b>                                                                                                                                                                                                                                 |                     |
|                                                                                           |                                                                                                                                                                                            |                                                          | <b>Nature of performance</b>                                                                                                                                                                                                                                                                                    | <b>Significance</b> |
| Levels of key air pollutants (e.g. NO <sub>2</sub> , PM <sub>10</sub> , Benzene, ozone ). | Ceredigion County Council Air Quality Progress Report 2018 was prepared and submitted by September 2019. The next Progress Report will be submitted by the 30 <sup>th</sup> September 2020 | Annually                                                 | <p><b>NO<sub>2</sub>:</b></p> <p>An annual mean standard in 2018 of 40µg/m<sup>3</sup> was not exceeded at any of the key monitoring / worst case and road-side locations in Ceredigion.</p> <p>Concentrations of NO<sub>2</sub> continue to comply with the First European Air Quality Daughter Directive.</p> | 0                   |

|  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  |  | <p><b>PM<sub>10</sub></b></p> <p>No new monitoring of particulate pollution was undertaken in 2018.</p> <p>Modelled background PM<sub>10</sub> concentrations in Ceredigion in 2018 were estimated to be below 13µg/m<sup>3</sup> as an annual mean. Concentrations even at the worst case, roadside and hot-spot locations in Ceredigion were predicted to be well below annual PM<sub>10</sub> standard of 40 µg/m<sup>3</sup></p> <p><b>Benzene</b></p> <p>Mandatory (and long-term indicative) standards for</p> |  |
|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

|  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  |  | <p>benzene were complied with in Ceredigion in 2018 at all monitored 'hot spot' and kerb-side locations that are relevant to public exposure. The longer term indicative standard of 3.25µg/m3 is also complied with at worst case locations in Ceredigion's main towns.</p> <p><b>Ozone</b></p> <p>The indicative 8 hour standard for Ozone was probably breached at a number of locations in Ceredigion in 2018 (and in previous</p> |  |
|--|--|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  |                                                                                                                                                                                                                                                                              |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |  |  | <p>years – particularly those with very hot summers).</p> <p>The Government accepts that ozone standards have been, and will continue to be breached with exceedances occurring more often in the south of the UK and in rural areas rather than cities and large towns.</p> |  |
| <p><b>Analysis</b></p> <p>Last year’s AMR identified similar levels of air pollutants as this year, with all standards being complied with apart from ozone (but ozone standards are not currently contained in Regulations). No mean levels in relation to NO<sub>2</sub>, PM<sub>10</sub> or Benzene were exceeded.</p> <p>Ozone is the only pollutant of those included in the National Air Quality Strategy that can be more problematic in rural than in urban areas. Because sunlight drives the reactions that produce ozone, it is understood why ozone is usually more of a problem in the summer and in the south of the country (rather than in the north). Highest levels are more likely to occur during hot sunny days and</p> |  |  |                                                                                                                                                                                                                                                                              |  |



levels increase during periods following the heavy production, and poor dispersion, of traffic fumes that are necessary for the precursor photochemical reactions to take place.

### **Conclusions**

Despite breaches of indicative / guideline standards for ozone levels it is not considered that this has been caused by LDP policies. The Government accepts that ozone standards have been, and will continue to be, breached with exceedances occurring more often in the south of the UK and in rural areas rather than cities and large towns. Global warming could exacerbate this problem increasing public health and environmental concerns about ozone pollution.

| <b>Sustainability Objective:</b> 2c Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality |                                                                                                                                                                                          |                  |                                                                                                                                                                                                                                               |                     |
|-----------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>Indicator</b>                                                                                                                        | <b>Source</b>                                                                                                                                                                            | <b>Frequency</b> | <b>Performance<br/>(1<sup>st</sup> April 2018 – 31<sup>st</sup> March 2019)</b>                                                                                                                                                               |                     |
|                                                                                                                                         |                                                                                                                                                                                          |                  | <b>Nature of performance</b>                                                                                                                                                                                                                  | <b>Significance</b> |
| Bathing water quality.                                                                                                                  | Natural Resources Wales<br><a href="http://environment.data.gov.uk/wales/bathing-waters/profiles/index.html">http://environment.data.gov.uk/wales/bathing-waters/profiles/index.html</a> | Annually         | 14 monitored beaches for 2019 have quality standards of:<br><br>1. Aberporth: Good<br><br>2. Aberystwyth North: Good<br><br>3. Aberystwyth South: Good<br><br>4. Borth: Excellent<br><br>5. Cilborth: Excellent<br><br>6. Clarach South: Good | +                   |

|                                                                                                                                                                                                                                                                                                                                                                                      |  |  |                                                                                                                                                                                                                                                                       |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                                                                                                                                                      |  |  | <p>7. Llangrannog: Excellent</p> <p>8. Llanrhystud: Excellent</p> <p>9. Mwnt: Excellent</p> <p>10. New Quay Harbour: Excellent</p> <p>11. New Quay North: Good</p> <p>12. New Quay Traeth Gwyn: Good</p> <p>13. Penbryn: Excellent</p> <p>14. Tresaith: Excellent</p> |  |
| <p><b>Analysis</b></p> <p>Water quality is tested 20 times during the bathing water season from 15 May to 30 September each year. These samples are analysed against the standards laid out in the European Bathing Water Directive. Of the 14 beaches assessed in 2019 8 were classified as 'Excellent', and 6 as 'Good'. No beaches were classified as 'Sufficient' or 'Poor'.</p> |  |  |                                                                                                                                                                                                                                                                       |  |
| <p><b>Conclusions</b></p>                                                                                                                                                                                                                                                                                                                                                            |  |  |                                                                                                                                                                                                                                                                       |  |

100% of the assessed beaches within Ceredigion are measured as meeting a minimum of 'Excellent' or 'Good' standards of the European Bathing Water Directive. LDP policies help support this by seeking to ensure that development does not pollute water bodies.

## Monitoring Framework SA/SEA Indicators

| <b>Sustainability Objective:</b>                                                                                                                                                                                                                                                                                                                          |                                                                       | 3a Make sustainable use of natural resources. |                                                                                                                                                                                                                                                                                              |                     |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>Indicator</b>                                                                                                                                                                                                                                                                                                                                          | <b>Source</b>                                                         | <b>Frequency</b>                              | <b>Performance<br/>(1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2020)</b>                                                                                                                                                                                                              |                     |
|                                                                                                                                                                                                                                                                                                                                                           |                                                                       |                                               | <b>Nature of performance</b>                                                                                                                                                                                                                                                                 | <b>Significance</b> |
| <p>Total tonnage of Municipal waste and Performance against:</p> <p>Local Authority Recycling Targets (LART) i.e. minimum levels to be achieved for preparing for re-use and recycling/composting (or Anaerobic Digestion (AD)) in respect of municipal waste (expressed as a percentage). The target for 2018/19 was 58% (rising to 64% by 2019/20).</p> | <p>National Assembly of Wales Performance Indicators WMT10 (CCC).</p> | <p>Annually</p>                               | <p>Total Municipal waste for 2018/19 was 34,26 3.51t</p> <p>For comparison in 2017/18 it was 35995.37</p> <p>2016/17 it was 38115.07</p> <p>2015/16 it was 35,202.76</p> <p>For the financial year 2018/19 overall the authority achieved 60.34% of Municipal waste prepared for re-use,</p> | <p>+</p>            |

|                                                                                                                                                                                                                                                                                                                         |                                                                                           |          |                                                                                                                                         |   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|----------|-----------------------------------------------------------------------------------------------------------------------------------------|---|
|                                                                                                                                                                                                                                                                                                                         |                                                                                           |          | recycled /composted (or sent for Anaerobic Digestion (AD)), against an LART target of 58%                                               |   |
| <p>Performance against Landfill Allowance targets i.e. allowance limits for the tonnage of Biodegradable Municipal Waste (BMW) sent to landfill.</p> <p>The allowance target set for the authority is progressively more restrictive over time. It was set at 9,656 tonnes for 2016/17<br/>9,160 tonnes for 2017/18</p> | <p><b>Waste Data Flow</b></p> <p>i. National Assembly of Wales Performance Indicators</p> | Annually | <p>The volume of BMW sent to landfill during the financial year 2016/17 This equates to 44.8% of the landfill allowance being used.</p> | + |

## Monitoring Framework SA/SEA Indicators

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                       |                 |                                                                                                                                                                                                                                                         |                                      |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------|-----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------|
| <p>Total Household/Industrial and Commercial waste produced /recycled/landfilled per annum.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>NRW Waste Permit Returns<br/>Data Interrogator</p> | <p>Annually</p> | <p>The total tonnage for the 2019 calendar year was 99658.49t, of which 8203.59t was landfilled (all landfilled out of County), 29338.14t was recovered, 3673.029t was transferred, 14250.22t was incinerated and 44193.51t was sent for treatment.</p> | <p style="text-align: center;">+</p> |
| <p><b>Analysis (Provisional)</b></p> <p>The authority continues to meet its Local Authority Recycling Targets (LART) and *landfill diversion targets.</p> <p>Ceredigion is currently sending its residual waste to an Energy from Waste facility under contract to LAS Recycling in Lampeter up until 2022 whilst a longer term solution is sought</p> <p>All the source segregated food waste collected by the Central Wales Waste Partnership including Ceredigion is sent to an out of County Anaerobic Digestion (AD) facility, which contributes significantly to the authority's current success in meeting both the LART and landfill diversion targets.</p> |                                                       |                 |                                                                                                                                                                                                                                                         |                                      |

Although the Council continues to meet the recycling/composting targets the authority remains committed to meeting the progressively more challenging targets that lie ahead, and is committed to driving the management of waste further up the waste hierarchy in line with national and European policies To do this, to date the authority has successfully relied upon (i) the existing waste sites within Ceredigion, (ii) the availability of land allocation E0301 on the Glanyrafon Industrial Estate, (iii) regional scale facilities located outside of Ceredigion and (iv) any new sites that might be developed under the permissive waste policies contained within the LDP.

The authority introduced a new kerbside waste collection service during 2019. This provided additional services for glass and AHP (Absorbent Hygiene Products), and introduced changes to the frequency in collection of residual waste. These changes will help the Authority to continue to perform in terms of recycling and diversion of waste from landfill.

The land allocated under E0301 has the capacity to meet any foreseeable future need for any regional resource recovery or waste treatment facility to serve the Central Wales Partnership Area, or alternatively to serve as a component element within a broader longer term Central and West Wales residual waste solution area. Whether or not the E0301 site is ever selected as a regional waste site the use, or continued availability of site E0301 should, when taken together with any other land that might become available for resource recovery and waste facilities under LDP's permissive waste policies enable Ceredigion to accommodate the full range of resource recovery and waste infrastructure that might be needed, whether it be for the municipal waste that the authority is responsible for or commercial and industrial waste that is managed by the private sector, sufficient to meet or exceed all present and foreseeable waste targets.

\*\* Total Household/Industrial and Commercial waste includes Municipal waste.



### **Conclusions**

There are currently no concerns about the LDP's effect on Ceredigion's capacity to keep within the Landfill Allowance Targets, or to exceed the Local Authority Recycling Targets (LART)

| <b>Sustainability Objective:</b> 3b Build and maintain environmentally friendly, high quality services and infrastructure.                                                                                                                                                                                                                                                                                            |                                               |           |                                                                                                |              |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|-----------|------------------------------------------------------------------------------------------------|--------------|
| Indicator                                                                                                                                                                                                                                                                                                                                                                                                             | Source                                        | Frequency | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020)                      |              |
|                                                                                                                                                                                                                                                                                                                                                                                                                       |                                               |           | Nature of performance                                                                          | Significance |
| The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).                                                                                                                                                                                                                                                                                                               | Ceredigion County Council (AMR Indicator Q06) | Annually  | 3 Service Centres constrained by infrastructure issues (Sewage treatment and/or water supply). | +            |
| <p><b>Analysis</b></p> <p>Engagement with DCWW is positive and ongoing. Since the beginning of the plan period the number of service centres that are constrained in part have reduced from 9 to 3. Refer to AMRQ06 above for further details.</p>                                                                                                                                                                    |                                               |           |                                                                                                |              |
| <p><b>Conclusions</b></p> <p>Engagement with DCWW is positive. Since the beginning of the plan period the numbers of service centres that are constrained in part have reduced from 9 to 3. The LDP review and revision, as part of the candidate site process will consider any site specific infrastructure issues. This will ensure that any allocations to come forward in a replacement LDP are deliverable.</p> |                                               |           |                                                                                                |              |

**Monitoring Framework SA/SEA Indicators**

| <b>Sustainability Objective:</b>                                                                                                                                                                                                                                                                                                                                                                            |                                                        | 4a To value, conserve and enhance biodiversity. |                                                                                                                                                      |                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>Indicator</b>                                                                                                                                                                                                                                                                                                                                                                                            | <b>Source</b>                                          | <b>Frequency</b>                                | <b>Performance<br/>(1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2020)</b>                                                                      |                     |
|                                                                                                                                                                                                                                                                                                                                                                                                             |                                                        |                                                 | <b>Nature of performance</b>                                                                                                                         | <b>Significance</b> |
| % of development permitted where there are predicted to be significant residual long term effects on: <ul style="list-style-type: none"> <li>• LNRs, SINC's and priority habitats and species;</li> <li>• Ecological connectivity;</li> <li>• Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or</li> <li>• Ecosystem services and natural processes.</li> </ul> | Ceredigion County Council and Natural Resources Wales. | Annually                                        | 1.88% of development was permitted where there are predicted to be significant residual long term effects on the environment and local biodiversity. | 0                   |

## Monitoring Framework SA/SEA Indicators

|                                                                                                                                                                                                                                                                                                                               |                                                               |                 |                                                                                                                                                             |          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <p>% of applications where there are enhancements for:</p> <ul style="list-style-type: none"> <li>• Biodiversity (including LNRs, SINC's and priority habitats and species);</li> <li>• Ecological Connectivity;</li> <li>• Trees, hedgerows and woodlands; or</li> <li>• Ecosystem services and natural processes</li> </ul> | <p>Ceredigion County Council and Natural Resources Wales.</p> | <p>Annually</p> | <p>82.89% of development was permitted to include environmental enhancements in accordance with the requirements of Policies DM14, DM15, DM20 and DM22.</p> | <p>?</p> |
| <p>Loss of priority habitat (ha) due to new development.</p>                                                                                                                                                                                                                                                                  | <p>Ceredigion County Council.</p>                             | <p>Annually</p> | <p>5% of applications for development have resulted in a loss of priority habitat (due to loss of hedgerows).</p>                                           | <p>0</p> |
| <p>Loss of sites (ha) that meet SINC criteria due to new development.</p>                                                                                                                                                                                                                                                     | <p>Ceredigion County Council.</p>                             | <p>Annually</p> | <p>5% application led to a loss of sites that meet SINC criteria (scrub).</p>                                                                               | <p>0</p> |

### **Analysis**

1.88% of development was permitted where there are predicted to be significant residual long term effects on the environment and local biodiversity. 82.89% of development was permitted to include environmental enhancements in accordance with the requirements of Policies DM14, DM15, DM20 and DM22. 38 applications for development have resulted in a loss of priority habitat (due to loss of hedgerows without the inclusion of a condition relating to replanting or translocation of the lost hedgerow).

The monitoring highlights that for the most part indicators are being met and hence biodiversity is being valued, conserved and enhanced. Notwithstanding actions have been identified to further support policy implementation and improve performance for the next monitoring period. For further information refer to LDP Indicators Q04 and Q05 above.

### **Conclusions**

The objective has not been met. Actions have been identified to support better performance moving forward.

## Monitoring Framework SA/SEA Indicators

| <b>Sustainability Objective:</b> 5a To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and local distinctiveness, historic and cultural heritage |                            |                  |                                                                                                                                                                                                                              |                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>Indicator</b>                                                                                                                                                                                            | <b>Source</b>              | <b>Frequency</b> | <b>Performance<br/>(1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2020)</b>                                                                                                                                              |                     |
|                                                                                                                                                                                                             |                            |                  | <b>Nature of performance</b>                                                                                                                                                                                                 | <b>Significance</b> |
| Amount of development (ha, units and proportion) permitted and completed within Special Landscape Areas.                                                                                                    | Ceredigion County Council. | Annually.        | <b>Residential Development Permitted:</b><br>Hectares: 4.28(24%)<br>Units: 53 (19%)<br><b>Residential Development Completed:</b><br>Hectares: 1.14 (22%)<br>Units: 22 (28%)<br><b>Non-residential Development Permitted:</b> | +                   |

|                                                                                                                                                                                                                                                                                                                                         |                            |           |                                                                                                                                                                                                                                                          |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
|                                                                                                                                                                                                                                                                                                                                         |                            |           | <p>Hectares: 0.36 (22%)</p> <p>Units: 5 (24%)</p> <p><b>Non-residential Development Completed:</b></p> <p>Hectares: 0.75 (77%)</p> <p>Units: 4 (44%)</p>                                                                                                 |   |
| <p>Amount of development (ha, units and proportion) permitted and completed within a LANDMAP Aspect Area with an overall evaluation of Outstanding and</p> <p>Amount of development (ha, units and proportion) permitted and completed within the Visual and Sensory LANDMAP Aspect Area with an overall evaluation of Outstanding.</p> | Ceredigion County Council. | Annually. | <p><b>LANDMAP Aspect Area with Overall Evaluation Outstanding</b></p> <p><b>Residential Development Permitted:</b></p> <p>Hectares: 11.89 (67%)</p> <p>Units: 206 (74%)</p> <p><b>Residential Development Completed:</b></p> <p>Hectares: 3.62 (70%)</p> | + |



Monitoring Framework SA/SEA Indicators

|  |  |  |                                                                                                                                                                                                                                                                                                                                                                                       |  |
|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  |  |  | <p>Units: 62 (78%)</p> <p><b>Non-residential Development Permitted:</b></p> <p>Hectares: 0.14 (8%)</p> <p>Units: 2 (88.5%)</p> <p><b>Non-residential Development Completed:</b></p> <p>Hectares: 0.81 (82%)</p> <p>Units: 7 (78%)</p> <p><b>Visual and Sensory LANDMAP Aspect Area with an overall evaluation of Outstanding</b></p> <p><b>Residential Development Permitted:</b></p> |  |
|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

|                 |  |                                                                                                                                                                                                                                                                                                                                                                 |  |
|-----------------|--|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                 |  | <p>Hectares: 0.69 (4%)</p> <p>Units: 8 (3%)</p> <p><b>Residential Development Completed:</b></p> <p>Hectares: 0.08 (2%)</p> <p>Units: 1 (1%)</p> <p><b>Non-residential Development Permitted:</b></p> <p>Hectares: 1.21 (74%)</p> <p>Units: 16 (76%)</p> <p><b>Non-residential Development Completed:</b></p> <p>Hectares: 0.81 (82%)</p> <p>Units: 7 (78%)</p> |  |
| <b>Analysis</b> |  |                                                                                                                                                                                                                                                                                                                                                                 |  |

Ceredigion is home to a rich, diverse and highly valued landscape. Consequently, around 45% of its land area has been deemed of high enough quality to afford designation as part of Special Landscape Areas (SLAs), of which there are thirteen. It also has around 15% of its land identified as being of Outstanding value according to LANDMAP's Visual and Sensory Methodological Chapter, making it of national or even international importance.

It should be noted that neither the SLA designations nor the outstanding LANDMAP evaluations necessarily preclude development and that many forms of development will have no effect on landscape. It should also be noted that where development does occur within SLAs and other highly valued landscapes, then the policies of the LDP can be used to require a higher quality of design and landscaping.

An analysis of the relevant full and reserved matters planning applications reveals that in terms of hectarage 45% of residential permissions within SLAs are within SLA7: The Teifi Valley. This is to be expected since the valley is not only one of Ceredigion's largest SLAs, but it is also it's most populous, incorporating four Service Centres (Lampeter, Adpar, Tregaron and Cenarth).

### **Conclusions**

There are currently no concerns about the LDP's effect on Ceredigion's most highly valued landscapes.

| <b>Sustainability Objective:</b>                                                                                                              |                                                      |           |                                                                                                                                           |              |
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| 6a Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected; and                                |                                                      |           |                                                                                                                                           |              |
| 6b Build vibrant, safe and cohesive communities.                                                                                              |                                                      |           |                                                                                                                                           |              |
| Indicator                                                                                                                                     | Source                                               | Frequency | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020)                                                                 |              |
|                                                                                                                                               |                                                      |           | Nature of performance                                                                                                                     | Significance |
| Amount of affordable homes (units and proportion) permitted and completed under Ceredigion County Council's Affordable Homes planning policy. | Ceredigion County Council (AMR Indicator H10 & H11). | Annually  | Since the adoption of the LDP, the following affordable homes have been committed:<br><br>Permitted: 838(23%)<br><br>Completed: 521 (23%) | +            |
| Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Service Centre.                   | Ceredigion County Council (AMR Indicator E06).       | Annually  | See Appendix 8.<br><br>Last available information 2019 AMR                                                                                | +            |

## Monitoring Framework SA/SEA Indicators

|                                                                             |                                                                                                            |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |
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| <p>Number of Lower Super Output Areas (LSOAs) in the most deprived 30%.</p> | <p>Welsh Government<br/> <a href="https://statswales.wales.gov.uk">https://statswales.wales.gov.uk</a></p> | <p>As available</p> | <p>According to the Welsh Index of Multiple Deprivation (WIMD) (2019), 3 out of 46 LSOAs (6.5%) were identified as being within the most deprived 30%. These were, Aberystwyth Penparcau 1 (W01000515), Aberteifi/Cardigan - Rhyd-y-Fuwch (W01000510) and Aberteifi/Cardigan - Teifi (W01000511).</p> <p>2 out of 46 LSOAs (4.3%) were identified as being within the most deprived 20%. These were Aberteifi/Cardigan - Rhyd-</p> | <p>?</p> |
|-----------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|

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|                                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                     | <p>y-Fuwch (W01000510) and Aberteifi/Cardigan - Teifi (W01000511).</p> <p>1 out of 46 LSOAs (2.2%) was identified as being within the most deprived 10%, this was Aberteifi/Cardigan - Teifi (W01000511).</p>                                 |          |
| <p>Notifiable offences recorded by police by type.</p> | <p>Office for National Statistics <a href="https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/recordedcrimedatatcommunitysafetypartnershiplocalauthoritylevel">https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/recordedcrimedatatcommunitysafetypartnershiplocalauthoritylevel</a></p> <p><a href="https://www.ons.gov.uk/peoplepopulationandcommunity/crimean">https://www.ons.gov.uk/peoplepopulationandcommunity/crimean</a></p> | <p>As Available</p> | <p>Statistics for notifiable offences for 12 months preceding March 2019 are as follows:</p> <ul style="list-style-type: none"> <li>• Violence with Injury (Offences): 457</li> <li>• Violence without Injury (Includes Harassment</li> </ul> | <p>?</p> |

|  |                                                                                                                                        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
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|  | <p><a href="#">djustice/datasets/recordedcrime</a><br/> <a href="#">databycommunitysafetypartners</a><br/> <a href="#">hiparea</a></p> |  | <p>and Assault) (Offences): 770</p> <ul style="list-style-type: none"> <li>• Robbery (Offences): 8</li> <li>• Theft from the Person (Offences): 8</li> <li>• Criminal Damage and Arson (Offences): 479</li> <li>• Domestic Burglary (Offences): 138</li> <li>• Non Domestic Burglary (Offences): 48</li> <li>• Vehicle Offences (Includes Theft of and from Vehicles) (Offences): 65</li> <li>• Drug Offences (Offences): 318</li> </ul> |  |
|--|----------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  | <ul style="list-style-type: none"> <li>Sexual Offences (Offences): 150</li> </ul> |  |
| <p><b>Analysis</b></p> <p>In respect of Affordable Homes, the percentage is above the required target of 20% for both permissions and completions. See AMR Indicator H10 for further details.</p> <p>In respect of services and facilities in Service Centres, there has been little variation in the numbers of key services and facilities in recent years and since the LDP has only been the basis for decision making since April 2013 it is too early to tell if this strategy is having a significant effect on retaining or enhancing them. See AMR Indicator E06 for further details.</p> <p>With regards notifiable offences recorded by police by type, there have been no significant changes in the number or type of notifiable offences since plan adoption.</p> |  |                                                                                   |  |
| <p><b>Conclusions</b></p> <p>The AMR suggests that the proportion of Affordable Homes permitted and completed is making a positive contribution to the maintenance of the distinctive cultural identity of the County in a way that is responsive to a range of needs by enabling access to housing for local people in affordable housing need for both private and social housing sectors.</p> <p>There has been little variation since adoption of the numbers of key services and facilities in Rural Service Centres, deprived LSOA's and notable offences.</p>                                                                                                                                                                                                            |  |                                                                                   |  |



## Monitoring Framework SA/SEA Indicators

| <b>Sustainability Objective:</b> 7a Promote and provide opportunities and services to maintain healthy communities. |                            |                  |                                                                                                                                                                            |                     |
|---------------------------------------------------------------------------------------------------------------------|----------------------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>Indicator</b>                                                                                                    | <b>Source</b>              | <b>Frequency</b> | <b>Performance<br/>(1<sup>st</sup> April 2018 – 31<sup>st</sup> March 2019)</b>                                                                                            |                     |
|                                                                                                                     |                            |                  | <b>Nature of performance</b>                                                                                                                                               | <b>Significance</b> |
| Proportion of dwellings within agreed walking/cycling distance (400m) of key health services.                       | Ceredigion County Council. | Annually         | Proportion of dwellings within agreed walking/cycling distance (400m) of key health services: 10.5% (2019 data)                                                            | ?                   |
| Proportion of new dwellings within 300m of their nearest natural green space.                                       | Ceredigion County Council. | As Available.    | This indicator could not be monitored this year as information was not available. Notwithstanding it is noted that previous monitoring identified a positive relationship. | N/A                 |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                      |           |                                          |   |
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| Amount of new open space facilities (ha) provided.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Ceredigion County Council (AMR Indicator Q01 & Q03). | Annually. | No loss of open space within the county. | + |
| <p><b>Analysis</b></p> <p>Many of the applications received during this monitoring period relate to sites already granted as outline under the Unitary Development Plan (UDP) and as such it has not been possible to require the development to provide open space in accordance with Policy LU24.</p> <p>The proportion of dwellings within proximity to key health services is 10.5%. This is due to the rural nature of the county and historic population distribution. Due to this indicator not being reported previously this will act as a baseline for future monitoring. It is hoped that results improve as more permissions are granted in accordance LDP strategy to ensure a sustainable pattern of development.</p> <p>Due to the rural nature of Ceredigion, all properties are within 300 metres of natural greenspace according to the NRW data on 'provisionally accessible natural greenspace' in 2014. Refinement of the information on natural greenspace from NRW needs to occur in order to provide a more precise answer in future plan periods.</p> |                                                      |           |                                          |   |
| <p><b>Conclusions</b></p> <p>The LDP continues to promote and provide opportunities and services to maintain healthy communities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                      |           |                                          |   |

| <b>Sustainability Objectives:</b> 8a Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion. |                                                                                                                                                                                                                                                                            |              |                                                                                                                                                                                                                                                          |              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Indicator                                                                                                                                                                                  | Source                                                                                                                                                                                                                                                                     | Frequency    | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020)                                                                                                                                                                                |              |
|                                                                                                                                                                                            |                                                                                                                                                                                                                                                                            |              | Nature of performance                                                                                                                                                                                                                                    | Significance |
| Tourist days and Tourist numbers by<br>i. Serviced Accommodation,<br>ii. Non-Serviced Accommodation,<br>iii. Staying with friends or relatives and<br>iv. Day Visitors.                    | Ceredigion County Council<br><a href="http://www.discoverceredigion.co.uk/English/footer/tradepartner/site/tourismreportstatistics/Pages/default.aspx">http://www.discoverceredigion.co.uk/English/footer/tradepartner/site/tourismreportstatistics/Pages/default.aspx</a> | As Available | This information is for the 2018 calendar year and is the latest information available:<br>1,214,000 Total Staying Visitors including:<br>• 188,000 persons staying in Serviced Accommodation<br>• 914,000 persons staying in Non-Serviced Accommodation | 0            |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |                                                                                                                                             |  |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  | <ul style="list-style-type: none"> <li>• 113,000 persons staying with Friends or Relatives</li> <li>• 1.52 million day visitors.</li> </ul> |  |
| <p><b>Analysis</b></p> <p>There has been no significant changes in total visitor numbers or visitor types in recent years and a slight increase in the economic impact of tourism is evident. The levels of visitor numbers both staying and non-staying have fluctuated marginally over the past 10 years but have consistently been around the figures presented here. However the levels of economic benefit of tourist visits continues to steadily increase.</p> |  |                                                                                                                                             |  |
| <p><b>Conclusions</b></p> <p>Whilst there has been a notable drop in numbers for staying visitors this does not appear to be Ceredigion specific. The suite of tourism polices in the LDP are considered to support the objective and the LDP continues to promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion.</p>                                                  |  |                                                                                                                                             |  |

## Monitoring Framework SA/SEA Indicators

| <b>Sustainability Objectives:</b>                          |                                                                                                                                                                                                                                 | 9a Increase opportunities to build the Ceredigion education and skills base. |                                                                                                                                                                                                                                                                                                                               |                     |
|------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>Indicator</b>                                           | <b>Source</b>                                                                                                                                                                                                                   | <b>Frequency</b>                                                             | <b>Performance<br/>(1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2020)</b>                                                                                                                                                                                                                                               |                     |
|                                                            |                                                                                                                                                                                                                                 |                                                                              | <b>Nature of performance</b>                                                                                                                                                                                                                                                                                                  | <b>Significance</b> |
| Number and % of people aged 16-64 with NVQ qualifications. | <a href="https://www.nomisweb.co.uk/reports/imp/la/1946157390/report.aspx?town=ceredigion%20-%20tabquals#tabquals">https://www.nomisweb.co.uk/reports/imp/la/1946157390/report.aspx?town=ceredigion%20-%20tabquals#tabquals</a> | Annually.                                                                    | <ul style="list-style-type: none"> <li>• NVQ4 and above:<br/>16,800 (35.4%)</li> <li>• NVQ3 and above:<br/>29,700 (62.4%)</li> <li>• NVQ2 and above:<br/>37,600 (78.9%)</li> <li>• NVQ1 and above:<br/>42,000 (88.1%)</li> <li>• Other qualifications:<br/>2,100 (4.5%)</li> <li>• No qualifications: 3,500 (7.4%)</li> </ul> | ?                   |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                   |                                |                                          |            |
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| <p>Proportion of people aged 16-24 within 30, 60, 90 minute travel time thresholds of 'Learning Providers' by (i) walking (ii) public transport and (iii) car.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>Ceredigion County Council.</p> | <p>2011 - 13 and 2021 - 23</p> | <p>Not due to be monitored this year</p> | <p>N/A</p> |
| <p><b>Analysis</b></p> <p>The LDP strategy continues to promote growth in sustainable locations. Changes due to schools modernisation will be factored into the LDP Review.</p> <p>In Ceredigion the numbers achieving NVQ qualifications has increased. Other qualifications has decreased and no qualifications has increased. When comparing Ceredigion to the Wales averages the Ceredigion population have higher levels of NVQ Qualifications and lower levels of Other Qualifications. Further, only 7.4% of the Ceredigion population have no qualifications compared to the Wales average of 8.5%.</p> |                                   |                                |                                          |            |
| <p><b>Conclusions</b></p> <p>There are no concerns over the LDP Strategy and policy in relation to the objective.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                   |                                |                                          |            |

## Monitoring Framework SA/SEA Indicators

| <b>Sustainability Objectives:</b>                                                   |                                                                                                                          | 10a Promote the use of the Welsh language. |                                                                                                                                                                                                                                                                                            |                     |
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| <b>Indicator</b>                                                                    | <b>Source</b>                                                                                                            | <b>Frequency</b>                           | <b>Performance<br/>(1<sup>st</sup> April 2019 – 31<sup>st</sup> March 2020)</b>                                                                                                                                                                                                            |                     |
|                                                                                     |                                                                                                                          |                                            | <b>Nature of performance</b>                                                                                                                                                                                                                                                               | <b>Significance</b> |
| Number and % of persons age 3 and over who say they can speak Welsh by Census year. | Office of National Statistics<br><a href="http://www.ons.gov.uk/ons/index.html">http://www.ons.gov.uk/ons/index.html</a> | 2011 - 13 and 2021 - 23                    | 31 <sup>st</sup> March 2011:<br><ul style="list-style-type: none"> <li>• All persons aged 3 and over: 73,847</li> <li>• Persons who can speak Welsh: 34,964</li> <li>• Persons who cannot speak Welsh: 38,883</li> <li>• Percentage of people who say they can speak Welsh: 47%</li> </ul> | N/A                 |
| % of persons aged 3 and over who say they can speak Welsh by                        | Welsh Government                                                                                                         | Annually                                   | 31 March 2019, persons aged 3 and over:                                                                                                                                                                                                                                                    | ?                   |

|                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |                                                                                                                                                                                                                                                              |          |
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| <p>Annual Population Survey estimates.</p>                        | <p><a href="https://statswales.wales.gov.uk/Catalogue/Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure">https://statswales.wales.gov.uk/Catalogue/Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure</a></p> <p><a href="https://statswales.gov.wales/Catalogue/Welsh-Language/Annual-Population-Survey-Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure">https://statswales.gov.wales/Catalogue/Welsh-Language/Annual-Population-Survey-Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure</a></p> |                 | <ul style="list-style-type: none"> <li>• All persons aged 3 and over: 74,100</li> <li>• Persons who can speak Welsh: 42,400</li> <li>• Persons who cannot speak Welsh: 31,600</li> <li>• Percentage of people who say they can speak Welsh: 57.3%</li> </ul> |          |
| <p>Number and % of Ceredigion pupils who speak Welsh at home.</p> | <p>Ceredigion County Council<br/>School Census</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <p>Annually</p> | <p>Data is for the academic year –2018 - 2019:</p>                                                                                                                                                                                                           | <p>?</p> |



## Monitoring Framework SA/SEA Indicators

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|                                                                                                                | <p>Or</p> <p><a href="https://statswales.gov.wales/Catalogue/Education-and-Skills/Schools-and-Teachers/Schools-Census/Pupil-Level-Annual-School-Census/Welsh-Language/speakingwelshhomepupils5andover-by-localauthorityregion-category">https://statswales.gov.wales/Catalogue/Education-and-Skills/Schools-and-Teachers/Schools-Census/Pupil-Level-Annual-School-Census/Welsh-Language/speakingwelshhomepupils5andover-by-localauthorityregion-category</a></p> |          | <ul style="list-style-type: none"> <li>• Speaks Welsh at home: 2898 (35%)</li> <li>• Does not speak Welsh at home: 3426 (41%)</li> <li>• Not applicable (cannot speak Welsh): 2099 (25%)</li> <li>• No information provided:0</li> </ul> |   |
| The number and % of pupils receiving a Teacher Assessment in Welsh (first language) at the end of Key Stage 3. | <p>Welsh Government</p> <p><a href="https://statswales.gov.wales">https://statswales.gov.wales</a><br/>(National Strategic Indicators)</p>                                                                                                                                                                                                                                                                                                                       | Annually | Data for year 2019/2020:<br>477 pupils were assessed in Welsh out of a total of 686 pupils (69.5%)                                                                                                                                       | ? |
| <b>Analysis</b>                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |                                                                                                                                                                                                                                          |   |

The APS estimates and the School Census both indicate that the number of Welsh speakers in Ceredigion has decreased slightly. In March 2019 57.3% of people in Ceredigion could speak Welsh. This compares to 59.6 (2018), 58.6% (2017), 53% (2016), and 52.3% (2015 and 2014) 54.3% (2013).

Education data taken from Ceredigion's annual School Census and Welsh Government's National Strategic Indicator indicates there has not been a significant change in the number of children who do and do not speak Welsh at home or undertake school assessments in Welsh during the monitoring period.

Policy DM01 of the LDP requires that the impact of development on the Welsh Language and the Community is assessed in certain circumstances. To support the implementation of this policy an SPG was adopted on 23rd June, 2015. Following the adoption of the SPG the Council is also reporting the performance of Policy DM01 requirements for a Community Linguistic Impact Assessment (CLIA) in the annual Welsh Language Monitoring Report. However this guidance does not necessarily reflect the latest TAN 20 and will need to be amended in accordance with the new policy during the review process.

### **Conclusions**

Given the period the plan has been in place it is not possible to draw any conclusions regarding the LDP's effect on the Welsh language at this stage and the impact of the plan on the Welsh Language will be best considered following the next census. Causally linking linguistic change and spatial planning is extremely difficult. Evidence above suggests that there has not been a significant change to Welsh speakers in Ceredigion in recent years.

## Monitoring Framework SA/SEA Indicators

| <b>Sustainability Objectives:</b>                                                                                                                                                                      |                           | 11a Reduce the need to travel/transport and promote sustainable modes of transportation; and | 11b Improve accessibility to services for communities, and connectivity for the sake of the economy.                                                                                                                                                          |              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|
| Indicator                                                                                                                                                                                              | Source                    | Frequency                                                                                    | Performance<br>(1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020)                                                                                                                                                                                     |              |
|                                                                                                                                                                                                        |                           |                                                                                              | Nature of performance                                                                                                                                                                                                                                         | Significance |
| Proportion of households within 30, 60 and 90 minute travel time thresholds of amenities, including supermarket, post office and doctor surgery and/or hospital; by walking, car and public transport. | Ceredigion County Council | Annually                                                                                     | <b>Supermarket</b> <ul style="list-style-type: none"> <li>• Car: <ul style="list-style-type: none"> <li>• 30 min.: 99.94%</li> <li>• 60 min.: 0.05%</li> <li>• 90 min.: 0.01%</li> <li>• Over 90 min.: 0%</li> </ul> </li> <li>• Public Transport:</li> </ul> | ?            |

|  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                |  |
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|  |  |  | <ul style="list-style-type: none"> <li>• 30 min.: 67.51% - 2017 Data</li> <li>• 60 min.: 14.19% - 2017 Data</li> <li>• 90 min.: 1.64% - 2017 Data</li> <li>• Over 90 min.: 17.08% - 2017 Data</li> <li>• Walking:             <ul style="list-style-type: none"> <li>• 30 min.: 36.73%</li> <li>• 60 min.: 8.62%</li> <li>• 90 min.: 11.99%</li> <li>• Over 90 min.: 42.65%</li> </ul> </li> <li><b>Post Office</b></li> <li>• Car:</li> </ul> |  |
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## Monitoring Framework SA/SEA Indicators

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|  |  |  | <ul style="list-style-type: none"> <li>• 30 min.: 99.97%</li> <li>• 60 min.: 0%</li> <li>• 90 min.: 0%</li> <li>• Over 90 min.: 0.01%</li> <li>• Public Transport:             <ul style="list-style-type: none"> <li>• 30 min.: 77.67% 2017 Data</li> <li>• 60 min.: 6.42% 2017 Data</li> <li>• 90 min.: 0.43% 2017 Data</li> <li>• Over 90 min.: 15.49% 2017 Data</li> </ul> </li> <li>• Walking:             <ul style="list-style-type: none"> <li>• 30 min.: 56.60%</li> </ul> </li> </ul> |  |
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|  |  | <ul style="list-style-type: none"> <li>• 60 min.: 18.35%</li> <li>• 90 min.: 14.05%</li> <li>• Over 90 min.: 10.98%</li> </ul> <p><b>Doctor surgery and/or hospital</b></p> <ul style="list-style-type: none"> <li>• Car:             <ul style="list-style-type: none"> <li>• 30 min.: 99.97%</li> <li>• 60 min.: 0%</li> <li>• 90 min.: 0%</li> <li>• Over 90 min.: 0.03%</li> </ul> </li> <li>• Public Transport:             <ul style="list-style-type: none"> <li>• 30 min.: 73.16% 2017 Data</li> </ul> </li> </ul> |  |
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## Monitoring Framework SA/SEA Indicators

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|                         |                                                                                                                                                           |          | <ul style="list-style-type: none"> <li>• 60 min.: 9.79% 2017 Data</li> <li>• 90 min.: 0.73% 2017 Data</li> <li>• Over 90 min.: 16.32% 2017 Data</li> <li>• Walking:             <ul style="list-style-type: none"> <li>• 30 min.: 44.20%</li> <li>• 60 min.: 12.69%</li> <li>• 90 min.: 15.78%</li> <li>• Over 90 min.: 27.31%</li> </ul> </li> </ul> |   |
| Volume of road traffic. | <a href="http://gov.wales/docs/statistics/2016/161130-road-traffic-2015-en.pdf">http://gov.wales/docs/statistics/2016/161130-road-traffic-2015-en.pdf</a> | Annually | Traffic volume was last recorded in 2019 as follows:                                                                                                                                                                                                                                                                                                  | ? |

|                                                   |                                                                                                                                                                                                                                                                                                                                                                          |                     |                                                                                                                                                                                                                                                                                                     |     |
|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|
|                                                   | <p><a href="https://statswales.gov.wales/Catalogue/Transport/Roads/Road-Traffic/volumeofroadtraffic-by-localauthority-year?_ga=2.216523606.1122744816.1568042032-246819962.1561535796">https://statswales.gov.wales/Catalogue/Transport/Roads/Road-Traffic/volumeofroadtraffic-by-localauthority-year?_ga=2.216523606.1122744816.1568042032-246819962.1561535796</a></p> |                     | 0.86 Billion vehicle kilometres.                                                                                                                                                                                                                                                                    |     |
| The main mode of transport for traveling to work. | <p>Office of National Statistics<br/> <a href="http://www.ons.gov.uk/ons/index.html">http://www.ons.gov.uk/ons/index.html</a></p>                                                                                                                                                                                                                                        | 2011-13 and 2021-23 | <p>31<sup>st</sup> March 2011:</p> <ul style="list-style-type: none"> <li>• All categories: Method of travel to work (alternative): 57,405</li> <li>• Work mainly at or from home: 6,780 (11.8%)</li> <li>• Underground, metro, light rail, tram: 32 (0.1%)</li> <li>• Train: 125 (0.2%)</li> </ul> | N/A |



## Monitoring Framework SA/SEA Indicators

|  |  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  |  |  | <ul style="list-style-type: none"> <li>• Bus, minibus or coach: 910 (1.6%)</li> <li>• Taxi: 98 (0.2%)</li> <li>• Motorcycle, scooter or moped: 148 (0.3%)</li> <li>• Driving a car or van: 17,917 (31.2%)</li> <li>• Passenger in a car or van: 1,652 (2.9%)</li> <li>• Bicycle: 361 (0.6%)</li> <li>• On foot: 4,266 (7.4%)</li> <li>• Other method of travel to work: 157 (0.3%)</li> <li>• Not in employment: 24,959 (43.5%).</li> </ul> |  |
|--|--|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

|                                             |                                                                                                                                   |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |
|---------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <p>Number of car or vans per household.</p> | <p>Office of National Statistics<br/> <a href="http://www.ons.gov.uk/ons/index.html">http://www.ons.gov.uk/ons/index.html</a></p> | <p>2011-13 and 2021-23</p> | <p>31<sup>st</sup> March 2011:</p> <ul style="list-style-type: none"> <li>• All households: 31,562</li> <li>• Households with no cars or vans: 5,803 (18.4%)</li> <li>• Households with 1 car or van: 13,627 (43.2%)</li> <li>• Households with 2 cars or vans: 8,677 (27.5%)</li> <li>• Households with 3 cars or vans: 2,449 (7.8%)</li> <li>• Households with 4 or more cars or vans: 1,006 (3.2%)</li> <li>• Sum of all cars or vans: 42,905.</li> </ul> | <p>N/A</p> |
| <p><b>Analysis</b></p>                      |                                                                                                                                   |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |            |

The impact of new residential development as a proportion of existing housing stock dispersed across the County is likely to be largely imperceptible on a year by year basis and in respect of some of the data; causal relationship between journey times and residential development is not easily identifiable. Analysing the data over a longer time period may however offer some indication as to the effects of the LDP.

In terms of travel times to key facilities, the results remain largely unchanged since adoption. The % over 90 mins from key facilities by public transport has increased due to changes in the public transport network and frequency of services; however, the majority remain within 30mins travel time.

### **Conclusions**

The AMR cannot draw any conclusions regarding the effect of the LDP at this point. It is likely that a year by year 'no change' scenario will persist and that substantive effects will not be identifiable until more development has come forward. Any significant changes should be the subject of analysis of potential causes beyond the impact of the LDP.

| <b>Sustainability Objectives:</b>                         |                                                                                                                                                                                                  | 12a Encourage a vibrant and diversified economy. |                                                                                                                                                                                                                                                                                         |                     |
|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| <b>Indicator</b>                                          | <b>Source</b>                                                                                                                                                                                    | <b>Frequency</b>                                 | <b>Performance<br/>(1<sup>st</sup> April 2018 – 31<sup>st</sup> March 2019)</b>                                                                                                                                                                                                         |                     |
|                                                           |                                                                                                                                                                                                  |                                                  | <b>Nature of performance</b>                                                                                                                                                                                                                                                            | <b>Significance</b> |
| Number and % of economically active people in employment. | NOMIS Official Labour Market Statistics<br><a href="https://www.nomisweb.co.uk/reports/imp/la/1946157390/printable.aspx">https://www.nomisweb.co.uk/reports/imp/la/1946157390/printable.aspx</a> | Annually                                         | April 2019 – March 2020: <ul style="list-style-type: none"> <li>• Economically Active: 36,700 (7.5%)</li> <li>• In employment: 35,800 (71.1%)</li> <li>• Employees: 11,900 (48.5%)</li> <li>• Self-employed: 6,100 (22.8%)</li> <li>• Unemployed (model-based): 1,00 (2.6%).</li> </ul> | +                   |

## Monitoring Framework SA/SEA Indicators

|                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                    |                 |                                                                                                                                                                                                                                                                                   |          |
|-----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <p>Median gross weekly pay for residents within Ceredigion.</p> | <p>NOMIS Official Labour Market Statistics</p> <p><a href="https://www.nomisweb.co.uk/reports/lmp/la/1946157390/printable.aspx">https://www.nomisweb.co.uk/reports/lmp/la/1946157390/printable.aspx</a></p>                                                                                                                                                                                        | <p>Annually</p> | <p>2019:</p> <ul style="list-style-type: none"> <li>• Full-time workers: £504.4</li> <li>• Male full-time workers: £513.0</li> <li>• Female full-time workers: £456.9</li> </ul>                                                                                                  | <p>?</p> |
| <p>Number of employees by broad economic sector.</p>            | <p>Stats Wales:</p> <p><a href="https://statswales.wales.gov.uk/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Employment/Jobs/Whole-Workforce/WorkplaceEmployment-by-WelshLocalAreas-Industry">https://statswales.wales.gov.uk/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Employment/Jobs/Whole-Workforce/WorkplaceEmployment-by-WelshLocalAreas-Industry</a></p> | <p>Annually</p> | <p>Workplace employment by industry 2018 as follows:</p> <ul style="list-style-type: none"> <li>• Agriculture, forestry and fishing: 4,300</li> <li>• Production: 2,000</li> <li>• Construction: 2,500</li> <li>• Wholesale, retail, transport, hotels and food: 9,100</li> </ul> | <p>+</p> |

|  |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |  |
|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|  |  | <ul style="list-style-type: none"> <li>• Information and communication: 500</li> <li>• Finance and insurance activities: 300</li> <li>• Real estate activities: 700</li> <li>• Professional, scientific and technical activities; administrative and support service activities: 3,300</li> <li>• Public administration, defence, education and health: 11,300</li> <li>• Other service activities: 1,900</li> <li>• All industries: 35,900</li> </ul> |  |
|--|--|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|

## Monitoring Framework SA/SEA Indicators

|                                                                                                                          |                                                |          |                                                                                                                                                                                                                                                |   |
|--------------------------------------------------------------------------------------------------------------------------|------------------------------------------------|----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|
| Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units).                    | Ceredigion County Council (AMR Indicator E03). | Annually | See AMR Indicator E03 results.                                                                                                                                                                                                                 | + |
| Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).                    | Ceredigion County Council (AMR Indicator E03). | Annually | See AMR Indicator E03 results.                                                                                                                                                                                                                 | + |
| Percentage of premises vacant in the town centres of Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and Tregaron. | Ceredigion County Council.                     | Annually | Survey carried out February 2019: <ul style="list-style-type: none"> <li>• Aberaeron: 5.3%</li> <li>• Cardigan: 8.3%</li> <li>• Aberystwyth: 10.4%</li> <li>• Lampeter: 10.5%</li> <li>• Llandysul: 16.7%</li> <li>• Tregaron: 10%.</li> </ul> | 0 |
| % of retail uses on primary retail frontage.                                                                             | Ceredigion County Council (AMR Indicator E07). | Annually | See AMR Indicator E07 results.                                                                                                                                                                                                                 | + |

|                                                       |                                                       |                 |                                                                                                                                                                                                                                                                                                                                                                 |          |
|-------------------------------------------------------|-------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
| <p>% of retail uses on secondary retail frontage.</p> | <p>Ceredigion County Council (AMR Indicator E07).</p> | <p>Annually</p> | <p>See AMR Indicator E07 results.</p>                                                                                                                                                                                                                                                                                                                           | <p>+</p> |
| <p>Footfall levels in Aberystwyth.</p>                | <p>Ceredigion County Council.</p>                     | <p>Annually</p> | <p>Footfall recorded 22<sup>nd</sup> of November 2019, between 10am and 5pm:</p> <ul style="list-style-type: none"> <li>• Great Darkgate Street: 2316</li> <li>• Sgwar Owain Glyndwr: 2102</li> <li>• Terrace Road (North): 1691</li> <li>• Terrace Road (South): 1460</li> <li>• Chalybeate Street: 1270</li> <li>• Clocktower – Bridge Street: 459</li> </ul> | <p>?</p> |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |                                                                                                                                                                                                             |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  | <ul style="list-style-type: none"> <li>• Clocktower – Upper Great Darkgate: 489</li> <li>• Promenade two locations: 806</li> <li>• Eastgate: 398</li> <li>• Pier St: 683</li> <li>• Total: 11674</li> </ul> |  |
| <p><b>Analysis</b></p> <p>While the economic recession caused the numbers in employment to drop from 69.6% in 2010 to 61.3% in 2011/2012, since then there has been a steady rise in numbers in employment. This monitoring period shows an increase in the proportion of economically active persons in employment from 70.7% (2018) to 77.5% (2019). The proportion of economically active persons in employment may seem low, being lower than the Wales (76.9%) and UK (79.1%) average but Ceredigion has a relatively high student population, which contributed to a significant percentage of those individuals not in employment.</p> <p>Gross weekly pay for full time employees has not varied significantly since the LDP was adopted. Further, given that the Ceredigion figures are derived from survey data for a small area, the year on year change may be more the result of sample variability than evidence of an actual change in income. Notwithstanding, wages in Ceredigion continue to be lower the Welsh and UK averages and the assumed growth is also below the average annual rate of inflation for this period.</p> |  |                                                                                                                                                                                                             |  |

In relation to the development of the LDP's allocated employment sites, 50% of their area is now committed for development and 50% of the units have been completed. Most of the completions recorded were completed prior to the adoption of the LDP as many of the LDP's employment allocations have been identified in order to allow for the co-ordinated redevelopment and/or rationalisation of their existing uses. This is a satisfactory situation at this point in the Plan period.

Shop vacancy rates are highly variable between Town Centres. The average shop vacancy rate within Ceredigion's Town Centres is 10.2%. This figure compares to 9.7% (2019), in 2019 the rate for Tregaron was 3.3% (due to the small number of retail unit in Tregaron any change affects the percentage greatly). This is on a par with the UK vacancy average, which according to the Local Data Company was 12.2% in March 2020 & the Wales average 15.9%. Therefore, with the exception of Llandysul (16.9%) all town centres are performing better than the Welsh national average and overall, the situation is an optimistic one, particularly as Aberystwyth, which is by far Ceredigion's largest shopping centre, has a vacancy rate of just 10.4%.

Ceredigion's Primary and Secondary retail frontages, which exist only in Aberystwyth and Cardigan, also offer a varied picture. In Aberystwyth Primary Frontages, the proportion of retail uses varies from between 88.9% to 42.9%; while it's Secondary Frontages vary between 76.9% and 26.7%. In Cardigan Primary Frontages, the proportion of retail uses varies between 72% and 76% in its two primary retail frontage areas while it's Secondary Frontages vary between 90.9% and 23.1%.

It should also be noted that the indicator monitors the performance of A1 uses only. Policy LU21 defines retail as A class and not A1 specifically and the policy is applied as such. If you were to consider A class uses (and not only A1) all Primary and Secondary retail frontages in both Aberystwyth and Cardigan would be well in excess of the 75% and 50% requirement.

When considering A class uses (including use classes A1, A2 and A3), primary frontages in Aberystwyth range from 87.5 – 100% (combined 95.4%) and in Cardigan 96 –100% (98% combined) and secondary frontages in Aberystwyth range from 84.6 – 100% (combined 92%) and in Cardigan range from 71.4 – 100% (combined 96%). This picture indicates that all frontages are all exceeding required policy targets.

Footfall surveys have been conducted in Aberystwyth annually since 2012. The total footfall recorded in 2019 was 11674 which is greater 2018 (7681), however in 2018 several locations were not counted. But is comparative to the figures of 2017 (12351), 2016 (10,144) and 2015 (9886).

### **Conclusions**

There are indications of a mixed picture regarding growth in the economy and job market within Ceredigion. However, it is too early to tell whether or not this is a long term trend and whether or not it is in any way causally linked to the implementation of LDP. Despite these uncertainties, there is no evidence to suggest that the LDP is having a negative effect on the local economy and therefore, within the context of the SA/SEA, the overall effect of the LDP does not raise any concerns at the present time.

### 5. Conclusions and Recommendations

- 5.1 The findings of the 3<sup>rd</sup> AMR in 2016 triggered plan review. An LDP Review Report has been prepared and consulted on. The Review Report sets out the extent of changes required to the LDP identified in the preceding AMR's, updates to the evidence base and ongoing surveys. A delivery Agreement has been prepared and submitted and signed off by Welsh Ministers, The Preferred Strategy consultation and two calls for candidate sites has also been undertaken.
- 5.2 In regard to contextual changes, new legislation, policy and external conditions which have been introduced during this monitoring period, they mainly relate to technical guidance re TAN 2 and supporting documentation on One Planet developments. This guidance has been utilised in planning decision making and in preparation of the AMR. In regard to the AMR Indicators, this year's results show that the plan is performing successfully across a range of areas. Of the 32 AMR Indicators 23 (71%) are meeting identified targets or where targets are not being met there are no concerns over the implementation of policies. Only 9 (28%) have been identified of concern and the housing indicator's performance is summarised in the following table:

## Conclusions and Recommendations

| Indicator                                            | Policies               | Performance | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|------------------------------------------------------|------------------------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AMRH02 –<br>Settlement Strategy<br>Countywide        | S01, S02, S03,<br>S04. | -           | A less than positive movement has occurred towards the identified targets from plan adoption comparative to last year although the ratio is broadly consistent with the identified target.                                                                                                                                                                                                                                                                                                                                                        |
|                                                      |                        | -           | The target has not been met for completions which when measured from adoption are 45:25:31. The LDP revision should consider the Settlement strategy and continue to identify ways to deliver housing in sustainable locations.                                                                                                                                                                                                                                                                                                                   |
| AMRH03 –<br>Settlement Strategy<br>Settlement Groups | S01, S02, S03,<br>S04. | -           | <p>The results show a varied picture with some individual settlement groups moving towards and some moving away from the required balance identified in Appendix 2 of the LDP.</p> <p>It is recommended that the LDP revision should consider the settlement strategy in general and specifically delegated and non-delegated planning application decisions by location (and specifically post plan adoption) and spatial distribution of growth need and delivery to better understand the spatial variations in balance across the County.</p> |



| <b>Indicator</b>                                                            | <b>Policies</b> | <b>Performance</b> | <b>Comment</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-----------------------------------------------------------------------------|-----------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AMRH04 –<br>Settlement Strategy<br>– Development in<br>'Linked Settlements' | S01,<br>S04     | -                  | 46% of Linked Settlements have reached or exceeded their 12% growth limit. It is noted that at the point of plan adoption in 2013 40% of Linked Settlements had already reached or exceeded their growth limit as a result of inherited planning approvals made under a previous planning regime. For all Linked Settlements which have reached or exceeded their 12% growth no further development should be permitted unless justified under Policy S04.<br><br>The LDP revision should consider why there is a negative shift away from capacity limits across the county. |
| AMRH05 –<br>Settlement Strategy<br>– Development in<br>'Other Locations'    | S01,<br>S04     | -                  | 21 units in 'other locations' approved during the monitoring period was in accordance with the LDP and National Policy. 11 units were approved outside that permitted by the LDP strategy, TAN 6 and PPW 9.2.22. However one was a managers dwelling and one will provided a commuted sum for affordable housing and the remaining 9 were conversions/reinstatements.                                                                                                                                                                                                         |

## Conclusions and Recommendations

| Indicator                                                                | Policies                 | Performance | Comment                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------|--------------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| AMRH06 – Annual Housing Completions versus Anticipated Annual Build Rate | S01, S02, S03, S04, LU05 | -           | The AAR has not been achieved however, the 2018-based projections reflect a reversal in the demographic trend compared to forecast trajectories on which the LDP relied. Put quite simply, the growth anticipated by the 2008 forecasts has not taken place at the rate predicted and a later forecast (2011) was accompanied by a WG letter to Heads of Planning to treat this lower data with caution. |
| AMRH07 – Delivery of Allocated Housing Sites                             | S01, S02, S03, S04       | -           | The identified targets for 2019 (84% commitments and 64% completions) have not been met. The percentage of anticipated units (permissions) and completions on allocated sites have both changed from the previous monitoring period to 19% and 4% respectively.<br><br>The LDP review will need to consider delivery of allocated sites in more detail.                                                  |
| AMRH08 – Housing Development in the Right Locations                      | S01, S03                 | -           | Whilst the target has not been achieved, positive movement in the right direction is evident since plan adoption and since the previous monitoring period.                                                                                                                                                                                                                                               |



| Indicator                    | Policies | Performance | Comment                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------------------------|----------|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                              |          |             | The LDP revision will need to consider the appropriateness of existing allocated sites to inform a replacement Plan.                                                                                                                                                                                                                                                                                                                                       |
| AMRH14 – Delivery of Housing | LU05     | -           | Average ratio across the County is 20.5 outstanding consents to every 1 completion. Completions are complicated by external factors outside the control of the LPA including financing requirements, the lack of volume builders, and limited commercial finance opportunities for small independent builders. The figure has also been affected by the inability to carry out the Completions & Outstanding consents survey due to the COVID-19 pandemic. |



## Conclusions and Recommendations

- 5.3 In regard to the LDP Housing indicators where concerns have been identified, this year's AMR continues to show some positive movements towards identified targets for some indicators, however the rate of progress is not as fast as anticipated and concern remains that many plan period targets will not be achieved by 2022. Other housing indicators highlight the need for further investigation and new and emerging evidence which is informing the LDP review. The key concerns identified by the 7<sup>th</sup> AMR relate primarily to the LDP strategy and housing supply and delivery and specifically Policies S01, S02, S03 and S04 and LU05.
- 5.4 LDP review and revision (which has already been triggered by the 3<sup>rd</sup> AMR in 2016) will need to consider the following:
- The 2018 based population and household projections and their implications for development;
  - The Settlement strategy (county-wide, at settlement group level, and development coming forward in 'linked settlements and other locations);
  - The appropriateness of allocated sites; and
  - The lack of housing delivery in general and in service centres/the right locations.
  - How to support a more effective supply and delivery of housing (and affordable housing) across the County; and
  - The delivery of existing employment allocations and the economic land supply needs into the future.
  - Updated and emerging evidence base.
- 5.5 Finally, the AMR includes 53 Sustainability Indicators. This year's monitoring results indicate that an overall positive effect on sustainability has been realised.

## Appendix 1 Summary of LDP Indicators

| Monitoring Reference | Indicator                                                                                                                                                                                                | Level | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|------|------|------|------|------|------|------|------|
| AMRH01               | Overall population;<br>HE and non-HE population;<br>and<br>Average net migration.                                                                                                                        | Local | N/A  | N/A  | N/A  | ?    | N/A  | N/A  | N/A  |      |      |
| AMRH02               | From the date of adoption<br>the ratio of both completions<br>and commitments across the<br>County as a whole to be<br>moving towards the % split<br>sought Countywide by the<br>end of the plan period. | Local | 0    | 0    | -    | +    | -    | -    | -    |      |      |
| AMRH03               | From the date of adoption,<br>within individual Settlement<br>Groups the ratio of both<br>completions and                                                                                                | Local | 0    | 0    | -    | -    | -    | -    | -    |      |      |

| Monitoring Reference | Indicator                                                                                                                                                                      | Level | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|------|------|------|------|------|------|------|------|
|                      | commitments between Service Centre and 'Linked Settlements and Other Locations' is in line with or working towards the requirements set out in Appendix 2 of Volume 1 the LDP. |       |      |      |      |      |      |      |      |      |      |
| AMRH04               | From 1 <sup>st</sup> April 2007, at a Settlement Group level, the growth in total housing stock committed within individual Linked Settlements.                                | Local | 0    | 0    | -    | -    | -    | -    | -    |      |      |
| AMRH05               | From the date of adoption, the type of development permitted.                                                                                                                  | Local | ?    | 0    | -    | -    | -    | -    | -    |      |      |
| AMRH06               | Annual Housing Completions versus Anticipated Annual                                                                                                                           | Core  | +    | 0    | -    | -    | -    | -    | -    |      |      |

| Monitoring Reference | Indicator                                                                                                                                                                                                                                                                                                                                                                                                                                            | Level | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|------|------|------|------|------|------|------|------|
|                      | Build Rate as of 1 <sup>st</sup> April per annum.                                                                                                                                                                                                                                                                                                                                                                                                    |       |      |      |      |      |      |      |      |      |      |
| AMRH07               | <p>Amount of housing development granted planning permission on allocated sites as a % of LDP allocations (units and ha) as follows:</p> <p>At 31<sup>st</sup> of March 2015, 40%</p> <p>At 31<sup>st</sup> of March 2017, 60%</p> <p>At 31<sup>st</sup> of March 2019, 84%</p> <p>At 31<sup>st</sup> of March 2021, 100%</p> <p>Amount of housing development completed on allocated sites as a % of LDP allocations (units and ha) as follows:</p> | Core  | 0    | 0    | -    | -    | -    | -    | -    |      |      |

| Monitoring Reference | Indicator                                                                                                                                                                                                                                                                                                                  | Level | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|------|------|------|------|------|------|------|------|
|                      | At 31 <sup>st</sup> of March 2015, 20%<br>At 31 <sup>st</sup> of March 2017, 40%<br>At 31 <sup>st</sup> of March 2019, 64%<br>At 31 <sup>st</sup> of March 2021, 88%                                                                                                                                                       |       |      |      |      |      |      |      |      |      |      |
| AMRH08               | Amount of housing development permitted on allocated sites as a % of total development permitted in the Service Centres (ha and units post LDP adoption).<br><br>Amount of housing development completed on allocated sites as a % of total development completed in the Service Centres (ha and units post LDP adoption). | Core  | 0    | 0    | -    | -    | -    | -    | -    |      |      |

| Monitoring Reference | Indicator                                                                                                                                                                                                                                                                                                                              | Level | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|------|------|------|------|------|------|------|------|
| AMRH09               | Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted.<br><br>Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed. | Local | +    | +    | +    | +    | +    | +    | +    |      |      |
| AMRH10               | The number of net additional affordable and general market dwellings permitted since (1 <sup>st</sup> April) 2007.                                                                                                                                                                                                                     | Core  | 0    | 0    | 0    | 0    | 0    | 0    | 0    |      |      |

| Monitoring Reference | Indicator                                                                                                                                                                                                                             | Level | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|------|------|------|------|------|------|------|------|
|                      | The number of net additional affordable and general market dwellings completed since (1 <sup>st</sup> April) 2007.                                                                                                                    |       |      |      |      |      |      |      |      |      |      |
| AMRH11               | The proportion of residential applications where a viability challenge is mounted.<br><br>The number of sites where a successful challenge is mounted to reduce the Affordable Housing yield as a proportion of number of challenges. | Local | +    | +    | +    | +    | 0    | 0    | 0    |      |      |
| AMRH12               | Completions and Commitments by type                                                                                                                                                                                                   | Local | ?    | 0    | 0    | 0    | 0    | 0    | 0    |      |      |
| AMRH13               | Average density of housing development permitted on                                                                                                                                                                                   | Local | 0    | 0    | +    | +    | 0    | 0    | 0    |      |      |

| Monitoring Reference | Indicator                                                                                                                                                        | Level | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|------|------|------|------|------|------|------|------|
|                      | allocated development plan sites                                                                                                                                 |       |      |      |      |      |      |      |      |      |      |
| AMRH14               | The ratio of outstanding permitted residential units to residential completions.                                                                                 | Local | 0    | 0    | 0    | -    | -    | -    | -    |      |      |
| AMRH15               | Number of Full or RM consents by housing type and bedroom number since adoption.<br><br>Number of completions by housing type and bedroom number since adoption. | Local | 0    | 0    | 0    | 0    | 0    | 0    | 0    |      |      |
| AMRE01               | Net economic land supply/development (ha/sq. m)                                                                                                                  | Core  | +    | +    | +    | +    | +    | +    | +    |      |      |
| AMRE02               | Amount of economic development permitted on                                                                                                                      | Core  | +    | +    | +    | 0    | 0    | 0    | 0    |      |      |



| Monitoring Reference | Indicator                                                                                                                                                                                                                                  | Level | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|------|------|------|------|------|------|------|------|
|                      | allocated sites as a % of LDP allocations (ha and units).<br><br>Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).                                                                     |       |      |      |      |      |      |      |      |      |      |
| AMRE03               | Amount of economic development permitted on allocated sites as a % of total development permitted (ha and units).<br><br>Amount of economic development completed on allocated sites as a % of total development completed (ha and units). | Local | +    | +    | +    | +    | +    | +    | +    |      |      |
| AMRE04               | Amount of new development (ha) permitted on previously                                                                                                                                                                                     | Local | 0    | 0    | +    | +    | +    | +    | +    |      |      |

| Monitoring Reference | Indicator                                                                                                                                                                                                                                                                              | Level | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|------|------|------|------|------|------|------|------|
|                      | <p>developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted.</p> <p>Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.</p> |       |      |      |      |      |      |      |      |      |      |
| AMRE05               | Amount of major (development over 800 gross sq. m) office, retail and leisure development, permitted within and outside                                                                                                                                                                | Core  | +    | ?    | ?    | +    | +    | 0    | 0    |      |      |

| Monitoring Reference | Indicator                                                                                                                                                                              | Level | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|------|------|------|------|------|------|------|------|
|                      | established town and district centre boundaries.                                                                                                                                       |       |      |      |      |      |      |      |      |      |      |
| AMRE06               | Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Rural Service Centre                                                       | Local | ?    | +    | +    | +    | +    | +    | +    |      |      |
| AMRE07               | Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan.<br>Stable or increasing retail use on Secondary Retail Frontages in Aberystwyth and Cardigan. | Local | 0    | 0    | +    | +    | +    | +    | +    |      |      |
| AMRQ01               | Amount of open space and recreational facilities lost to development (ha and units)                                                                                                    | Local | 0    | +    | +    | +    | +    | +    | +    |      |      |

| Monitoring Reference | Indicator                                                                                                                                                                                     | Level | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|------|------|------|------|------|------|------|------|
|                      | which is on windfall and non-allocated land                                                                                                                                                   |       |      |      |      |      |      |      |      |      |      |
| AMRQ02               | Amount of greenfield land lost to development (ha) which is on windfall or non-allocated land                                                                                                 | Local | 0    | 0    | 0    | 0    | 0    | 0    | 0    |      |      |
| AMRQ03               | Relevant planning applications as captured by Policy LU24.                                                                                                                                    | Local | 0    | 0    | 0    | 0    | 0    | -    | -    |      |      |
| AMRQ04               | % of development permitted where there are predicted to be significant residual long term or unknown effects on:<br>LNRs, SINC and priority habitats and species;<br>Ecological connectivity; | Local | +    | 0    | -    | 0    | 0    | 0    | 0    |      |      |

| Monitoring Reference | Indicator                                                                                                                                                                                                                           | Level | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|------|------|------|------|------|------|------|------|
|                      | Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or<br>Ecosystem services and natural processes                                                                                           |       |      |      |      |      |      |      |      |      |      |
| AMRQ05               | % of applications where enhancements for:<br>Biodiversity (including LNRs, SINC's and priority habitats and species);<br>Ecological Connectivity;<br>Trees, hedgerows and woodlands; or<br>Ecosystem services and natural processes | Local | -    | -    | 0    | +    | 0    | 0    | 0    |      |      |

| Monitoring Reference | Indicator                                                                                                                                                                       | Level | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|------|------|------|------|------|------|------|------|
|                      | as required in accordance with Policies DM14, DM15, DM20 and DM22                                                                                                               |       |      |      |      |      |      |      |      |      |      |
| AMRQ06               | The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).                                                                         | Local | ?    | ?    | +    | +    | +    | +    | +    |      |      |
| AMRQ07               | % of development categorised under paragraph 5.1 of TAN 15 permitted in C1 and C2 floodplain areas that do not meet all of the tests set out under paragraph 6.2 i-v of TAN 15. | Local | -    | 0    | +    | +    | +    | 0    | 0    |      |      |
| AMRQ08               | The installed MW capacity of renewable energy                                                                                                                                   | Local | 0    | ?    | 0    | 0    | ?    | ?    | ?    |      |      |

| Monitoring Reference | Indicator                                                                                                                                                                                                                   | Level | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|------|------|------|------|------|------|------|------|
|                      | development approved within SSA D                                                                                                                                                                                           |       |      |      |      |      |      |      |      |      |      |
| AMRQ09               | Amount of waste management capacity permitted expressed as a % of the total capacity required as identified by the Regional Waste Plan.                                                                                     | Local | ?    | ?    | ?    | ?    | ?    | ?    | ?    |      |      |
| AMRQ10               | The extent of primarily land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a % of the total capacity required as identified in the Regional Technical Statement. | Core  | 0    | 0    | 0    | +    | +    | +    | +    |      |      |

## Appendix 2 Summary of Sustainability Indicators

| SA Objective                                                             | Indicator                                                                                               | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|--------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|------|------|------|------|------|------|------|------|------|
| 1a Reduce greenhouse gas emissions in both existing and new development. | Annual emissions of basket greenhouse gases (by sector).                                                | ?    | ?    | ?    | +    | ?    | ?    | ?    |      |      |
|                                                                          | Ceredigion's global ecological footprint.                                                               | -    | -    | 0    | 0    | 0    | 0    | 0    |      |      |
|                                                                          | The installed MW capacity of renewable energy development approved.                                     | +    | +    | +    | +    | ?    | ?    | ?    |      |      |
|                                                                          | Average consumption of Ordinary Domestic Electricity, Economy 7 Domestic Electricity, and Domestic Gas. | ?    | ?    | ?    | ?    | ?    | ?    | ?    |      |      |
| 1b Ensure that adequate measures are in place to                         | Number of new residential developments (units and                                                       | 0    | ?    | ?    | ?    | ?    | ?    | ?    |      |      |



| SA Objective                                                           | Indicator                                                                                                                                               | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|------|------|------|------|------|------|------|
| adapt to climate change and to mitigate the effects of climate change. | proportion) built to achieve at least Code for Sustainable Homes Level 4.                                                                               |      |      |      |      |      |      |      |      |      |
|                                                                        | Number of commercial or other relevant developments (units and proportion) of 1,000m <sup>2</sup> / 1ha or over that achieve BREEAM standard excellent. | +    | +    | ?    | ?    | ?    | ?    | ?    |      |      |
| 1c To reduce flood risk.                                               | Amount of development (units and ha) permitted in C1 and C2 floodplain areas as defined by TAN 15.                                                      | 0    | 0    | 0    | +    | +    | +    | +    |      |      |
|                                                                        | Amount of new residential development (units and proportion) permitted with SuDS.                                                                       | +    | +    | +    | +    | +    | N/A  | N/A  |      |      |
|                                                                        | Amount of new non-residential (units)                                                                                                                   | +    | +    | +    | +    | +    | N/A  | N/A  |      |      |

| SA Objective                                                       | Indicator                                                                                                                                                       | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|--------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|------|------|------|------|------|------|------|
|                                                                    | development over 500m2 permitted with SuDS                                                                                                                      |      |      |      |      |      |      |      |      |      |
| 2a Minimise contamination and safeguard soil quality and quantity. | Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted. | +    | +    | +    | +    | +    | +    | +    |      |      |
|                                                                    | Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed. | +    | +    | +    | +    | +    | +    | +    |      |      |
|                                                                    | Average density of housing development permitted on                                                                                                             | +    | +    | +    | +    | ?    | ?    | ?    |      |      |

| SA Objective | Indicator                                                                                            | 2014                                                                                                                                                                                                                               | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|--------------|------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|------|------|------|------|------|------|
|              | allocated development plan sites.                                                                    |                                                                                                                                                                                                                                    |      |      |      |      |      |      |      |      |
| 2b           | To maintain and improve air quality across Ceredigion.                                               | Levels of key air pollutants (e.g. NO2, PM10, Benzene, ozone )                                                                                                                                                                     | 0    | 0    | 0    | 0    | 0    | 0    |      |      |
| 2c           | Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality. | Bathing water quality.                                                                                                                                                                                                             | +    | +    | +    | +    | +    | +    |      |      |
| 3a           | Make sustainable use of natural resources.                                                           | Total tonnage of Municipal waste and<br><br>Performance against:<br>Local Authority Recycling Targets (LART) i.e. minimum levels to be achieved for preparing for re-use and recycling/composting (or Anaerobic Digestion (AD)) in | +    | +    | +    | +    | +    | +    |      |      |

| SA Objective                                    | Indicator                                                                                                                                                                                                   | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|-------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|------|------|------|------|------|------|------|
|                                                 | respect of municipal waste (expressed as a percentage). Target currently set at 52%.                                                                                                                        |      |      |      |      |      |      |      |      |      |
|                                                 | Performance against Landfill Allowance targets i.e. allowance limits for the tonnage of Biodegradable Municipal Waste (BMW) sent to landfill. Set at 11,635 tonnes for 2012/13 & 11,140 tonnes for 2013/14. | +    | +    | +    | +    | +    | +    | +    |      |      |
|                                                 | Total Household/Industrial and Commercial waste produced /recycled/landfilled per annum.                                                                                                                    | +    | +    | +    | +    | +    | +    | +    |      |      |
| 3b Build and maintain environmentally friendly, | The number of Service Centres constrained by infrastructure issues                                                                                                                                          | 0    | 0    | +    | +    | +    | +    | +    |      |      |

| SA Objective                                    | Indicator                                                                                                                                                                                                                                                                                                                                                                                                             | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|-------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|------|------|------|------|------|------|------|
| high quality services and infrastructure.       | (Sewage treatment and water supply).                                                                                                                                                                                                                                                                                                                                                                                  |      |      |      |      |      |      |      |      |      |
| 4a To value, conserve and enhance biodiversity. | % of development permitted where there are predicted to be significant residual long term or unknown effects on: <ul style="list-style-type: none"> <li>• LNRs, SINCs and priority habitats and species;</li> <li>• Ecological connectivity;</li> <li>• Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or</li> <li>• Ecosystem services and natural processes.</li> </ul> |      |      |      |      |      |      |      |      |      |
|                                                 | % of applications where there are enhancements for:                                                                                                                                                                                                                                                                                                                                                                   |      |      |      |      |      |      |      |      |      |
|                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                       |      |      |      |      |      |      |      |      |      |

| SA Objective | Indicator                                                                                                                                                                               | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|--------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|------|------|------|------|------|------|------|
|              | Biodiversity (including LNRs, SINC's and priority habitats and species);<br>Ecological Connectivity;<br>Trees, hedgerows and woodlands; or<br>Ecosystem services and natural processes. |      |      |      |      |      |      |      |      |      |
|              | Loss of priority habitat (ha) due to new development.                                                                                                                                   | -    | -    | -    | 0    | 0    | 0    | 0    |      |      |
|              | Loss of sites (ha) that meet SINC criteria due to new development.                                                                                                                      | 0    | 0    | -    | 0    | 0    | 0    | 0    |      |      |
| 5a           | To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and                                                                       |      |      |      |      |      |      |      |      |      |
|              | Amount of development (ha, units and proportion) permitted and completed within Special Landscape Areas.                                                                                | +    | +    | +    | +    | +    | +    | +    |      |      |

| SA Objective                                                                                                                                                    | Indicator                                                                                                                                                           | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|------|------|------|------|------|------|------|
| local distinctiveness, historic and cultural heritage.                                                                                                          | Amount of development (ha, units and proportion) permitted and completed within a LANDMAP Visual and Sensory Aspect Area with an overall evaluation of Outstanding. | +    | +    | +    | +    | +    | +    | +    |      |      |
| 6a Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected; and 6b Build vibrant, safe and cohesive communities. | Amount of affordable homes (units and proportion) permitted and completed under Ceredigion County Council's Affordable Homes planning policy.                       | +    | +    | +    | +    | +    | +    | +    |      |      |
|                                                                                                                                                                 | Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Service Centre.                                         | ?    | ?    | +    | +    | +    | +    | +    |      |      |

| SA Objective                                                                                                    | Indicator                                                                                                                      | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|-----------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|------|------|------|------|------|------|------|------|------|
|                                                                                                                 | Number of LSOAs in the most deprived 30%.                                                                                      | ?    | ?    | ?    | ?    | ?    | ?    | ?    |      |      |
|                                                                                                                 | Notifiable offences recorded by police by type.                                                                                | ?    | ?    | ?    | ?    | ?    | ?    | ?    |      |      |
| 7a Promote and provide opportunities and services to maintain healthy communities.                              | Proportion of dwellings within agreed walking/cycling distance (400m) of key health services.*                                 | N/A  | N/A  | N/A  | ?    | ?    | ?    | ?    |      |      |
|                                                                                                                 | Proportion of new dwellings within 300m of their nearest natural green space.                                                  | +    | +    | +    | +    | +    | N/A  | N/A  |      |      |
|                                                                                                                 | Amount of new open space facilities (ha) provided.                                                                             | +    | +    | +    | +    | +    | +    | +    |      |      |
| 8a Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and | Tourist days and Tourist numbers by (i) Serviced Accommodation, (ii) Non-Serviced Accommodation, (iii) Staying with friends or | 0    | 0    | 0    | 0    | 0    | 0    | 0    |      |      |



| SA Objective | Indicator                                                                                                                                    | 2014                                                                                | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |  |
|--------------|----------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|------|------|------|------|------|------|------|------|--|
|              | recreation facilities within Ceredigion.                                                                                                     |                                                                                     |      |      |      |      |      |      |      |      |  |
| 9a           | Increase opportunities to build the Ceredigion education and skills base.                                                                    | relatives and (iv) Day Visitors.                                                    |      |      |      |      |      |      |      |      |  |
|              |                                                                                                                                              | 'Number and % of people aged 16-64 with NVQ qualifications'                         | ?    | ?    | +    | ?    | ?    | ?    | ?    |      |  |
|              | Proportion of people aged 16-24 within 30, 60, 90 minute travel time thresholds of 'Learning Providers' by walking public transport and car. | +                                                                                   | +    | +    | N/A  | N/A  | N/A  | N/A  |      |      |  |
| 10a          | Promote the use of the Welsh language.                                                                                                       | Number and % of persons age 3 and over who say they can speak Welsh by Census year. | 0    | 0    | 0    | N/A  | N/A  | N/A  | N/A  |      |  |
|              |                                                                                                                                              | % of persons aged 3 and over who say they can speak                                 | ?    | ?    | ?    | ?    | ?    | ?    | ?    |      |  |

| SA Objective                                                                                                                                            | Indicator                                                                                                                                                                                                             | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------|------|------|------|------|------|------|------|------|
|                                                                                                                                                         | Welsh by Annual Population Survey estimates.                                                                                                                                                                          |      |      |      |      |      |      |      |      |      |
|                                                                                                                                                         | Number and % of Ceredigion pupils who speak Welsh at home.                                                                                                                                                            | ?    | ?    | ?    | ?    | ?    | ?    | ?    |      |      |
|                                                                                                                                                         | The number and % of pupils receiving a Teacher Assessment in Welsh (first language) at the end of Key Stage 3.                                                                                                        | ?    | ?    | +    | 0    | ?    | ?    | ?    |      |      |
| 11a Reduce the need to travel/transport and promote sustainable modes of transportation; and 11b Improve accessibility to services for communities, and | Proportion of households within 30, 60 and 90 minute travel time thresholds of amenities, including (i) supermarket, (ii) post office and (iii) doctor surgery and/or hospital; by walking, car and public transport. | ?    | ?    | ?    | ?    | ?    | ?    | ?    |      |      |

| SA Objective                                     | Indicator                                                                                             | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------|------|------|------|------|------|------|------|------|------|
| connectivity for the sake of economy.            | Volume of road traffic.                                                                               | ?    | ?    | ?    | ?    | ?    | ?    | ?    |      |      |
|                                                  | The main mode of transport for traveling to work.                                                     | ?    | ?    | N/A  | N/A  | N/A  | N/A  | N/A  |      |      |
|                                                  | Number of car or vans per household.                                                                  | ?    | ?    | N/A  | N/A  | N/A  | N/A  | N/A  |      |      |
| 12a Encourage a vibrant and diversified economy. | Number and % of economically active people in employment.                                             | +    | +    | +    | +    | +    | +    | +    |      |      |
|                                                  | Median gross weekly pay for residents within Ceredigion.                                              | ?    | +    | +    | ?    | ?    | ?    | ?    |      |      |
|                                                  | Number of employees by broad economic sector.                                                         | ?    | +    | +    | +    | +    | +    | +    |      |      |
|                                                  | Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units). | +    | +    | +    | +    | +    | +    | +    |      |      |

| SA Objective | Indicator                                                                                                                | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 |
|--------------|--------------------------------------------------------------------------------------------------------------------------|------|------|------|------|------|------|------|------|------|
|              | Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).                    | +    | +    | +    | +    | +    | +    | +    |      |      |
|              | Percentage of premises vacant in the town centres of Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and Tregaron. | +    | +    | 0    | 0    | 0    | 0    | 0    |      |      |
|              | % of retail uses on primary retail frontage.                                                                             | 0    | 0    | +    | +    | +    | +    | +    |      |      |
|              | % of retail uses on secondary retail frontage.                                                                           | 0    | +    | +    | +    | +    | +    | +    |      |      |
|              | Footfall levels in Aberystwyth.                                                                                          | ?    | ?    | ?    | +    | +    | ?    | ?    |      |      |

## Appendix 3: Status of Allocated Sites 2019 - 2020

### Housing

| Site Reference | Site Name                                  | Gross Area (ha) | Units | Settlement             | Status                                                                                                                                                                                                                                                                                              |
|----------------|--------------------------------------------|-----------------|-------|------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H0101          | Cae Rhiwgoch, Aberaeron                    | 1.78            | 19    | Aberaeron (Llwyncelyn) | Owner has discussed site with an RSL.                                                                                                                                                                                                                                                               |
| H0102          | Site adj to Llwyncelyn Primary Llwyncelyn. | 2.49            | 39    | Aberaeron (Llwyncelyn) | Issues in regard to the WWTW. Improvements will form part of Welsh Water's submission to industry regulators for AMP 7 (2020-2025). Prior to regulatory investment this site could come forward in the short term should developers fund improvements themselves. One unit complete on part of site |
| H0103          | Land behind Ivy Dean Llwyncelyn            | 2.26            | 41    | Aberaeron (Llwyncelyn) | Local developer on-board to deliver units. Note: Launchford Developments Ltd don't own whole site. A170702 application for 9 units refused 19/09/2018                                                                                                                                               |

| Site Reference | Site Name                              | Gross Area (ha) | Units | Settlement             | Status                                                                                                                                                                                                                                                                                                                                                                                            |
|----------------|----------------------------------------|-----------------|-------|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H0104          | Land south of Maesyentre Llwyncelyn    | 0.44            | 9     | Aberaeron (Llwyncelyn) | Remainder of allocation has permission and is under construction.                                                                                                                                                                                                                                                                                                                                 |
| H0201          | Land at Stepside Farm, Gwbert Road (1) | 2.76            | 78    | Cardigan               | LDP trajectory: 2013-2017. Site is part of a wider ongoing scheme. No other identified problems in terms of deliverability overall. Developer builds at a pace to suit his business/market and still has consents on an adjoining non allocated site. Part of site in different ownership and has submitted a pre-application query submitted in 2016 regarding development options for the site. |

| Site Reference | Site Name                              | Gross Area (ha) | Units | Settlement                                        | Status                                                                                                                                                                                                                                                |
|----------------|----------------------------------------|-----------------|-------|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H0202          | Land at Stepside Farm, Gwbert Road (2) | 1.16            | 33    | Cardigan                                          | LDP trajectory: 2018-2022. Site is part of a wider ongoing scheme. No other identified problems in terms of deliverability overall. Developer builds at a pace to suit his business/market and still has consents on an adjoining non allocated site. |
| H0203          | Pentop Fields                          | 0.64            | 19    | Cardigan                                          | A130988 application by RSL (Tai Ceredigion) for 23 units social housing units at Awel yr Afon, including wheelchair access bungalow - approved. All under construction 2020.                                                                          |
| H0204          | Adj. to Roby Villa, St Dogmaels        | 0.63            | 16    | Cardigan                                          | The site owner has been contacted regarding progress and we await further updates. Site for sale.                                                                                                                                                     |
| H0301          | Maes Crugiau, Penparcau                | 1.50            | 53    | Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau | Site Complete                                                                                                                                                                                                                                         |

| Site Reference | Site Name                      | Gross Area (ha) | Units | Settlement                                        | Status                                                                                                                                                                                                                                                                                                                                                                  |
|----------------|--------------------------------|-----------------|-------|---------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H0302          | Piercefield Lane,<br>Penparcau | 3.90            | 118   | Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau | Full permission granted for 49 dwellings.                                                                                                                                                                                                                                                                                                                               |
| H0303          | Land adjoining Hafod y Waun    | 4.15            | 129   | Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau | LDP trajectory: 2013-2017. This site is owned by the Council who Submitted alongside an RSL partner an application for phase 1 of the scheme, however the local community have submitted a Village Green application and the outcome of this is awaited before a determination on the planning application can be made (this was a decision by the planning committee). |
| H0304          | Cefnesgair,<br>Llanbadarn Fawr | 1.45            | 58    | Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau | A140679 – Outline application for 48 units issued 13/11/2019                                                                                                                                                                                                                                                                                                            |



| Site Reference | Site Name                          | Gross Area (ha) | Units                                                       | Settlement                                        | Status                                                                                                                                                                         |
|----------------|------------------------------------|-----------------|-------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H0305          | Maesceinion, Waun Fawr             | 9.49            | 266                                                         | Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau | The site owner has been contacted regarding progress and we await further updates.                                                                                             |
| M0305 (part)   | Llanbadarn Campus, Llanbadarn Fawr | 10              | 450<br>Housing<br>(See main entry in Mixed Use table below) | Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau | LDP trajectory: 2018 - 2022. This is part of a mixed use development with the housing element of the site to come forward after the employment uses on site have been secured. |

| Site Reference | Site Name                      | Gross Area (ha) | Units | Settlement                                        | Status                                                                                                                                                                                                                                       |
|----------------|--------------------------------|-----------------|-------|---------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H0306          | Land at Southgate, Penparcau   | 5.40            | 189   | Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau | LDP trajectory: Development to occur in 2 phases over last part of the plan period (2018-2022). Hydraulic restrictions exist in relation to sewage - can be addressed by private contributions. Major highway improvements required.         |
| H0401          | Land opposite Parc y Trap      | 2.69            | 35    | Adpar                                             | Extensive pre-application discussions have commenced with regard to bringing this site forward. Negotiations with regards to the sale of Council owned land are currently being finalised and a planning application is expected imminently. |
| H0501          | Former Lampeter Primary School | 0.65            | 12    | Lampeter                                          | A170192 for 20 affordable units refused 30/04/2018. A180436 application for demolition of school – no prior approval required. Site complete 2020                                                                                            |

| Site Reference | Site Name                     | Gross Area (ha) | Units | Settlement | Status                                                                                                                                                                                                                                                                |
|----------------|-------------------------------|-----------------|-------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H0502          | Site rear of Ffynon Bedr      | 0.81            | 20    | Lampeter   | LDP trajectory: 2013-22: No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will be forthcoming.                                                                                              |
| H0503          | Site on corner of Forest Road | 0.57            | 9     | Lampeter   | No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will come forward during the plan period.                                                                                                  |
| H0504          | Forest Road                   | 4.52            | 90    | Lampeter   | Discussion has commenced with regard to bringing this site forward.                                                                                                                                                                                                   |
| H0505          | Land adj Maes-yr-deri         | 4.20            | 105   | Lampeter   | No known issues with regard to deliverability. Extensive pre-application discussions with the site owner and agent have indicated that development of the site will be forthcoming. Pre-App Q150046 in Feb 2015. Application A190013 for 95 units refused 01/03/2019. |

| Site Reference | Site Name                           | Gross Area (ha) | Units         | Settlement            | Status                                                                                                                                                                            |
|----------------|-------------------------------------|-----------------|---------------|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H0601          | Rear of the Beeches                 | 4.85            | 126           | Llandysul             | Part of site has been sold to RSL.                                                                                                                                                |
| H0701          | Land off Dewi Road                  | 1.80            | 36            | Tregaron              | Application for 42 units approved 02/2/2016                                                                                                                                       |
| H0702          | Land rear to Rhyd Y Fawnog          | 1.52            | 38            | Tregaron              | LDP trajectory: 2018-2022.<br><br>No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will be forthcoming. |
| M0701 (part)   | Cylch Caron Project, rear of Talbot | 2.1             | 20<br>Housing | Tregaron              | Reserved matters approval 15/03/2017 for 34 units.                                                                                                                                |
| H0801          | Trenchard Estate south              | 0.25            | 10            | Aberporth / Parclylyn | Pre app A160268 - Erection of new Aberporth Sports & Social Club on plot 1 & erection 48 residential units.                                                                       |

| Site Reference | Site Name                     | Gross Area (ha) | Units | Settlement           | Status                                                                                                                                                                                                                    |
|----------------|-------------------------------|-----------------|-------|----------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H0802          | Trenchard Estate west         | 1.15            | 21    | Aberporth / Parcllyn | Permission granted for 21 units A160770 extent time submission RM - to allow a further 3 years approved 09/01/2017.                                                                                                       |
| H0803          | Maeswerdd, Lon Ysgolig        | 0.79            | 15    | Aberporth / Parcllyn | LDP trajectory: 2013-2017.<br><br>The planning permission granted under the UDP which covered part of the allocation has expired. Landowner contacted by LPA to encourage release of the site. Site has been up for sale. |
| H0804          | Field next to Brynglas Estate | 1.57            | 52    | Aberporth / Parcllyn | LDP trajectory: 2018-2022. No clear indication that the developer is committed to early development of this site, therefore delivery is expected later the plan period.                                                   |

| Site Reference | Site Name                                       | Gross Area (ha) | Units                                                   | Settlement           | Status                                                                                                                                                                                           |
|----------------|-------------------------------------------------|-----------------|---------------------------------------------------------|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H0805          | Land at Plas Newydd South east off Parc Y Delyn | 0.99            | 25                                                      | Aberporth / Parcllyn | LDP trajectory: 2018-2022<br><br>Issues in regard to the WWTW which will need to be addressed by private contributions. Access would require demolitions and site is actively farmed at present. |
| M0802          | Sports and social club and playing fields       | 3.90            | 48 Housing<br>(See main entry in Mixed Use table below) | Aberporth / Parcllyn | LDP trajectory: 2018 - 2022<br><br>Proposal involves a relatively complex negotiation to provide alternative sports/club facilities for which negotiations well advanced.                        |

| Site Reference | Site Name                                  | Gross Area (ha) | Units | Settlement | Status                                                                                                                                                                        |
|----------------|--------------------------------------------|-----------------|-------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H0901          | Land adjacent to Erw Las                   | 1.85            | 56    | Bow Street | LDP trajectory: 2018-2022. Hydraulic restrictions relating to sewage existed until improvements were made in the summer of 2014 allowing development to occur.                |
| H0902          | Land adjacent to Ysgol Gynradd Rhydypennau | 0.87            | 22    | Bow Street | LDP trajectory: 2013-2017. Hydraulic restrictions relating to sewage existed until improvements were made in the summer of 2014 allowing development to occur. Site for sale. |
| H1001          | Land rear of Towyn Farm                    | 6.98            | 134   | New Quay   | Discussion has commenced with regard to bringing part of the site forward. Pre-app Q160296. Application A181235 for 35 refused 30/09/2020.                                    |

| Site Reference | Site Name                     | Gross Area (ha) | Units | Settlement | Status                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------|-------------------------------|-----------------|-------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H1101          | Land off Spring Meadow Estate | 0.37            | 7     | Cenarth    | A150130 - RSL Erection of 15 affordable dwellings and associated works comprising 1 x 5 bedroomed special needs bungalow, 2 x 2 bedroomed wheelchair bungalow, 1 x 1 bedroomed wheelchair bungalow, 6 x 2 bedroomed house, 4 x 2 bedroomed houses, 1 x 4 bedroomed house. Approved December 2015. Site levelled 2017. Site was inaccessible to survey but some units had roofs on 2020. |
| H1102          | Land at and n/ east of Tegfan | 0.86            | 14    | Cenarth    | Discussion has commenced with regard to bringing this site forward.                                                                                                                                                                                                                                                                                                                     |



| Site Reference | Site Name                    | Gross Area (ha) | Units | Settlement             | Status                                                                                                                                                                                                                             |
|----------------|------------------------------|-----------------|-------|------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H1103          | North east<br>Cenarth School | 0.79            | 17    | Cenarth                | LDP trajectory: 2013-17. Site forms an extension to an existing development site. The landowner/developer has released the previous site on a piecemeal basis gradually over recent years, but policy now seeking better progress. |
| H1201          | Site rear to Bryn Salem      | 0.54            | 10    | Felinfach/Ystrad Aeron | All 23 units completed in 2016.                                                                                                                                                                                                    |
| H1202          | Cae'r Bont                   | 8.22            | 90    | Felinfach/Ystrad Aeron | No further discussion with regard to bringing this site forward has been held.                                                                                                                                                     |
| H1203          | Land off B4342               | 1.57            | 24    | Felinfach/Ystrad Aeron | A181211 - Erection of 9 dwellings (2 affordable) approved 19/08/2020                                                                                                                                                               |
| H1301          | Land rear of Brynawen        | 1.08            | 22    | Llanarth               | 9 dwellings adjacent still to be delivered prior to extending into allocated site. S106 signed for this 29/01/2015. Permission for further 26 units.                                                                               |

| Site Reference | Site Name               | Gross Area (ha) | Units | Settlement | Status                                                                                                                                                                                                |
|----------------|-------------------------|-----------------|-------|------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H1302          | Land adj to Vicarage    | 0.83            | 9     | Llanarth   | Reserved Matters permission for 9 dwellings of which 4 are to be affordable properties, granted 29/01/2015.                                                                                           |
| H1303          | Land adj to Allt Y Bryn | 0.84            | 5     | Llanarth   | No known issues regarding deliverability.                                                                                                                                                             |
| H1304          | Alma Street             | 2.64            | 32    | Llanarth   | Discussion has commenced with regard to bringing this site forward. Outline Planning Application is imminent. Likely to deliver in the next 5 years.                                                  |
| H1401          | Land Opposite Y Gorlan  | 3.34            | 84    | Llanilar   | LDP trajectory:<br>2013-2017 (42 units)<br>& 2018-2022 (42 units)<br><br>Rate of development of existing consents in the settlement to be acceptable in terms of timing before this site is released. |

| Site Reference | Site Name                 | Gross Area (ha) | Units | Settlement | Status                                                                                                                                                                                                                                 |
|----------------|---------------------------|-----------------|-------|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H1501          | Land rear or Pont Pen-lon | 1.30            | 20    | Llanon     | LDP trajectory: 2013-2017 (10 units) & 2018-2022 (10 units)<br><br>Hydraulic restrictions exist in relation to WwTW at Llanrhystud - improvements to Sewage Pumping Stn Llanon would ensure same pass forward flow rate is maintained. |
| H1502          | Stad craig Ddu.           | 2.46            | 37    | Llanon     | 0.82 ha of site granted full permission for 24 units. Construction underway.                                                                                                                                                           |
| H1503          | Land rear of Cylch Peris  | 1.39            | 28    | Llanon     | A190018 Residential development of 34 units (including 10 affordable housing units) approved 10/03/2020.                                                                                                                               |

| Site Reference | Site Name     | Gross Area (ha) | Units | Settlement  | Status                                                                                                                                                                                                                                                                                                                                                                                                              |
|----------------|---------------|-----------------|-------|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H1601          | Clos Alltfach | 1.48            | 37    | Llanrhystud | Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues in regard to WwTW. Improvements will form part of Welsh Water's submission to industry regulators for AMP 7 (2020-2025). Prior to regulatory investment this site could come forward in the short term should developers fund improvements themselves. The adjoining site is under construction 2016. |
| H1602          | Pentref Uchaf | 0.86            | 22    | Llanrhystud | Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Improvements will form part of Welsh Water's submission to industry regulators for AMP 7 (2020-2025). Prior to regulatory investment this site could come forward in the short term should developers fund improvements themselves.                                                                          |

| Site Reference | Site Name                      | Gross Area (ha) | Units | Settlement        | Status                                                                                                                                                                                                                         |
|----------------|--------------------------------|-----------------|-------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H1801          | Land adjacent to Y Gelli       | 2.95            | 64    | Penrhyncoch       | Outline planning application approved 27/07/2015 (A130975). First 26 units either complete or under construction. And permission A180670 issued 11/04/2019 for 27 units (plots 27 – 53)                                        |
| H1901          | Land adjacent to Heol Elennydd | 2.87            | 37    | Devil's Bridge    | LDP trajectory:2013-2017 & 2018-2022<br>Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues may have to be addressed through AMP6 bid, if successful, occur 2015-22. |
| H1902          | Land adjacent to Pendre        | 0.67            | 9     | Devil's Bridge    | Application A150060 - Outline Processing 2018 - Erection 11 dwellings and associated works, approved 04/08/2020                                                                                                                |
| H2001          | Dolwerdd                       | 1.76            | 44    | Pontrhydfendigaid | The site owner has been contacted regarding progress and we await further updates.                                                                                                                                             |

| Site Reference | Site Name                   | Gross Area (ha) | Units | Settlement        | Status                                                                                                                                                                                                                  |
|----------------|-----------------------------|-----------------|-------|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H2002          | Land Adjacent to Rock House | 0.77            | 19    | Pontrhydfendigaid | LDP trajectory:2013-2017<br><br>Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues may have to be addressed through AMP6 bid, if successful, occur 2015-20.  |
| H2101          | Y Dderwen                   | 0.84            | 10    | Talybont          | Outline permission granted subject to signing of Section 106 agreement.                                                                                                                                                 |
| H2102          | Maes y Deri                 | 1.21            | 13    | Talybont          | LDP trajectory: 2013-2017<br><br>DCWW have confirmed that no upsizing of Talybont's water system is required to meet the growth identified in the LDP. Therefore there are no restrictions on development of this site. |
| H2103          | Glan Ceulan                 | 1.07            | 20    | Talybont          | Outline application A160043 - Erection of 22 dwellings and associated works - processing 2020.                                                                                                                          |

| Site Reference | Site Name                                  | Gross Area (ha) | Units | Settlement | Status                                                                                                                                                                                                                                                  |
|----------------|--------------------------------------------|-----------------|-------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| H2104          | Maes-y-Llan                                | 1.4             | 42    | Talybont   | The site owner has been contacted regarding progress and we await further updates.                                                                                                                                                                      |
| H2201          | Land adjoining Min-y-Graig                 | 0.80            | 20    | Borth      | LDP trajectory:2013-2017<br><br>DCWW have confirmed that no upsizing of Borth's water system is required to meet the growth identified in the LDP. No other delivery issues known.<br><br>A200789 Outline application for 15 dwellings processing 2020. |
| H2202          | Land adjoining Borth County Primary School | 2.04            | 51    | Borth      | LDP trajectory:2013-2017<br><br>DCWW have confirmed that no upsizing of Borth's water system is required to meet the growth identified in the LDP. No other delivery issues known.                                                                      |

**Employment (including waste facilities) 2019 - 20**

| Site Reference | Site Name                                                                          | Gross Area (ha) | Additional available Land (ha) | Category      | Permitted Uses | Settlement Group                                       | Status                                                                                                                                        |
|----------------|------------------------------------------------------------------------------------|-----------------|--------------------------------|---------------|----------------|--------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| E0201          | Parc Teifi, Cardigan                                                               | 11.71           | 3.4                            | High Quality  | B1, B2 and B8  | Cardigan                                               | Majority of site complete.                                                                                                                    |
| E0202          | Pentood Industrial Estate, Cardigan                                                | 9.30            | N/A                            | Neighbourhood | B1, B2 and B8  | Cardigan                                               | Site complete.                                                                                                                                |
| E0301          | Glanyrafon Industrial Estate Extension, includes waste allocation, Llanbadarn Fawr | 7.25            | 7.25                           | Local         | B2             | Aberystwyth/<br>Llanbadarn Fawr/<br>Penparcau/Waunfawr | Part of site has permission for materials recycling facility. Currently being used for storage of rock salt. Remainder of site no permission. |



| Site Reference | Site Name                                     | Gross Area (ha) | Additional available Land (ha) | Category      | Permitted Uses | Settlement Group                                           | Status                                                                    |
|----------------|-----------------------------------------------|-----------------|--------------------------------|---------------|----------------|------------------------------------------------------------|---------------------------------------------------------------------------|
| E0302          | Glanyrafon Industrial Estate, Llanbadarn Fawr | 32.35           | 1.75                           | Local         | B1, B2 and B8  | Aberystwyth/<br>Llanbadarn Fawr/<br>Penparcau/<br>Waunfawr | Permission granted for around 50% of 1.75ha of additional available land. |
| E0303          | Llanbadarn Industrial Estate, Llanbadarn Fawr | 2.34            | N/A                            | Neighbourhood | B1, B2 and B8  | Aberystwyth/<br>Llanbadarn Fawr/<br>Penparcau/<br>Waunfawr | Site complete.                                                            |
| E0304          | Cefn Llan Science Park, Llanbadarn Fawr       | 2.70            | N/A                            | High Quality  | B1             | Aberystwyth/<br>Llanbadarn Fawr/<br>Penparcau/<br>Waunfawr | Site complete.                                                            |

| Site Reference | Site Name                                | Gross Area (ha) | Additional available Land (ha) | Category     | Permitted Uses | Settlement Group                                           | Status                                       |
|----------------|------------------------------------------|-----------------|--------------------------------|--------------|----------------|------------------------------------------------------------|----------------------------------------------|
| E0305          | Capel Bangor Business Park, Capel Bangor | 16.88           | 9.7                            | Prestige     | B1, B2 and B8  | Aberystwyth/<br>Llanbadarn Fawr/<br>Penparcau/<br>Waunfawr | Planning Permission has lapsed for the site. |
| E0501          | Llambed Business Park                    | 7.97            | Gross: 8.39<br>Net: 3.32       | Local        | B1, B2 and B8  | Lampeter                                                   | Over 50% of site complete.                   |
| E0502          | Old Mart Site                            | 1.07            | 1.07                           | Local        | B1             | Lampeter                                                   | Approx. 50% of site complete.                |
| E0601          | Llandysul Enterprise Park                | 6.43            | 1.6                            | High Quality | B1, B2 and B8  | Llandysul                                                  | Approx. 50% of site complete                 |
| E0602          | Horeb Business Park                      | 5.13            | 3.2                            | High Quality | B1 and B2      | Llandysul                                                  | Approx. 30% of site complete                 |

| Site Reference | Site Name                    | Gross Area (ha) | Additional available Land (ha) | Category | Permitted Uses | Settlement Group        | Status                       |
|----------------|------------------------------|-----------------|--------------------------------|----------|----------------|-------------------------|------------------------------|
| E0801          | Parc Aberporth, Blaenannerch | 10.68           | 3.2                            | Prestige | B1, B2 and B8  | Aberporth / Parc-Llyn   | Approx. 70% of site complete |
| E1201          | Aeron Valley Enterprise Park | 16.21           | N/A                            | Local    | B1, B2 and B8  | Felinfach/ Ystrad Aeron | Site complete.               |

### ***Mixed Use Allocations 2019 - 2020***

| Site Reference | Name                         | Area (ha) | Permitted Uses                                  | Settlement Group                                  | Status        |
|----------------|------------------------------|-----------|-------------------------------------------------|---------------------------------------------------|---------------|
| M0201          | Pwllhai, Cardigan            | 0.75      | Employment (0.25ha of B1), Transport and Retail | Cardigan                                          | No permission |
| M0301          | Old Post Office, Aberystwyth | 0.17      | Retail and Housing                              | Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr | No permission |

| Site Reference | Name                               | Area (ha) | Permitted Uses                                                                               | Settlement Group                                   | Status                                                                                                                     |
|----------------|------------------------------------|-----------|----------------------------------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| M0302          | Mill Street Car Park, Aberystwyth  | 1.23      | Retail, Transport and Community                                                              | Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr  | Site complete                                                                                                              |
| M0303          | Park Avenue, Aberystwyth           | 3.67      | Retail, Leisure and Recreation                                                               | Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr  | Planning application on part of site for 33 residential units. Further application for 24 residential units also approved. |
| M0304          | Swyddfa'r Sir, Aberystwyth         | 0.79      | Housing and Community                                                                        | Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr | A150666 hotel and apartments                                                                                               |
| M0305          | Llanbadarn Campus, Llanbadarn Fawr | 20.87     | Employment (4.54ha of B1a and B1b), Education and Housing (See entry in housing table above) | Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr  | No permission                                                                                                              |
| M0306          | Penglais Farm, Waunfawr            | 12.57     | Student Accommodation                                                                        | Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr  | Permission complete.                                                                                                       |

| Site Reference | Name                                   | Area (ha) | Permitted Uses                                           | Settlement Group     | Status                                             |
|----------------|----------------------------------------|-----------|----------------------------------------------------------|----------------------|----------------------------------------------------|
| M0701          | Cylch Caron Project, rear Talbot Hotel | 3.67      | Community and Housing (See entry in housing table above) | Tregaron             | Reserved matters approval 15/03/2017 for 34 units. |
| M0801          | West Wales Airport, Blaenannerch       | 52.22     | Transport, Tourism and Research and Development          | Aberporth / Parcllyn | Permission granted.                                |
| M0802          | Social Club and playing fields         | 3.90      | Community and Housing (See entry in Housing table above) | Aberporth / Parcllyn | No permission                                      |

**Transport Infrastructure 2019 - 2020:**

| Site Reference | Name                   | Gross Area (ha) | RTP programme heading:                   | Settlement Group                                           | Status                                                                                                                                                                                                                                                                                                            |
|----------------|------------------------|-----------------|------------------------------------------|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| T0301          | Rhydyfelin Park & Ride | 1.94            | Development of Park and Ride Initiatives | Aberystwyth/<br>Llanbadarn Fawr/<br>Penparcau/<br>Waunfawr | The transport land allocations for park and ride at Rhydyfelin and Bow Street reflect their ongoing inclusion in the 'refresh' of the Tracc RTP in the form of the Mid Wales LTP (draft due to be submitted to WG in January 2015)– for the Strategic Bus Corridor Infrastructure Improvements Capital Programme. |

| Site Reference | Name                                   | Gross Area (ha) | RTP programme heading:                       | Settlement Group | Status                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|----------------|----------------------------------------|-----------------|----------------------------------------------|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| T0901          | Bow Street Railway Station and Parking | 3.12            | Public Transport Interchanges (Bus and Rail) | Bow Street       | <p>The transport land allocations for park and ride at Rhydyfelin and Bow Street reflect their ongoing inclusion in the 'refresh' of the Tracc RTP in the form of the Mid Wales LTP (draft due to be submitted to WG in January 2015)– for the Strategic Bus Corridor Infrastructure Improvements Capital Programme. Funding awarded for Feasibility study for new railway station and associated infrastructure.</p> <p>Application A180296 for railway station and associated work and footpaths approved 25/09/2019</p> |

| Site Reference | Name                                   | Gross Area (ha)       | RTP programme heading:       | Settlement Group | Status                 |
|----------------|----------------------------------------|-----------------------|------------------------------|------------------|------------------------|
| T2101          | Dovey Junction Improvement access road | N/A Linear Allocation | Railway Station Improvements | Talybont         | Development completed. |

### ***Mineral Resource 2019 - 2020***

| Site Reference | Name                               | Area (ha) | Settlement Group | Status        |
|----------------|------------------------------------|-----------|------------------|---------------|
| MNA0201        | Cardigan Sand and Gravel, Penyparc | 12.79     | Cardigan         | No permission |
| MNA0701        | Pant Quarry, Llanddewi Brefi       | 3.18      | Tregaron         | No permission |



#### Appendix 4: List of Supplementary Planning Guidance

| Name                                                     | Status                                   |
|----------------------------------------------------------|------------------------------------------|
| Aberystwyth Shopfront and Commercial Façade Design Guide | Adopted May 2013.                        |
| Open Space                                               | Adopted 24 <sup>th</sup> April 2014.     |
| Special Landscape Areas                                  | Adopted 24 <sup>th</sup> April 2014.     |
| Affordable Housing                                       | Adopted 25 <sup>th</sup> September 2014. |
| Renewable Energy                                         | Adopted 28 <sup>th</sup> January 2015.   |
| The Built Environment & Design                           | Adopted 28 <sup>th</sup> January 2015.   |
| Transport Assessment                                     | Adopted 28 <sup>th</sup> January 2015.   |
| Car Parking Standard                                     | Adopted 28 <sup>th</sup> January 2015.   |
| Nature Conservation                                      | Adopted 28 <sup>th</sup> January 2015.   |
| Community and the Welsh Language                         | Adopted 23 <sup>rd</sup> June 2015.      |

## Appendix 5 AMRH03: Settlement Strategy, Settlement Groups

| Grŵp Aneddiadau<br><i>Settlement Group</i> |                           | (a)<br>Cyfanswm<br>Gofyniad<br>(SEFYDLO<br>G)<br><br>(a) <i>Total<br/>Requirement<br/>(FIXED)</i> | (b) Unedau a<br>gwblhawyd<br>(01/04/2007 –<br>31/04/2019)<br><br>(b) <i>Completi<br/>ons<br/>(01/04/2007 –<br/>31/03/2020)</i> | (c)<br>Caniatadau<br>sy'n sefyll ar<br>30/04/2020<br><br>(c) <i>Outstandi<br/>ng Consent<br/>at 30/04/2020</i> | (d)<br>*Dymchwel<br>iadau a<br>Thrawsne<br>widiadau'n<br>arwain at<br>angen<br>ychwaneg<br>ol am dai<br>(01/04/2007<br>–<br>31/03/2020)<br><br>(d)<br>*Demolitio<br>ns and<br>Conversio<br>ns leading<br>to extra<br>need for<br>housing<br>(01/04/2007<br>–<br>31/03/2020) | (e) Gofyniad<br>sydd ar ôl<br>(a-(b+c+d))<br><br>(e) <i>Remainin<br/>g<br/>Requiremen<br/>t (a-(b+c+d))</i> | (f) Newid<br>yn y<br>gofyniad<br>sydd ar ôl<br>ers yr<br>adroddiad<br>blaenorol<br>31/03/2020<br><br>(f) <i>Change<br/>in<br/>Remaining<br/>Requireme<br/>nt from<br/>previous<br/>report<br/>31/03/2020</i> |    |
|--------------------------------------------|---------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----|
| 1                                          | Aberaeron<br>(Llwyncelyn) | <b>Grŵp<br/>Aneddiadau</b>                                                                        | 197                                                                                                                            | 106                                                                                                            | 60                                                                                                                                                                                                                                                                          | -2                                                                                                          | 33                                                                                                                                                                                                           | -2 |

|   |                                                             |                                             |      |     |     |     |      |    |  |
|---|-------------------------------------------------------------|---------------------------------------------|------|-----|-----|-----|------|----|--|
|   |                                                             | Settlement Group                            |      |     |     |     |      |    |  |
|   |                                                             | <b>Canolfan Gwasanaethau</b> Service Centre | 131  | 49  | 26  | -1  | 57   | 0  |  |
|   |                                                             | <b>Lleoliadau Eraill</b> Other Locations    | 66   | 57  | 34  | -1  | -24  | -2 |  |
| 2 | <b>Aberteifi</b><br>Cardigan                                | <b>Grŵp Aneddiadau</b> Settlement Group     | 564  | 359 | 110 | -16 | 111  | 7  |  |
|   |                                                             | <b>Canolfan Gwasanaethau</b> Service Centre | 420  | 273 | 64  | -14 | 97   | 5  |  |
|   |                                                             | <b>Lleoliadau Eraill</b> Other Locations    | 144  | 86  | 46  | -2  | 14   | 2  |  |
| 3 | Aberystwyth,<br>Llanbadarn Fawr,<br>Penparcau,<br>Waun Fawr | <b>Grŵp Aneddiadau</b> Settlement Group     | 2058 | 613 | 327 | -74 | 1192 | 26 |  |
|   |                                                             | <b>Canolfan Gwasanaethau</b> Service Centre | 1877 | 506 | 290 | -68 | 1149 | 25 |  |
|   |                                                             | <b>Lleoliadau Eraill</b>                    | 181  | 107 | 37  | -6  | 43   | 1  |  |

|   |                                                         |                                      |     |     |     |    |     |    |  |
|---|---------------------------------------------------------|--------------------------------------|-----|-----|-----|----|-----|----|--|
|   |                                                         | Other Locations                      |     |     |     |    |     |    |  |
| 4 | Castell Newydd Emlyn (Adpar)<br>Newcastle Emlyn (Adpar) | Grŵp Aneidiadau Settlement Group     | 142 | 82  | 50  | -5 | 15  | 1  |  |
|   |                                                         | Canolfan Gwasanaethau Service Centre | 54  | 19  | 20  | -3 | 18  | 0  |  |
|   |                                                         | Lleoliadau Eraill Other Locations    | 88  | 63  | 30  | -2 | -3  | 1  |  |
| 5 | Llanbedr Pont Steffan Lampeter                          | Grŵp Aneidiadau Settlement Group     | 352 | 143 | 131 | -8 | 86  | 7  |  |
|   |                                                         | Canolfan Gwasanaethau Service Centre | 231 | 65  | 103 | -6 | 69  | 6  |  |
|   |                                                         | Lleoliadau Eraill Other Locations    | 121 | 78  | 28  | -2 | 17  | 1  |  |
| 6 | Llandysul                                               | Grŵp Aneidiadau Settlement Group     | 442 | 144 | 172 | -2 | 128 | 10 |  |
|   |                                                         | Canolfan                             | 226 | 8   | 81  | 0  | 137 | 11 |  |

|   |                     |                                             |     |     |     |    |     |    |  |
|---|---------------------|---------------------------------------------|-----|-----|-----|----|-----|----|--|
|   |                     | <b>Gwasanaethau Service Centre</b>          |     |     |     |    |     |    |  |
|   |                     | <b>Lleoliadau Eraill Other Locations</b>    | 216 | 136 | 91  | -2 | -9  | -1 |  |
| 7 | Tregaron            | <b>Grŵp Aneddiadau Settlement Group</b>     | 176 | 62  | 72  | 0  | 42  | 36 |  |
|   |                     | <b>Canolfan Gwasanaethau Service Centre</b> | 102 | 24  | 46  | 0  | 32  | 36 |  |
|   |                     | <b>Lleoliadau Eraill Other Locations</b>    | 74  | 38  | 26  | 0  | 10  | 0  |  |
| 8 | Aberporth / Parclyn | <b>Grŵp Aneddiadau Settlement Group</b>     | 332 | 111 | 101 | -2 | 122 | 0  |  |
|   |                     | <b>Canolfan Gwasanaethau Service Centre</b> | 220 | 35  | 43  | -2 | 144 | 0  |  |
|   |                     | <b>Lleoliadau Eraill Other Locations</b>    | 112 | 76  | 58  | 0  | -22 | 0  |  |

|    |                       |                                                 |     |    |    |    |     |    |
|----|-----------------------|-------------------------------------------------|-----|----|----|----|-----|----|
| 9  | Bow Street            | <b>Grŵp Aeddiadau</b><br>Settlement Group       | 119 | 55 | 15 | 0  | 49  | 0  |
|    |                       | <b>Canolfan Gwasanaetha</b><br>u Service Centre | 100 | 35 | 8  | 0  | 57  | 0  |
|    |                       | <b>Lleoliadau Eraill</b><br>Other Locations     | 19  | 20 | 7  | 0  | -8  | 0  |
| 10 | Ceinewydd<br>New Quay | <b>Grŵp Aeddiadau</b><br>Settlement Group       | 233 | 97 | 38 | -2 | 100 | -2 |
|    |                       | <b>Canolfan Gwasanaetha</b><br>u Service Centre | 151 | 36 | 24 | -2 | 93  | -3 |
|    |                       | <b>Lleoliadau Eraill</b><br>Other Locations     | 82  | 61 | 14 | 0  | 7   | 1  |
| 11 | Cenarth               | <b>Grŵp Aeddiadau</b><br>Settlement Group       | 65  | 25 | 23 | 0  | 17  | 0  |
|    |                       | <b>Canolfan Gwasanaetha</b><br>u Service Centre | 49  | 12 | 14 | 0  | 23  | 0  |

|        |                             |                                                 |     |    |    |    |    |   |
|--------|-----------------------------|-------------------------------------------------|-----|----|----|----|----|---|
|        |                             | <b>Lleoliadau Eraill</b><br>Other Locations     | 16  | 13 | 9  | 0  | -6 | 0 |
| 1<br>2 | Felinfach /<br>Ystrad Aeron | <b>Grŵp Aneddiadau</b><br>Settlement Group      | 177 | 77 | 25 | -1 | 76 | 0 |
|        |                             | <b>Canolfan Gwasanaetha</b><br>u Service Centre | 112 | 27 | 5  | 0  | 80 | 0 |
|        |                             | <b>Lleoliadau Eraill</b><br>Other Locations     | 65  | 50 | 20 | -1 | -4 | 0 |
| 1<br>3 | Llanarth                    | <b>Grŵp Aneddiadau</b><br>Settlement Group      | 115 | 46 | 56 | -1 | 14 | 0 |
|        |                             | <b>Canolfan Gwasanaetha</b><br>u Service Centre | 77  | 14 | 41 | -1 | 23 | 0 |
|        |                             | <b>Lleoliadau Eraill</b><br>Other Locations     | 38  | 32 | 15 | 0  | -9 | 0 |
| 1<br>4 | Llanilar                    | <b>Grŵp Aneddiadau</b><br>Settlement Group      | 179 | 52 | 45 | -1 | 83 | 0 |

|        |             |                                             |     |    |    |    |     |   |
|--------|-------------|---------------------------------------------|-----|----|----|----|-----|---|
|        |             | <b>Canolfan Gwasanaethau Service Centre</b> | 125 | 16 | 32 | 0  | 77  | 0 |
|        |             | <b>Lleoliadau Eraill Other Locations</b>    | 54  | 36 | 13 | -1 | 6   | 0 |
| 1<br>5 | Llanon      | <b>Grŵp Aneddiadau Settlement Group</b>     | 147 | 91 | 70 | -2 | -12 | 0 |
|        |             | <b>Canolfan Gwasanaethau Service Centre</b> | 108 | 51 | 46 | -1 | 12  | 0 |
|        |             | <b>Lleoliadau Eraill Other Locations</b>    | 39  | 40 | 24 | -1 | -24 | 0 |
| 1<br>6 | Llanrhystud | <b>Grŵp Aneddiadau Settlement Group</b>     | 123 | 53 | 26 | 0  | 44  | 0 |
|        |             | <b>Canolfan Gwasanaethau Service Centre</b> | 97  | 34 | 17 | 0  | 46  | 0 |
|        |             | <b>Lleoliadau Eraill Other Locations</b>    | 26  | 19 | 9  | 0  | -2  | 0 |



|        |                                |                                                 |     |    |    |    |    |   |
|--------|--------------------------------|-------------------------------------------------|-----|----|----|----|----|---|
| 1<br>7 | Llanybydder                    | <b>Grŵp Aeddiadau</b><br>Settlement Group       | 23  | 9  | 1  | -1 | 14 | 0 |
|        |                                | <b>Canolfan Gwasanaetha</b><br>u Service Centre | 14  | 0  | 0  | 0  | 14 | 0 |
|        |                                | <b>Lleoliadau Eraill</b><br>Other Locations     | 9   | 9  | 1  | -1 | 0  | 0 |
| 1<br>8 | Penrhyncoch                    | <b>Grŵp Aeddiadau</b><br>Settlement Group       | 120 | 53 | 62 | 0  | 5  | 0 |
|        |                                | <b>Canolfan Gwasanaetha</b><br>u Service Centre | 105 | 46 | 58 | 0  | 1  | 0 |
|        |                                | <b>Lleoliadau Eraill</b><br>Other Locations     | 15  | 7  | 4  | 0  | 4  | 0 |
| 1<br>9 | Pontarfynach<br>Devil's Bridge | <b>Grŵp Aeddiadau</b><br>Settlement Group       | 102 | 28 | 20 | 0  | 54 | 0 |
|        |                                | <b>Canolfan Gwasanaetha</b><br>u Service Centre | 47  | 0  | 1  | 0  | 46 | 0 |

|    |                         |                                               |     |    |    |    |    |   |
|----|-------------------------|-----------------------------------------------|-----|----|----|----|----|---|
|    |                         | <b>Lleoliadau Eraill</b><br>Other Locations   | 55  | 28 | 19 | 0  | 8  | 0 |
| 20 | Pontrhydfendigaid       | <b>Grŵp Aneddiadau</b><br>Settlement Group    | 114 | 30 | 20 | -1 | 65 | 1 |
|    |                         | <b>Canolfan Gwasanaethu</b><br>Service Centre | 73  | 9  | 7  | 0  | 57 | 1 |
|    |                         | <b>Lleoliadau Eraill</b><br>Other Locations   | 41  | 21 | 13 | -1 | 8  | 0 |
| 21 | Talybont                | <b>Grŵp Aneddiadau</b><br>Settlement Group    | 131 | 24 | 28 | 0  | 79 | 0 |
|    |                         | <b>Canolfan Gwasanaethu</b><br>Service Centre | 84  | 8  | 4  | 0  | 72 | 0 |
|    |                         | <b>Lleoliadau Eraill</b><br>Other Locations   | 47  | 16 | 24 | 0  | 7  | 0 |
| 22 | <b>Y Borth</b><br>Borth | <b>Grŵp Aneddiadau</b><br>Settlement Group    | 89  | 15 | 5  | -1 | 70 | 0 |

|  |                                                          |    |    |   |    |    |   |
|--|----------------------------------------------------------|----|----|---|----|----|---|
|  | <b>Canolfan<br/>Gwasanaetha<br/>u Service<br/>Centre</b> | 75 | 10 | 0 | 0  | 65 | 0 |
|  | <b>Lleoliadau<br/>Eraill<br/>Other<br/>Locations</b>     | 14 | 5  | 5 | -1 | 5  | 0 |

\*Figures may not sum due to rounding.

## Appendix 6: AMRH04 Settlement Strategy – Development in ‘Linked Settlements’

\* A negative value shows the number of units where the allowance has already been exceeded by.

| Anheddiad Cyswllt Linked Settlement | Stoc tai Ebrill 07 Housing stock April 07 | 12% o stoc tai 2007 12% of 2007 housing stock | Caniatadau sy'n sefyll ar 30/04/2020 Outstanding Consents as of 30/04/2020 | Unedau a gwblhawyd fel yn Ebrill 2020 Completions as of April 2020 | Colledion o Stoc Tai 2007 o fis Ebrill 2020 Losses from 2007 Housing Stock as of April 2020 | Ymrwymadau Commitments | Unedau sydd ar ôl Remaining Units |
|-------------------------------------|-------------------------------------------|-----------------------------------------------|----------------------------------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------|------------------------|-----------------------------------|
| 1 Aberarth                          | 118                                       | 14                                            | 8                                                                          | 2                                                                  | 0                                                                                           | 10                     | 4                                 |
| 1 Ciliau Aeron                      | 91                                        | 11                                            | 3                                                                          | 14                                                                 | 0                                                                                           | 17                     | -6                                |
| 1 Ffos-y-Ffin                       | 221                                       | 27                                            | 8                                                                          | 18                                                                 | 0                                                                                           | 26                     | 1                                 |
| 1 Pennant                           | 71                                        | 9                                             | 5                                                                          | 6                                                                  | 0                                                                                           | 11                     | -2                                |
| 1 Cyfanswm/Total                    | 501                                       | 60                                            | 24                                                                         | 40                                                                 | 0                                                                                           | 64                     | -4                                |
| 2 Ferwig                            | 56                                        | 7                                             | 4                                                                          | 14                                                                 | 0                                                                                           | 18                     | -11                               |
| 2 Gwbert                            | 74                                        | 9                                             | 5                                                                          | 8                                                                  | -1                                                                                          | 12                     | -3                                |
| 2 Llangoedmor                       | 48                                        | 6                                             | 2                                                                          | 2                                                                  | 0                                                                                           | 4                      | 2                                 |

| <b>Anheddiad<br/>Cyswllt<br/>Linked<br/>Settlement</b> | <b>Stoc tai<br/>Ebrill 07<br/>Housing<br/>stock<br/>April 07</b> | <b>12% o<br/>stoc tai<br/>2007<br/>12% of<br/>2007<br/>housing<br/>stock</b> | <b>Caniatadau<br/>sy'n sefyll<br/>ar<br/>30/04/2020<br/>Outstanding<br/>Consents<br/>as of<br/>30/04/2020</b> | <b>Unedau a<br/>gwblhawyd<br/>fel yn Ebrill<br/>2020<br/>Completions<br/>as of April<br/>2020</b> | <b>Colledion o<br/>Stoc Tai 2007<br/>o fis Ebrill<br/>2020 Losses<br/>from 2007<br/>Housing<br/>Stock as of<br/>April 2020</b> | <b>Ymrwymadau<br/>Commitments</b> | <b>Unedau<br/>sydd ar ôl<br/>Remaining<br/>Units</b> |
|--------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------|
| 2 Llechryd                                             | 296                                                              | 36                                                                           | 16                                                                                                            | 33                                                                                                | -1                                                                                                                             | 48                                | -12                                                  |
| 2 Penparc                                              | 226                                                              | 27                                                                           | 14                                                                                                            | 9                                                                                                 | 0                                                                                                                              | 23                                | 4                                                    |
| 2 Cyfanswm/Total                                       | 700                                                              | 84                                                                           | 41                                                                                                            | 66                                                                                                | -2                                                                                                                             | 105                               | -21                                                  |
| 3 Blaenplwyf                                           | 78                                                               | 9                                                                            | 0                                                                                                             | 6                                                                                                 | 0                                                                                                                              | 6                                 | 3                                                    |
| 3 Capel Bangor                                         | 155                                                              | 19                                                                           | 2                                                                                                             | 6                                                                                                 | 0                                                                                                                              | 8                                 | 11                                                   |
| 3 Capel Seion                                          | 60                                                               | 7                                                                            | 1                                                                                                             | 6                                                                                                 | 0                                                                                                                              | 7                                 | 0                                                    |
| 3 Commins Coch                                         | 178                                                              | 21                                                                           | 0                                                                                                             | 4                                                                                                 | -1                                                                                                                             | 3                                 | 18                                                   |
| 3 Goginan                                              | 89                                                               | 11                                                                           | 2                                                                                                             | 0                                                                                                 | 0                                                                                                                              | 2                                 | 9                                                    |
| 3 Llanfarian                                           | 173                                                              | 21                                                                           | 22                                                                                                            | 17                                                                                                | 0                                                                                                                              | 39                                | -18                                                  |
| 3 Llangorwen                                           | 60                                                               | 7                                                                            | 0                                                                                                             | 0                                                                                                 | 0                                                                                                                              | 0                                 | 7                                                    |

| <b>Anheddiad<br/>Cyswllt<br/>Linked<br/>Settlement</b> | <b>Stoc tai<br/>Ebrill 07<br/>Housing<br/>stock<br/>April 07</b> | <b>12% o<br/>stoc tai<br/>2007<br/>12% of<br/>2007<br/>housing<br/>stock</b> | <b>Caniatadau<br/>sy'n sefyll<br/>ar<br/>30/04/2020<br/>Outstanding<br/>Consents<br/>as of<br/>30/04/2020</b> | <b>Unedau a<br/>gwblhawyd<br/>fel yn Ebrill<br/>2020<br/>Completions<br/>as of April<br/>2020</b> | <b>Colledion o<br/>Stoc Tai 2007<br/>o fis Ebrill<br/>2020 Losses<br/>from 2007<br/>Housing<br/>Stock as of<br/>April 2020</b> | <b>Ymrwymadau<br/>Commitments</b> | <b>Unedau<br/>sydd ar ôl<br/>Remaining<br/>Units</b> |
|--------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------|
| 3 Rhydyfelin                                           | 126                                                              | 15                                                                           | 1                                                                                                             | 14                                                                                                | -1                                                                                                                             | 14                                | 1                                                    |
| 3 Cyfanswm/Total                                       | 919                                                              | 110                                                                          | 28                                                                                                            | 53                                                                                                | -2                                                                                                                             | 79                                | 31                                                   |
| 4 Betws Ifan                                           | 35                                                               | 4                                                                            | 1                                                                                                             | 6                                                                                                 | 0                                                                                                                              | 7                                 | -3                                                   |
| 4 Beulah                                               | 78                                                               | 9                                                                            | 1                                                                                                             | 12                                                                                                | 0                                                                                                                              | 13                                | -4                                                   |
| 4 Brongest                                             | 33                                                               | 4                                                                            | 1                                                                                                             | 4                                                                                                 | 0                                                                                                                              | 5                                 | -1                                                   |
| 4 Bryngwyn                                             | 77                                                               | 9                                                                            | 0                                                                                                             | 6                                                                                                 | 0                                                                                                                              | 6                                 | 3                                                    |
| 4 Cwm Cou                                              | 48                                                               | 6                                                                            | 3                                                                                                             | 5                                                                                                 | 0                                                                                                                              | 8                                 | -2                                                   |
| 4 Llandyfriog                                          | 57                                                               | 7                                                                            | 1                                                                                                             | 0                                                                                                 | 0                                                                                                                              | 1                                 | 6                                                    |
| 4 Cyfanswm/Total                                       | 328                                                              | 39                                                                           | 7                                                                                                             | 33                                                                                                | 0                                                                                                                              | 40                                | -1                                                   |
| 5 Betws Bledws                                         | 31                                                               | 4                                                                            | 0                                                                                                             | 0                                                                                                 | 0                                                                                                                              | 0                                 | 4                                                    |

| <b>Anheddiad<br/>Cyswllt<br/>Linked<br/>Settlement</b> | <b>Stoc tai<br/>Ebrill 07<br/>Housing<br/>stock<br/>April 07</b> | <b>12% o<br/>stoc tai<br/>2007<br/>12% of<br/>2007<br/>housing<br/>stock</b> | <b>Caniatadau<br/>sy'n sefyll<br/>ar<br/>30/04/2020<br/>Outstanding<br/>Consents<br/>as of<br/>30/04/2020</b> | <b>Unedau a<br/>gwblhawyd<br/>fel yn Ebrill<br/>2020<br/>Completions<br/>as of April<br/>2020</b> | <b>Colledion o<br/>Stoc Tai 2007<br/>o fis Ebrill<br/>2020 Losses<br/>from 2007<br/>Housing<br/>Stock as of<br/>April 2020</b> | <b>Ymrwymadau<br/>Commitments</b> | <b>Unedau<br/>sydd ar ôl<br/>Remaining<br/>Units</b> |
|--------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------|
| Cellan/Fishers                                         |                                                                  |                                                                              |                                                                                                               |                                                                                                   |                                                                                                                                |                                   |                                                      |
| 5 Arms                                                 | 81                                                               | 10                                                                           | 0                                                                                                             | 7                                                                                                 | 0                                                                                                                              | 7                                 | 3                                                    |
| 5 Cwrtnwydd                                            | 79                                                               | 9                                                                            | 0                                                                                                             | 8                                                                                                 | 0                                                                                                                              | 8                                 | 1                                                    |
| 5 Drefach                                              | 53                                                               | 6                                                                            | 6                                                                                                             | 3                                                                                                 | 0                                                                                                                              | 9                                 | -3                                                   |
| 5 Gorsgoch                                             | 33                                                               | 4                                                                            | 0                                                                                                             | 7                                                                                                 | -1                                                                                                                             | 6                                 | -2                                                   |
| 5 Llangybi                                             | 57                                                               | 7                                                                            | 0                                                                                                             | 2                                                                                                 | 0                                                                                                                              | 2                                 | 5                                                    |
| 5 Llanwnnen                                            | 85                                                               | 10                                                                           | 15                                                                                                            | 10                                                                                                | 0                                                                                                                              | 25                                | -15                                                  |
| 5 Llwyn-y-groes                                        | 29                                                               | 3                                                                            | 0                                                                                                             | 0                                                                                                 | 0                                                                                                                              | 0                                 | 3                                                    |
| 5 Silian                                               | 34                                                               | 4                                                                            | 0                                                                                                             | 1                                                                                                 | 0                                                                                                                              | 1                                 | 3                                                    |
| 5 Cyfanswm/Total                                       | 482                                                              | 58                                                                           | 21                                                                                                            | 38                                                                                                | -1                                                                                                                             | 58                                | 0                                                    |

| <b>Anheddiad<br/>Cyswllt<br/>Linked<br/>Settlement</b> | <b>Stoc tai<br/>Ebrill 07<br/>Housing<br/>stock<br/>April 07</b> | <b>12% o<br/>stoc tai<br/>2007<br/>12% of<br/>2007<br/>housing<br/>stock</b> | <b>Caniatadau<br/>sy'n sefyll<br/>ar<br/>30/04/2020<br/>Outstanding<br/>Consents<br/>as of<br/>30/04/2020</b> | <b>Unedau a<br/>gwblhawyd<br/>fel yn Ebrill<br/>2020<br/>Completions<br/>as of April<br/>2020</b> | <b>Colledion o<br/>Stoc Tai 2007<br/>o fis Ebrill<br/>2020 Losses<br/>from 2007<br/>Housing<br/>Stock as of<br/>April 2020</b> | <b>Ymrwymadau<br/>Commitments</b> | <b>Unedau<br/>sydd ar ôl<br/>Remaining<br/>Units</b> |
|--------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------|
| 6 Aberbanc                                             | 35                                                               | 4                                                                            | 13                                                                                                            | 15                                                                                                | 0                                                                                                                              | 28                                | -24                                                  |
| 6 Capel Dewi<br>(SOUTH)                                | 47                                                               | 6                                                                            | 0                                                                                                             | 2                                                                                                 | 0                                                                                                                              | 2                                 | 4                                                    |
| 6 Coed y Bryn                                          | 36                                                               | 4                                                                            | 1                                                                                                             | 5                                                                                                 | 0                                                                                                                              | 6                                 | -2                                                   |
| 6 Croeslan                                             | 78                                                               | 9                                                                            | 6                                                                                                             | 13                                                                                                | 0                                                                                                                              | 19                                | -10                                                  |
| 6 Ffostrasol                                           | 74                                                               | 9                                                                            | 2                                                                                                             | 12                                                                                                | 0                                                                                                                              | 14                                | -5                                                   |
| 6 Henllan/Trebedw                                      | 95                                                               | 11                                                                           | 16                                                                                                            | 2                                                                                                 | 0                                                                                                                              | 18                                | -7                                                   |
| 6 Horeb                                                | 27                                                               | 3                                                                            | 4                                                                                                             | 3                                                                                                 | 0                                                                                                                              | 7                                 | -4                                                   |
| 6 Maesymeillion                                        | 29                                                               | 3                                                                            | 2                                                                                                             | 4                                                                                                 | 0                                                                                                                              | 6                                 | -3                                                   |
| 6 Penrhiwllan                                          | 109                                                              | 13                                                                           | 3                                                                                                             | 10                                                                                                | 0                                                                                                                              | 13                                | 0                                                    |



| <b>Anheddiad<br/>Cyswllt<br/>Linked<br/>Settlement</b> | <b>Stoc tai<br/>Ebrill 07<br/>Housing<br/>stock<br/>April 07</b> | <b>12% o<br/>stoc tai<br/>2007<br/>12% of<br/>2007<br/>housing<br/>stock</b> | <b>Caniatadau<br/>sy'n sefyll<br/>ar<br/>30/04/2020<br/>Outstanding<br/>Consents<br/>as of<br/>30/04/2020</b> | <b>Unedau a<br/>gwblhawyd<br/>fel yn Ebrill<br/>2020<br/>Completions<br/>as of April<br/>2020</b> | <b>Colledion o<br/>Stoc Tai 2007<br/>o fis Ebrill<br/>2020 Losses<br/>from 2007<br/>Housing<br/>Stock as of<br/>April 2020</b> | <b>Ymrwymadau<br/>Commitments</b> | <b>Unedau<br/>sydd ar ôl<br/>Remaining<br/>Units</b> |
|--------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------|
| 6 Pentrellwyn                                          | 38                                                               | 5                                                                            | 0                                                                                                             | 1                                                                                                 | 0                                                                                                                              | 1                                 | 4                                                    |
| 6 Prengwyn                                             | 31                                                               | 4                                                                            | 0                                                                                                             | 5                                                                                                 | -1                                                                                                                             | 4                                 | 0                                                    |
| Rhydlewys /                                            |                                                                  |                                                                              |                                                                                                               |                                                                                                   |                                                                                                                                |                                   |                                                      |
| 6 Hawen                                                | 69                                                               | 8                                                                            | 4                                                                                                             | 5                                                                                                 | 0                                                                                                                              | 9                                 | -1                                                   |
| 6 Rhydowen                                             | 52                                                               | 6                                                                            | 0                                                                                                             | 6                                                                                                 | 0                                                                                                                              | 6                                 | 0                                                    |
| 6 Talgarreg                                            | 58                                                               | 7                                                                            | 5                                                                                                             | 11                                                                                                | 0                                                                                                                              | 16                                | -9                                                   |
| 6 Cyfanswm/Total                                       | 778                                                              | 93                                                                           | 56                                                                                                            | 94                                                                                                | -1                                                                                                                             | 149                               | -56                                                  |
| 7 Bronnant                                             | 48                                                               | 6                                                                            | 2                                                                                                             | 4                                                                                                 | 0                                                                                                                              | 6                                 | 0                                                    |
| 7 Llanddewi Brefi                                      | 165                                                              | 20                                                                           | 7                                                                                                             | 12                                                                                                | 0                                                                                                                              | 19                                | 1                                                    |
| 7 Llangeitho                                           | 64                                                               | 8                                                                            | 5                                                                                                             | 0                                                                                                 | 0                                                                                                                              | 5                                 | 3                                                    |

| <b>Anheddiad<br/>Cyswllt<br/>Linked<br/>Settlement</b> | <b>Stoc tai<br/>Ebrill 07<br/>Housing<br/>stock<br/>April 07</b> | <b>12% o<br/>stoc tai<br/>2007<br/>12% of<br/>2007<br/>housing<br/>stock</b> | <b>Caniatadau<br/>sy'n sefyll<br/>ar<br/>30/04/2020<br/>Outstanding<br/>Consents<br/>as of<br/>30/04/2020</b> | <b>Unedau a<br/>gwblhawyd<br/>fel yn Ebrill<br/>2020<br/>Completions<br/>as of April<br/>2020</b> | <b>Colledion o<br/>Stoc Tai 2007<br/>o fis Ebrill<br/>2020 Losses<br/>from 2007<br/>Housing<br/>Stock as of<br/>April 2020</b> | <b>Ymrwymadau<br/>Commitments</b> | <b>Unedau<br/>sydd ar ôl<br/>Remaining<br/>Units</b> |
|--------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------|
| 7 Cyfanswm/Total                                       | 277                                                              | 33                                                                           | 14                                                                                                            | 16                                                                                                | 0                                                                                                                              | 30                                | 3                                                    |
| 8 Blaenannerch                                         | 69                                                               | 8                                                                            | 0                                                                                                             | 4                                                                                                 | 0                                                                                                                              | 4                                 | 4                                                    |
| 8 Blaenporth                                           | 97                                                               | 12                                                                           | 8                                                                                                             | 1                                                                                                 | 0                                                                                                                              | 9                                 | 3                                                    |
| 8 Brynhoffnant                                         | 48                                                               | 6                                                                            | 7                                                                                                             | 0                                                                                                 | 0                                                                                                                              | 7                                 | -1                                                   |
| 8 Llangrannog                                          | 92                                                               | 11                                                                           | 0                                                                                                             | 2                                                                                                 | 0                                                                                                                              | 2                                 | 9                                                    |
| 8 Pontgarreg                                           | 83                                                               | 10                                                                           | 13                                                                                                            | 7                                                                                                 | 0                                                                                                                              | 20                                | -10                                                  |
| 8 Sarnau                                               | 56                                                               | 7                                                                            | 8                                                                                                             | 12                                                                                                | 0                                                                                                                              | 20                                | -13                                                  |
| 8 Tanygroes                                            | 76                                                               | 9                                                                            | 2                                                                                                             | 9                                                                                                 | 0                                                                                                                              | 11                                | -2                                                   |
| 8 Tresaith                                             | 93                                                               | 11                                                                           | 4                                                                                                             | 9                                                                                                 | 0                                                                                                                              | 13                                | -2                                                   |
| 8 Cyfanswm/Total                                       | 614                                                              | 74                                                                           | 42                                                                                                            | 44                                                                                                | 0                                                                                                                              | 86                                | -12                                                  |

| <b>Anheddiad<br/>Cyswllt<br/>Linked<br/>Settlement</b> | <b>Stoc tai<br/>Ebrill 07<br/>Housing<br/>stock<br/>April 07</b> | <b>12% o<br/>stoc tai<br/>2007<br/>12% of<br/>2007<br/>housing<br/>stock</b> | <b>Caniatadau<br/>sy'n sefyll<br/>ar<br/>30/04/2020<br/>Outstanding<br/>Consents<br/>as of<br/>30/04/2020</b> | <b>Unedau a<br/>gwblhawyd<br/>fel yn Ebrill<br/>2020<br/>Completions<br/>as of April<br/>2020</b> | <b>Colledion o<br/>Stoc Tai 2007<br/>o fis Ebrill<br/>2020 Losses<br/>from 2007<br/>Housing<br/>Stock as of<br/>April 2020</b> | <b>Ymrwymadau<br/>Commitments</b> | <b>Unedau<br/>sydd ar ôl<br/>Remaining<br/>Units</b> |
|--------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------|
| 9 Llandre                                              | 184                                                              | 22                                                                           | 7                                                                                                             | 18                                                                                                | 0                                                                                                                              | 25                                | -3                                                   |
| 9 Cyfanswm/Total                                       | 184                                                              | 22                                                                           | 7                                                                                                             | 18                                                                                                | 0                                                                                                                              | 25                                | -3                                                   |
| 10 Caerwedros                                          | 61                                                               | 7                                                                            | 1                                                                                                             | 7                                                                                                 | 0                                                                                                                              | 8                                 | -1                                                   |
| Cross Inn<br>(Ceinewydd/New<br>Quay)                   | 112                                                              | 13                                                                           | 6                                                                                                             | 34                                                                                                | 0                                                                                                                              | 40                                | -27                                                  |
| 10 Maen-y-groes                                        | 59                                                               | 7                                                                            | 0                                                                                                             | 3                                                                                                 | 0                                                                                                                              | 3                                 | 4                                                    |
| 10 Pentre'r Bryn                                       | 34                                                               | 4                                                                            | 1                                                                                                             | 5                                                                                                 | 0                                                                                                                              | 6                                 | -2                                                   |
| 10 Plwmp                                               | 41                                                               | 5                                                                            | 2                                                                                                             | 3                                                                                                 | 0                                                                                                                              | 5                                 | 0                                                    |
| 10 Cyfanswm/Total                                      | 307                                                              | 37                                                                           | 10                                                                                                            | 52                                                                                                | 0                                                                                                                              | 62                                | -25                                                  |

| <b>Anheddiad<br/>Cyswllt<br/>Linked<br/>Settlement</b> | <b>Stoc tai<br/>Ebrill 07<br/>Housing<br/>stock<br/>April 07</b> | <b>12% o<br/>stoc tai<br/>2007<br/>12% of<br/>2007<br/>housing<br/>stock</b> | <b>Caniatadau<br/>sy'n sefyll<br/>ar<br/>30/04/2020<br/>Outstanding<br/>Consents<br/>as of<br/>30/04/2020</b> | <b>Unedau a<br/>gwblhawyd<br/>fel yn Ebrill<br/>2020<br/>Completions<br/>as of April<br/>2020</b> | <b>Colledion o<br/>Stoc Tai 2007<br/>o fis Ebrill<br/>2020 Losses<br/>from 2007<br/>Housing<br/>Stock as of<br/>April 2020</b> | <b>Ymrwymadau<br/>Commitments</b> | <b>Unedau<br/>sydd ar ôl<br/>Remaining<br/>Units</b> |
|--------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------|
| 11 Llandygydd                                          | 43                                                               | 5                                                                            | 0                                                                                                             | 3                                                                                                 | 0                                                                                                                              | 3                                 | 2                                                    |
| 11 Cyfanswm/Total                                      | 43                                                               | 5                                                                            | 0                                                                                                             | 3                                                                                                 | 0                                                                                                                              | 3                                 | 2                                                    |
| 12 Cilcennin                                           | 86                                                               | 10                                                                           | 6                                                                                                             | 5                                                                                                 | 0                                                                                                                              | 11                                | -1                                                   |
| 12 Cribyn                                              | 104                                                              | 12                                                                           | 0                                                                                                             | 17                                                                                                | 0                                                                                                                              | 17                                | -5                                                   |
| 12 Dihewyd                                             | 56                                                               | 7                                                                            | 0                                                                                                             | 7                                                                                                 | 0                                                                                                                              | 7                                 | 0                                                    |
| 12 Talsarn                                             | 43                                                               | 5                                                                            | 6                                                                                                             | 0                                                                                                 | 0                                                                                                                              | 6                                 | -1                                                   |
| 12 Cyfanswm/Total                                      | 289                                                              | 35                                                                           | 12                                                                                                            | 29                                                                                                | 0                                                                                                                              | 41                                | -6                                                   |
| Derwen                                                 |                                                                  |                                                                              |                                                                                                               |                                                                                                   |                                                                                                                                |                                   |                                                      |
| 13 Gam/Oakford                                         | 33                                                               | 4                                                                            | 1                                                                                                             | 3                                                                                                 | 0                                                                                                                              | 4                                 | 0                                                    |
| 13 Gilfachreda                                         | 88                                                               | 11                                                                           | 1                                                                                                             | 2                                                                                                 | 0                                                                                                                              | 3                                 | 8                                                    |

| <b>Anheddiad<br/>Cyswllt<br/>Linked<br/>Settlement</b> | <b>Stoc tai<br/>Ebrill 07<br/>Housing<br/>stock<br/>April 07</b> | <b>12% o<br/>stoc tai<br/>2007<br/>12% of<br/>2007<br/>housing<br/>stock</b> | <b>Caniatadau<br/>sy'n sefyll<br/>ar<br/>30/04/2020<br/>Outstanding<br/>Consents<br/>as of<br/>30/04/2020</b> | <b>Unedau a<br/>gwblhawyd<br/>fel yn Ebrill<br/>2020<br/>Completions<br/>as of April<br/>2020</b> | <b>Colledion o<br/>Stoc Tai 2007<br/>o fis Ebrill<br/>2020 Losses<br/>from 2007<br/>Housing<br/>Stock as of<br/>April 2020</b> | <b>Ymrwymadau<br/>Commitments</b> | <b>Unedau<br/>sydd ar ôl<br/>Remaining<br/>Units</b> |
|--------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------|
| 13 Mydroilyn                                           | 66                                                               | 8                                                                            | 4                                                                                                             | 5                                                                                                 | 0                                                                                                                              | 9                                 | -1                                                   |
| 13 Cyfanswm/Total                                      | 187                                                              | 22                                                                           | 6                                                                                                             | 10                                                                                                | 0                                                                                                                              | 16                                | 6                                                    |
| 14 Cnwch Coch                                          | 31                                                               | 4                                                                            | 0                                                                                                             | 1                                                                                                 | 0                                                                                                                              | 1                                 | 3                                                    |
| 14 Llanafan                                            | 82                                                               | 10                                                                           | 2                                                                                                             | 7                                                                                                 | 0                                                                                                                              | 9                                 | 1                                                    |
| 14 Llanfihangel y<br>Creuddyn                          | 33                                                               | 4                                                                            | 1                                                                                                             | 1                                                                                                 | 0                                                                                                                              | 2                                 | 2                                                    |
| 14 Lledrod                                             | 53                                                               | 6                                                                            | 0                                                                                                             | 6                                                                                                 | 0                                                                                                                              | 6                                 | 0                                                    |
| 14 Cyfanswm/Total                                      | 199                                                              | 24                                                                           | 3                                                                                                             | 15                                                                                                | 0                                                                                                                              | 18                                | 6                                                    |
| 15 Bethania                                            | 39                                                               | 5                                                                            | 0                                                                                                             | 3                                                                                                 | 0                                                                                                                              | 3                                 | 2                                                    |

| <b>Anheddiad<br/>Cyswllt<br/>Linked<br/>Settlement</b> | <b>Stoc tai<br/>Ebrill 07<br/>Housing<br/>stock<br/>April 07</b> | <b>12% o<br/>stoc tai<br/>2007<br/>12% of<br/>2007<br/>housing<br/>stock</b> | <b>Caniatadau<br/>sy'n sefyll<br/>ar<br/>30/04/2020<br/>Outstanding<br/>Consents<br/>as of<br/>30/04/2020</b> | <b>Unedau a<br/>gwblhawyd<br/>fel yn Ebrill<br/>2020<br/>Completions<br/>as of April<br/>2020</b> | <b>Colledion o<br/>Stoc Tai 2007<br/>o fis Ebrill<br/>2020 Losses<br/>from 2007<br/>Housing<br/>Stock as of<br/>April 2020</b> | <b>Ymrwymadau<br/>Commitments</b> | <b>Unedau<br/>sydd ar ôl<br/>Remaining<br/>Units</b> |
|--------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------|
| 15 Cross Inn<br>(Llanon)                               | 34                                                               | 4                                                                            | 6                                                                                                             | 18                                                                                                | -1                                                                                                                             | 23                                | -19                                                  |
| 15 Nebo                                                | 37                                                               | 4                                                                            | 10                                                                                                            | 5                                                                                                 | 0                                                                                                                              | 15                                | -11                                                  |
| 15 Cyfanswm/Total                                      | 110                                                              | 13                                                                           | 16                                                                                                            | 26                                                                                                | -1                                                                                                                             | 41                                | -28                                                  |
| 16 Llangwyrfon                                         | 40                                                               | 5                                                                            | 3                                                                                                             | 7                                                                                                 | 0                                                                                                                              | 10                                | -5                                                   |
| 16 Cyfanswm/Total                                      | 40                                                               | 5                                                                            | 3                                                                                                             | 7                                                                                                 | 0                                                                                                                              | 10                                | -5                                                   |
| 17 Altyblacca                                          | 60                                                               | 7                                                                            | 1                                                                                                             | 6                                                                                                 | 0                                                                                                                              | 7                                 | 0                                                    |
| 17 Highmead                                            | 37                                                               | 4                                                                            | 0                                                                                                             | 1                                                                                                 | 0                                                                                                                              | 1                                 | 3                                                    |
| 17 Cyfanswm/Total                                      | 97                                                               | 12                                                                           | 1                                                                                                             | 7                                                                                                 | 0                                                                                                                              | 8                                 | 4                                                    |
| 18 Cyfanswm/Total                                      | 0                                                                | 0                                                                            | 0                                                                                                             | 0                                                                                                 | 0                                                                                                                              | 0                                 | 0                                                    |

| <b>Anheddiad<br/>Cyswllt<br/>Linked<br/>Settlement</b> | <b>Stoc tai<br/>Ebrill 07<br/>Housing<br/>stock<br/>April 07</b> | <b>12% o<br/>stoc tai<br/>2007<br/>12% of<br/>2007<br/>housing<br/>stock</b> | <b>Caniatadau<br/>sy'n sefyll<br/>ar<br/>30/04/2020<br/>Outstanding<br/>Consents<br/>as of<br/>30/04/2020</b> | <b>Unedau a<br/>gwblhawyd<br/>fel yn Ebrill<br/>2020<br/>Completions<br/>as of April<br/>2020</b> | <b>Colledion o<br/>Stoc Tai 2007<br/>o fis Ebrill<br/>2020 Losses<br/>from 2007<br/>Housing<br/>Stock as of<br/>April 2020</b> | <b>Ymrwymadau<br/>Commitments</b> | <b>Unedau<br/>sydd ar ôl<br/>Remaining<br/>Units</b> |
|--------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------|
| 19 Ponterwyd                                           | 82                                                               | 10                                                                           | 14                                                                                                            | 21                                                                                                | 0                                                                                                                              | 35                                | -25                                                  |
| 19 Cyfanswm/Total                                      | 82                                                               | 10                                                                           | 14                                                                                                            | 21                                                                                                | 0                                                                                                                              | 35                                | -25                                                  |
| 20 Pont-rhyd-y-<br>groes                               | 77                                                               | 9                                                                            | 4                                                                                                             | 1                                                                                                 | 0                                                                                                                              | 5                                 | 4                                                    |
| 20 Ysbyty Ystwyth                                      | 58                                                               | 7                                                                            | 3                                                                                                             | 6                                                                                                 | 0                                                                                                                              | 9                                 | -2                                                   |
| 20 Ystrad Meurig                                       | 28                                                               | 3                                                                            | 0                                                                                                             | 3                                                                                                 | -1                                                                                                                             | 2                                 | 1                                                    |
| 20 Cyfanswm/Total                                      | 163                                                              | 20                                                                           | 7                                                                                                             | 10                                                                                                | -1                                                                                                                             | 16                                | 4                                                    |
| 21 Eglwysfach                                          | 37                                                               | 4                                                                            | 0                                                                                                             | 2                                                                                                 | 0                                                                                                                              | 2                                 | 2                                                    |
| 21 Tre Taliesin                                        | 110                                                              | 13                                                                           | 2                                                                                                             | 6                                                                                                 | 0                                                                                                                              | 8                                 | 5                                                    |
| 21 Tre'r Ddol                                          | 68                                                               | 8                                                                            | 9                                                                                                             | 0                                                                                                 | 0                                                                                                                              | 9                                 | -1                                                   |

| <b>Anheddiad<br/>Cyswllt<br/>Linked<br/>Settlement</b> | <b>Stoc tai<br/>Ebrill 07<br/>Housing<br/>stock<br/>April 07</b> | <b>12% o<br/>stoc tai<br/>2007<br/>12% of<br/>2007<br/>housing<br/>stock</b> | <b>Caniatadau<br/>sy'n sefyll<br/>ar<br/>30/04/2020<br/>Outstanding<br/>Consents<br/>as of<br/>30/04/2020</b> | <b>Unedau a<br/>gwblhawyd<br/>fel yn Ebrill<br/>2020<br/>Completions<br/>as of April<br/>2020</b> | <b>Colledion o<br/>Stoc Tai 2007<br/>o fis Ebrill<br/>2020 Losses<br/>from 2007<br/>Housing<br/>Stock as of<br/>April 2020</b> | <b>Ymrwymadau<br/>Commitments</b> | <b>Unedau<br/>sydd ar ôl<br/>Remaining<br/>Units</b> |
|--------------------------------------------------------|------------------------------------------------------------------|------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|------------------------------------------------------|
| 21 Cyfanswm/Total                                      | 215                                                              | 26                                                                           | 11                                                                                                            | 8                                                                                                 | 0                                                                                                                              | 19                                | 7                                                    |
| 22 Dol-y-bont                                          | 32                                                               | 4                                                                            | 2                                                                                                             | 0                                                                                                 | 0                                                                                                                              | 2                                 | 2                                                    |
| 22 Ynyslas                                             | 54                                                               | 6                                                                            | 0                                                                                                             | 3                                                                                                 | 0                                                                                                                              | 3                                 | 3                                                    |
| 22 Cyfanswm/Total                                      | 86                                                               | 10                                                                           | 2                                                                                                             | 3                                                                                                 | 0                                                                                                                              | 5                                 | 5                                                    |
| Cyfanswm/Total                                         | 6601                                                             | 792                                                                          | 325                                                                                                           | 593                                                                                               | -8                                                                                                                             | 910                               | -118                                                 |



## Appendix 7: AMRH15 Range of Housing – Performance

Number of Full or RM consents by housing type and bedroom number since adoption (April 2013 - March 2020).

| No. of Bedrooms    | Housing Type              |                       |            |            |             |             | Need according to LHMA 2016 % |
|--------------------|---------------------------|-----------------------|------------|------------|-------------|-------------|-------------------------------|
|                    | Change of use to Dwelling | Change of use to Flat | Dwelling   | Flat       | Total       | %           |                               |
| Unknown            | 0                         | 0                     | 0          | 0          | 0           | N/A         | N/A                           |
| 1                  | 21                        | 20                    | 45         | 76         | 162         | 16%         | 2%                            |
| 2                  | 32                        | 19                    | 142        | 61         | 254         | 25%         | 15%                           |
| 3                  | 27                        | 6                     | 317        | 4          | 354         | 35%         | 74%                           |
| 4 or more          | 16                        | 2                     | 224        | 0          | 242         | 24%         | 10%                           |
| <b>Grand Total</b> | <b>96</b>                 | <b>47</b>             | <b>728</b> | <b>141</b> | <b>1012</b> | <b>100%</b> | <b>100%</b>                   |

**Number of completions by housing type and bedroom number since adoption (April 2013 – March 2020).**

| No. of Bedrooms    | Housing Type              |                       |            |            |            |             | Need according to LHMA 2016 % |
|--------------------|---------------------------|-----------------------|------------|------------|------------|-------------|-------------------------------|
|                    | Change of use to Dwelling | Change of use to Flat | Dwelling   | Flat       | Total      | %           |                               |
| 1                  | 11                        | 39                    | 12         | 68         | 130        | 15%         | 2%                            |
| 2                  | 24                        | 26                    | 94         | 37         | 181        | 21%         | 15%                           |
| 3                  | 13                        | 3                     | 289        | 5          | 310        | 36%         | 74%                           |
| 4 or more          | 17                        | 7                     | 208        | 1          | 233        | 27%         | 10%                           |
| <b>Grand Total</b> | <b>65</b>                 | <b>75</b>             | <b>603</b> | <b>111</b> | <b>856</b> | <b>100%</b> | <b>100%</b>                   |

## Appendix 8: AMRE06 Vitality of Rural Service Centres 2018/19

Amenity Survey was unable to be conducted in 2019/2020 due to Covid restrictions.

| SG Number | RSC Settlement Name       | Food Shop | Post Office | Petrol Station                                           | Public house/Hotel | Village Hall | Primary school |
|-----------|---------------------------|-----------|-------------|----------------------------------------------------------|--------------------|--------------|----------------|
| 8         | Aberporth / Parclyn       | 2         | 2           | 0                                                        | 3                  | 3            | 1              |
| 9         | Bow Street                | 2         | 1           | 1 (included but is just outside the monitoring boundary) | 1                  | 1            | 1              |
| 10        | Ceinewydd                 | 4         | 1           | 0                                                        | 8                  | 2            | 1              |
| 11        | Cenarth                   | 1         | 0           | 1                                                        | 0                  | 0            | 1              |
| 12        | Felin-fach / Ystrad Aeron | 2         | 1           | 1                                                        | 2                  | 1            | 1              |
| 13        | Llanarth                  | 1         | 0           | 1                                                        | 1                  | 2            | 1              |
| 14        | Llanilar                  | 1         | 0           | 0                                                        | 1                  | 1            | 1              |
| 15        | Llan-non                  | 2         | 1           | 1                                                        | 2                  | 1            | 1              |
| 16        | Llanrhystud               | 2         | 1           | 1                                                        | 1                  | 2            | 1              |

|    |                   |   |   |   |   |   |                                                     |
|----|-------------------|---|---|---|---|---|-----------------------------------------------------|
| 18 | Penrhyn-coch      | 2 | 1 | 1 | 1 | 3 | 1                                                   |
| 19 | Pontarfynach      | 0 | 0 | 0 | 0 | 0 | 1 (included but is outside the monitoring boundary) |
| 20 | Pontrhydfendigaid | 1 | 1 | 0 | 2 | 2 | 1                                                   |
| 21 | Tal-y-bont        | 1 | 0 | 1 | 2 | 1 | 1                                                   |
| 22 | Y Borth           | 2 | 2 | 0 | 7 | 2 | 1                                                   |