

LDP2 **Ceredigion**

**Replacement Local Development Plan
2018 - 2033**

**Draft Development Management Policies
Preferred Strategy 2019**



Cyngor Sir
CEREDIGION
County Council

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DRAFT

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How have the policies changed?

All Land use and Development Management policies have been colour coded. Where minor typographical changes only have been made they have been colour coded **GREEN**, where minor changes have been made that may affect the use of the policy they have been colour coded **AMBER**. Where major changes have been proposed the policy has been colour coded **RED**. Some policies have been removed and this is made explicit in the text and there have been contextual changes made to the reasoned justification throughout this document.

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8. Development Management Policies (DM Policies)

8.1 Policies in this Section set out matters that need to be considered in relation to all development, regardless of the type of use being proposed. Therefore all or some of the policies in this section will apply whether the development is, for example, for a house, a shop, play area or extension to a building.

Matters covered include:

- sustainable development (including scale and rate, community and Welsh language, transport and planning gain);
- design, placemaking and utility infrastructure;
- nature conservation and ecological connectivity;
- landscape; and
- environmental protection.

8.2 These policies seek to deal with local matters that are not sufficiently covered by national guidance. Where national guidance on its own is sufficient, policies have not been included within the LDP.

8.3 The policies in this Section should be read in conjunction with policies set out in Section 6 (The Strategy) and 7 (Specific Types of Land Use Proposals).

Sustainable Development

Managing the Impacts of Development on Communities and the Welsh Language.

8.4 With 57.6% (Census 2011) of the resident population possessing an understanding of the Welsh language it is an important part of the social fabric of communities within Ceredigion and should remain so.

8.5 Key to this is sustaining existing communities coupled with the use of Welsh as the medium of primary school education. Underpinning the Strategy therefore is the basic principle that the best means of maintaining the vitality

of the Welsh language is by sustaining communities. With such a large proportion of the existing population living in rural settlements a Strategy that supports rural as well as urban communities is vital for the health of the Language.

- 8.6 The LDP, along with national guidance, offers a number of policy approaches which although not directly related to the Welsh language, will have a positive impact. National guidance (which is subject to periodic review) includes:
- Planning Policy Wales Technical Advice Note 7: Outdoor Advertising Control.
 - Technical Advice Note 20: The Welsh Language.
- 8.7 Probably of most importance to sustaining local communities and strengthening the language is the need to promote healthy local economies, thus providing opportunities for people to remain within the County rather than seeking jobs elsewhere. The Strategy recognises that with a large proportion of the population already living in rural settlements, encouraging economic opportunities close to where people live will have a positive effect on the vibrancy of the community and the Welsh language (see Strategic Policies).
- 8.8 The type of development being proposed is important if the needs of the local community are to be met. LDP Policies S01-S05 will help ensure that the right level and type of need is met.
- 8.9 Policy S05: Affordable Housing is another LDP policy that will indirectly help support the existing communities and the Welsh language. This is because of the occupancy requirements attached to affordable housing, where local connection is one of the potential qualifying criteria. If the occupants are from within Ceredigion there is a strong likelihood that many of them will have an understanding of the Welsh language, particularly if they have been educated in Ceredigion.

- 8.10 Another policy which will help in protecting and sustaining cultural aspects and Welsh language include LDP Policy DM08 which relates to bilingual signage.

Policy DM01:

Managing the Impacts of Development on Communities and the Welsh Language

To enable the LPA to make an informed decision on whether proposed development is likely to have a negative impact on the social, linguistic or cultural cohesion of communities, a Welsh Language Impact Assessment will be required for applications:

1. Where it would result in new windfall housing development of over 5 units countywide
2. Where it would result in the creation of an enterprise over 1500 sq.m in size.

☞ Objectives: 1 – 6, 8, 11, 16, 18

- 8.11 While it is intended that all of the measures outlined in the paragraphs which preceded this policy will offer implicit support to communities and the Welsh language, in order to be able to make an informed decision on planning applications, comprehensive information may be required on the likely effects of developments on the community and the Welsh language.

- 8.12 Policy DM01 therefore provides the tool by which developers and the LPA can gain information, where necessary, about the likely effect of development on the community and Welsh language which in turn makes it possible to determine how any impacts may best be addressed. This information will be sought in relation to applications where development, if permitted, would come forward at a rate or scale different to that envisaged and set out in Criteria 1 and 2 of Policy DM01.

- 8.13 In order to be able to make an informed decision on the effects of a proposed development on the social, linguistic or cultural fabric of communities, in those instances the Welsh Language Impact Assessment should be prepared in accordance with the SPG: 'Community and the Welsh Language'. In determining planning applications their impact on communities should be considered in a holistic manner, giving due regard to the Welsh language as an integral part of community activity and life.
- 8.14 The LPA will only ask for a Welsh Language Impact Assessment if it is captured by Criterion 1 or 2 of Policy DM01.
- 8.15 If, in the opinion of the LPA, there is a likelihood that the development would have a negative effect on the Welsh language, and that this effect cannot be mitigated, the LPA may refuse the application. However, in the first instance the LPA will look for mitigation measures or a variance to the proposal which will help reduce potential effects.

No Policy DM02 has been included within the LDP

Sustainable Travel:

- 8.16 Transport planning is no longer focussed primarily on infrastructure provision but on its role in enhancing people's access to services, their health and the economy, whilst trying to ensure a future for subsequent generations by seeking to reduce carbon emissions to counter the effects of climate change through global warming.
- 8.17 Ceredigion is a widely dispersed rural county where sustainable transport may be difficult to achieve. However, the county has embraced the challenge under mid Wales regional transport consortium (TraCC) Regional Transport Plan (RTP).
- 8.18 The Settlement Strategy of the LDP seeks to identify and support a network of Service Centres (Policy S01, S02 and S03) where facilities and services will be more accessible to the dispersed population by non-car travel

including sustainable public and community transport services for local journeys.

8.19 Relevant national guidance in relation to transport includes:

- PPW (WG) Active and Social Places;
- TAN 18, Transport (WG) which provides substantial guidance in relation to Transport Assessment, sustainable location of development, encouragement of walking and cycling and provision of public transport and sustainable access, including in respect of tourism, and on integrated transport planning;
- TAN 12: Design (WG), acknowledges that transport design should take account of functions of roads for both movement and as ‘places’ for people; and
- Manual for Streets.
- Active Travel Wales Act 2013
- Active Travel Design guidance, Guidance for Delivery of the Act
- Integrated Network Maps for Cardigan, Aberystwyth and Lampeter

8.20 No LDP policies have been included for the following matters as they are adequately covered by the above national guidance:

PPW	Promoting walking
	Encouraging cycling
	Promoting public transport
	Traffic management
	Shift of freight to non-road modes; promotion of modal transfer
	Distribution centre location
	Access to development

- 8.21 New guidance and reviews of guidance will occur during the plan period. Please check national guidance at the time of application with the LPA and/or the LDP website for the most up to date list.
- 8.22 The RTP for the TraCC region is an essential contextual document for planning applicants in respect of overall transport strategy, in respect of short and long term project proposals for Ceredigion and in setting out a 5 year Programme of priority projects. It forms the basis for funding bids to the Welsh Government. Details of confirmed funding for proposed schemes can be obtained from the TraCC representative for Ceredigion.

Policy DM03:

Sustainable Travel

Development should minimize the need to travel, provide opportunity for and promote sustainable modes of transport in Ceredigion.

Parking provision for all modes of transport should be in accordance with Ceredigion SPG based on the Wales Parking Standards 2008 as amended to meet local conditions.

A Transport Assessment should be provided at the thresholds set out in the Transport Assessment SPG. Where the TA reveals the need for a Transport Implementation Strategy this will need to be secured through a planning obligation.

Objective: 6, 7, 9, 14, 16, 18

- 8.23 In line with the Tracc RTP, it is acknowledged that Ceredigion's large geographic area and the dispersed nature of its communities, means that the private car will continue to play an important role in transport – but that every reasonable means to encourage alternative modes will be promoted within the County.

- 8.24 In order to meet Objective 16 of the plan, Policy DM03 sets out the requirement for all development to maximise opportunity for sustainable travel in its widest sense. This includes provision of opportunity for walking, cycling and the use of public transport but also opportunities for moving from one mode of transport to another thereby facilitating partial or complete journeys by non-car modes. The general term for this type of development is 'transport interchange' and in terms of this policy development of these would 'promote sustainable modes'. The transport interchange land allocations currently identified in the LDP are to be funded under the bidding process linked to the RTP. There are in fact no transport infrastructure plans at this time for which 'pooled' contributions will be sought from new development. The policy therefore applies to the provision of sustainable travel infrastructure directly relating and proportionate to developments. The LPA will revisit this policy at review if it subsequently decides to implement the option of Community Infrastructure Levy (CIL). Interchanges may be rail to bus, car to rail, park and ride, park and share, park and cycle, and any other combination that could contribute to reducing private vehicle use and eliminating traffic congestion. As well as for functional every day travel, such interchanges could play a part in recreational travel experiences. Priority for the siting of public/community transport interchanges instigated at a strategic level should be given to Service Centres and settlements on the principal transport routes.
- 8.25 Aberystwyth, Cardigan and Lampeter have been selected as designations for active travel and have integrated network maps.
- 8.26 SPG: 'Parking Standards' is based on the Wales Parking Standards 2008 and amended to meet local conditions identified by an officer working party under TraCC in 2010. The guidance has been proposed for adoption as SPG by both Powys and Ceredigion.
- 8.27 The guidelines define 'Zones' where specific parking standards will apply. Most of Ceredigion will be identified as Zones 5 and 6 (Countryside and Deep Rural).

8.28 Policy on Transport Assessment (TA) is provided in PPW, with practical detailed advice on the requirement for and content of a TA in TAN 18, Section 9 and Annex D. However, Ceredigion has a historic legacy of sub-standard roads. It has a widely dispersed population for whom the primary mode of transport continues to be the private motor vehicle. For these reasons, developments which may not trigger concerns for trip generation in more compact urban locations may be of concern for their impact in the context of Ceredigion. For these reasons, qualification is provided in SPG: 'Transport Assessment for Ceredigion' defining what the LPA considers to be 'developments likely to result in significant trip generation'. The thresholds have been taken from 'Guidance for Transport Assessments' Appendix B, published by the UK Departments for Communities and Local Government and Transport (DfT). The SPG provides for additional flexibility in deciding whether a TA is required in specific circumstances.

Sustainable Travel Infrastructure

Policy DM04:

Sustainable Travel Infrastructure

The protection, enhancement or complementary development of former or existing transport infrastructure with potential to provide for more sustainable travel will be a material consideration in all development.

All development should connect to, enhance and extend Active Travel Routes in the settlements where they exist.

📄 Objectives: 6, 7, 9, 16

8.29 Policy DM04 draws the attention of applicants to the need to make the most of opportunities for walking, cycling and the use of public transport. This should be achieved by providing connections to existing routes from new development, re-instating infrastructure that has fallen into disuse where that will serve new development in a sustainable way and providing

improved health and quality of life by incorporating features in development that take advantage of links to non-car travel modes for human and freight movement.

- 8.30 'Transport infrastructure with potential to provide for more sustainable travel' in the Ceredigion context includes existing/former/disused railway lines and rail sidings, public rights of way, footways and transport interchanges. It may also refer to harbours and waterways.
- 8.31 In Ceredigion, the longer term aspirations for alternative transport modes and for reintroduction of freight services in some locations are supplemented by a recognition of the potential functional and tourism/recreational value of former railway lines and associated land holdings for cycling, walking and riding as well as for potential locomotive enthusiast-based tourism development. Such potential proposals would need to be served by interchange areas, so it is important that railway sidings and adjacent holdings are also safeguarded from alternative development that would be inconsistent with such uses.
- 8.32 The Proposals Map indicates lengths of the following four former railway lines which have not been developed for other purposes. These lie on the Aberaeron - Lampeter: Aberystwyth - Carmarthen: Cardigan - Whitland and Newcastle Emlyn - Carmarthen routes.
- 8.33 Transport Interchange location and design are addressed by the Atkins Study of Urban and Rural Interchanges, prepared under TraCC, which may be proposed for adoption as joint SPG for Ceredigion, Powys and Gwynedd. The Transport interchange and associated public footpaths and cycle ways being developed in Bow Street are underway.
- 8.34 Additional sustainable travel infrastructure such as transport interchanges, park and ride, etc., proposed by the RTP but not yet funded will also be a material consideration in determining planning proposals. The projects either currently not confirmed for funding, not yet with firm site proposals or

not requiring safeguarding, but with an expectation of delivery within the LDP period to 2033 are:

- Passenger Transport Enhancements;
- Llanrhystud interchange/park and share;
- Community Transport Enhancement;
- Cardigan Park and Ride;
- Sustainable Travel Initiatives and Accessibility Improvements;
- First phase of Aberystwyth Sustainable Travel Centre, has no land use implications outside the highway boundary: await details of further phases which may need to be addressed at review of the LDP;
- Network Improvements; and
- Maintenance of highways under the Asset Management Plan and funded from the maintenance budget that require land outside the highway – possibly for work on bridges.

8.35 The Definitive Map and Statement is a legal document, a register of all public rights of way in Ceredigion, and is held at the Council Offices in Penmorfa, Aberaeron. PPW requires that LPAs should seek to protect and enhance the rights of way network as a recreational and environmental resource.

8.36 The Council will seek to follow the principle (laid down in WO Circular 5/1993 Annex D) that 'where it is decided to grant permission for development affecting a right of way, consideration should be given at the detailed planning stage to whether a new line for the route can be provided which would be generally acceptable to the public. The use of estate roads for this purpose should be avoided wherever possible. Under the Highways Act (1980) (as amended by the CROW Act 2000) a public path can be diverted where it is expedient to do so in the interests of the owner of the land over which the path or way passes, (the Council is supportive of applications which seek to divert a public right of way away from the farm yard on grounds of security) or where it is in the interests of the public.

- 8.37 When considering extinguishing a public right of way, the Council will take into account the effect on other public rights of way in the vicinity. Extinguishment of a public right of way will only be granted under exceptional circumstances where a developer can demonstrate that no other situation for a building would be feasible and where the development would bring a community benefit which would outweigh the loss of the right of way. Cost-reduction is not a sufficient reason to grant extinguishment.
- 8.38 Rights of Way Improvement Plans (ROWIP) are the prime means by which LAs identify, prioritise and plan for improvements to the local rights of way network. ROWIP priorities will be a material consideration in the determination of proposals which may prejudice their implementation.
- 8.39 Land which is not already part of the Definitive Map or identified as Open Access routes may be required for such purposes as providing open access or project associated access, amenity or parking/interchange facilities.

No DM05 has been included in the LDP

Design, Place making and Utility Infrastructure

- 8.40 Sustaining and enhancing Ceredigion's high quality built environment is of great importance. The predominantly rural character of the County makes it particularly important that new development is sensitively located, complementing its surroundings and being innovative and of high quality in its design. Infrastructure required for utility provision can significantly influence the overall layout and design of a scheme and it is therefore appropriate to consider it alongside design and placemaking principles.
- 8.41 By ensuring sustainable development Ceredigion will be able to respond positively to challenges presented in the 21st Century (incl. climate change).

8.42 In submitting a request for a determination as to whether a proposal is covered by Permitted Development Rights, the Council will expect that the applicant has given consideration to all the design principles listed in Policies DM01, DM06, DM10 and DM13 prior to putting forward this request.

8.43 Relevant national guidance in relation to design, placemaking and infrastructure include:

- PPW (WG) People and Places achieving wellbeing through place making, Distinctive and Natural Places TAN 12: Design (WG),
- TAN 15: Development and Flood Risk (WG);
- TAN 19: Telecommunications (WG);
- TAN 22: Planning for Sustainable Buildings (WG);
- TAN 24: Historic Environment (WG)
- Tan 5: Nature Conservation and Planning (WG)
- Flood and Water Management Act 2010; and
- Welsh Office Circular 10/99: Planning Requirement in Respect of the Use of Non Mains Sewage incorporating Septic Tanks in New Development; and
- Surface Water Flooding Map (EA).

TAN 12 Offers advice on promoting sustainability through design and how to undertake the mandatory design and access statements.

8.44 No LDP policies have been included for the following matters as they are adequately covered by the above national guidance:

Listed Buildings	Historic Environment Act (2015), TAN 24
Conservation Areas	PPW TAN 24
BREEAM	PPW

Flood Risk	TAN 15 - Settlements constrained by Flood Zones are shown on the Constraints Map
Sewage	PPW, and Welsh Office Circular 10/99: Planning Requirement in Respect of the Use of Non Mains Sewage incorporating Septic Tanks in New Development
Telecommunications	TAN 19

8.45 New guidance and reviews of guidance will occur during the plan period. Please check national guidance at the time of application with the LPA and/or the LDP website for the most up to date list.

High Quality Design and Placemaking

Policy DM06:

High Quality Design and Placemaking

Development should have full regard, and positively contribute to the context of its location and surroundings. Development should reflect a clear understanding of design principles, the local physical, social, economic and environmental context. Development should:

1. Promote innovative design whilst having regard to local distinctiveness and cultural heritage in terms of form, design and material;
2. Complement the site and its surroundings in terms of layout, respecting views into and out of the site, producing a cohesive form in relation to the scale, height and proportion of existing built form;

3. Have reference, where appropriate, to existing layout patterns and densities including changes of levels and prominent skylines;
4. Retain important natural features along with ensuring the use of good quality hard and soft landscaping and incorporating opportunities to enhance biodiversity and ecological connectivity;
5. Provide a safe environment by ensuring that the design of buildings and associated infrastructure consider safety principles including;
 - i. Community Safety through secure by design;
 - ii. Highway, pedestrian and Cycle safety in accordance with policy DM24
6. Be designed to secure a welcoming environment which encourages appropriate through movement and legibility and provides a sense of place.
7. To reflect site function both in relation to its general location and within the site itself.
8. Contribute to the creation of mixed and socially inclusive communities that provide for the health, education, recreation, community services and facilities, and social needs of all sections of the community;
9. Protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook;
10. Encourage the re-use of materials wherever possible and ensure that new materials where used are sympathetic to the character of the locality;
11. The LDP will help ensure that development addresses the

implications of climate change by requiring that justified development in the flood zone is resilient and adaptable to the effects of flooding; and the long term sustainability of the development has been taken into account.;

12. Where practical, include infrastructure for modern telecommunications and information; and

13. Have regard to Settlement Group Statements, Supplementary Planning Guidance, Conservation Area Appraisals and any other relevant supporting documents.

Objectives: 6, 7, 11 – 14, 16, 18

- 8.46 Policy DM06 aims to help deliver Objectives 6 and 12 by recognising that design considerations are of paramount importance to the appearance of the built and natural environment. Good design can also protect and enhance environmental quality.
- 8.47 Legislation requires that all non-residential development over 1000sqm meet specified BREEAM standards (see correct BREEAM document e.g. BREEAM Offices, BREEAM Retail, BREEAM Bespoke etc.). Sustainable development is not only related to environmental issues but also social. New development offers an opportunity to create places that are designed for the community, which encourage social cohesion by having an environment which puts residents and community interaction first. This can be achieved by providing community facilities such as a community hall as part of the development, or more readily by designing the development in a way so that it provides a safe and inviting environment.
- 8.48 An important element to consider is the effect that the development will have on the area in which the development is to be located, not only in terms of the street or road itself but also in terms of how it relates to the settlement as a whole. Regard should be had to whether the site is located

within or near a Conservation Area or Listed Building (see national guidance) and to the landscape qualities of the area (see Policies DM17-DM20).

- 8.49 By appraising the existing built form, the applicant can ensure that the design of the new development can respond positively to and enhance the existing form. This does not mean that new development has to mimic the existing; innovative design is encouraged but it should not conflict with the traditional form which already exists within the locality.
- 8.50 Innovatively designed development is encouraged as it can help enforce local pride and create a sense of place. The use of modern architecture can be successful if the relationship between the existing built form is reflected. For example, the use of natural stone, slate and timber are prominent throughout Ceredigion, these materials used alongside more modern ones such as steel and glass can help connect two very different forms, allowing the new development to reflect the existing built form whilst being innovative.
- 8.51 A Design and Access Statement (DAS) is required as part of development proposals for Listed and Major Applications. The DAS provides an opportunity for the applicant to demonstrate how design principles have been considered. The design element of the DAS should specifically set out how the proposed design relates to the locality. Whether a DAS is required or not, highway safety should be considered as part of all development proposals. All Listed Building and Conservation Area consent applications must be accompanied by a Heritage Impact Statement (HIS). Further guidance on undertaking Heritage Impact Assessment and preparing a HIS is available here: <https://cadw.gov.wales/historicenvironment/help-advice-and-grants/makingchanges/heritageimpactstatements/?lang=en>
- 8.52 In considering cultural heritage applicants should refer to LANDMAP. One of the aspect layers is Cultural Landscape which considers the relationship which exists between people and places and how people have given

meaning to places. For further information visit

<https://naturalresources.wales/guidance-and-advice/business-sectors/planning-and-development/evidence-to-inform-development-planning/landmap-the-welsh-landscape-baseline/?lang=en>

- 8.53 The Chief Police Officers 'Secured by Design' document should be referred to for guidance on designing areas that are safe. It focuses on crime prevention at the design, layout and construction stages, such as encouraging active frontages at ground level, particularly where development is non-residential (For further guidance, visit <http://www.securedbydesign.com>).
- 8.54 Applicants should also refer to the relevant LDP Settlement Group Statement (SPG) as these contain information specific to a Service Centre and its Settlement Group.
- 8.55 Further guidance will be provided within the SPG: 'Built Environment'. Reference to any approved or emerging place specific design briefs should also be considered. All such documents will be on the Council's website.

Historic Environment

- 8.56 Detailed information on the following Heritage Assets is available from the Historic Environment Record (HER) which is managed and maintained by Dyfed Archaeological Trust.
- Scheduled Ancient Monuments.
 - Listed Buildings.
 - Conservation Areas.
 - Registered Parks and Gardens of Special Historic Interest.
 - Historic Battlefields.
 - Registered Landscapes of Outstanding and Special Historic Interest.
 - Shipwrecks
 - Archaeological Sites
 - Other undesignated historic buildings and features

8.57 Regard should be given to the information held on the Historic Environment Record in order to identify local features or areas that may be effected by development proposals.

8.58 There are 12 Registered Historic Parks & Gardens in Ceredigion:

- Llanllyr, Llanfihangel Ystrad – Grade II
- Pigeonsford Walled Garden, Llangrannog – Grade II
- Alltyrodyn, Llandysul – Grade II
- University of Wales, Aberystwyth: Plas Penglais, Penglais Campus and Llanbadarn Campus; The National Library of Wales - Grade II*
- Derry Ormond, Llanybi – Grade II
- Hafod, Ysbyty Ystwyth; Pontarfynach – Grade I
- Llanerchaeron, Ciliau Aeron – Grade II
- Nanteos, Llanfarian – Grade II*
- Trawsgoed – Grade II
- Lodge Park, Llangynfelyn – Grade II
- Coedmore, Llangoedmor – Grade II
- Cardigan Castle – Grade II

No DM07 has been included in the LDP

8.59 Conservation Areas have been designated because of their special architectural or historic interest and more may be designated during the plan period, details of which will be placed on the Council's website and included as part of any LDP review. Currently Ceredigion has thirteen Conservation Areas they are:

Aberystwyth;
Aberaeron;
Adpar;
Cardigan;
Cenarth;

Lampeter;
Llanbadarn Fawr;
Llanddewi Brefi;
Llandysul;
Llanrhystud;
Llansantffraed;
New Quay; and
Tregaron.

- 8.60 National guidance is sufficiently detailed with regard to development in Conservation Areas. Planning Policy Wales, Chapter 6, TAN 24: Historic environment and best practice guidance on:
- Heritage Impact Assessment in Wales
 - Managing Change to Listed Buildings in Wales
 - Managing Conservation Areas in Wales
 - Setting of Historic Assets in Wales
- 8.61 Conservation Area Appraisals or Reports have already been developed to accompany a number of the designations, others will be produced at a future date and published as Supplementary Planning Guidance. These Reports should be referred to as they will provide information on the topography, landscape setting, history, buildings and settlement forms of the Area. The Reports may also highlight negative features that detract from the special qualities of the Area and recommend ways forward to protect and further enhance the area. Copies of Appraisals where available are available on the Council's website.
- 8.62 To ascertain whether your property is within a Conservation Area contact the LPA or visit the Council's interactive mapping system at <http://www.ceredigion.gov.uk/>

Bilingual Signs and Place Names

Policy DM08:

Bilingual Signs and Place Names

Permission for signs will be granted providing they do not have an unacceptable impact on, and positively enhance, the visual, cultural and linguistic character of the area.

Objectives: 6, 8, 11

- 8.63 Policy DM08 encourages and supports the use of bilingual signs and advertisements, including the use of Welsh names for new streets, housing estates and businesses. This helps meet parts of Objective 6 in terms of promoting a distinct 'sense of place' and Objective 8 in contributing to promoting bilingual communities.
- 8.64 The policy supports the Council's Welsh Language Scheme prepared under the Welsh Language Measure 2011 which promotes and encourages the use of Welsh names for new streets, housing estates and business and retail premises.
- 8.65 The use of bilingual signs helps emphasise the distinctiveness of Wales. Advertisements and signs should exhibit parity between the languages. Internal signs should also be bilingual.
- 8.66 Regard should be given to the Statutory List of Historic Place Names of Wales and their cultural significance for development proposals
- 8.67 The Cultural Landscape can provide a starting point for developers looking for locally distinctive place names. The LANDMAP system may be used as a resource for obtaining such information. LANDMAP Information Guidance Note 4: LANDMAP and the Cultural Landscape of Wales includes guidance on using LANDMAP's Cultural Landscape datasets.

No DM09 has been included in the LDP

Policy DM24:

Highway Design and Access

The design and layout of a development should:

1. Promote the interests of pedestrians, cyclists and public transport users including their safety.
2. Incorporate infrastructure to meet the access needs of all transport users, including pedestrians and cyclists and those with disabilities or mobility impairment.
3. Meet highway access requirements and for developments of 5 or more dwelling units, be served by a road which meets adoptable standards.

8.68 Further guidance is provided by:

TAN18: Transport	Visibility requirements
All Wales Estate Development Highway Design Guide adopted by the Council 1977	Acceptable road infrastructure
Active Travel Design Manual	Design features and Traffic calming measures
Manual for Streets I and II	
The Design Manual for Roads and Bridges (DMRB)	Is the relevant standard where developments may impact on trunk roads.

- 8.69 Policy DM24 highlights the importance of ‘movement’ as an essential element to good design. The policy helps achieve elements of Objective 6 by encouraging all elements of accessibility to be considered as part of new development, and recognising the difference between places in different parts of the County.
- 8.70 ‘Through movement’ relates to the ability to move through a particular space e.g. movement through a residential estate. The level of movement available may vary between each type of access provision. For example the ‘through movement’ of cycles may be encouraged on a housing estate whereas the through movement of cars may be restricted. It is for the applicant to demonstrate that the development is ‘legible’. Legibility relates to the extent in which people can understand the layout of a place and find their way within and through that space.
- 8.71 An essential element of good design is ‘inclusive’ design principles, providing access for all users e.g. wheelchair access, improved access for the blind, accommodating families (pushchairs, toddlers).
- 8.72 How movement is incorporated into the overall design will depend on the function of the proposed development. This relates to the function of the place, i.e. is the place predominantly for the pedestrian or is it for the car. By considering this, development can reflect the main user, e.g. if it is a residential development, having slower vehicle movement and a more interesting streetscape (tree planting, seating etc) can help emphasise it is people first, cars last.
- 8.73 To improve opportunities for transport by means other than the car development, where possible, should link in with existing cycle paths and footways. This is further endorsed within TAN 12: Design Section 5. Information on where these provisions exist can be found on the Definitive Map, which shows all the official rights of way within the County and is held and managed by the Council’s Coast and Countryside Section. It will also

be important to link up to any nearby footways. Details of footways are held by the Council's Highways Department.

- 8.74 Where development is for non-residential uses e.g. a shop, the building should be designed so that its presence interacts with the street and offers an 'active frontage' onto the public space. For example, windows allow people to be visible both within the shop and outside of it. Another solution may be that a café could have seating outside. The level of active frontage should be related to the importance of the street. Having a blank frontage could lead to an increase in vandalism i.e. graffiti and can 'deaden' a street breaking up the continuity of the street façade (see also Policy LU21).

Design and Landscaping

Policy DM10:

Design and Landscaping

All applications, other than for householder developments which will have an impact on the landscape should be supported by a landscaping scheme. The landscaping scheme should:

1. Demonstrate how the proposed development respects the natural contours of the landscape;
2. Demonstrate how the proposed development respects and protects local and strategic views;
3. Respect, retain and complement any existing positive natural features, landscapes, or other features on site;
4. Identify trees, hedgerows, water courses and topographical

features to be retained;

5. Provide justification for circumstances where the removal/loss of existing trees, hedgerows, water courses and topographical features cannot be avoided and provides details of replacements;
6. Provide details of any proposed new landscaping together with a phased programme of planting;
7. Demonstrate that any proposed new planting includes plants and trees of mainly native species of local provenance and does not include any non-native invasive species within the landscaping;
8. Ensure that selection of species and planting position of any trees allows for them to grow to their mature height without detriment to nearby buildings, services and other planting; and
9. Provide details of any hard surface landscaping.

Objectives: 6, 9, 11 – 14, 18

8.75 Policy DM10 recognises the important role landscaping has to play in any well designed development. It supports Objective 6 by enhancing the built form by requiring all aspects of the landscape to be considered in a new development, ensuring that it can be protected and utilised to make new development more inviting.

8.76 The policy recognises that existing built form and settlement patterns have often evolved in part as a result of the landscape and topography. The way development relates to its surrounding area is therefore also fundamental to the design process of future developments if it is to fit in unobtrusively.

- 8.77 In order to help ensure that a new development fits in with its surroundings, a landscape scheme will be required. A landscaping scheme is not however required for householder applications e.g. development of garage, shed or extension. Landscaping should relate to the scale and nature of the development.
- 8.78 The landscape scheme should accord with Policy DM20: Protection of Trees, Hedgerows and woodlands and embrace the character of the existing natural landscape whilst minimising any negative impacts on the landscape and should:
- Identify what landscape features already exist on site e.g. hedge, trees etc.;
 - Where, necessary, identify features to be moved/removed; and
 - List new planting and other features to be implemented.
- 8.79 The landscaping scheme should relate not only to 'soft' landscaping i.e. trees, hedges, planting etc but also hard landscaping i.e. estate roads, stone walls, drives, and pavements.
- 8.80 The scheme should include the use of permeable hard surface. Where this is not possible an explanation should be included as part of the submission. Permeable surfaces are ones that allow water to drain into them and as such reduce the risk of surface water flooding. The use of such systems are often more attractive than traditional methods and can enhance the visual quality of the development.
- 8.81 Landscaping can potentially meet several of the LDP's requirements. For example, it can also result in biodiversity gains and hence supports Objective 12 and meet the requirements of Policies DM14 and DM15. It could also help in relation to the implementation of SUDS and provision of open space (see Policy DM13 and LU24).

8.82 The SPG: 'Built Environment' includes further advice on landscaping.

No policy DM11 has been included in the LDP

Utility Infrastructure

Policy DM12: Utility Infrastructure

Development will be permitted provided that;

1. Adequate infrastructure exists to facilitate the development and there are no capacity issues, either within the infrastructure itself or within the water bodies affected; or
2. Where infrastructure facilities or capacity levels are inadequate and therefore new infrastructure/upgrades/works are required:
 - i. the receiving water bodies have not reached their natural capacity to absorb and assimilate impacts of abstraction and discharges, unless the new infrastructure/ upgrades/ works could resolve these issues; and
 - ii. private contributions or provision can be made to secure that the new infrastructure/upgrades/works have been completed prior to the development commencing; or
 - iii. where planned works are known, development does not come forward until upgrade works have been carried out or interim measures have been suggested and agreed by the Local Authority.
3. Services are routed underground as far as possible:

- i. To minimise damage or disturbance to the environment, and
 - ii. If services cannot be placed underground, justification as to why this is not feasible should be provided as part of the application; and
4. The provision constitutes an orderly and coordinated approach to the effective provision of services.

Interim measures will only be considered where known improvements are scheduled for the public sewer. Where interim measures are considered appropriate, planning conditions will be applied or planning obligations will be sought through negotiations, to require connection to the public sewer once the necessary improvements have been completed. Any proposed improvement schemes should not have a significant adverse effect on the environment, amenity or public health. The interim measures should also not affect future works and should minimise future work and cost.

➤ Objectives: 6, 12, 14, 17, 18

8.83 The aim of policy DM12 is to ensure that adequate and appropriate infrastructure is in place or will be in place to cater for proposed development. Policy DM12 will help ensure that Objective 17 is fully delivered. It deals with infrastructure provision in relation to the following utilities;

- Water;
- Sewage;
- Power i.e. electricity, gas etc.; and
- Telecommunications.

- 8.84 Sustainable Drainage Systems (SUDS) is dealt with by National Legislation. Other infrastructure provisions such as schools, health facilities and transport are covered by Policies LU22-LU24 and DM03-DM04.
- 8.85 Some parts of Ceredigion have infrastructure provision problems in terms of water resources, sewage capacity etc. For an up to date position with regard to network and WWTW capacity issues refer to the infrastructure service provider at the earliest possible opportunity. The Settlement Group Statements (SPG) clarify however where physical site specific constraints are known such as where a site is crossed by an existing water main. In addition, it is advised to contact NRW at the earliest opportunity to ensure that abstraction licences/environmental permits are available where necessary and there are no biological or hydraulic capacity issues with the water bodies affected.
- 8.86 New connections or upgrades of existing public sewerage networks or works are undertaken by DCWW based on a 5 year programme.
- 8.87 The Council will continue to work with the utility providers to address capacity issues during the plan period. However, if the provider cannot deliver the required improvements or new services in time, there is an option for the developer to provide the required system or provide contributions towards upgrades. Within Ceredigion this option is very important in helping achieve Objective 17 and the overall Strategy. Without this approach the identified needs (e.g. housing) of the County may not be met during the plan period.
- 8.88 It is acknowledged therefore that in some instances interim measures may be required in order to allow a development to take place. The LPA will seek the advice of relevant organisations, for example NRW and DCWW with regard to potential measures. Any interim measure should be developed so that it does not hinder the development of a new system and that temporary systems are appropriately sited e.g. so that they are easily accessible.

- 8.89 Applicants should consult with the NRW and DCWW as to whether there is capacity and infrastructure for their development prior to application.
- 8.90 Sustainable Urban Drainable Systems (SuDS) are a statutory requirement under the Flood and Water Management Act 2010. Any development over 100sqm or for more than one house must seek approval from the Sustainable Drainage Approval Body (SAB). Further information on SuDS Principles and the application process is available on the Council's website: <http://www.ceredigion.gov.uk/resident/planning-building-control-and-sustainable-drainage-body-sab/sustainable-drainage-approval-body-sab/>

No Policy DM13 has been included in the LDP

Community, Leisure and Recreation Facilities and Services

- 8.91 Policies detailing requirements in relation to the provision of community, recreation or leisure elements as part of other types of development e.g. a play area as part of a housing site, are set out in Section 7 (Specific Types of Land Use Proposals). Policies relating to the change of use of existing community, recreation or leisure are also contained in that section. Specific community, leisure or recreation allocations are detailed in Policy S01 (Section 6).

Energy

- 8.92 Policies detailing the requirements in relation to energy matters as part of an overall development or stand alone developments are set out in Section 7 (Specific Types of Land Use Proposals).

Nature Conservation and Ecological Connectivity

- 8.93 It is a requirement to preserve and enhance biodiversity and geodiversity in line with the Environment (Wales) Act 2016 and PPW10.

- 8.94 Ceredigion is rich in both biodiversity and geodiversity, which is acknowledged by the number of nature conservation sites:
- International sites: 12 Special Areas of Conservation (SACs), 1 Candidate SAC (cSAC), 3 Special Protection Areas (SPAs) and 2 Ramsar sites;
 - National sites: over 100 Sites of Special Scientific Interest (SSSIs) and 6 National Nature Reserves (NNRs); and
 - Local sites: 3 Local Nature Reserves (LNRs), 50 Regionally Important Geological Sites (RIGS), 7 sites owned by Ceredigion County Council managed for nature conservation, 20 Wildlife Trust Nature Reserves and various other sites including RSPB Reserves and the Ceredigion Heritage Coast.
- 8.95 SACs, SPAs, Ramsar sites, SSSIs, NNRs, LNRs, RIGS and the Ceredigion Heritage Coast are shown on the Proposals Map.
- 8.96 Ceredigion is also home to a variety of European and nationally protected species and local priority species and habitats. European species are protected by the Habitats Directive and UK species protection legislation includes the Wildlife and Countryside Act (1981) (as amended) the Environment (Wales) Act 2016 and the Protection of Badgers Act (1992). For the purposes of this document, the local priority species and habitats are those
- listed as priority in the UK Biodiversity Action Plan (BAP);
 - listed by the Welsh Government in Section 7 of the Environment (Wales) Act 2016 which lists the habitats and species of principle importance for the purposes of conserving biodiversity in Wales; and,
 - Those included in the Wales Nature Recovery Action Plan actions and,
 - of principle importance to the Ceredigion Local BAP (LBAP) Partnership/ Ceredigion Nature Partnership and the Ceredigion Nature Recovery Action Plan

- 8.97 Information relating to biodiversity and RIGS on or near an allocated site is listed in Allocated Sites Schedules (SPG). Additionally, the Settlement Group Statements set out broadly the biodiversity matters specific to that Group. Please note that the information in the allocated site schedules is based on assessment at the time of their preparation and therefore applicants will need to contact the LA for up-to-date information. This also applies for any windfall (non-allocated) sites that come forward during the period of the LDP. Detailed assessments will need to be carried out a planning application stage, and in the event that these assessments show that a site is in fact undeliverable, this will be addressed through the LDP Review. This may result in other sites being brought in instead of the current allocated site.
- 8.98 Many of the requirements included in the Allocated Site Schedules in relation to Nature Conservation Policies DM14 and DM15 and other Policies (such as DM10: Design and Landscaping, DM20: Protection of Trees, Hedgerows and Woodlands and DM22: General Environment Protection and Enhancement) can be delivered in-combination, therefore within the same parts of the overall allocated site. Furthermore, requirements under Policy LU24: Provision of New Open Space for Natural Greenspace could also be delivered in combination. This will reduce the amount of undevelopable area on these allocated sites. Where it was known at the allocation stage that a larger area for biodiversity or open space would be required, the LPA removed that land area from the amount of developable land within these Allocated Site Schedules and the site has been given a 'net developable area'. Further integrated approaches should be considered in terms of the requirements under SUDS (TAN 15 and DM13: Sustainable Drainage Systems). For more information see the SPG: Nature Conservation and SPG: Open Space.
- 8.99 Conservation and enhancement of biodiversity will help to meet BREEAM credits.
- 8.100 Relevant national guidance includes:

- PPW (WG), Distinctive and Natural Places
- TAN 5: Nature Conservation and Planning (WG).
- Applicants must also be aware of other legislation covering nature conservation such as the Water Framework Directive.

8.101 New guidance and reviews of guidance will occur during the plan period. Please check national guidance at the time of application with the LPA and/or the LDP website for the most up to date list.

8.102 The various levels of protection for sites, species and habitats presents the need for different policy approaches. Policy DM14 covers all biodiversity but for further detailed policy advice see:

Site/Habitats/Species	National Policies and Ceredigion LDP policies
International sites	PPW and TAN 5, chapter 5 and Annex 3, also LDP Policy DM14
National sites	PPW and TAN 5, chapter 5, also LDP Policy DM14
Local Sites (LNRs and non-statutory sites)	LDP Policies DM15 & DM16
European protected species	PPW and TAN 5 chapter 6 and Annex 7, also LDP Policy DM14
National protected species	PPW and TAN 5 chapter 6 and Annex 7, also LDP Policy DM15 (where species are not fully protected)
Local priority species and habitats	TAN 5 chapter 6, also LDP Policy DM15
General biodiversity	LDP Policy DM15

Nature Conservation and Ecological Connectivity

Policy DM14:

Nature Conservation and Ecological Connectivity

Development will be permitted where it protects and enhances biodiversity, geodiversity and ecological connectivity across Ceredigion, including local sites and local priority species and habitats.

Where it is appropriate to the scale and location of the development and opportunities exist, development should incorporate nature conservation education and access, providing the site's ecological or geological integrity can be safeguarded.

➤ Objectives: 6, 7, 9 – 15, 18

8.103 It is the aim of Policy DM14 to help achieve Objectives 12, 14 and 15 and National Guidance, by ensuring that nature conservation sites (both statutory and non-statutory) and species and habitats outside these sites are not only safeguarded from harm but also enhanced. Biodiversity forms the basis of sustainable development and incorporating wildlife into the design and location of development and promoting this through access and education can result in a net biodiversity gain and can assist with a number of other environmental objectives as well as having many social and economic benefits.

8.104 Ecological connectivity allows species to move naturally through the environment through wildlife corridors, stepping stones etc. This is becoming increasingly important as habitat fragmentation is leaving species populations isolated; this is only going to be further exacerbated by climate change. A feature assisting ecological connectivity could be linear, such as a hedgerow, or a stepping stone, such a network of ponds or a patchwork

of grassland. Preserving and enhancing ecological connectivity will help species adapt to climate change.

- 8.105 The Proposals Map shows Ceredigion's international, national and local nature conservation protected sites (as listed in the overview above). Applicants must note that some developments could potentially affect nature conservation sites outside of Ceredigion. Additionally, TAN 5 has a list of the species that are protected by Law in Annex 8.
- 8.106 The plan policies and allocations (including the in combination effects of this plan with other strategies/plans and projects) have been the subject of a HRA which concluded that in principle their implementation ought not to result in any adverse effects on the integrity of International sites¹. However, further assessment and relevant mitigation may be required at the planning application stage to ensure that development proposals will not adversely affect the integrity of such sites². National policy will therefore apply to planning applications in these circumstances. Where it is found that there would be an adverse effect on the integrity of an international site which, cannot be mitigated, the application will be refused unless the proposed development satisfies Regulation 62 of the Conservation of Habitat and Species Regulations 2010. Further guidance can be found in 'Technical Advice Note 5: Nature Conservation and Planning'³ and in the authority's Supplementary Planning Guidance 'Nature Conservation'.
- 8.107 When considering whether a development will have a negative effect, the LPA will need to consider the direct, in-direct, in-combination or cumulative effects of the proposal on nature conservation.
- 8.108 Biodiversity enhancements could be achieved through increasing/restoring habitats or increasing/improving opportunities for species. These

¹ See the Habitat Regulations Assessment Screening Report Adopted Version for more information.

² Where known, it has been highlighted in the Allocated Site Schedules where an International Site may be affected (depending on the nature of the development) and therefore where further assessment will be required.

³ <http://wales.gov.uk/docs/desh/policy/100730tan5en.pdf> (link to TAN 5)

enhancements should aim to contribute to Local BAP (LBAP) targets and/or improving ecological connectivity. Depending on the proposal, it may be more appropriate in some cases to provide enhancements to a statutory/non-statutory site. The LPA should be consulted for advice on what enhancements may be appropriate. More information will be provided in SPG: Nature Conservation.

- 8.109 Where development is of an appropriate scale (e.g. a housing estate, employment site etc.) and location (e.g. incorporates an area of woodland or a stream etc.), and it will not cause harm to the ecological or geological integrity, developers may be required, where opportunities exist, to provide some sort of nature conservation education, recreation or access. This could be an interpretation board, provision of an area suitable for walks, a pond dipping area etc. This will be secured through planning conditions unless a S106 agreement is more appropriate. Pre application advice should be sought from the LPA.

Local Biodiversity Conservation

Policy DM15: Local Biodiversity Conservation

Development will be permitted where:

1. A step-wise approach is adopted to ensure there will be no significant negative effects to biodiversity and ecological connectivity both on-site and off-site;
2. Appropriate species, habitats and wildlife corridor/stepping stone enhancements have been incorporated into the development through good landscape and building design, or where applicable will be carried out offsite;

3. With regard to developments affecting LNRs, sites that meet SINC criteria and priority species and habitats, there is an overriding social, economic or environmental need for the development that outweighs the losses to biodiversity (after mitigation), the development could not reasonably be located elsewhere and these losses can be readily and fully compensated within the local area; and
4. Where necessary, management plans are produced and agreed with the LPA and developments phased to take into account mitigation and compensation measures.

➤ Objectives: 6, 7, 9 -15, 18

8.110 It is the aim of Policy DM15 to meet Objective 12 and National Guidance, by ensuring that local sites and priority habitats and species, as well as general biodiversity and ecological connectivity, are protected and enhanced. This policy provides clarity as to how development will be dealt with that affects local biodiversity conservation.

8.111 A step-wise approach means that, in the first instance, the development should look to avoid any negative effects to biodiversity. If there are unavoidable negative effects on sites (excluding internationally or nationally designated), habitats, species (excluding those protected by law) or ecological connectivity, proposals should show how the negative effects will be minimised with mitigation measures and residual negative effects offset with compensation measures. If there will still be negative effects after mitigation and compensation the development will be permitted if these are not significant. This is subject to Criterion 3 where the LA will be looking for full compensation. Features retained on site may be subject to S106 to ensure their retention beyond the development.

- 8.112 Compensation should in the first place be looked to be achieved adjacent to the area of loss and may be achieved through a planning condition or s106 agreement. However, it may be more appropriate in some cases e.g. the habitat is particularly difficult to recreate, to provide compensation elsewhere (within the local area, if not, somewhere in Ceredigion) through s106 agreements. On sites affecting LNRs, SINC's and priority species and habitat, the LPA will require full compensation which in some cases may require the compensation to be 1.5 times larger than the original habitat/site lost or the same area to be compensated to a better condition/higher population. This is due to the time it will take in many cases for the compensated habitat to develop into the value of the original habitat, resulting in a temporary significant loss of habitat and species. It may be necessary for compensation land to be created before the biodiversity interest is disturbed and therefore development can start e.g. for translocation of reptiles, and in some cases S106 provision may be required to provide for the compensation.
- 8.113 When considering whether a development will have a negative effect, the LPA will consider the direct, in-direct, in-combination or cumulative effects of the proposal on nature conservation.
- 8.114 Enhancements are necessary to meet the requirements of the Environment (Wales) Act 2016 and PPW10. An enhancement is appropriate if it helps to meet local and national targets and/or improve ecological connectivity and is suitable for the location of the site. For example, it could be an extension of habitat already present on site, the new feature does not damage existing habitats/species, is to support a species that is already in the location or is to support a species within dispersal distance. Applicants should consult with the LPA ecologist to ensure that the enhancements suggested are appropriate (see Policy DM14). See also Policy DM10 for information on good building design and landscaping.
- 8.115 The LPA will determine whether there are social, economic or environmental needs for development that outweigh the losses to

biodiversity. In some cases the need for development is negated by an allocation within the LDP. Alternative sites were considered during the allocation process.

- 8.116 It will be necessary for a development to include a construction and habitat management plan where it requires specific management to ensure that avoidance, mitigation, compensation and/or enhancements will be successful and should show how these factors will be managed over a period of time agreed by the LPA. S106 provision may be required to pay for the management. Management plans may be requested before planning permission is granted if they will form part of the decision. Otherwise, they may form part of a condition where they are required before works start.
- 8.117 Developments may need to be phased or timing of works controlled to incorporate mitigation/compensation measures. For example, vegetation likely to be used by nesting birds will be expected to be removed outside the bird breeding season. This will be secured through planning conditions or s106 where appropriate.
- 8.118 At the time of preparing the LDP there were no designated Sites of Importance for Nature Conservation (SINCs). For the purposes of this policy, sites that meet the Sites of Importance for Nature Conservation (SINCs) criteria but are not designated will be treated as if they were designated SINCs and therefore will be subject to the same policy constraints.
- 8.119 More information has been provided in the SPG: Nature Conservation.

Regionally Important Geodiversity Sites (RIGS)

Policy DM16:

Regionally Important Geodiversity Sites (RIGS)

Development will be permitted where a step-wise approach is adopted to minimise negative effects to the main features of RIGS and access to the sites. Where significant negative effects remain, the development will only be permitted if there are social, economic or environmental needs for development that outweigh the losses and the development could not reasonably be located anywhere else. Where appropriate, opportunities for enhancement should be taken.

↳ Objectives: 11 – 15, 18

- 8.120 It is the aim of Policy DM16 to meet Objective 14 and 15 along with National Guidance, by helping to protect, and enhance where possible, local sites designated for their geodiversity and geomorphology.
- 8.121 RIGS are the most important places for geology and geomorphology outside statutorily protected land such as SSSIs. The designation of RIGS is one way of recognising and protecting important earth science and landscape features for future generations to enjoy.
- 8.122 To adopt a step-wise approach, in the first instance, the development should look to avoid any negative effects to the main features of RIGS. If there are unavoidable negative effects, proposals should show how the negative effects will be minimised with mitigation measures. Mitigation measures could include putting a buffer zone around the edge of a RIGS site to minimize the impacts of vibrations etc to the site. There may be cases where compensation could be used through s106 to provide enhancements for another part of the site or another RIGS.

- 8.123 Developments adjacent to RIGS sites should ensure that access to the site is maintained.
- 8.124 It would be appropriate to include enhancements to RIGS if the development is adjacent or very close to a RIGS. Enhancements could include clearing vegetation off of exposures on the site or improving access. However, other factors such as biodiversity should be considered as part of whether an enhancement is 'appropriate'.
- 8.125 Whether there are social, economic or environmental needs for development that outweigh the losses will be determined by the LPA. In some cases the need for development is negated by an allocation within the LDP. Alternative sites were considered during the allocation process.

Landscape

- 8.126 Ceredigion has a rich and diverse natural, and historic and cultural landscape, encompassing large areas of rugged coastline, rolling coastal plains and open upland hills and plateaus.
- 8.127 Landscape is important, not just as scenery but because it links culture with nature, and the past with the present. Well-looked after and highly valued landscapes are essential to social, economic and environmental well-being.. Landscapes are valued because of their inherent interest, their contribution to both national identity and local distinctiveness.
- 8.128 Landscape Character Quality in Wales is recorded using the LANDMAP system. LANDMAP is a GIS (Geographical Information System) based landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a nationally consistent data set.

8.129 LANDMAP Information is defined by five methodological chapters, the Geological Landscape, Landscape Habitats, Visual & Sensory, Historic Landscape and Cultural Landscape. These chapters should be taken as the key landscape guidance for Wales. It is the use of all five layers of information that promotes sustainable landscape decision-making as what may be less important in one particular layer may be of high importance in another. Giving all five layers equal consideration ensures no aspect of the landscape is overlooked. The evidence indicates that Ceredigion encompasses some of Wales' most valued landscapes and therefore a variety of policy approaches are needed to manage them.

8.130 LANDMAP data should be consulted when considering submitting a planning application.

8.131 Relevant national guidance in relation to landscape includes:

- PPW (WG) Distinctive and Natural Places
- TAN 7: Outdoor Advertising Control (WG);
- TAN 8: Renewable Energy (WG);
- TAN 10: Tree Preservation Orders (WG).
- TAN 12: Design (WG)
- TAN 14: Coastal Planning (WG); and
- TAN16: Sport, Recreation and Open Space (WG).

8.132 No LDP policies have generally been included for the following matters as they are adequately covered by national guidance:

Common land	PPW TAN 16
Allotments	PPW TAN 16 (see also LDP Policies LU22 and LU23)
Town and Village greens	PPW

	TAN 16
Coastal Development	PPW TAN 14 (see also LDP Policy DM23)
Coastal Defence Works	PPW TAN 14 (see also Policy DM23)

8.133 New guidance and reviews of guidance will occur during the plan period. Please check national guidance at the time of application with the LPA and/or the LDP website for the most up to date list.

General Landscape

Policy DM17:

Landscape.

Development will be permitted provided that it does not have a significant adverse effect on the qualities including tranquillity and special character of the visual, historic, geological, ecological or cultural landscapes and seascapes of Ceredigion, the National Parks and surrounding area by:

1. causing significant visual intrusion;
2. being insensitively and unsympathetically sited within the landscape;
3. introducing or intensifying a use which is incompatible with its location;

4. failing to harmonise with, or enhance the landform and landscape; and /or
5. losing or failing to incorporate important traditional features, patterns, structures and layout of settlements and landscapes.

Development affecting landscapes or buildings which are of historical or cultural importance and make an important contribution to the character and interest of the local area, will be permitted where the distinctive appearance, architectural integrity or their settings will not be significantly adversely affected.

Where possible development should enhance these qualities and special character.

Objective: 6, 10, 11, 13 – 15, 18

- 8.134 The protection of high quality and highly valued visual, historic, geological, ecological and cultural landscapes is important both for its own sake and for the health, social and economic well-being of individuals and communities. The diversity and amenity value of Ceredigion's landscape generally requires safeguarding. The protection of the countryside from inappropriate development has been and continues to be, an important planning objective (Objective 11).
- 8.135 Policy DM17 recognises that although conserving and enhancing the landscape in general is important, certain historic and cultural elements need specific mention because the Ceredigion landscape is rich in evidence from the past. It contains numerous features including burial sites, ancient field systems, hill forts, Roman roads and castle mounds. Many of these features are protected as Scheduled Ancient Monuments or included on the Sites and Monuments record maintained by Dyfed Archaeological Trust and the Royal Commission for Sites and Monuments Wales.

- 8.136 The Registered Landscapes of Outstanding and Special Historic Interest highlights what are considered to be the best examples of different types of historic landscapes in Wales. Upland Ceredigion has been identified as a landscape of outstanding historic interest. A good practice guide explains how the Register should be used in assessing the effect of major developments on the historic landscape. Applicants should consult CADW, NRW or one of Wales' archaeological trusts for further advice and guidance and access the Historic Environment Record (HER) to view this Register.
- 8.137 The Register identifies four landscapes of Special Historic Interest in Ceredigion:
- Upland Ceredigion;
 - Lower Teifi Valley;
 - Drefach- Felindre and the
 - Tywi Valley
- 8.138 Details and maps of the characterisation of these historic landscapes are available from the HER managed by Dyfed Archaeological Trust. Chapter 6 of PPW sets out specific requirements for the LPA to undertake in determining planning applications. Applicants should consult PPW in relation to these requirements.
- 8.139 There are many definitions of what is meant when referring to cultural landscape. LANDMAP defines cultural landscapes to embrace any kind of human activity that can be related to landscape. It includes the contrived and sometimes preeminent expressions of culture, like art or literature, in which the landscape may be depicted or described, as well as the prosaic and commonplace expressions, like the choice of building materials, which were perhaps not intended to create something valuable or special.
- 8.140 Landscape not only shapes, but is also shaped by, culture. For example, farming as a cultural activity is shaped by the landscape in the way that different areas may be more suited to pastoral or arable practices, but at

the same time landscape is being shaped by farming, creating different field patterns, boundary and building styles and so on. The relationship also manifests itself in immaterial ways, in the way we think of landscape and respond to it, how we describe it, and how we acquire our 'sense of place'.

- 8.141 Ceredigion's historic and cultural landscape provides many opportunities for the development of sustainable tourism.
- 8.142 The presence of important historic and cultural landscapes does not prevent innovative design, but that design should look to complement the landscapes in which they sit.
- 8.143 LANDMAP Information Guidance Note 4: LANDMAP and the Cultural Landscape of Wales provide guidance on using LANDMAP's Cultural Landscape datasets in Landscape and Visual Impact Assessments. It can be obtained from www.naturalresources.wales/landmap. Best Practice Guidance: The Historic Environment in Wales within the Planning Process: Register of Historic Landscapes is also available from NRW.
- 8.144 Development boundary limits distinguish the Service Centres and Large Linked Settlements from the open countryside which surrounds them (see Policy S02, S03 and S04). However, Sustainable Linked and Linked Settlements are without defined boundary limits and development within them is managed in accordance with Policy S04. It is particularly important, where development is allowed to infill or round off Linked Settlements, that proposals are designed and landscaped so as to respect their surroundings. Linear extensions to Linked Settlements or small groups of houses, in ribbon form, are an unacceptable intrusion into the open countryside and will not be permitted.
- 8.145 The inclusion of land within a settlement boundary of a Service Centre or Large Linked Settlement or the built form of a Linked Settlement does not mean the land is suitable for development. Within and adjacent to settlements there are often areas of undeveloped land (brownfield or

greenfield which are important in terms of their visual, historic, geological, ecological or cultural setting, character or amenity value. These areas can include features such as riverside meadows, steep banks, woodlands, small coppices, prominent areas of open land or the setting of a building of historic or cultural significance. Development of such areas can lead to the loss of the rural feel of many settlements. Such areas are often highly regarded by the local community for their landscape value even though in many instances there is no public access. This policy seeks to prevent over development and the inappropriate siting of development, which would affect the natural character of a settlement.

- 8.146 Some of these important spaces within or adjacent to settlements could be used for recreation areas (see also Policy LU24).
- 8.147 Employment and tourism proposals located within the countryside should benefit the rural economy and seek to enhance and respect the landscape without damaging environmental interests. New agricultural buildings and dwellings in rural areas should not be prominent in the landscape. The conversion or reinstatement of farm buildings and abandoned dwellings should also respect landscape quality.
- 8.148 The impact of development on adjacent LA areas and statutory and non-statutory landscape designations should be taken into consideration. In particular, the requirements of Section 62 of the Environment Act 2016 in respect of statutory landscape designations such as National Parks (e.g. Brecon Beacons, Snowdonia and Pembrokeshire Coast), are of particular importance.
- 8.149 Good design and the provision of landscaping and tree planting is important in the integration of the new development into its setting (see Policies DM10 and DM20).
- 8.150 Landscape impacts from windfarm development within SSA D, is dealt with in Policy DM21.

- 8.151 LANDMAP information should be used to assist in avoiding, minimizing and compensating for landscape impacts.

Special Landscape Areas (SLAs)

Policy DM18:

Special Landscape Areas (SLAs)

Proposals for development that may affect Special Landscape Areas (SLAs) will be assessed in relation to scale and nature of development and their ability to be accommodated without significant damage to, and where possible the enhancement of, the valued visual, historic, geological, ecological and cultural characteristics of the SLA.

The areas designated as SLAs are included on the proposals maps and their management will be subject to SPG: 'Special Landscape Areas'.

Objective: 6, 10, 11, 13 – 15, 18

- 8.152 Policy DM18 recognises that although conserving and enhancing the landscape in general (Policy DM17) is important that there are some parts of Ceredigion's landscape which deserve special consideration. Special Landscape Areas (SLAs) are non-statutory designations, based on a formal scientific assessment of landscape value.
- 8.153 LANDMAP information system methodology has been an important information resource upon which Ceredigion's SLAs have been designated. LANDMAP provides the basis of a consistent Wales-wide approach to landscape assessment. Details of the Ceredigion study (TACP, 2010) are available on the Council's website.
- 8.154 Based on this study, SLAs have been designated by the LPA and are shown on the Proposals Map.

- 8.155 The management of SLAs will be subject to SPG: 'Special Landscape Areas'. The SPG sets out the character and issues related to the SLAs and contains information on their management and how development may be best accommodated.
- 8.156 It is important to note, that where land identified by LANDMAP as being of special value is not included within an SLA, the LANDMAP information will itself be a material consideration in the determination of planning applications (see Policy DM17).

No Policy DM19 has been included in the LDP

Protection of Trees, Hedgerows and Woodlands

Policy DM20:

Protection of Trees, Hedgerows and Woodlands

Development will be permitted providing:

1. it would not remove, damage or destroy trees, hedgerows or woodlands of visual, ecological, historic, cultural or amenity value unless the need of the proposed development outweighs these values;
2. it is able to mitigate or if necessary compensate for any negative impacts of the loss or damage;
3. it would achieve appropriate biodiversity gain; and
4. compensation and enhancement measures are mainly native species of local provenance and are not non-native invasive species.

📄 Objectives: 6, 9 – 15, 18

- 8.157 Policy DM20 recognises that woodlands, trees and hedgerows contribute significantly to the visual quality and biodiversity of Ceredigion. There will be a presumption in favour of the retention of existing trees, hedgerows and woodlands. In addition, new planting in developments will also be required in line with Policy DM10.
- 8.158 The retention of existing trees and hedgerows can help to integrate a new development. Trees and hedgerows will be protected by a condition requiring their protection and retention during the construction period and beyond and then for the need for written consent before they can be felled/topped or removed.
- 8.159 There may be cases where the need for development outweighs these values and compensation for the loss of these features will need to be sought. The need for the development will be decided by the LPA and in some cases this may already be negated by an allocation within the LDP. The Allocated Sites Schedules (SPG) indicate whether there are trees, hedgerows and woodlands on site and in many cases densities have been calculated with their protection in mind. In the event that there are no suitable alternative sites for the development, compensation should be sought for the loss. If the need for development or other guidelines suggests these values are outweighed, there must be site-specific discussions between all relevant parties to identify and agree additional mitigation, compensation, and enhancement.
- 8.160 Compensation and enhancement should in the first place be looked to be achieved adjacent to the area of loss and secured through planning condition or S106 agreements. Compensation planting should use the same species mix, or an improvement. However, if the original features were non-native, advice should be sought from the LA as to what the most appropriate species would be, which in most cases will be native species. Enhancement planting should be at mostly native species of local provenance.

- 8.161 Ancient woodlands are irreplaceable habitats and these along with semi-natural woodlands are of high biodiversity value which should be protected from development. Further loss of these habitats must be avoided and applications for woodland developments which would result in significant damage to these important woodlands will be refused.
- 8.162 Trees with Tree Preservation Orders will have the presumption against removal in line with the PPW and TAN 10: Tree Preservation Orders. Confirmed TPOs at the time of the production of the LDP have been indicated in Allocated Site Schedules. This is likely to be updated from time to time and therefore applicants should consult the LA to determine whether there are any new TPOs on or affected by their application. Also, there will be a strong presumption against the felling of Veteran trees (trees that because of their great age, size or condition are of exceptional cultural, landscape or nature conservation value) regardless of whether there is a TPO.
- 8.163 Hedgerows are another important landscape feature and also important wildlife habitats (see Policies DM14 and DM15). The Hedgerow Regulations 1997 introduced the system of “Hedgerow removal notices” whereby the Council is given 42 days notice of the intention to remove hedgerows subject to the Regulations. A hedgerow is “important” if it has existed for 30 years or more, and satisfies at least one of several specified criteria. There will be a presumption against the removal of important hedgerows that are of significant value to Ceredigion.
- 8.164 Traditional orchards, lowland beech woodlands, lowland mixed deciduous woodlands, lowland wood pasture and parklands, upland mixed ash woodlands, Upland Oakwoods and wet woodlands have been identified as habitats of principle importance for the conservation of biodiversity in Wales under Section 42 of the Natural Environment and Rural Communities (NERC) Act 2006. Coniferous woodlands, hedgerows and pipistrelle bats have been identified as local priority habitats and species as decided by the Ceredigion Local Biodiversity Action Plan Partnership.

- 8.165 All work carried out near trees must follow the British Standards for Trees in relation to construction 5837 (2005).
- 8.166 As well as the retention of existing trees and hedgerows new planting in developments will also be a requirement. Further guidance will be included in SPG: 'Built Environment' (see also Policy DM10).
- 8.167 In order for the development to result in an 'appropriate' net biodiversity gain, the development will need to ensure that :
- there is no significant loss of woodlands, trees and/or hedgerows;
 - opportunities for enhancement have been taken; and
 - ecological connectivity is maintained.
- 8.168 Enhancements could be through planting of additional (to that of the compensation) trees and hedgerows, improving existing hedgerows through good management and planting up gaps or management of degraded woodland. These enhancements should aim to contribute to Local BAP (LBAP) targets and/or ecological connectivity and should be native species of local provenance. More information can also be found in the SPG: Nature Conservation.
- 8.169 The LA will also encourage new native broadleaf planting and the restocking and management of existing woodlands to improve the visual amenity, ecological diversity, recreation and conservation interests.
- 8.170 The Council may support appropriate tree planting schemes in partnership with local communities and landowners. Community woodlands can be an important way of improving the natural and built environment. Where a community is actively involved in the establishment of a woodland it can be very beneficial in fostering and creating a sense of community spirit and pride. Planting of woodlands can help to reduce flood risk, increase land stability, reduce visual impact and help screen out noise pollution. The

removal of woodland could have negative effects on those listed above plus an increase in acidity to nearby water courses.

- 8.171 See Policy DM10 for information on native and non-invasive naturalised species.

Landscape Impact of Windfarm Development Within Strategic Search Area D

Policy DM21:

Landscape Impact of Windfarm Development Within Strategic Search Area D

Windfarm development within Strategic Search Area D will be required to demonstrate that it accounts for, and seeks to minimise its impact on, the character of the visual, historic, geological, ecological and cultural landscape, and tranquillity, both within and outside the boundaries of the Strategic Search Area.

📄 Objectives: 10, 11, 14

- 8.172 Policy LU26 (Section 7) sets out policy considerations in relation to SSA D: Nant y Moch which is within North Ceredigion. Policy DM21 deals specifically with landscape matters in relation to SSA D.
- 8.173 Within the SSAs landscape change has been accepted nationally, and the creation of 'wind farm landscapes' in these areas acknowledged by Government as an outcome of delivering renewable energy targets, "within (and immediately adjacent) to the SSAs (TAN 8). The implicit national objective regarding the SSA is to accept landscape change i.e. a significant change in landscape character from wind turbine development" (TAN 8).

- 8.174 Given the height of turbines, the visual impacts of a windfarm inside the SSA, may well affect the character of areas some distance away. Such issues arise most clearly where SSAs are close to National Parks and AONBs.
- 8.175 In 2007 Arup prepared a report for Ceredigion and Powys County Councils, 'TAN 8 Annex D study of SSA D: Nant-y-Moch', intended as a 'refinement' exercise in accordance with TAN 8 Annex D methodology. The Arup study was primarily a landscape and visual assessment exercise which sought to identify a 'Preferred Area or Areas' for large-scale wind farms broadly within the boundaries of the SSA, working within the context of the indicative capacity targets for the SSA. The study also used a range of technical and other environmental data to inform its work. The study resulted in a recommendation that TAN 8 capacity aspiration to 2010 could be met within a substantially reduced area largely within the SSA D boundary. LDP Policy LU26 puts forward the area identified in the Arup report (which is wholly within the SSA D in respect of Ceredigion's own boundary) as a 'preferred area of search'. As such, the report's technical information is the basis for the 'preferred area of search'. Moreover, the 'sensitivity ranking' of additional parcels within SSA D will constitute the basis for further sequential preference for the siting of turbines within SSA D, in the consideration of proposals for further expansion of capacity within SSA D.
- 8.176 LANDMAP information should also be used to assist in avoiding, minimizing and compensating for landscape impacts resulting from wind farm developments. LANDMAP Information Guidance Note 3: LANDMAP, Landscape and Visual Impact Assessments, provides guidance on using LANDMAP for landscape and visual impact assessments of onshore wind turbines.

Environmental Protection

8.177 Environmental protection could refer to a wide range of matters. The policies that follow set out the LPA approach (either through national guidance or through local policies) with regard to:

- Tidal Flooding, Coastal Erosion Coastal Inundation;
- Coastal Protection Works and Flood Defence Schemes ;
- Availability and Protection of Water Resources;
- Protection and enhancement of soil, air and water;
- Protection of Natural Processes and Ecosystem Services;
- Land Instability; and
- Aerodrome and Technical Sites Safeguarding Zones.

Matters relating to nature conservation and landscape are dealt with earlier in this section (Policies DM14-DM21).

8.178 Ceredigion has approximately 80km of coastline. As a natural resource the coast is always evolving and changing and these processes need to be taken into account when a new development is proposed.

8.179 TAN 14: Coastal Planning clearly states that developers need to provide appropriate information which demonstrates that proposed sites in coastal locations can be safely developed without significant adverse effects on the coast. The guidance contained in the TAN is considered to sufficiently ensure that Objective 13 of the LDP will be addressed and it identifies the issues developers need to consider when submitting planning applications in coastal areas thus protecting the integrity of the coast's natural and physical heritage.

8.180 Consideration should be given as to whether development would need an EIA due to its nature, scale or its location within an area designated for nature conservation.

8.181 Relevant national guidance in relation to environmental protection matters include:

- PPW (WG)
- TAN 11: Noise (WG);
- TAN 14: Coastal Planning (WG);
- TAN 15: Development and Flood Risk (WG); and
- TAN 21: Waste (WG).

8.182 No LDP policies have been included for the following matters as they are adequately covered by the above national guidance:

Flood Risk	TAN 15: Development and Flood Risk.
Contaminated Land and Pollution	PPW. However, LDP Policy DM22 covers aspects in addition to PPW in relation to land instability.
Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas	Circular 01/2003 Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas

8.183 New guidance and reviews of guidance will occur during the plan period. Please check national guidance at the time of application with the LPA and/or the LDP website for the most up to date list.

General Environmental Protection and Enhancement.

Policy DM22:

General Environmental Protection and Enhancement.

In order to help achieve environmental protection and enhancement,

proposed development will be permitted provided that:

1. It protects and enhances air, soil and the water environment and safeguards water resources, both on and off site;
2. It does not have a significant adverse effect on noise and light levels, both on and off site;
3. A step-wise approach is adopted to ensure that it does not have a significant adverse effect on natural processes and ecosystem services, both on and off site, and, seeks to restore, achieve favourable condition of and enhance associated features;
4. Any land reclamation, capping of works associated with the restoration or the development of derelict metal mines results in minimum intervention and is:
 - a. essential to eliminate a pollution threat; or
 - b. essential safety works; and
 - c. specifically intended to educate, promote, protect or preserve the mines remains.
5. Any land affected by instability is accompanied by evidence which illustrates that:
 - a. development will not result in instability of neighbouring properties; and
 - b. any works that are required to stabilise the site do not have a significant adverse impact on the environment.

☞ Objectives: 9, 10, 12 – 15, 18

8.184 The policy seeks to deliver the aims of Objectives 9 and 14 by ensuring that any new development does not negatively impact water, air and soil and does not lead to increased light and noise pollution. It also aims to help

retain, restore and increase Ceredigion's ecosystem services which for instance will aid in minimising greenhouse gas emissions, improving water quality and mitigating flooding. These are also a large economic resource. By applying these principles the environment is protected and where possible improved for future generations. This approach will help achieve the aims of Objective 12.

- 8.185 Many aspects related to protection of the environment are covered in a range of national guidance and as such reference to PPW and relevant TANs should be made. This policy therefore picks up on those few aspects not adequately addressed at the national level.
- 8.186 The EA Water Framework Directive and associated River Basin Management Plans (RBMP) should be consulted to help determine what potential impact a proposed development could have on water quality and resource. The relevant RBMPs for Ceredigion are the Western Wales and the Severn (Environment Agency, 2009). These plans highlight the pressures on the water environment, and the actions that will address them. In addition, NRW Catchment Abstraction Management Plans provide further information on the water resources available within each catchment. All documents are available on the NRW website. Furthermore, early consultation with the NRW and DCWW is recommended.
- 8.187 The protection and enhancement of the water environment ensures the protection of water as a whole - not just water quality - and for the environment. Safeguarding water resources will protect the sources of water that are useful or potentially useful to humans.
- 8.188 Groundwater vulnerability zones refer to areas of groundwater that are vulnerable from surface land use activities. Source Protections Zones provide specific protection that may be appropriate for individual sources – such as springs, wells and boreholes. These both need to be protected from pollution and over-abstraction in terms of the water environment and

water resources (therefore for the environment and for people to ensure their drinking water is safe and not going to run out).

- 8.189 In determining whether a proposed development will impact water quality consideration needs to be given to matters such as sedimentation running into a water course during development and in terms of run-off from the processes occurring on the site flowing into the water course or into groundwater. Additionally if a high proportion of woodland is removed this could affect acidity levels of nearby watercourses.
- 8.190 Development can affect ecosystem services and natural processes in a variety of ways. Ecosystem services are the products and services, such as oxygen production, water purification, carbon sequestration etc, which humans receive from functioning ecosystems. These services and products are provided by the natural environment when it is in good condition. For example, a peat bog in good condition can provide services of water purification, carbon sequestration and flood alleviation.
- 8.191 Natural Processes are processes that would naturally occur through nature. For example, rivers naturally erode, deposit the sediment in different areas and therefore the result is the river changing its shape and course over time. Ecosystem services are underpinned by natural processes, but there are natural processes that occur that are not services to people but are still important to maintain for the environment. For example, flooding is a natural process that is important to maintain several species and habitats. However, the natural process of the flood plain to provide flood alleviation, reducing flooding elsewhere, is an ecosystem service.
- 8.192 Development could affect these services and processes in a variety of ways. They could be directly affected by the direct loss of part of an ecosystem, e.g. digging into peat or the removal of trees providing flood alleviation. Development could also indirectly affect ecosystem services and natural processes, e.g. contributing to the erosion of a peat bog or

preventing flooding of a flood plain affecting riverine species that require the flood plain for breeding.

- 8.193 For explanation of a step-wise approach, see policy DM15.
- 8.194 For some ecosystem services, there may be compensation measures that can be carried out. For example, former peat bog could be restored if some is lost or trees could be planted to compensate for the loss of ones removed. This compensation may need to be carried out off-site.
- 8.195 There may also be cases where restoration, works towards achievement of condition or enhancements could occur. Restoration is to restore a relict habitat. For example an area of woodland that was once a blanket bog. To achieve condition an existing degraded resource would need to be improved. For example dry blanket bog could be improved so that it is re-wetted. Enhancement could be through restoration of habitat where there is no loss or it is in addition to the area restored through compensation. For example a section of river bank could be fenced off to allow the vegetation to grow back and prevent accelerated erosion.
- 8.196 This mitigation, compensation and enhancement/restoration will be achieved either through planning conditions or Section 106 if carried out off of the development site.
- 8.197 Where development could significantly impact these services or processes it will be necessary to include a Management Plan to ensure that mitigation, compensation, restoration, works to achieve condition and enhancements will be successful. The plan should show how these factors will be managed over a period of time agreed by the LPA. This will usually be a period of 5 years but there may be some cases, e.g. due to time it takes for new habitat to be created, where a longer period of time will be expected. Management plans will be requested before planning permission is granted if they will form part of the decision. Otherwise, they will be secured through a planning condition and required before works start on the site.

- 8.198 Extensive areas of upland North Ceredigion were once used for metal mining and quarrying. These activities have left a legacy of old mine shafts, adits and spoil heaps. Mineral Planning Policy Wales along with Criterion 4 in Policy DM22 will be used to determine planning applications which involve the development of sites associated with metal mines. Impacts of such works on protected sites that rely on metal deposits will need to be assessed.
- 8.199 The issue of land instability is predominantly dealt with in PPW. Criterion 5 of Policy DM22 however clarifies that it is responsibility of the developer to ensure that the land is or can be made suitable for the proposed development. Works that may be associated with land instability could be grouting or capping of works. In some instance the land instability may be so severe that the amount of work associated with making the land stable is not justifiable and it would be better not to develop the site.

Coastal Management

Policy DM23:

Coastal Management

Coastal management schemes will be permitted provided:

1. They are required for public safety;
2. They protect the socio-economic interests of the community;
3. All environmental effects have been considered and it would not contribute to, or transfer the risk of, flooding, coastal or river erosion, coastal inundation and coastal squeeze;

4. Facilities for recreation and leisure are provided, where appropriate; and
5. Public access can be provided, where appropriate and maintained where already in existence.

↳ Objectives: 9, 13, 14

- 8.200 This policy helps deliver Objective 9, by seeking to address and manage the effects of coastal flooding proactively. It also helps deliver Objective 13, by managing the changing coastline in a way as sustainable as possible, recognising the natural processes that occur. This policy also helps to deliver the aims of Objectives 13 and 14, through protecting the natural environment, including biodiversity and natural resources.
- 8.201 The Shoreline Management Plan (SMP) sets out the specific coastal issues that exist and aims to identify sustainable coastal management options, taking into account the influences and needs of both the natural environment and the human and built environment. Further information on the SMP is available from the Council's website.
- 8.202 Coastal management schemes should be justified on planning, environmental and economic grounds. Coastal management schemes should work with and not against the natural physical processes and should not transfer the risk to other areas of the coastline. There should be minimum disturbance to the interrelationships which exist within the natural processes of the coastal cell (see SMP for further detail).
- 8.203 Most policy aspects relating to Coastal Management are covered by PPW, and TAN 14, however there are a few matters that are not sufficiently addressed, these are addressed by Policy DM23.

- 8.204 Applicants should consult the adopted SMP as it describes the existing defence policy within the locality and recommends the policy to adopt in the future. It also identifies areas where the provision of new defence works might be beneficial and also identifies areas not suitable for development, since its defence would have an adverse effect or would be unsustainable in the long term.
- 8.205 The Council acknowledges that in certain circumstances a Coastal Management Scheme may result in an increase in flooding or coastal/river erosion as there is significant biodiversity benefit for allowing this. In these instances it is for the applicant to demonstrate why such a scheme is beneficial and will not undermine public safety.
- 8.206 Coastal management schemes should not contribute to coastal squeeze. Coastal squeeze is the effect when coastal habitats such as saltmarsh are lost between a fixed landward boundary and rising sea levels and increased storminess. Development on the coast, including coastal defenses, effectively fixes the coastline, so that when sea level rise occurs, these usually adaptable habitats are unable to migrate landwards due to the obstruction of physical structures. This effectively 'squeezes' the habitat resulting in a loss of quality and/or quantity of these important habitats and biodiversity associated with it e.g. shore birds. This effect will be accelerated with increased storminess predicted from climate change, which results in coastal erosion, and coastal squeeze can also be affected by 'soft' engineering.
- 8.207 Policies DM14, DM15, DM16 DM17 and DM22 are particularly relevant in relation to coastal management proposals.

Minerals

- 8.208 All proposed development (all types of land use, housing, retail etc) should consider whether the development would have an effect on the County's

mineral resources. These requirements are set out in Section 7 (Specific Types of Land Use Policies). Policies detailing how applications to extract minerals will be determined are also set out in that Section. Policy S01 (Section 6) sets out sites that have been specifically allocated for additional mineral workings.

Economic Development (B1, B2, B8 or Unique)

8.209 Policies detailing the requirements in relation to new B1, B2, B8 or Unique uses employment units or sites as well as policies dealing with the change of use from an existing employment use to another type of use are set out in Section 7 (Specific Types of Land Use Proposals). Policy S01 (Section 6) sets out sites that have been specifically allocated for B1, B2, B8 or Unique uses purposes. Policies S02 - S04 (Section 6) also apply.

Tourism

8.210 Policies detailing the requirements in relation to new tourism units or sites (both accommodation and facilities) are set out in Section 7 (Specific Types of Land Use Proposals). Section 7 also sets out the policy approach to the change of use from an existing tourism accommodation use to another type of use. There are no specific land allocations included in the LDP for tourism.

Retail

8.211 Policies detailing the requirements in relation to new retail units or sites as well as policies dealing with the change of use from an existing retail use to another type of use are set out in Section 7 (Specific Types of Land Use Proposals). Policy S01 (Section 6) sets out sites that have been specifically allocated for additional retail use as part of mixed use sites. Policies S02 - S04 (Section 6) also apply.

Waste

- 8.212 All types of land use (housing, retail etc) must have regard to the waste hierarchy as set out in Section 7 (Specific Types of Land Use Proposals). Policies detailing the requirements in relation to new resource recovery and waste management facilities are also set out in Section 7. Policy S01 (Section 6) sets out sites that have been specifically allocated for additional resource recovery and waste management facilities within Ceredigion as part of employment allocations.