

LDP2 **Ceredigion**

**Replacement Local Development Plan
2018 - 2033**

**Initial Sustainability Appraisal Report:
Non Technical Summary**

**Preferred Strategy Consultation
2019**



Cyngor Sir
CEREDIGION
County Council

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1. Introduction

- 1.1 This document is the Non Technical Summary of the Replacement Ceredigion Local Development Plan (2018-2033) Initial Sustainability Appraisal Report (ISAR). It explains how the sustainability appraisal has influenced the development of the Preferred Strategy.

2. Replacement Local Development Plan

- 2.1 The review report concluded that much of the LDP 1 was fit for purpose, most of the policies and the settlement hierarchy had over the period of LDP1 been found to be useful, and sound. What needed to change was recognition of changes to national policy and issues around delivery of development in the right places. This led to the production of topic papers on a range of key themes highlighted in the review report, the topic papers demonstrated the evidence base and changes in local and national policy that result in the need to make changes to the plan. The topic papers have proposed a range of major, minor and no amendments to the strategy and policies of LDP 2 with the majority of the LDP 1 policies and hierarchy rolling forward – thus addressing only those issues that were demonstrated through the AMRs and Review report to be failing.
- 2.2 Therefore given much of the existing LDP Key issues, objectives, strategy, hierarchy and policies have already been assessed under the SA/SEA ([Ceredigion County Council](#)). This SA/SEA is not proposing to revisit those decisions already taken forward and found to prevent, reduce and as fully as possible offset any significant adverse effects on the environment, that are being rolled forward into LDP2. As the context and the sustainability implications of these decision has not differed.
- 2.3 However where changes are proposed from LDP1 in LDP 2 the SA/SEA will review each of these. Following initial consultation LDP2 proposes amendments to the vision, LDP objective (no 4) and changes to the

following strategic policies S01,S02,S03,S04,S05 and the creation of 1 new Strategic Policy, – a strategic Welsh Language policy, S06.

- 2.4 In summary, the main changes to the strategy policies propose a move away from some limited open market housing development across all linked settlements to a targeted approach to open market housing only being acceptable in settlements that have active travel routes and or access to regular public transport (defined as operating in normal working hours with a journey time of no more than 30 min to a USC). These have been classified as Large Linked Settlements and Sustainable Linked Settlements depending on accessibility and size. Outside of these settlements only development in accordance with national policy is permissible.
- 2.5 The LDP2 Preferred Strategy is not the full draft plan, but sets out the key issues and the Council's broad proposals to tackle them. It includes the proposed Vision, , Preferred Strategy and Strategic Policies. It shows how key environmental, economic and social issues and trends affecting Ceredigion will be addressed. The strategy shows how the development needs of the area will be met, including the broad possible locations for new housing and employment.

3. Sustainability Appraisal and Strategic Environmental Assessment

- 3.1 The purpose of Sustainability Appraisal (SA) is to promote sustainable development, through a better integration of sustainability considerations in the preparation and adoption of development plans. Under the provisions of the Planning and Compulsory Purchase Act 2004, an SA is required for LDPs in Wales. SA is an iterative process undertaken during the preparation of the Plan, which identifies the extent the implementation of the Plan will achieve the economic, environmental and social objectives by which sustainable development can be defined.

- 3.2 The SA process should also incorporate the process of Strategic Environmental Assessment (SEA) as required by The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004. SEA will ensure that the LDP2 identifies and predicts any significant environmental effects arising from proposals; including alternatives and that it proposes measures to mitigate any adverse effects. Significant effects will need to be monitored once the LDP2 is implemented
- 3.3 The SEA process must assess the likely significant effects of the plan on the following aspects of the environment in accordance with the SEA regulations: Air, Biodiversity and Flora and Fauna, Cultural Heritage, Human Health, Landscape, Material Assets, Population, Water, Soil, Climate and the interrelationships between them.
- 3.4 The requirements of SA and SEA will be satisfied through one appraisal process, in line with guidance from the Welsh Government. The SA/SEA of the LDP2 will be delivered through five key stages as outlined below:

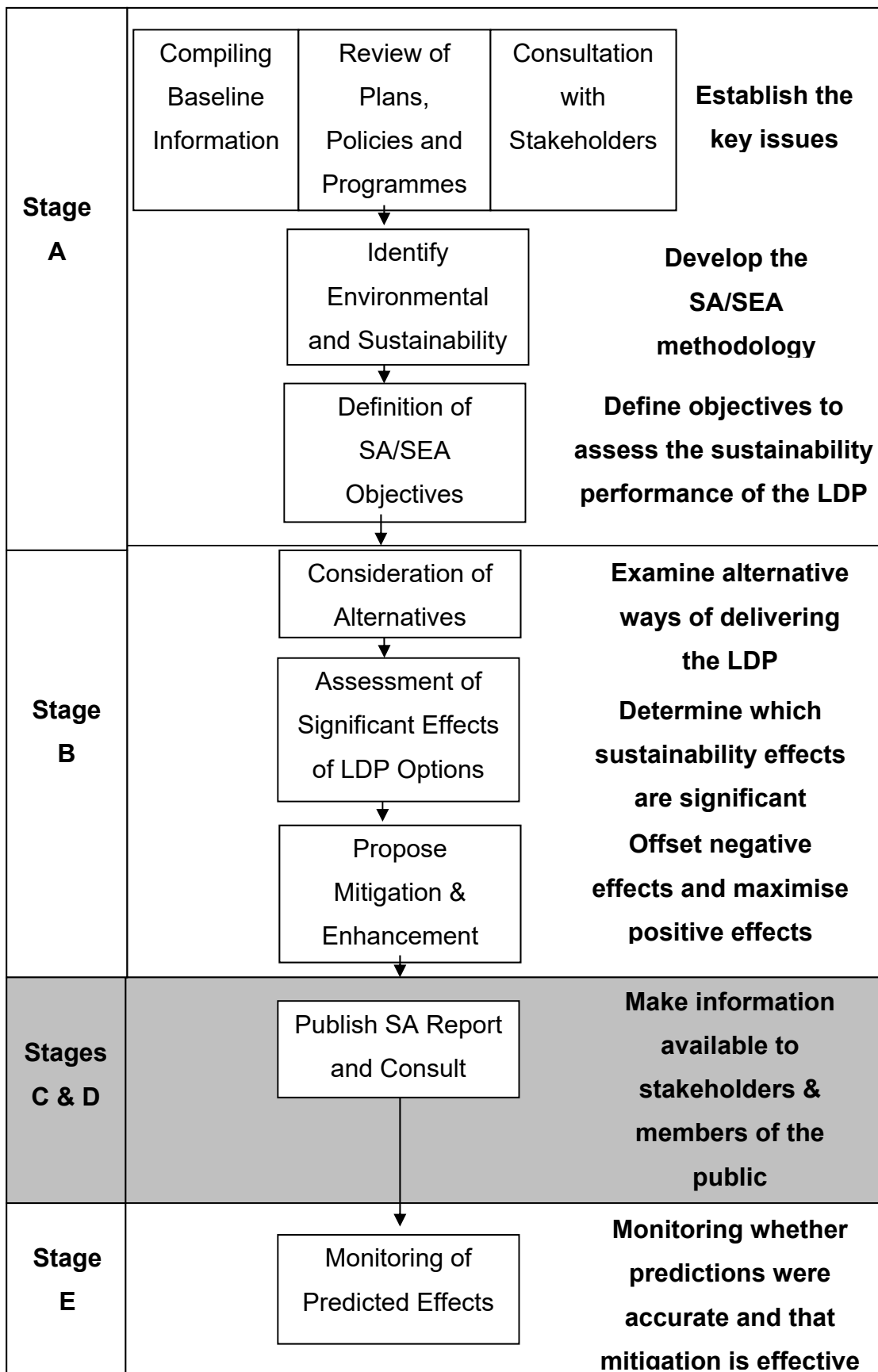


Figure 1
Illustration of the main stages of the SA/SEA process. The SA Report stage (the current stage) is denoted by shading

4. Development of the SA Framework

- 4.1 The following process and tasks were undertaken to inform the preparation of the Scoping Report.

5. Identifying other relevant plans, programmes and SA objectives

- 5.1 The first stage involved the analysis of relevant plans and programmes at the European, National, Regional and Local level in order to identify issues relevant to the preparation of the LDP (Appendix 2 of the ISAR).

6. Collation of Baseline Data

- 6.1 An environmental, economic and social baseline characterisation for Ceredigion is presented using the topic paper based approach used in the Scoping Report, and incorporates changes and additional information collected since that report was consulted on. As the Sustainability Appraisal progresses through the assessment of the plan and monitoring, it will be necessary to refine the baseline data and information set. More quantified and precise data and information, relevant to the Sustainability Objectives will need to be identified and/or acquired.

7. Identification of Key Sustainability Issues

- 7.1 This stage involved the identification of key sustainability issues relevant to Ceredigion which were used to generate the key sustainability objectives for the County Council. The full set of issues see Appendix 1 of the ISAR.

8. Draft SA Framework

- 8.1 This Framework incorporated the key baseline information and sustainability issues into a systematic tool of objectives which would enable

the sustainability effects of policies and proposals in the replacement LDP to be analysed.

8.2 Sustainability Working Group meetings were held in order to inform and advise in the production of the Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA).

8.3 The objectives of the meetings were to:

- assist in the development of the methodology for the SA/SEA;
- assist in identifying suitable sustainable (environmental, economic, social, good governance and use of science responsibly) and environmental problems and opportunities;
- assist in the identification and quantification of sustainability objectives and monitoring indicators;
- invitees to the meetings were organised to try and balance contributions that reflect the seven Well-being Goals of the Well-being of Future Generations (Wales) Act 2015, and the five ways of working to achieve these goals.
- The organisations which make up the group are listed in Appendix 4 of the ISAR.
- Provide guidance on the assessment of the replacement LDP in relation to the SA/SEA objectives and indicators

9. Previous Consultation

9.1 Consultation is a mandatory requirement at various stages of the SA/SEA process. Under the SEA Regulations for Wales, the two consultation bodies (Natural Resources Wales and Cadw) must be consulted on the scope and level of detail of the information to be included in the Environmental Report (referred to as the Initial Sustainability Appraisal Report here). The Scoping Report was sent to the consultation bodies in line with the consultation requirements for this stage of the SEA. In order to make the process as inclusive as possible, the general public and organisations generally were

also given an equal opportunity to comment on the Scoping document. In accordance with the SEA Regulations for Wales, the consultation period for the scoping stage was set at five weeks

10. Development of the Initial Sustainability Appraisal Report (ISAR)

- 10.1 Following consultation on the Scoping Report, representations were considered and the LA began the process of reviewing all the SA/SEA work undertaken to date. Principally additional plans and programmes were reviewed, new baseline information was considered, key issues were updated and the SA Framework of Sustainability Objectives and indicators were amended as part of work on the ISAR. The final set of sustainability objectives that were used to assess the emerging replacement LDP Preferred Strategy are outlined in Table 2.

Table 2. The main Sustainability Objectives for Ceredigion SA/SEA

Objective Number	Sustainability Objective
1a	To minimise the causes and manage the effects of climate change (including Coastal Change.).
1b	Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change.
1c	To reduce flood risk
2a	Minimise contamination and safeguard soil and peat quality and quantity.
2b	To maintain and improve air quality across Ceredigion.
2c	Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.
3a	Make sustainable use of natural resources.
3b	Build and maintain environmentally friendly, high quality services and

Objective Number	Sustainability Objective
	infrastructure.
4a	To value, conserve and enhance biodiversity, including ecological connectivity and resilience to realise the potential of ecosystem services.
5a	To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, local distinctiveness, historic and cultural heritage.
6a	Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected.
6b	Enable the development of vibrant, safe, affordable, accessible and cohesive communities
7a	Promote and provide opportunities and services to maintain healthy communities.
8a	Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion
9	Increase opportunities to build the Ceredigion education and skills base.
10	Protect and enhance the Welsh Language.
11a	Reduce the need/ impact to travel and enable the use of more sustainable and active modes of travel
11b	Improve accessibility to services for communities, and connectivity for the sake of the economy.
12	Encourage a vibrant and diversified economy.

11. Compatibility Assessment of the LDP2 Objective against the SA/SEA Sustainability Objectives

11.1 The Preferred Strategy for LDP 1 identified 18 objectives that responded to specific issues that the Plan needed to address. These objectives remain the same for LDP 2 with the exception of the Tourism objective (LDP Objective 4) and will help in the delivery of the Vision for the LDP 2 and help respond to the issues and trends highlighted through the Scoping Report and a general review of the baseline economic, environmental and social information. Only Objective 4 alongside the amended Vision and the six Strategic Policies, will be assessed, as the remaining policies and objectives have already been assessed under SA/SEA for LDP 1.

11.2 The LDP2 Vision and Objective are detailed below:

Table 3. The Vision and Objective for Ceredigion LDP2

Objective Number	LDP Objective
Vision	<p>By 2033, Ceredigion will be a county of vibrant, bilingual and engaged communities, where people choose to live, study, work and visit, committed to the resilience of its economy, culture, heritage, environment and natural resources and to health and well-being.</p> <p>The local development Plan 2 will provide for sustainable development that:</p> <ul style="list-style-type: none"> Meets housing, economic, infrastructure, community, education, health and well-being needs. Adapts and responds positively to the challenges of climate change. Supports the strengthening of the Welsh Language. Values the built and natural environment, scenery and cultural heritage for their intrinsic quality and for associated economic opportunities. Enables residents, businesses and communities to secure a more diverse, progressive and resilient economy in order to thrive and

Objective Number	LDP Objective
	prosper.
4	To encourage and promote a year round sustainable, environmentally friendly tourism sector directed by destination management planning, focussed on sensitive development of cultural and environmental assets throughout Ceredigion that is supported by a good accommodation base that caters for all markets and provides a range of facilities for all seasons.

11.3 The vision for the replacement LDP and Objective number 4 were assessed for their compatibility with the SA/SEA Objectives. A Summary of the appraisal can be found in Section 5 of the ISAR.

11.4 LDP Objective 4 was amended from LDP 1 to better reflect well-being imperatives, this was a relatively minor change to wording. The objective can be seen to be predominately compatible with the Sustainability Objectives, with some uncertainty as to effects for the sustainability objectives relating to Climate change and Air, Water and Soil quality. There is no incompatibility between the objective and the Sustainability objectives.

11.5 The amended Vision for the replacement LDP was found to be compatible with the Sustainability Objectives,, with the only uncertainty being the compatibility of the Vision with reducing the need to travel.

Significance Assessment	Description
++	Objective/Option would have a major positive effect in its current form as it would resolve an existing issue or maximise opportunities. SIGNIFICANT
+	Objective/Option would have a minor positive effect.
?	Effect of Objective/Option is uncertain.
0	Objective/Option would have no predicted effects
-	Objective/Option would have a minor adverse effect.
--	The Objective/Option would have a major adverse effect as it would substantially exacerbate existing problems. Consider exclusion of option. SIGNIFICANT

11.6 The Compatibility Analysis for assessing the Strategic Policies against the Sustainability Objectives is shown in the table above.

12. Assessment of the LDP Strategic Policies

12.1 The Preferred Strategy of the replacement LDP contains 6 draft strategic policies which have been formulated to help deliver the preferred strategy and address the identified issues. There have been no Strategic Sites proposed in the Replacement LDP.

12.2 An appraisal of these policies has been undertaken using the SA Framework developed during the SA Scoping process and subsequently updated. The full appraisal is presented in Appendix 3 of the ISAR in matrix form with one table for each SA/SEA Objective.

12.3 A summary overview of the SA result is also provided together with recommendations for mitigation and enhancement where necessary and appropriate.

12.4 The Strategic Policies for the LDP2 were assessed for their likely effects in relation to the Sustainability Objectives. That is to say, are the steps

necessary to pursue the replacement LDP's Strategic Policies likely to help achieve the Sustainability Objective. The detailed Sustainability Appraisal for the elements within each amended LDP Policy informed an overall assessment of the replacement LDP's Strategic Policies with regard to each of the Sustainability Objectives. A summary of the assessment of Strategic Policies and recommendations is shown in table 4

Table 4 Appraisal of Strategic Policy Options																			
Policy	1a. Minimise causes & manage effects of climate change (coastal change)	1b. Adapt to climate change & mitigate effects	1c. Reduce flood risk	2a. Safeguard soil and peat quality and quantity	2b. Maintain and improve air quality	2c. Protect water resource quantity and quality, inland & coastal	3a. Make sustainable use of natural resources	3b. High quality environmentally friendly services and infrastructure	4a. Value, conserve and enhance biodiversity and realise potential of ecosystem services	5a. Value, conserve and enhance the landscape historic environment and cultural heritage	6a. Maintain distinctive cultural identity, consider changing demographics	6b. Build vibrant, safe, affordable, accessible, and cohesive communities	7a. Maintain healthy communities	8a. Sustainable and environmentally, friendly tourism and leisure and recreation facilities	9. Build the education and skills base	10. Protect and enhance Welsh language and culture	11a. Promote sustainable modes of travel	11b. Improve accessibility to services	12. Encourage a vibrant and diversified economy
Vision and Objectives	++	++	+	+	+	+	++	+	++	++	++	++	+	+	+	++	+	+	+
Preferred Strategy	-	0	0	+	-	-	+	0	?	?	++	++	+	+	+	++	+	+	++
Policy S01: Sustainable Growth	-	0	0	-	-	-	+	+	?	?	+	+	+	+	+	+	+	+	++
Policy S02: Development in the USCs	+	0	0	+	+	-	0	+	?	?	+	+	+	+	+	0	+	+	+
Policy S03: Development in the RSCs	+	0	0	+	+	0	0	+	?	?	+	+	+	+	+	+	+	+	+
Policy S04: Development in Linked Settlements	0	0	0	0	0	0	0	+	?	?	+	+	+	0	0	+	0	0	+
Policy S05: Affordable Housing	0	0	0	0	0	0	0	0	-	-	++	++	+	0	0	+	+	+	+
Policy S06: Planning and the Welsh language	0	0	0	0	0	0	0	0	0	0	+	+	+	+	+	++	0	0	+

12.5 Generally the effects that are predicted to result from implementation of the LDP2 Strategic Policies are found to be compatible with the Sustainability Objectives. Some adverse effects have been predicted, these being linked to the new housing and employment development and the increased land-take and activities that are associated with this new development. As the specific locations of new development are unknown at this stage, there is uncertainty as to how certain policies will affect many of the Sustainability Objectives. Some question marks as to the compatibility of objectives also arise from the fact that pursuing one LDP 2 Strategic Policy or Sustainability Objective, without heed to the others could result in success in one to the detriment of another. For instance goals for meeting housing and economic growth in the county may result in adverse effects on landscape and biodiversity if development is allowed to become too great.

13. Mitigation

13.1 The Preferred Strategy has a range of effects predicted in sustainability terms, through the assessment of the policies it has been highlighted that some will have the potential for minor negative effects primarily due to the impact of development on the environment. Mitigation encompasses approaches that are aimed at preventing, reducing or offsetting adverse sustainability effects, which have been identified. It is also important to seek measures aimed at enhancing positive effects. During the assessment mitigation measures have been identified for each Strategic Policy with a predicted negative impact on a SA/SEA Objective, many of which are built into the policies themselves.

14. Monitoring the Effects of the Plan

14.1 It is a requirement of the Sustainability Appraisal process and the Strategic Environmental Assessment Directive that the significant

sustainability effects of implementing the replacement LDP are monitored. This sustainability monitoring in turn will form part of the monitoring framework for the LDP 2.

- 14.2 The monitoring framework for the Sustainability Appraisal of the LDP 2 will be based on the indicators identified to support the Sustainability Objectives against which the LDP 2 has been assessed, in order to help understand to what extent these objectives are being achieved. A list of potential indicators can be found in Appendix 1 of the ISAR, alongside the sustainability objectives and issues. At this stage of the plan process it is too early to develop a monitoring framework as the effects of plan implementation are still not clear. This will be addressed at the LDP2 Deposit stage in the Sustainability Appraisal Report and then finalised at adoption. It will not be necessary to monitor all of these indicators, only those that are the most appropriate for monitoring any significant effects that have been identified during the assessment processes. The extensive list in Appendix 1 will therefore be significantly reduced when it comes to developing the final monitoring framework which will be published in the SA Adoption Statement.

15. Commenting on the Sustainability Appraisal

- 15.1 Copies of the Non Technical Summary and the full Initial Sustainability Appraisal Report are available to view on the Council's website. Forms are also available at these locations for submitting comments or by phoning 01545 572123.

- 15.2 If you would like to comment on the Non Technical Summary or the Initial Sustainability Appraisal Report for the LDP, please send your views by e-mail or in writing by 12 noon on the 12 September 2019 to:

Planning Policy

Economy and Regeneration

County Hall
Market Street
ABERAERON.
Ceredigion
SA46 0AT
Phone:01545 572123
E-mail: ldp@ceredigion.gov.uk

- 15.3 When the consultation period has ended, the comments received on the Initial Sustainability Appraisal Report will be given consideration in the final LDP2. The detailed policies of the Deposit LDP2 and any significant changes to the replacement LDP will be assessed and reported in a Sustainability Appraisal Report.

16. Adoption of the Plan

- 16.1 An SEA Statement will be published once the replacement LDP is adopted by Ceredigion County Council. The purpose of this Statement is to describe; how environmental considerations have been integrated into the plan; how the SA Reports have been taken into account; how opinions expressed in relation to the consultations on the plan and SA Report have been taken into account; the reasons for choosing the plan as adopted, in the light of other reasonable alternatives dealt with; and the measures that are to be taken to monitor the significant environmental effects of the implementation of the replacement LDP.