



The Initial Consultation Report for the Deposit Ceredigion LDP Appendices

December 2010

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Appendix 1: Press Article for the Delivery Agreement Consultation

<p style="text-align: center;">HYSBYSIAD CYHOEDDUS Cyngor Sir Ceredigion Cynllun Datblygu Lleol Ceredigion Ymgynghori Cyhoeddus ynghylch y Cytundeb Cyflenwi Drafft</p> <p>Ar 18 Ionawr 2007 penderfynodd Cyngor Sir Ceredigion ddechrau gweithio ar Gynllun Datblygu Lleol (CDL) ar gyfer Ceredigion. Pan gaiff ei fabwysiadu bydd y cynllun yn disodli Cynllun Fframwaith Dyfed ac ef fydd y prif fframwaith polisi ar gyfer pob penderfyniad sy'n ymwneud â defnyddio tir lle bo angen caniatâd cynllunio yn y Sir am y 15 mlynedd nesaf.</p> <p>Cyn dechrau gweithio ar y CDL ei hun bydd yn rhaid i'r Cyngor lunio Cytundeb Cyflenwi (CC) a'i gael wedi ei gymeradwyo gan Lywodraeth Cynulliad Cymru (Y Cynulliad) yn unol ag Adran 63 Deddf Cynllunio a Phrynu Gorfodol 2004. Bydd yn rhaid i'r CC gynnwys:</p> <ul style="list-style-type: none"> • cynllun cynnwys y gymuned (CCG) a fydd yn esbonio sut y mae'r Cyngor yn bwriadu ymgysylltu â'r rhanddeiliaid a'r cyhoedd yn y broses; ac • amserlen ar gyfer llunio'r cynllun a'i fabwysiadu. <p>Cewch weld copi o'r Cytundeb Cyflenwi Drafft o 26 Chwefror 2007 ymlaen yn yr Adran Gynllunio, Neuadd Cyngor Ceredigion, Penmorfa Aberaeron, SA46 0PA yn ystod yr oriau swyddfa arferol ac yn llyfrgelloedd lleol y Sir yn ystod oriau agor y llyfrgelloedd ac ar wefan yr awdurdod (www.ceredigion.gov.uk). Byddai'r Awdurdod yn falch o gael sylwadau neu awgrymiadau ynghylch y Cytundeb Cyflenwi Drafft cyn iddo ei gyflwyno ger bron Y Cynulliad. Dylid anfon sylwadau yn ysgrifenedig at Llinos Quelch, AGATH, Neuadd Cyngor Ceredigion, Penmorfa Aberaeron, SA46 0PA neu ar e-bost at ldp@ceredigion.gov.uk erbyn canol dydd 5 Ebrill 2007.</p>	<p style="text-align: center;">PUBLIC NOTICE Ceredigion County Council Ceredigion Local Development Plan Public Consultation on the Draft Delivery Agreement</p>  <p>On the 18th January 2007, Ceredigion County Council resolved to start work on a Local Development Plan (LDP) for Ceredigion. When adopted, the plan will replace the existing Dyfed Structure Plan and will provide the main policy framework for all land use decisions requiring planning consent within the County for the next 15 years.</p> <p>Before substantial work starts on the LDP – the Council is required to prepare and agree with the Welsh Assembly Government (the Assembly) a Delivery Agreement (DA) in accordance with Section 63 of the 2004 Planning and Compulsory Purchase Act. The DA must consist of a:</p> <ul style="list-style-type: none"> • community involvement scheme (CIS), which explains how the Council intend to engage stakeholders and the public in the process; and • timetable for plan preparation and adoption. <p>A copy of Ceredigion's draft Delivery Agreement is available for inspection from the 26th February 2007 at The Planning Department, Neuadd Cyngor Ceredigion, Penmorfa Aberaeron, SA46 0PA during office hours and at the County's local libraries during usual opening times and on the Authority's website (www.ceredigion.gov.uk). The Authority would welcome comment or observations from you regarding this draft Delivery Agreement before it submits the document to the Assembly. Any such comments should be sent in writing to Llinos Quelch, DESH, Neuadd Cyngor Ceredigion, Penmorfa Aberaeron, SA46 0PA or by e-mail to ldp@ceredigion.gov.uk by no later than Midday on the 5th April 2007.</p>
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Appendix 2: Summary of the Changes to the DA after Public Consultation Source: DA, 'Appendix 9: Main Changes to the DA following the Public Consultation' (CCC, 2007)

The LPA has made the following main changes to the DA in the light of the comments received during consultation:


The LPA has:

- Produced, and will make available both paper and electronic copies of, a user-friendly leaflet summarising the DA.
- Added a list of abbreviations to the DA for ease of reference.
- Proposed amendments to the structure and wording of Appendix 6 (Appendix 7 as it appeared in the consultation draft) for greater clarity as to the type of involvement and the range of expectations of those involved at each stage of the plan process.
- Made further improvements to clarify what is required of the LPA in terms of participation and consultation – bringing it more in line with the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005. These changes are predominantly to Part 2 and Appendix 2B of the DA. The LPA has therefore made amendments to clarify that Key Stakeholder Group and other Stakeholder Group discussion forums will take place as appropriate (which will involve the relevant Specific and General Consultation Bodies as required by Regulation 14 in the participation stage). Clarification has also been made that if appropriate and where time and resources permit the LPA may hold wider participation forums. The LPA has also further amended appendix 2A to assist with the above. The inclusion of the list 'Other Consultees' was confusing as there is not a requirement under Regulation 14 to include these Consultees in the Participation stages of plan making. The Other Consultees are in fact organisations or bodies who are not covered by Regulation 14 and are Database Registrants. These include organisations/bodies that the Assembly suggest might need to be consulted during the plan process. This database holds a number of other individual registrants as well.
- Amended Appendix 1 to reflect updated information and suggestions as to further relevant plans and strategies that will influence the LDP.
- Added further names suggested by respondents to the consultee lists in Appendix 2A and amended the DA to emphasise more clearly that the list is both dynamic and evolving throughout the LDP process.

Appendix 3: The membership of the Key Stakeholder Group

- C2020 Partnership
- C2020 High Quality Environment Thematic Group
- C2020 Lifelong Learning
- C2020 HSCWB Thematic Group
- C2020 Economically Successful Thematic Group
- C2020 Strong Communities Thematic Group
- TRACC
- Community Safety Partnership
- Ceredigion Corporate Strategies
- Ymlaen Ceredigion
- Transport Partnerships (general)
- Older People Strategy
- CAVO
- Coleg Ceredigion
- Dyfed Powys Police
- Environment Agency
- National Public Health Service
- Ceredigion County Council
- Local Health Board
- Wales Spatial Plan
- Mid and West Wales Fire and Rescue Service
- Aberystwyth University
- University of Wales Trinity Saint David (Lampeter Campus)

Appendix 4: Press Article for the Re-issue of the Sustainability Appraisal Scoping Report for Consultation

<p>HYSBYSIAD CYHOEDDUS Cyngor Sir Ceredigion Cynllun Datblygu Lleol Ceredigion Ymgynghori Cyhoeddus unwaith yn rhagor ar Adroddiad Cwmpasu'r Arfarniad o Gynaliadwyedd a'r Asesiad Amgylcheddol Strategol</p> <p>Sylwer mai ailgyfle i ymgynghori yw hwn</p> <p>Fel rhan o broses y Cynllun Datblygu Lleol mae gofyn i'r Awdurdod gynnal Arfarniad o Gynaliadwyedd (AG) ac Asesiad Amgylcheddol Strategol (AAS) ar y cynllun wrth ei lunio. Mae Adroddiad Cwmpasu'r AG/AAS yn nodi'r modd y mae'r Awdurdod yn bwriadu ymgymryd â'r arfarniad/asesiad hwn.</p> <p>Bydd copi o Adroddiad Cwmpasu AG/AAS Ceredigion ar gael i'w archwilio o 20 Mawrth 2008 ymlaen yn yr Adran Gynllunio, Neuadd Cyngor Ceredigion, Penmorfa Aberaeron, SA46 0PA yn ystod oriau swyddfa ac yn llyfrgelloedd y Cyngor yn ystod yr oriau agor arferol ac ar wefan yr Awdurdod (www.ceredigion.gov.uk).</p> <p>Byddai'r Awdurdod yn falch o gael sylwadau neu awgrymiadau gennych chi ynglŷn â chynnwys Adroddiad Cwmpasu AG/AAS. Dylid anfon sylwadau'n ysgrifenedig at Llinos Quelch, AGATH, Neuadd Cyngor Ceredigion, Penmorfa Aberaeron, SA46 0PA neu ar e-bost: ldp@ceredigion.gov.uk erbyn canol dydd 28 Ebrill 2008.</p>	 <p>CYNGOR SIR CEREDIGION County Council</p>	<p>PUBLIC NOTICE Ceredigion County Council Ceredigion Local Development Plan Re-issue of Public Consultation on the Sustainability Appraisal and Strategic Environmental Assessment Scoping Report</p> <p>Please note this is a re-issue of consultation</p> <p>As part of the Local Development Plan process the Authority is required to undertake a Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA) of the plan as it is produced. The SA/SEA Scoping Report sets out how the Authority intends to undertake this appraisal/assessment.</p> <p>A copy of Ceredigion's SA/SEA Scoping Report is available for inspection from the 20 March 2008 at The Planning Department, Neuadd Cyngor Ceredigion, Penmorfa Aberaeron, SA46 0PA during office hours and at the County's local libraries during usual opening times and on the Authority's website (www.ceredigion.gov.uk).</p> <p>The Authority would welcome comment or observations from you regarding the content of this SA/SEA Scoping Report. Any such comments should be sent in writing to Llinos Quelch, DESH, Neuadd Cyngor Ceredigion, Penmorfa Aberaeron, SA46 0PA or by e-mail to ldp@ceredigion.gov.uk by no later than Midday on the 28 April 2008.</p>
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Appendix 5: Guidance letters provided with the documents to help library and office staff members regarding the Pre-deposit Consultation

MEMORANDWM/MEMORANDUM

Oddiwrth/From: Cyfarwyddwr Gwasanaethau Amgylcheddol a Thai
Director of Environmental Services and Housing

I/To:

Eich Cyf/Your Ref: Dogfennau Ymgynghori Cyn Adneuo'r CDLI
LDP Pre-Deposit Consultation Documents

Dyddiad/Date: 10 Mawrth 2009/ 10 March 2009

Ymgynghori ynghylch y Cynllun Datblygu Lleol Cyn Adneuo Pre-Deposit Local Development Plan Consultation

Amgaeaf Ddogfennau Ymgynghori, Ffurflenni Sylwadau a Thafleuni'r Cynllun Datblygu Lleol Cyn Adneuo. Mae'r canlynol yn y pecyn:

Please find enclosed the Pre-Deposit Local Development Plan Consultation Documents, Representation Forms and Leaflets. Within your pack you should find the following:

Dogfennau Ymgynghori / Consultation Documents	Cyfeirio Reference	Benthyg Lending
Y Strategaeth a Ffeirir /Preferred Strategy		
Adroddiad Arfarnu Cynaliadwyedd/ Sustainability Appraisal Report		
Atodiadau Arfarnu Cynaliadwyedd/ Sustainability Appraisal Appendices		
Crynodeb Arfarnu Cynaliadwyedd/ Sustainability Appraisal Summary		
Asesiad Rheoliadau'r Cynefinoedd / Habitats Regulations Assessment		
Atodiadau Asesiad Rheoliadau'r Cynefinoedd / Habitats Regulations Assessment Appendices		

Ffurflenni Cyflwyno Sylwadau/ Consultation Representation Forms	
Ffurflen y Strategaeth a Ffeirir /Preferred Strategy Form	
Ffurflen yr Adroddiad Arfarnu Cynaliadwyedd/	

Sustainability Appraisal Report Form	
Ffurflen Asesiad Rheoliadau'r Cynefinoedd/ Habitats Regulations Assessment Form	
Taflenni/ Leaflets	
Taflen Crynodeb Ymgynghori Cyn Adneuo/ Pre-Deposit Consultation Summary Leaflet	
<p>A wnewch chi arddangos yr holl ddogfennau ymgynghori o 12 Mawrth 2009 ymlaen, os gwelwch yn dda.</p> <p>Dylid symud y Ffurflenni Cyflwyno Sylwadau ymaith am hanner dydd 28 Ebrill 2009.</p> <p>Please display all consultation documents from March 12th 2009.</p> <p>Consultation Representation Forms should be <u>removed</u> at noon on April 28th 2009.</p>	
<p>Mae amlinelliad byr o'r prif ddogfennau isod, er mae Taflen Grynodedb yr Ymgynghori Cyn Adneuo'n ffynhonnell wybodaeth dda.</p>	
<p>Strategaeth a Ffefrir CDLI Ceredigion Mae hon yn cynnwys:</p> <ul style="list-style-type: none"> • y prif faterion y mae angen i'r system gynllunio roi sylw iddynt • gweledigaeth ar gyfer y Sir y gellir ei chyflawni drwy gynllunio defnyddio tir, • amcanion i gyflawni'r weledigaeth • y strategaeth a ffefrir (y dull a ffefrir ar gyfer delio â thwf o ran lefelau a lleoliad) • set o bolisiâu strategol a fydd yn helpu cyflawni'r weledigaeth a'r amcanion a mynd i'r afael â'r materion yn sgil hynny. <p>Mae cynnwys yr adroddiad wedi ei seilio ar y gwaith ymchwil ac ymgysylltu sydd wedi ei wneud hyd yma. Bu Grŵp Rhanddeiliaid Allweddol y CDLI yn ymwneud â bwrw ymlaen â'r gwaith ar y materion, y weledigaeth, yr amcanion ac sut mae mynd i'r afael â thwf o ran lleoliad a datblygu.</p> <p>Adroddiad Arfarnu Cynaliadwyedd (sy'n cynnwys yr Asesiadau Amgylcheddol)</p> <p>Er mwyn sicrhau bod y Strategaeth a Ffefrir yn gynaliadwy, cynhaliodd y Cyngor Arfarniad o Gynaliadwyedd ar yr amgylchedd, economi a</p>	

chymuned. Mae hon yn broses barhaus, ond mae canlyniadau'r Arfarniad o Gynaliadwyedd hyd yma, sy'n ymgorffori Aseiad Amgylcheddol Strategol, ar gael fel rhan o'r ymgynghori hwn.

Adroddiad Sgrinio Aseidiadau Rheoliadau'r Cynefinoedd.

Mae angen gwirio effeithiau posib y Strategaeth a Ffefrir ar safleoedd Ewropeaidd Ceredigion, sy'n cynnwys bywyd gwylt a chynefinoedd a ddiogelir. Gelwir hyn yn Aseiad Rheoliadau'r Cynefinoedd. Mae hon yn broses barhaus, ond mae'r canlyniadau hyd yma ar gael yn yr Adroddiad Sgrinio sy'n rhan o'r ymgynghori hwn.

Below is a brief outline of the main documents, though the Pre-Deposit Consultation Summary Leaflet is a good basic information source.

Ceredigion LDP Preferred Strategy

This contains:

- the main issues that the planning system need to address
- vision for the County that can be delivered by land use planning,
- objectives to deliver the vision
- the preferred strategy (the preferred approach to dealing with growth in terms of level and location of development)
- a set of strategic policies which will help deliver the vision and objectives and therefore address the issues.

The content of the report is based on the research and engagement work to date. The LDP Key Stakeholder Group has been involved in progressing work on the issues, vision, objectives and how to deal with growth in terms of location and development.

Sustainability Appraisal Report (which includes the Environmental assessments)

To make sure that the Preferred Strategy is sustainable, the Council undertook a Sustainability Appraisal, which considers the effects of the Preferred Strategy on the environment, economy and community. This is an ongoing process, however the results of the Sustainability Appraisal to date, incorporating a Strategic Environmental Assessment, are available as part of this consultation.

Habitats Regulations Assessments Screening Report.

The potential impacts the Preferred Strategy might have on Ceredigion's European sites, which contain protected wildlife and habitats need to be checked. This is called a Habitat Regulation Assessment. This is an ongoing process however the results to date, are set out in the Screening Report which is part of this consultation.

Mae dogfennau cefndirol yma yn ar gael ar y wefan hefyd:

These background papers are also available on the website:

Retail Needs Assessment – CACI

Local Housing Needs Assessment 2004

Ceredigion LDP: Initial Population and Household Projections (Draft Paper)

Urban Capacity Study (ENTEC, 2008)

Regeneration Strategies

- Aberystwyth Masterplan – LDA Design 2007
- Llandysul and Pont-Tyweli Spatial Regeneration Strategy (Draft) – Hyder 2007
- Lampeter Economic Development and Regeneration Strategy Development Framework (Draft) – Hyder 2008
- Tregaron Regeneration Strategy – Hyder 2006

Economic Needs Assessment (DTZ, 2008)

TAN 8 Annex D study of SSA D: Nant-y-Moch (Arup 2007)

Topic Papers

- Built Environment
- Coastal
- Community, Leisure, Recreation and Wellbeing
- Education
- Employment and the Rural Economy
- Energy
- Environmental Protection
- Housing
- Landscape
- Minerals
- Nature Conservation
- Population and Housing
- Retail
- Sustainable Development, Climate Change and Flooding
- Tourism
- Transport
- Utilities
- Waste

Os oes gennych chi unrhyw gwestiynau ynghylch y dogfennau hyn cysylltwch ag aelod o'r Tîm Cynllunio at y Dyfodol a Pholisi, naill ai ar y ffôn 01545 572 123 neu ar e-bost ldp@ceredigion.gov.uk .

If you have any questions regarding these documents please do not hesitate

to contact a member of the Forward Planning and Policy Team, either by phone 01545 572 123 or e-mail ldp@ceredigion.gov.uk .

Llinos Quelch
ar ran CGAT
for DESH

Appendix 6: Press Article for Pre-deposit Consultation

<p>Cyngor Sir Ceredigion Deddf Cynllunio a Phrynu Gorfodol 2004 Rheoliadau Aseidiad Amgylcheddol o Gynlluniau a Rhaglenni (Cymru) 2004 Rheoliadau Cynllunio Gwlad a Thref (Cynllun Datblygu Lleol) (Cymru) 2005 (Rheoliad 15)</p> <p>Hysbysiad o Ymgynghoriad Cyhoeddus Cyn Adnewo ar gyfer Cynllun Datblygu Lleol Cynllun Datblygu Ceredigion 2007 - 2022</p> <p>Mae Cyngor Sir Ceredigion wedi paratoi dogfennau cynigion cyn adnewo ar gyfer y cynllun uchod. Bydd y cynllun datblygu lleol (CDL), ar ôl ei fabwysiadu, yn disodli'r cynllun datblygu presennol a bydd yn sail i benderfyniadau ar gynllunio defnydd tir ar gyfer Ceredigion.</p> <p>Mae'r dogfennau cynigion cyn adnewo yn amlinellu gwledigaeth yr Awdurdod, opsiynau strategol, dewis strategaeth a pholisiau allweddol, ac yn cynnwys gwybodaeth gefndir allweddol ac adroddiad cychwynnol yr arfarniad o gynaliadwyedd (sy'n cynnwys yr adroddiad amgylcheddol).</p> <p>Mae copïau o'r dogfennau (gan gynnwys Ffurflennu Sylwadau) ar gael o 12 Mawrth 2009 i'r cyhoedd eu gweld yn rhad ac am ddim yn Swyddfa'r Sir yn Penmorfa, Aberaeron a Adpar a'r Llyfrgellau'r Sir a'r Llyfrgellau Symudol ar yr oriau sydd arddangos ar http://www.ceredigion.gov.uk/index.cfm?articleid=360 (neu cysylltu a 01545 572123 am yr amserau agor). Maent hefyd ar gael ar wefan y Cyngor yn http://www.ceredigion.gov.uk/index.cfm?articleid=4761.</p> <p>Dylid anfon sylwadau o ran y cynigion, yn ysgrifenedig cyn hanner dydd 28 Ebrill 2009 at</p> <p>Mrs L. Quelch, Pen Swyddog - Cynllunio at y Dyfodol, AGAT Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron, Ceredigion SA46 0PA neu dylid eu hanfon ar-lein i ldp@ceredigion.gov.uk</p> <p>Dylai sylwadau nodi'r materion y maent yn ymwneud â hwy.</p> <p>Gellid cyflwyno sylwadau ar y cyd â chais i anfon hysbysiad i gyfeiriad penodol o'r ffaith bod y CDL wedi ei gyflwyno i Lywodraeth Cymru ar gyfer archwiliad annibynnol a/neu fod y cynllun wedi ei fabwysiadu.</p> <p>Dim ond sylwadau a wneir yn unol â'r hysbysiad hwn y mae'n ofynnol i'r Awdurdod eu hystyried. Ni chaffi sylwadau a wneir ar y cam cyn adnewo presennol eu hystyried gan yr Arolygydd a benodwyd i gynnal yr Archwiliad Annibynnol. Bydd cyfle arall i gyflwyno sylwadau ar y cam adnewo ac ystyri'r sylwadau hyn yn yr archwiliad.</p> <p>Am rhagor o wybodaeth defnyddiwch y manylion cyswllt uchod neu ffoniwch 01545 572123.</p>	<p>Cyngor Sir Ceredigion Planning and Compulsory Purchase Act 2004 The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (Regulation 15)</p> <p>Notice of Pre-deposit Public Consultation for a Local Development Plan Ceredigion Local Development Plan 2007 - 2022</p> <p>Cyngor Sir Ceredigion County Council has prepared pre-deposit proposals documents for the above plan. The local development plan (LDP) will, upon adoption, replace the current development plan and be the basis for decisions on land use planning for Ceredigion.</p> <p>The pre-deposit proposals documents outline the Authority's vision, strategic options, preferred strategy and key policies, and include key background information and an initial sustainability appraisal report (which includes the environmental report).</p> <p>Copies of the documents (including Representation forms) are available from the 12th March 2009 for public inspection free of charge at the Council's Offices in Penmorfa, Aberaeron & Adpar and all the Council's Libraries & Mobile Libraries on the hours stipulated on http://www.ceredigion.gov.uk/index.cfm?articleid=360 (or contact 01545 572123 for opening hours information). They are also available on the Council's website at http://www.ceredigion.gov.uk/index.cfm?articleid=4761.</p> <p>Representations in respect of the proposals, should be sent in writing before noon on the 28th April 2009 to</p> <p>Mrs L. Quelch, Principal Officer - Forward Planning & Policy, DESH Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron, Ceredigion SA46 0PA or made on-line to ldp@ceredigion.gov.uk</p> <p>Representations should specify the matters to which they relate.</p> <p>Representations may be accompanied by a request to be notified at a specified address that the LDP has been submitted to the Welsh Assembly Government for independent examination and/or of the adoption of the plan.</p> <p>The Authority is only required to consider representations made in accordance with this notice. Representations made at the current pre-deposit stage will not be considered by the Inspector appointed to carry out the Independent Examination. There will be a further opportunity for representations to be made at the deposit stage and these representations will be considered at the examination.</p> <p>For further information please use the contact details above or telephone 01545 572123.</p>
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Appendix 7: Capel Bangor Site Notice – Pre-deposit Consultation

Cyngor Sir CEREDIGION
ADRAN Y GWASANATHAU
AMGYLCHEDDOL A THAI



CEREDIGION County Council
DEPARTMENT OF ENVIRONMENTAL
SERVICES AND HOUSING

Cynllun Datblygu Lleol Ceredigion Local Development Plan

Fersiwn Cyn Adneuo Mawrth 2009
Pre Deposit Version March 2009

Cyfnod Ymgynghori 12 Mawrth – 28 Ebrill 2009
Consultation Period 12 March – 28 April 2009

Y Bwriad: Safle Strategol - Cyflogaeth
Proposal: Strategic Site - Employment

Safle: Capel Bangor
Location: Capel Bangor

Y mae Cyngor Sir Ceredigion yn bwriadu dynodi'r safle strategol uchod yr Cynllun Datblygu Lleol Ceredigion (CDLI) ac yn ymgynghon ar y dogfennau Cyn Adneuo o'r cynllun ar hyd o bryd

Ceredigion County Council is proposing to allocate the above as a Strategic site in the Ceredigion Local Development Plan (LDP) and is currently consulting on the Pre Deposit Documents of this plan.

Am fwy o wybodaeth ar y Cynllun neu fanylion ynglŷn â sut i gyflwyno sylwadau ar y Cyn Adneuo, cysylltwch â Thim y Cynllun Datblygu Lleol yn y cyfeiriad canlynol:

Cynllunio at y Dyfodol, AGAT, Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron, Ceredigion. SA46 0PA.

Rhif ffôn: 01545 572123 neu

Ebost: ldp@ceredigion.gov.uk

Gellir hefyd cael Gwybodaeth a Ffurflenni Sylwadau ar ein Gwefan:

<http://www.ceredigion.gov.uk/index.cfm?articleid=4761>

Bydd yn rhaid i bob ffurflen gyrraedd y cyfeiriad post neu'r ebost uchod cyn canol dydd 28 Ebrill 2009

For further information on the Plan or how to comment on the Pre Deposit, please contact the LDP Team, at the following address:

Forward Planning & Policy, DESH, Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron. Ceredigion. SA46 0PA.

Telephone: 01545 572123 or

Email: ldp@ceredigion.gov.uk

Information and Representation forms for commenting are also available on our Website:

<http://www.ceredigion.gov.uk/index.cfm?articleid=4761>

All forms must arrive at the above postal/Email address no later than noon on 28 April 2009

Bryan Thomas – Cyfarwyddwr / Director, Adran y Gwasanaethau Amgylcheddol a Thai / Department of Environmental Services and Housing, Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron. Ceredigion. SA46 0PA

Appendix 8: Pre-deposit Consultation Response Form to the Preferred Strategy

Cynllun Datblygu Lleol Ceredigion (CDLI) 2007 - 2022 – Ffurflen Sylwadau'r Strategaeth a Ffefrir

Ceredigion Local Development Plan 2007 (LDP) - 2022 – Preferred Strategy Representation Form

At Ddefnydd y Swyddfa'n Unig/For Official Use Only

ML/

PS/

Stamp y Dyddiad Derbyn Date Received Stamp	Yn Hwyr Late
	Oedd <input type="checkbox"/> Nac Oedd <input type="checkbox"/> Yes No

A fydddech cystal â defnyddio inc/teip du a llythrennau bras, os gwelwch yn dda.

Peidiwch â rhoi unrhyw ddogfennau ynghlwm wrth y ffurflen hon gyda styffylau a pheidiwch â chyflwyno sylwadau ar bapur mwy o faint nag A3 Bydd yn rhaid inni gael yr holl ffurflenni erbyn canol dydd 28 Ebrill 2009.

Please use black ink/typescript and block capitals.

Please do not attach any accompanying documents to this form with staples and no submissions on paper larger than A3

All forms must be received no later than Midday on 28 April 2009.

Cewch lungopio'r ffurflen os bydd angen. Mae ar gael ar wefan y Cyngor hefyd: www.ceredigion.gov.uk/index.cfm?articleid=4761

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Adran 1 Manylion Personol – Y Cynigydd Section 1 Personal Details - Proposer	Adran 2 Enw a Chyfeiriad yr Asiant (os yw'n gymwys) Section 2 Agents Name and Address (if applicable)
Teitl/Title Enwau Cyntaf: Forenames: Cyfenw Surname: Cyfeiriad: Address:	Teitl/Title Enwau Cyntaf a Cyfenw: Forenames and Surname: Enw'r Cwmni a'ch Swydd yn Cwmni (os yw'n gymwys) Company Name & Position in Company (if applicable) Cyfeiriad: Address:

dros y geiriad hwnnw?

Do you agree with the Vision set out in Section 5? If not please indicate alternatives/revisions and a justification for this wording?

(ticiwch fel bo'n briodol)
(please tick appropriate)

At Ddefnydd y Swyddfa'n Unig/For Official Use Only **B or U**

- 3** A ydych chi'n cytuno y bydd yr Amcanion sydd yn Rhan 6 yn llwyddo i gyflawni'r Weledigaeth ac yn helpu cyflawni'r Materion Allweddol a osodir yn Rhannau 4 a 5? Os nad ydych chi'n cytuno, a fydddech garediced ag awgrymu newidiadau a fyddai'n helpu cyflawni hynny.
Do you agree that the Objectives in Section 6 will deliver the Vision and help address the Key Issues set out in Sections 4 and 5? If not please suggest amendments that will.

Ydyw
Yes

Nac
ydyw
No

(ticiwch fel bo'n briodol)
(please tick appropriate)

At Ddefnydd y Swyddfa'n Unig/For Official Use Only **B or U**

- 4** A yw'r strategaeth a ffefrir (Rhan 8) yn cynnig atebion priodol i fater twf tai (h.y. nifer y tai a gynigir)? Os nad ydyw, beth yw'r ateb priodol ac ar sail pa dystiolaeth?
Does the preferred strategy (Section 8) propose the right response to housing growth (that is, the housing number put forward)? If not what should it be and on what evidence base?

Ydyw
Yes

Nac
ydyw
No

(ticiwch fel bo'n briodol)
(please tick appropriate)

At Ddefnydd y Swyddfa'n Unig/For Official Use Only **B or U**

- 5** A yw'r strategaeth a ffefrir (Rhan 8) yn cynnig dull priodol o ran dosbarthiad y tai? Os nad ydyw, beth yw'r dull priodol ac ar sail pa dystiolaeth?
Does the preferred strategy (Section 8) propose the right approach to housing distribution? If not what should it be and on what evidence base?

Ydyw
ydyw
Yes

Nac
No

(ticiwch fel bo'n
briodol)
(please tick
appropriate)

At Ddefnydd y Swyddfa'n Unig/For Official Use Only **B or U**

- 6** O ran y 15-20% o dwf mewn tai sydd wedi ei ddyrannu i Aneddiadau Cyswllt, ai dyma'r dull cywir, sef gwyro dosbarthiad y twf hwn at yr Aneddiadau Cyswllt gwledig, sy'n golygu y byddai llai o dwf cronus yn yr Aneddiadau Trefol cyswllt nag yn yr Aneddiadau Cyswllt gwledig? Neu a ddylid dosbarthu'r lefel ddatblygu'n gyfartal yn unol â maint cyfredol yr aneddiadau neu'u poblogaeth (gweler Rhan 8)?

In relation to the 15-20% of housing growth apportioned to Linked Settlements, is it the right approach, to skew the distribution of this growth in favour of the rural Linked Settlements, thus cumulatively the urban Linked Settlements would have less growth in total than the rural Linked Settlements? Or should the level of development attributed be on a proportional basis to reflect either the current size of the settlements or their population (see Section 8)?

Ydyw
Yes

Nac
ydyw
No

(ticiwch fel bo'n briodol)
(please tick appropriate)

At Ddefnydd y Swyddfa'n Unig/For Official Use Only **B or U**

- 7** Sut y dylid delio â lefel ddatblygu'r Aneddiadau Cyswllt? A ddylid pennu nifer ar gyfer pob anheddiad neu a ddylid pennu nifer ar gyfer grŵp ohonynt fel y mae'r strategaeth a ffefrir yn ei ddweud (gweler Rhan 8)?
How should the level of development for Linked Settlements be dealt with? Should there be a number for each settlement or should it be a number for a group of them as advocated by the preferred strategy (see Section 8)?

At Ddefnydd y Swyddfa'n Unig/For Official Use Only B or U	
8	O ran y Grwpiau Aneddiadau a restrir yn Nhabl 2 (Rhan 8): In terms of the Settlement Groupings listed in Table 2 (Section 8):
8a	A yw'r aneddiadau a nodir yn Ganolfannau Gwasanaethau Trefol, yn Ganolfannau Gwasanaethau Gwledig ac yn Aneddiadau Cyswllt yn briodol? Os nad ydynt, i ba ran o'r hierarchaeth y dylent berthyn a pham? Are the settlements identified as Urban Service Centres (USC), Rural Service Centres (RSC) and Linked Settlements (LS) correct? If not which part of the hierarchy should they belong to and why?
Ydyw Yes	<input type="checkbox"/>
Nac ydyw No	<input type="checkbox"/>
(ticiwch fel bo'n briodol) (please tick appropriate)	
At Ddefnydd y Swyddfa'n Unig/For Official Use Only B or U	
8b	A yw'r Aneddiadau Cyswllt wedi eu trefnu yn y Grwpiau Aneddiadau priodol er mwyn adlewyrchu eu perthynas â'r Canolfannau Gwasanaethau? Os ydych chi'n credu nad oes cyfiawnhad dros rai o'r

cysylltiadau, esboniwch sut y dylid eu newid a pham.

Are the Linked Settlements organised in the right Settlement Groupings to reflect their relationship with the Service Centres? If you think certain links are not justified, please explain how you think they should be changed and why.

Ydyw
Yes

Nac
ydyw
No

(ticiwch fel bo'n briodol)
(please tick appropriate)

At Ddefnydd y Swyddfa'n Unig/For Official Use Only **B or U**

8c A oes aneddiadau wedi eu hepgor? Os oes rhai, nodwch ba rai ydynt, pam y dylid eu cynnwys, i ba Grŵp y byddent yn perthyn a beth fyddai eu swyddogaeth (Canolfannau Gwasanaethau Trefol, Canolfannau Gwasanaethau Gwledig, Aneddiadau Cyswllt)?

Have any settlements been omitted? If so which ones, why should they be included, which Group would they belong to and what function would they have (USC, RSC, LS)?

Ydyw
Yes

Nac
ydyw
No

(ticiwch fel bo'n briodol)
(please tick appropriate)

At Ddefnydd y Swyddfa'n Unig/For Official Use Only **B or U**

- 9** A ddylid seilio lefel y datblygiadau tai yn y Canolfannau Gwasanaethau Trefol, Canolfannau Gwasanaethau Gwledig a'r Grwpiau Aneddiadau yn gyffredinol ar y galw hanesyddol (Rhan 8)? Os felly, pam mae hyn yn briodol? Os nad yw hyn yn briodol, pa ddull y dylid ei ddefnyddio a pham?

Should the level of housing development for USC, RSC and Settlement Groupings generally be based on historical demand (Section 8)? If so, why is this appropriate? If not, what approach should be used and why?

Ydyw
Yes

Nac
ydyw
No

(ticiwch fel bo'n briodol)
(please tick appropriate)

At Ddefnydd y Swyddfa'n Unig/For Official Use Only **B or U**

- 10** A yw'r strategaeth a ffeirir yn cynnig dull priodol o ran twf cyflogaeth a dyrannu tir cyflogaeth (Rhan 8)? Os nad ydyw, beth ddylai'r dull fod ac ar sail pa dystiolaeth?

Does the preferred strategy propose the right approach to employment growth and employment land allocation (Section 8)? If not, what should it be and on what evidence base?

Ydyw
Yes

Nac
ydyw
No

(ticiwch fel bo'n briodol)
(please tick appropriate)

At Ddefnydd y Swyddfa'n Unig/For Official Use Only **B or U**

- 11** A yw'r strategaeth a ffefrir yn nodi safleoedd strategol priodol i gyflawni'r strategaeth (Rhan 8)? Os nad ydyw, beth a ble fyddai'r safleoedd priodol ac ar sail pa dystiolaeth?

Does the preferred strategy identify the correct strategic sites to deliver the strategy (Section 8)? If not what and where should the sites be and on what evidence base?

Ydyw
Yes

Nac
ydyw
No

(ticiwch fel bo'n briodol)
(please tick appropriate)

At Ddefnydd y Swyddfa'n Unig/For Official Use Only **B or U**

- 12** Ar gyfer pa fathau o ddatblygiadau y dylid mynnu Asesiad o'r Effaith ar yr Iaith Gymraeg (e.e. tai, datblygu economaidd, hamdden, arall, pob datblygiad) (gweler Rhan 9, Polisi 14)? Ar ba sail ydych chi'n gwneud yr argymhelliad hwn? Ymhle y dylid peilotio Asesiadau o'r Effaith ar yr Iaith Gymraeg? Ar ba sail ydych chi'n gwneud yr argymhelliad hwn?

What types of development should attract a requirement for Welsh Language Impact Assessment (e.g. housing, economic development, leisure, other, all development) (see Section 9, Policy

14)? On what basis do you make this recommendation? Where should the Welsh Language Impact Assessments be piloted? On what basis do you make this recommendation?

At Ddefnydd y Swyddfa'n Unig/For Official Use Only **B or U**

13 Pa lefel o BREEAM sy'n briodol (gweler Rhan 9, Polisi 16)? A ddylai'r lefel fod yn wahanol mewn datblygiadau mawr a datblygiadau bach? Os felly, pa lefel sy'n briodol i'r naill a'r llall a beth yw ystyr datblygiad mawr? **What level of BREEAM should be applied (see Section 9, Policy 16)? Should the requirement differ between small and larger developments? If so what level should be applied to each and what should be considered large scale?**

At Ddefnydd y Swyddfa'n Unig/For Official Use Only **B or U**

14 Yn ogystal â'r cwestiynau penodol uchod gwahoddir sylwadau ynghylch

pob un o'r 25 Polisi Strategol Allweddol a osodir yn Rhan 9. Wrth wneud sylwadau nodwch rif y polisi y mae eich ymateb yn berthnasol iddo. Cewch ysgrifennu ar ddalen ychwanegol os bydd angen.

In addition to the above specific questions representations are invited on each of the 25 Key Strategic Policies set out in Section 9. When making representations please specify the policy number to which your response relates and continue on a separate sheet if necessary.

Rhif y Polisi & Sylwadau

Policy Number & Comments

At Ddefnydd y Swyddfa'n Unig/For Official Use Only **B or U**

- 15** A ydych chi'n cytuno â'r Fframwaith Monitro a awgrymir yn Nhabl 3 (Rhan 11)? Os nad ydych chi, nodwch y newidiadau angenrheidiol a pham, gan gofio'r pwyntiau a nodir yn Rhan 11.
Do you agree with the Monitoring Framework suggested in Table 3 (Section 11)? If not please state changes required and why, bearing in mind the points noted in Section 11.

Ydyw
Yes

Nac
ydyw
No

(ticiwch fel bo'n briodol)
(please tick appropriate)

At Ddefnydd y Swyddfa'n Unig/For Official Use Only **B or U**

Adran 5

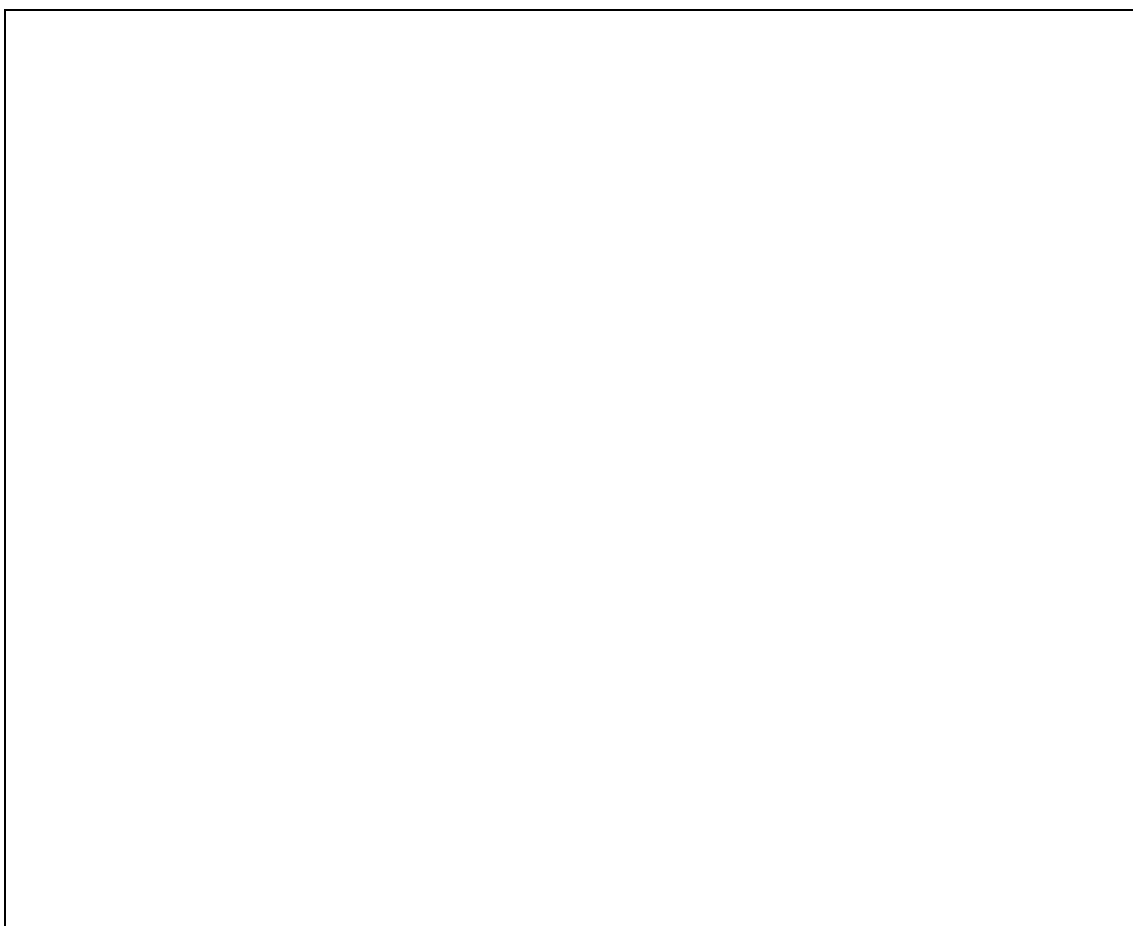
Section 5

A oes gennych chi unrhyw sylwadau eraill i'w gwneud ynghylch y ddogfen Strategaeth a Ffeirir?

Defnyddiwch y gofod hwn (a dalennau ychwanegol lle bo angen).

Do you have any other comments on the Preferred Strategy document?

Please use this space (and additional sheets where necessary).



Ar ôl llanw ffurflenni'r, dychwelwch nhw i Llinos Quelch, AGATH, Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron, SA46 0PA, neu ar e-bost at ldp@ceredigion.gov.uk, erbyn canol dydd 28 Ebrill 2009.

Bydd yr holl sylwadau a ddaw i law ar gael i'w harchwilio gan y cyhoedd ac ni ellir eu hystyried yn gyfrinachol.

Please return all completed forms to Llinos Quelch, DESH, Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron, SA46 0PA, or by e-mail to ldp@ceredigion.gov.uk, by no later than Midday on the 28 April 2009.

All information submitted will be available for public inspection and cannot be treated as confidential.

Sylwer bod ffurflen arall ar gael i chi nodi eich sylwadau ynghylch pob un o'r canlynol:

- Adroddiad Cychwynnol Arfarnu Cynaliadwyedd
- Adroddiad Sgrinio Asesu Rheoliadau'r Cynefinoedd

Please note that a separate form exists to note your representations in relation to each of the following:

- **Initial Sustainability Appraisal Report**
- **Habitats Regulations Assessment Screening Report**

Appendix 9: Pre-deposit Consultation Response Form to the Initial Sustainability Appraisal Report

Cynllun Datblygu Lleol Ceredigion 2007 - 2022 – Ffurflen Sylwadau'r yr Adroddiad Cychwynol Arfarnu Cynaliadwyedd

Ceredigion Local Development Plan 2007 - 2022 – Initial Sustainability Appraisal Report Representation Form

At Ddefnydd y Swyddfa'n Unig/For Official Use Only

ML/

PS/

Stamp y Dyddiad Derbyn Date Received Stamp	Yn Hwyr Late
	Oedd Yes <input type="checkbox"/> Nac Oedd No <input type="checkbox"/>

A fydddech cystal â defnyddio inc/teip du a llythrennau bras, os gwelwch yn dda.

Peidiwch â rhoi unrhyw ddogfennau ynghlwm wrth y ffurflen hon gyda styffylau a pheidiwch â chyflwyno sylwadau ar bapur mwy o faint nag A3 Bydd yn rhaid inni gael yr holl ffurflenni erbyn canol dydd 28 Ebrill 2009.

Please use black ink/typescript and block capitals.

Please do not attach any accompanying documents to this form with staples and no submissions on paper larger than A3

All forms must be received no later than Midday on 28 April 2009.

Cewch lungopïo'r ffurflen os bydd angen. Mae ar gael ar wefan y Cyngor hefyd: www.ceredigion.gov.uk/index.cfm?articleid=4761

This form may be photocopied if necessary. It is also available on the Council website at: www.ceredigion.gov.uk/index.cfm?articleid=4761

Adran 1 Manylion Personol – Y Cynigydd Section 1 Personal Details - Proposer	Adran 2 Enw a Chyfeiriad yr Asiant (os yw'n gymwys) Section 2 Agents Name and Address (if applicable)
Teitl /Title Enwau Cyntaf: Forenames: Cyfenw Surname: Cyfeiriad: Address:	Teitl /Title Enwau Cyntaf a Cyfenw: Forenames and Surname: Enw'r Cwmni a'ch Swydd yn Cwmni (os yw'n gymwys) Company Name & Position in Company (if applicable) Cyfeiriad: Address:

Cod Post: Postcode Rhif ffôn (dydd): Telephone (daytime): E bost: E Mail:	Cod Post: Postcode: Rhif ffôn (dydd): Telephone (daytime): E bost: E Mail:
Sefydliad a Gynrychiolir (os yw'n gymwys) Organisation Representing (if applicable)	
Llofnod Signature	Dyddiad Date
Adran 3 – Manylion/Section 3 –Details	
Enw neu Enw Sefydliad a Gynrychiolir/ Name or Name of Organisation Representing	
Adran 4 – Section 4 –	
Unrhyw sylwadau - Defnyddiwch y gofod hwn (a dalennau ychwanegol lle bo angen. Any comments - Please use this space (and additional sheets where necessary).	

Ar ôl llanw ffurflenni'r, dychwelwch nhw i Llinos Quelch, AGATH, Neuadd Cyngor Ceredigion, Penmorfa Aberaeron, SA46 0PA, neu ar e-bost at ldp@ceredigion.gov.uk , erbyn canol dydd 28 Ebrill 2009.

Bydd yr holl sylwadau a ddaw i law ar gael i'w harchwilio gan y cyhoedd ac ni ellir eu hystyried yn gyfrinachol.

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All information submitted will be available for public inspection and cannot be treated as confidential.

Sylwer bod ffurflen arall ar gael i chi nodi eich sylwadau ynghylch pob un o'r canlynol:

- Strategaeth a Ffefrir
- Adroddiad Sgrinio Asesu Rheoliadau'r Cynefinoedd

Please note that a separate form exists to note your representations in relation to each of the following:

- **Preferred Strategy**
- **Habitats Regulations Assessment Screening Report**

Appendix 10: Pre-deposit Consultation Response Form to The Habitats Regulations Assessment - Draft Screening Report

Cynllun Datblygu Lleol Ceredigion 2007 - 2022 – Ffurflen Sylwadau'r Adroddiad Sgrinio Asesu Rheoliadau'r Cynefinoedd

Ceredigion Local Development Plan 2007 - 2022 – The Habitats Regulations Assessment - Draft Screening Report Representation Form

At Ddefnydd y Swyddfa'n Unig/For Official Use Only

ML/ Stamp y Dyddiad Derbyn Date Received Stamp	PS/ Yn Hwyr Late
	Oedd <input type="checkbox"/> Yes Nac Oedd <input type="checkbox"/> No

A fydddech cystal â defnyddio inc/teip du a llythrennau bras, os gwelwch yn dda.

Peidiwch â rhoi unrhyw ddogfennau ynghlwm wrth y ffurflen hon gyda styffylau a pheidiwch â chyflwyno sylwadau ar bapur mwy o faint nag A3. Bydd yn rhaid inni gael yr holl ffurflenni erbyn canol dydd 28 Ebrill 2009.

Please use black ink/typescript and block capitals.

Please do not attach any accompanying documents to this form with staples and no submissions on paper larger than A3

All forms must be received no later than Midday on 28 April 2009.

Cewch lungopïo'r ffurflen os bydd angen. Mae ar gael ar wefan y Cyngor hefyd: www.ceredigion.gov.uk/index.cfm?articleid=4761

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Adran 1 Manylion Personol – Y Cynigydd Section 1 Personal Details - Proposer	Adran 2 Enw a Chyfeiriad yr Asiant (os yw'n gymwys) Section 2 Agents Name and Address (if applicable)
Teitl/Title Enwau Cyntaf: Forenames: Cyfenw Surname: Cyfeiriad: Address:	Teitl/Title Enwau Cyntaf a Cyfenw: Forenames and Surname: Enw'r Cwmni a'ch Swydd yn Cwmni (os yw'n gymwys) Company Name & Position in Company (if applicable) Cyfeiriad: Address:

Cod Post: Postcode Rhif ffôn (dydd): Telephone (daytime): E bost: E Mail:	Cod Post: Postcode: Rhif ffôn (dydd): Telephone (daytime): E bost: E Mail:
Sefydliad a Gynrychiolir (os yw'n gymwys) Organisation Representing (if applicable)	
Llofnod Signature	Dyddiad Date
Adran 3 – Manylion/Section 3 –Details	
Enw neu Enw Sefydliad a Gynrychiolir/ Name or Name of Organisation Representing	
Adran 4 – Section 4 –	
Unrhyw sylwadau - Defnyddiwch y gofod hwn (a dalennau ychwanegol lle bo angen. Any comments - Please use this space (and additional sheets where necessary).	

Ar ôl llanw ffurflenni'r, dychwelwch nhw i Llinos Quelch, AGATH, Neuadd Cyngor Ceredigion, Penmorfa Aberaeron, SA46 0PA, neu ar e-bost at ldp@ceredigion.gov.uk, erbyn canol dydd 28 Ebrill 2009.

Bydd yr holl sylwadau a ddaw i law ar gael i'w harchwilio gan y cyhoedd ac ni ellir eu hystyried yn gyfrinachol.

Please return all completed forms to Llinos Quelch, DESH, Neuadd Cyngor Ceredigion, Penmorfa Aberaeron, SA46 0PA, or by e-mail to ldp@ceredigion.gov.uk, by no later than Midday on the 28 April 2009.

All information submitted will be available for public inspection and cannot be treated as confidential.

Sylwer bod ffurflen arall ar gael i chi nodi eich sylwadau ynghylch pob un o'r canlynol:

- Adroddiad Cychwynnol Arfarnu Cynaliadwyedd
- Strategaeth a Ffefrir

Please note that a separate form exists to note your representations in relation to each of the following:

- **Initial Sustainability Appraisal Report**
- **Preferred Strategy**

Appendix 11: Local Planning Authority Responses to Comments Received to the Pre-deposit Consultation (in March/April 2009).

Cyngor Sir CEREDIGION



CEREDIGION County Council

Ceredigion Local Development Plan

Deposit Version for Cabinet/Council November 2010

Local Planning Authority response to Comments received to the Preferred Strategy consultation (in March/April 2009)

November 2010

December 2010

Bryan Thomas, MCIEH, FRSH

Contents

Annex 1:Table A: Summary of responses to the specific questions set out on the Representation forms

Annex 1: Table B: Any other comments on the Preferred Strategy document?

Annex 2: Local Planning Authority response to comments received to the Initial Sustainability Appraisal and Strategic Environmental Assessment Report

Annex 3: Local Planning Authority response to comments received to the Habitat Regulations Assessment Screening Report for the Preferred Strategy

Annex 1:Table A: Summary of responses to the specific questions set out on the Representation forms

Question 1

Do you agree that the issues set out in Section 4 are the main issues which the LDP needs to address?

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
1	Key Issues :		
	K1 growth (KI 1.1 in the Deposit plan)	Support was received, although the importance of allowing growth in all areas was conveyed.	Support noted. No further changes to the LDP in respect of this comment.
		The level of employment growth was queried as unrealistic because of the; <ul style="list-style-type: none"> ○ projected growth in 	A detailed needs assessment underpins the level of employment growth set out in the LDP. This has taken into account The economic needs assessment was updated to explore the potential impacts of the recession. The results

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	<p>the 50+ population;</p> <ul style="list-style-type: none"> ○ recession and the different form of economic development required for recovery. <p>In addition the level of growth was noted as being undesirable.</p>	<p>the demographic profile and projections for the County and is considered robust.</p> <p>The economic needs assessment is currently being updated to explore the potential impacts of the recession. The results of this update will inform any changes taken forward at Deposit.</p> <p>The Council, in consultation with stakeholders considered that providing opportunities to meet growth was the best option for the County. This view has not changed.</p>	<p>of this update have been taken into account in the Deposit Version.</p> <p>No further action required.</p>
	<p>Objection to the key issue as the County's population will fall due to outward migration. The job projections are also unfounded as the documentation explaining how the figures were derived were not available</p>	<p>The Council's housing projections were considered to be based on robust population projections, including that of migration, as were the economic forecasts at the time of the Preferred Strategy. Both of these projections however are kept under review with new information becoming available</p>	<p>An update of both the population projections and the economic projections were undertaken as part of the Deposit preparation and the results have been reflected.</p> <p>The updated documentation will be available to view as</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	during consultation.	<p>throughout the plan period. Any significant changes will need to be considered and reflected in the Deposit version.</p> <p>The core documents relating to the economic needs assessment were made available during the consultation period. There were however also some early technical papers which the core documents referred to that were not on the website but were made available upon request as they did not form part of the core documents.</p>	<p>part of the Deposit consultation.</p> <p>No further action required.</p>
K2 type of growth (KI 1.2 in the Deposit plan)	Support was received provided;	Support noted.	No further changes to the LDP in respect of this comment.
	<ul style="list-style-type: none"> allocations ensure that a full range, choice of sites and forms of development could be delivered (x 	It is intended that allocations will, as appropriate, cover a range of uses and provide a range of site types to meet needs. This will be addressed through the Candidate	No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	3);	Site assessment.	
	<ul style="list-style-type: none"> • restrictions are placed on the change of use from rural/agricultural to industrial and strictly monitored; 	<p>It would not be appropriate to restrict all change of use as suggested – this could damage the rural economy. The suitability of the use proposed should be determined at application.</p> <p>Consideration needs to be given at Deposit as to whether specific policies are needed to ensure that such change of use is appropriate.</p>	<p>PPW and TAN 6: Planning for Sustainable Rural Communities adequately deals with matters relating to development in rural areas and farm diversity.</p> <p>No further changes to the LDP in respect of this comment.</p>
	<ul style="list-style-type: none"> • there is protection and enhancement of the environment, resident's social well-being and reducing carbon emissions are considered; 	<p>Policies are already included within the plan to protect & enhance the environment (e.g. policy 17), residents' social well-being (e.g. policy 13) and to look at reducing carbon emissions (e.g. 15 & 16).</p>	<p>This approach has also been reflected in the LDP Deposit version policies.</p> <p>No further changes to the LDP in respect of this comment.</p>
	<p>More identified needs were suggested;</p> <ul style="list-style-type: none"> ○ 'Need to maximise development opportunities within 	<p>The Preferred Strategy is seeking to place more emphasis on Urban and Rural Service Centres as a means to provide sustainably for the needs of Ceredigion's</p>	<p>This emphasis has been carried through to the Deposit Version in terms of placing more development in service centres.</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>villages where it can be accommodated without wider impact on the countryside'</p> <ul style="list-style-type: none"> ○ 'Need to maximise development opportunities, including retail, housing and mixed use schemes, within the main urban service centres where they can be accommodated without wider impact on the countryside' ○ 'The need to protect the interests of the Welsh language' 	<p>dispersed rural population. A large proportion of this will be in the urban centres. However, further work is being undertaken before the % distribution is finalised.</p> <p>This approach coupled with the candidate site assessment is aimed to reduce impacts on the wider countryside.</p> <p>The need to protect and enhance the Welsh language is taken into account in terms of the level and location of growth. This will be further considered at the Deposit stage.</p>	<p>Allocations reflect this.</p> <p>The Welsh language has been taken into account in determining the distribution and level of growth</p> <p>No further changes to the LDP in respect of these comments.</p>
		<p>Add 2 new bullet points:</p> <ul style="list-style-type: none"> • Need to prevent over- 	<p>This Issue deals specifically with type of needs. The matters that the Objector refers to are matters</p>	<p>Phasing is dealt with in the Deposit plan to ensure that sites come forward in an</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	<p>provision of new housing in unsustainable locations</p> <ul style="list-style-type: none"> • Need to ensure approval of new housing in each settlement is phased throughout the plan period. 	<p>of ensuring that these needs are appropriately met. The Key Issue should not therefore be amended. However, the comment that over-provision should be avoided in unsustainable locations is key to the plan. Indeed the Strategy set out is aimed at avoiding just this and will need to be monitored to ensure that the distribution strategy is adhered to. In relation to phasing this is a matter that needs to be further developed as part of the Deposit plan to ensure that sites come forward in an appropriate and timely manner and will be a key matter in outlining the delivery of the Strategy.</p>	<p>appropriate and timely manner.</p> <p>No further changes to the LDP in respect of this comment.</p>
<p>K3 distribution of growth</p> <p>(KI 2.1 in the Deposit plan)</p>	<p>Issue supported (x1) provided the balance between sustaining rural communities and developing sustainable patterns of development is acknowledged and</p>	<p>The Preferred Strategy is seeking to place more emphasis on Urban and Rural Service Centres as a means to provide sustainably for the needs of Ceredigion's dispersed rural population.</p>	<p>The emphasis of seeking to place more emphasis on Urban and Rural Service Centres as a means to provide sustainably for the needs of Ceredigion's dispersed rural population has</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>allocations ensure that a full range, choice of sites and forms of development could be delivered (x2).</p>	<p>It is intended that allocations will, as appropriate, cover a range of uses and provide a range of site types to meet needs. This will be addressed through the Candidate Site assessment. In the more rural settlements allocations will not be used, instead policies will apply to determine whether development (whatever type) is appropriate.</p>	<p>been carried through into the Deposit Version.</p> <p>Allocations predominantly relate to Service Centres only.</p> <p>No further changes to the LDP in respect of this comment.</p>
		<p>The regeneration and sustainability of all settlements is a key issue, irrespective of size so none are left to wither due to planning restrictions. Retail, employment and re-use of buildings should be allowed wherever they arise.</p>	<p>The Preferred Strategy is seeking to place more emphasis on Urban and Rural Service Centres as a means to provide sustainably for the needs of Ceredigion's dispersed rural population.</p> <p>The Strategy does recognise that some growth (at an appropriate level) is needed throughout the County if its existing communities are to be sustained. The acceptable level and type of development will however vary based on the role of that</p>	<p>The emphasis of seeking to place more emphasis on Urban and Rural Service Centres as a means to provide sustainably for the needs of Ceredigion's dispersed rural population has been carried through into the Deposit Version.</p> <p>No further changes to the LDP in respect of this comment.</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		settlement and will be further worked up during Deposit preparation.	
		Objection received as it is contrary to PPW 2002 and the LDP soundness criteria C2.	The Strategy is considered to be justified and not contrary to PPW 2002.
		The importance and current population distribution of the coastal zone (x5), Aberystwyth and surrounds (x5) and Cardigan (x1) should be recognised, with apportionment recognising this trend.	The precise distribution of growth across different Settlement Groups is likely to take account of the varied pressures and constraints on those groups, dependent upon geographic location, etc., and will be looked at more closely in preparation of the deposit version of the LDP. Further work is being undertaken before the % distribution is finalised.
			The distribution of growth has been based on the Settlement Group proportion of the Ceredigion population to allow for proportionate growth. However, the focus of general growth is planned to enhance general sustainability by focusing it closer to services and facilities, which may be contrary to demand pressure for growth in rural locations, which is unsustainable socially, environmentally and economically. The strategy does however allow for naturally occurring growth to meet the needs of small rural

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			communities.
	<p>Key issues for Aberystwyth and North Ceredigion were identified by 5 respondents, as a chronic shortfall of housing land in the Aberystwyth and surrounding settlements – estimated at 800-1000 units.</p> <ul style="list-style-type: none"> ○ Aberystwyth (incl. Penparcau and Llanbadarn) cannot accommodate anticipated/ proposed growth within settlement boundaries, due to topographical and environmental issues; ○ There is a chronic shortfall of land in Aberystwyth. The UDP advocated accommodation of 	<p>The urban capacity study did to some extent take into account site constraints before identifying land as being available within the study.</p> <p>However, the study was a starting point. Part of the Deposit preparation is the further, more detailed, assessment of all sites put forward for development within Aberystwyth – this will include a review of any constraints that exist (Candidate sites assessment).</p> <p>Decisions on the treatment of distribution within the Aberystwyth Settlement Group to compensate for any potential constraints is therefore dependant on the outcome of this further assessment and will be reflected in the Deposit Version of the plan.</p>	<p>The Deposit preparation involved more detailed, assessment of all sites put forward for development within Aberystwyth – sufficient land was identified through that process as being available to meet the level of housing deemed appropriate for Aberystwyth.</p> <p>It was not therefore necessary to displace any of the growth to other settlements.</p> <p>It is considered that the Deposit Version sufficiently addressed the points raised.</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	<p>1,400 units, but reviews of the UDP allocated sites, Aberystwyth Masterplan's 3 sites and windfall sites reveals only 650-750 units;</p> <ul style="list-style-type: none"> ○ adjoining settlements (except Bow Street and Capel Bangor) are over UDP allocations <p>It was argued that the Urban Capacity Study ignored these matters. Allowance needs to be made for compensating for growth anticipated through the UDP which has not come forward.</p>		
	<p>Objection because there is no means to enforce the Strategy by robustly preventing excessive</p>	<p>There are a number of ways that the LA can ensure that the Strategy is followed. Suitable distribution of growth is the</p>	<p>It is considered that the Deposit Version sufficiently addressed the points raised.</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	growth in unsustainable locations, and diverting it to better locations.	starting point followed by clear policies outlining matters such as pace of growth and phasing. Monitoring will then act as a final check that the Strategy is being followed. These are all matters which the LA intends addressing through the Deposit version	
K4 form of growth (KI 3.1 in the Deposit plan)	Issue supported although the following points need to be acknowledged;	Support noted.	No further changes to the LDP in respect of this comment.
	<ul style="list-style-type: none"> • the balance between sustaining rural communities and developing sustainable patterns of development 	The Preferred Strategy is seeking to place more emphasis on Urban and Rural Service Centres as a means to provide sustainably for the needs of Ceredigion's dispersed rural population.	The emphasis of seeking to place more emphasis on Urban and Rural Service Centres as a means to provide sustainably for the needs of Ceredigion's dispersed rural population has been carried through into the Deposit Version.
	<ul style="list-style-type: none"> • agricultural diversification and development; 	Further consideration needed as to whether specific policies need to be included regarding	Consideration was given to this question and it was decided that it is sufficiently

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		agricultural diversification and development over and above national guidance.	dealt with by national guidance.
	<ul style="list-style-type: none"> the consideration of natural heritage i.e. landscape, geodiversity, water resources, biodiversity is needed, with improvements sought where possible. 	These issues are already addressed by Preferred Strategy policies (including policy 17, 18 and 20).	These issues are addressed by policies in section 8 of the Deposit Version.
	There was uncertainty over 'renewable energy infrastructure' (x 2), as some forms may be objectionable.	Policy 15 sets out the Council's approach to energy within the County. This identifies what forms will be acceptable and where.	These issues are addressed by policies in section 8 of the Deposit Version.
	There was concern expressed that the greater need for affordable housing would result in more exception sites (clusters and open countryside) being granted permission.	The Strategy seeks to ensure that the majority of affordable housing is located within settlements, either as part of allocated sites or windfall – a target figure for this will be included in the Deposit version. In line with TAN 2 there may however be exception sites	The initial LPA response holds.

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		on the edge of settlements and occasionally within hamlets or clusters. These however will need to be properly justified and should not lead to significant numbers coming forward.	
	A percentage allocation of affordable homes to Welsh speakers, key workers and Ceredigion residents, in compliance with issues 5 and 6 was proposed.	The planning system cannot discriminate against individuals based on nationality or language. Affordable housing policies can however seek to meet local needs and key worker needs as a priority. The UDP already does this and the LDP will also take this approach.	No further changes to the LDP in respect of this comment
K5 community (KI 4.1 in the Deposit plan)	Support was received (x 2), more specifically for references to health and wellbeing.	Support noted.	No further changes to the LDP in respect of this comment.
	There is a need to acknowledge the balance between sustaining rural communities and developing sustainable patterns of development.	The Preferred Strategy is seeking to place more emphasis on Urban and Rural Service Centres as a means to provide sustainably for the needs of Ceredigion's dispersed rural population.	The Strategy approach has been carried forward to the Deposit Version. No further changes to the LDP in respect of this comment.

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	All communities should have the opportunity to develop and strengthen irrespective of size.	The Strategy recognises that some growth (at an appropriate level) is needed throughout the County if its existing communities are to be sustained. However, the acceptable level of development will vary. The size of the settlement will be one factor to consider alongside matters such as constraints, future role of the settlement, its location etc.	No further changes to the LDP in respect of this comment.
K6 Welsh Language (KI 5.1 in the Deposit plan)	Support received (n=2) however there was an objection to the negative phrasing 'so far as possible'; as it implies the Authority believes planning has little impact. The KI needs expanding to be in line with other KI's.	The wording recognises the limitations of the planning system. Work is on-going as to how the planning system can best assist sustaining and enhancement of the language. The purpose of the key issue is to set out the main issue. It is considered that this has been achieved in relation to the Welsh language.	No further changes to the LDP in respect of this comment.
	The % of 'Welsh speakers' not 'understands Welsh',	It is not considered useful in this instance to try and distinguish	No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>should be used in planning considerations.</p>	<p>between those who speak and those who understand Welsh. Singling out Welsh speakers would require a definition of what a Welsh speaker is e.g. what ability must a person have to be classed as a Welsh Speaker. It also raises issues about how the language is used in day to day life, for example, people may speak it but they may never use it.</p> <p>In addition the health of the language requires more than just existing speakers be taken into account. Its health can only be maintained or improved through a variety of responses including education of second language speakers and those who only have an understanding, maintaining the economic, social and cultural vitality of communities, encouraging Welsh use and proficiency through local</p>	

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		and national policies etc. Having only the % of Welsh speakers as a consideration could therefore have a limiting effect on the Plan's ability to encourage the use of the language.	
K7 climate (KI 6.1 in the Deposit plan)	Support received (x1) although the balance between sustaining rural communities and developing sustainable patterns of development and sustainable design needs to be acknowledged.	Support noted. The Preferred Strategy is seeking to place more emphasis on Urban and Rural Service Centres as a means to provide sustainably for the needs of Ceredigion's dispersed rural population.	No further changes to the LDP in respect of this comment.
	Several rewordings were suggested:		
	<ul style="list-style-type: none"> 2nd sentence delete all after 'change' replace with 'and the impact of climate change, e.g. flooding on-site or elsewhere'. 	The current wording of the issue would cover on and off site impacts of flooding. No further amendment is needed.	No further changes to the LDP in respect of this comment.
	<ul style="list-style-type: none"> reword 'in the interests of 	The merits of this suggestion need to be considered further.	Key Issues have been slightly re-written to reflect

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	sustainability generally' to something that reflects the inherent value of the environment and biodiversity, and drivers for change like the NERC act.	Further detail and rewording/amendment will be considered and developed, if appropriate as part of the preparation towards the deposit.	biodiversity. Adding in particulars on NERC duty was too detailed for this summary of key issues. More detail can be found in the Nature Conservation Topic Paper. This suggestion has been considered but has not been changed as a result of this comment.
K8 energy (KI 6.2 in the Deposit plan)	Objection received as it contradicts issues 9 and 10 and the SSA was rated as having 'significant adverse effect' by the ISAR 'All the SSA options should indeed be excluded' (x2). However there is an appreciation of pressure to conform to WAG guidance, nevertheless the authority should respond to its own priorities (landscape and biodiversity), therefore if WAG requires Ceredigion	The principle of SSA D is not up for question as it is set in national guidance as a requirement (TAN 8). The LA must therefore address SSA D in the LDP. What the LA does have control over however is the precise limits as TAN 8 allows for some refinement of the boundary.	No further changes to the LDP in respect of this comment.

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	to act, the decision should come from the assembly.		
	Need to include energy demand reductions (x2), through development design and location.	The Assembly's new requirements under Code Level 3 and BREEAM requirements which are to be introduced in September of this year and further rolled out next year will address reducing energy through design. Consideration however needs to be given as to whether the LA wish to go further than these requirements. Policies are also included with the LDP to allow and encourage the development of renewable sources.	LPA considered whether higher standards to that specified nationally should be required and at this point decided against pursuing that approach. No further changes to the LDP in respect of this comment.
K9 landscape and nature conservation (KI 6.3 in the Deposit plan)	Issues should reference: <ul style="list-style-type: none"> ○ Green corridors/biodiversity buffer zones ○ protected species ○ non-designated sites as they support the network 	The key issue sets out the broad issue in a succinct manner. Policies have then been developed to address the key issue in more detail (e.g. policy 17). Further consideration needs to be given as to whether specific policies appropriately address the	Deposit version policies cover these issues (policies DM14-DM17).

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	<ul style="list-style-type: none"> ○ of designated ones ○ rural landscape in general ○ in more detail statutory and non-statutory designation with examples 	sub issues identified by these comments.	
	<p>Several rewordings were suggested;</p> <ul style="list-style-type: none"> ○ Replace 'wherever possible' with more steadfast, positive approach. Replace with 'there is a need to improve the resilience of local environment to climate change. Maintaining and enhancing the connectivity of natural habitats within the county will improve their resilience' 	Further detail and rewording/amendment will be considered and developed, if appropriate, as part of the preparation towards the deposit.	The wording of this key issue was re-worded with these and other comments in mind but this exact wording changes were not used'

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		<ul style="list-style-type: none"> ○ Replace final sentence with 'Wherever possible development makes a positive contribution to biodiversity and visual amenity and that there is compensation or mitigation for negative impacts.' 	
		Lack of reference to the Historic Environment. KI 9 could be reworded to cover the need to conserve, enhance and promote the historic environment, its archaeological resource, historic buildings and landscapes, parks and gardens	<p>The LPA acknowledge that reference needs to be included in the Key issues section to the historic environment. Further consideration will need to be given as to this is the appropriate place to put it.</p> <p>It was considered more appropriate to remove the world 'built' from KI3.1 (was KI 4)so that Issue covers all the historic environment, not just the built.</p> <p>This was considered more appropriate than amending issue KI 9 (now K6.3).</p> <p>More detail is contained in policy (DM19)</p>
	K10 soil/air etc	Support received provided water resources are also	<p>These are detailed matters and do not require a re-wording of the</p> <p>Topic Paper Environmental Protection covers the issues</p>

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(KI 6.4 in the Deposit plan)	protected and reference is made to; <ul style="list-style-type: none"> ○ the 435 metal mines and trial digs; ○ diffuse pollution; ○ bathing waters; ○ Fisheries as indicators of good water quality, ○ rivers failing to meet the Water Framework Directive. 	key issue. They are however matters that need to be taken into account in preparing the Deposit version.	of water quality and metal mines. Reference to the Water Frame Work Directive and River Basin Plans are in the Reasoned Justification for Strategic Policy DM22: General Environmental Protection and Enhancement
	There was a query about the differentiation of ground and surface waters.	It is not considered necessary to differentiate between the two sources within the issue. However this is a matter that need to be taken into account in preparing the Deposit version.	Implementation of SUDS on all development seeks to control the issue of surface water flooding (see national guidance and LDP policy DM13).
K11 minerals (KI 6.5 in the Deposit plan)	Support was received (x1)	Support noted	No further changes to the LDP in respect of this comment.
K12 infrastructure	Support was received (x1),	Support noted.	No further changes to the LDP

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	(KI 7.1 in the Deposit plan)	in particular developer contributions for water infrastructure when development precedes AMP programme was supported, provided investment is approved by the Regulators and is affordable to customers.	in respect of this comment.
		Reference needs to be made regarding the need to reduce travel (especially by car) by prioritising an integrated, sustainable transport network that promotes healthier lifestyles.	<p>The Settlement Strategy allocates growth in areas that have public infrastructure.</p> <p>Candidate Site Methodology removed sites that were further than 400m from the USC/RSC built form (previous UDP boundary) as this is considered the acceptable distance most persons can travel on foot.</p>
	K13 waste (KI 7.2 in the Deposit plan)	Support was received (x1), however it was queried whether Powys' landfill capacity is sufficient for	<p>Support noted.</p> <p>Discussion is currently on-going with Powys with regard to landfill</p> <p>Powys has 10 years capacity at present rates but the amount of waste sent to landfill will fall progressively so</p>

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	Ceredigion's future waste.	capacity.	should be sufficient. The Mid-Wales Waste consortium is currently exploring options for dealing with residual waste. A new landfill site in Ceredigion is not considered an appropriate option. No further changes to the LDP.
Key Issues - Gen	Support was received (x9) for the issues generally.	Support noted.	No further changes to the LDP in respect of this comment.
	Specific project ideas could have been included, incorporating greater positive, civic design and landscape planning.	The matters referred to such as civic design and landscape planning are policy matters. It may however be appropriate to produce development briefs for certain sites addressing these matters in more detail. This will be further considered at the Deposit stage and beyond.	No further changes to the LDP in respect of this comment.
	Additional issues put forward for consideration included; <ul style="list-style-type: none"> o Surface water 	The issue of flooding either tidal, fluvial or through run off is highlighted in Key Issue 7.	No further changes to the LDP in respect of these comments.

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	<p>disposal and flooding</p> <ul style="list-style-type: none"> ○ Culverts and possible de-culverting ○ specific local 'key' issues are being overlooked by the 'big picture'. 	<p>Culverts and de-culverting are specific matters which should be considered at a planning application stage and are not LDP specific issues.</p> <p>Further consideration to more localised issues have and will be further taken into account in determining the settlement hierarchy and in land allocation.</p>	

Question 2

Do you agree with the Vision set out in Section 5? If not please indicate alternatives/revisions and a justification for this wording?

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
2	Vision	Support noted.	No further changes to the LDP in respect of this comment.
		The current vision refers to both environmental and social	No further changes to the LDP in respect of this comment.

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		there was objection that it was too orientated towards environmental and not human needs (x2), therefore perhaps biasing planning decisions towards environmental preservation.	benefits without bias. Paragraph 2 for example focuses on communities and social aspects almost in its entirety.
		An LDP vision should be locally distinctive, land-use orientated, place specific and clearly identify actions that will have occurred over the period to ensure issues have been addressed. It would benefit from an even more locally distinct content and a structure that reflects the list of main themes arising from the issues and which is carried forward into the plan objectives etc. It could provide a clearer picture of where the authority wants to be in land-use terms at the end of the Plan period. E.g. how the area will look and	The comments are noted and the LPA will look again at the vision to make it more locally distinctive, linking it to the themes which flow through the document etc.
			<p>The LA consider that the vision is locally distinctive.</p> <p>The Vision was reached through various stakeholder involvement. The final wording is meaningful to Stakeholders involved in the process and should not be changed</p> <p>No changes have been made to the Vision as a result of this comment.</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		function, how it will have changed over the plan period and where the majority of development will take place		
		<p>It was objected that the;</p> <ul style="list-style-type: none"> ○ Strategy will lead to migration from rural areas to USC and RSC – continuing the decline of rural communities and is contrary to 'home to a vibrant network of engaged and bilingual communities, both urban and rural (Vision); ○ The enhancement of the USC/RSC's to reduce travel and strengthen the centres, is unrealistic unless substantial investment in public transport links and safe/suitable road 	<p>The Preferred Strategy is seeking to place more emphasis on Urban and Rural Service Centres as a means to provide sustainably for the needs of Ceredigion's dispersed rural population. This will allow other service providers, such as transport, to be able to focus their investment more effectively.</p> <p>The Strategy seeks to balance the sustainable location of development alongside the need to ensure that communities are sustained. For this reason there will be some development permitted in all settlements, including the Linked Settlements. This is an attempt to ensure that the needs of the</p>	<p>By providing new homes to support local services at Rural Service Centre level, there is the prospect of sustaining the vitality of the rural areas and the lifestyles of existing rural dwellers in the smaller settlements who would benefit from these services being sustained rather than lost due to dispersal of growth potentially undermining their viability.</p> <p>With diminishing resources it is more likely that funds will continually get focussed on town and larger settlements. Therefore concentrating growth in such locations supports the principles of sustainability.</p>

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		networks is made.	community can be met (at least partially) locally but that 'general growth' is steered towards the service centres. The level of growth in the Linked Settlements will however be lower than that which occurs in the service centres.
		The vision should make specific reference to:	
		Promoting county as a tourist destination (x2), which would be achieved through promoting and enhancing existing accommodation and facilities, plus developing new ones. Instead of focusing on industrial site development.	<p>It is acknowledged that tourism is a key component of the Ceredigion economy. Further consideration therefore needs to be given to how this could be reflected in the vision.</p> <p>In noting the request for a specific reference to tourism in the Vision, it was concluded that the first paragraph of the vision presents an image of a tourism destination.</p> <p>No change to the Vision has therefore been made in respect of this comment.</p> <p>Discussions occurred with the Council's Tourism Dept on whether there is a need to allocate land specifically for</p>

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			<p>tourism development. Presently there is no need.</p> <p>Policies within the Deposit seek to be supportive of any tourism development providing it is appropriate.</p>
		Aberystwyth as a settlement of national importance and as centre of the whole of mid-Wales. (x5)	The role of Aberystwyth within the County and beyond is accepted. Further consideration will be given as to whether the overall Settlement strategy could be better expressed in the Deposit Version.
		Environmental protection, as it is key to climate change and sustainability.	The environment is considered to be one of the County's 'resources' and its protection is therefore covered by the final para of the Vision.
		Specific project ideas that would incorporate greater	The matters referred to such as civic design and landscape
			No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		positive, civic design and landscape planning.	planning are policy matters. It may however be appropriate to produce development briefs for certain sites addressing these matters in more detail. This will be further considered at the Deposit stage and beyond.
		Rural and urban linked settlements	Further consideration will be given as to whether the overall Settlement strategy could be better expressed in the Deposit Version.
		Other rewording's were suggested as follows:	
		The vision should use simple words that are measurable, so progress can be monitored. For example the word 'engaged' was deemed too vague, and "Celebrate their cultural heritage, and influence and embrace change to meet 21 st century challenges" unclear. The reference 'a scenic and	Further consideration will be given as to whether certain words or phrases could be better expressed as part of the deposit preparation.
			The Visions was reached through various stakeholder involvement. The final wording is meaningful to Stakeholders involved in the process and should not be changed No changes have been made to the Vision as a result of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		biodiversity rich county' should be changed to 'Scenic County rich in wildlife'.	
		County description in the vision should be consistent with Para 3.1, by including the river valleys as boundaries (x2) A suggested revision was; "...Cardigan Bay, bounded by the Dyfi Estuary and the Teifi Estuary, Ceredigion will..."	This wording further defines the geographical limits of the County and needs further consideration in preparing the Deposit version.
			The Vision was reached through various stakeholder involvement. The final wording is meaningful to Stakeholders involved in the process and should not be changed No changes have been made to the Vision as a result of this comment.
		3 rd paragraph after 'resources' add and environment (both natural and built).	The word environment encompasses all elements of the environment and does not require further explanation as suggested by this comment.
			No further changes to the LDP in respect of this comment.
		...will provide and ensure necessary levels of housing growth, and a range and choice of high quality housing.. (x7)	The vision already makes reference to ensuring 'appropriate and high quality housing'. Providing for appropriate levels of growth and ensuring that there is a range and choice of housing is a
			No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		means of securing the vision. These matters are better expressed as policy rather than in the vision.	
	Will provide and ensure necessary levels of growth, including high quality retail, housing, employment and mixed use development and a strong, diverse...'	The reference to 'progressive economy' in the final paragraph would cover both retail and employment. Housing is already referred to. Mixed use is a policy means of providing for growth rather than part of the vision in itself and will be considered as a means of meeting various needs where allocations are appropriate.	No further changes to the LDP in respect of this comment.
	'benefiting from its beautiful natural environment including coastlines, uplands and river valleys'	Including the words 'natural environment' in the first para as suggested could narrow the vision in this instance. This is because there may be 'man made features' which also contribute the richness of the coastline, uplands and river valleys. The wording at present covers all eventualities.	No further changes to the LDP in respect of this comment.
	Add 'the County's urban and	This wording is already included	No further changes to the LDP

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	rural service centres'	in the 2 nd Para.	in respect of this comment.

Question 3

Do you agree that the Objectives in Section 6 will deliver the Vision and help address the Key Issues set out in Sections 4 and 5? If not please suggest amendments that will.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
3	Objectives:		
	1. Housing	Support was received (x1), provided;	Support noted. No further changes to the LDP in respect of this comment.
		<ul style="list-style-type: none"> reference was made to affordable housing and the need for single occupancy housing 	<p>Both affordable housing and single occupancy housing are types of housing. The objective already refers to the need for a range and mix of housing types. Policies 7 and 8 transfer the objective into practice.</p> <p>Further work is being undertaken with regard to the level of affordable housing</p> <p>Policies S07, LU01, LU02 and LU03 in the deposit version pick up on these matters.</p> <p>No further changes to the LDP in respect of this comment.</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		needed and also with regard to the size of units required generally. The LA LHNA will assist this process.	
	<ul style="list-style-type: none"> Housing does not focus solely on targets which would result in developments out of character with an area , i.e. high rise flats, infill of open space. 	Policies have been included in the plan (and will be further developed through SPG) to ensure that development is of a design that is appropriate given its surroundings. Policies are also included to ensure that development relates well – in terms of its location – to the built form. The candidate site assessment will also assist with this process in relation to the Service Centres.	<p>Addressed through various policies in the deposit version (see DM01 and DM06 specifically).</p> <p>No further changes to the LDP in respect of this comment.</p>
	Several rewordings were suggested;		
	To provide for an appropriate range and mix	The objective already seeks to provide a range and mix that will meet the varied needs of the growing population. This by its very nature therefore should mean that it is appropriate to	No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		those needs. Therefore the additional wording is superfluous.	
	To provide for a necessary level of growth and a range and mix' (x7)	The objective is worded in such a way that growth will be provided for. The additional wording suggested here is not therefore considered necessary.	No further changes to the LDP in respect of this comment.
	An objection was also received:		
	Delete 'growing and ageing' as Ceredigion's population is not growing, and without deleting 'ageing' the objective would become too specific.	There is clear evidence from census and mid year estimates that the population of the County is growing. Detail is set out in Population and Household Background paper which illustrates this.	No further changes to the LDP in respect of this comment.
2. Economy	Support received (x1), provided it mentions villages.	Support noted. The first part of the objective deals with the rural economy – this covers the whole of the County, settlement and out of settlement. To include the word villages would also then require	No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		clarification that it also refers to farm diversification and development in rural areas outside of villages. The objective would become unnecessarily overcomplicated as a result.	
	A rewording was suggested: 'To promote a progressive rural economy for the county and robust regeneration of its towns'	The essence of this suggestion is the same, however the existing wording provides more detail and clarity and should be retained	No further changes to the LDP in respect of this comment.
3. Retail	Support received provided new retail developments are not detrimental to the character of towns.	Support noted. The objective requires that proposals 'support existing provision' and maintain and enhance' the town. This should guard against inappropriate development.	No further changes to the LDP in respect of this comment.
	Several rewordings were suggested as follows:		
	To encourage retail development that support	Although the wording proposed is in principle broadly the same	No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	existing provisions, enhance town centres and protect local and community retail facilities	as the existing Objective it does omit some of the key wording such as the needs for retail development to be 'sustainable'.	
	retail sector in locations which are well related to existing centres to meet the needs of the growing Ceredigion population between 2007 and 2022.	The additional wording in relation to the 'growing population' is unnecessary. The objective recognises that there will be growth.	No further changes to the LDP in respect of this comment.
	...and to protect and develop local and community...	It is agreed that the LDP should be aiming to 'develop' as well as 'protect' community retail facilities. Further consideration is needed as to whether the existing wording needs amending to reflect this.	The word develop has been included in the Deposit Version of the Objective.
4. Tourism	Support received (x2) provided;		
	<ul style="list-style-type: none"> • tourism is explicitly recognised throughout the LDP policies. 	The Preferred Strategy includes 2 specific policies relating to Tourism. These will be further developed into Deposit version policies.	Specific policies have been included in the Deposit Version (See policies LU14-17).

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	<ul style="list-style-type: none"> the local tourism experiences are promoted 	The LDP is not a promotional document. It contains policies however to enhance the local tourism provision.	No further changes to the LDP in respect of this comment.
	<ul style="list-style-type: none"> development do not focus solely on targets which would result in developments out of character with an area , i.e. high rise, infill of open space. 	In terms of tourism – there are no targets as such as growth and location of development is harder to predict – unless already included in Tourism strategies. All development , including tourism, will be subject to clear design and locational policies to be further developed as part of the Deposit preparation	No further changes to the LDP in respect of this comment.
	A suggested rewording was; 'To encourage year round tourism with a good accommodation base and range of facilities for all seasons'	Although the wording proposed is in principle broadly the same as the existing Objective it does omit some of the key wording such as the needs for tourism development to be 'sustainable'.	No further changes to the LDP in respect of this comment.
5. Pattern/distribution of Growth	Support was received for the reference to supporting 'deeply rural communities' provided the following	Further consideration needs to be given to this wording.	No further changes to the LDP Objective in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		wording is added: "wherever realistically possible" And that an acknowledgment of the balance between sustaining rural communities and developing sustainable patterns of development is included (x2).	However, policies are included in th to ensure that the type and level of growth is appropriate (see policies S04 and DM01 specifically).
		Clarification of the term 'environmental characteristics' is required and the inclusion of the word 'Villages' was requested.	<p>It is considered that 'environmental characteristics' is self explanatory and does not warrant further clarification any more than social or cultural characteristics would.</p> <p>Further consider whether the inclusion of the word villages is necessary or whether they are sufficiently covered by the terms 'rural communities'.</p> <p>No further changes to the LDP in respect of the comment relating to environmental characteristics.</p> <p>Further consideration was given to the inclusion of the word 'villages'. It was decided that this may be more exclusive than the term used and no change was made to the objective as a result.</p>
		Support that housing should be directed to those areas where adequate services and facilities exist. For this	<p>Support noted.</p> <p>Comment in relation to Rhydyfelin will be further</p> <p>Rhydyfelin is given the status of 'Linked Settlement' in the Deposit version of the plan and as such should be subject to</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		reason Rhydyfelin is not considered appropriate for significant levels of new development. (x2)	<p>development to meet some (but not all) of the needs arising from its own community.</p> <p>A greater level of provision has been provided for in Aberystwyth for this plan period which takes the pressure away from settlement such as Rhydyfelin.</p>
		<p>Objection was received as the housing settlement strategy does not take 'home working' into account.</p>	<p>The plan is sufficiently flexible to consider sustainable lifestyle proposals on the basis of evidence.</p> <p>However, the comment implies that 'travel patterns' may no longer be relevant as people can work from home – therefore the need to locate more development in towns is no longer relevant. Although home working may increase during the plan period it will still only apply to a small % of the</p> <p>No further changes to the LDP in respect of this comment.</p> <p>The employment policies in the plan are however very much focussed on the need to reduce travel and encourage opportunities for people to work close to or where they live.</p>

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		workforce. Additionally there will still be need to travel for facilities as well.	
	<p>Two rewordings were proposed as follows:</p> <ul style="list-style-type: none"> ...growth that sustains the urban and rural communities, enhance their social, cultural and environmental conditions and maximised their sustainable accessibility and connectivity 	The re-wording does not appear to change the basis of this objective. Further consideration needs to be given as to whether this wording provides better clarity than the existing wording.	The alternative wording has been considered but not viewed to increase clarity, so no further changes to the LDP in respect of this comment.
	<ul style="list-style-type: none"> To promote the role of Aberystwyth and the surrounding area as a settlement of national importance and a strategic centre for Mid Wales and to allow for a high level of growth in order to maintain and enhance this status 	The role of Aberystwyth within the County and beyond is accepted. Further consideration will be given as to whether the overall Settlement strategy could be better expressed in the Deposit Version. Consideration will then need to be given as to whether this Objective requires amending.	<p>The engagement events and key issues identified as a result of these events produced a focus on how the county as a whole could function sustainably.</p> <p>Aberystwyth is acknowledged as the basis for Ceredigion's general economic</p>

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		(x5)	<p>sustainability, and as such is allocated a higher proportion of growth to acknowledge its role as a national centre and to reflect its Strategic Regeneration Area status. This is in line with enhancing its existing role and function in the same way as other towns have been treated in respect of their role and function. This is further recognised in policy S02 of the Deposit Version</p> <p>The objective has not been changed, however, because the thrust of the LDP is to improve the sustainability of the County overall and this cannot be achieved by a concentration of all growth in towns.</p> <p>By the same token, rural residents cannot continue sustainably to travel long</p>

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			distances to meet their needs for employment and services. The LDP therefore plans for a direction of change in the pattern of rural growth from one of dispersal to a stronger network of service-centre led growth, to reduce the distances that people need to travel from where they live, to meet a higher proportion of their needs for services and employment.
6. Built Environment	Support was received (x1) provided the need the for a rural based interpretation of sustainability concepts is appreciated.	Support noted. It is acknowledged that design requirements will vary between locations.	No further changes to the LDP in respect of this comment.
	Several rewordings were suggested;		
	<ul style="list-style-type: none"> To develop high quality built environments that include innovative design and senses of place and of safety, 	The re-wording does not appear to change the basis of this objective. Further consideration needs to be given as to whether this wording provides better	Re-wording of the objective has been considered and suggested wording does not add anything to the objective over and above the original

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		have good accessibility and are user-friendly, and help to improve the health and wellbeing of the communities	clarity than the existing wording.	and therefore no further change is proposed.
		<ul style="list-style-type: none"> Change 'to sustain' to 'maintain' 	Further consideration is needed as to whether changing the wording as suggested improved the policy in terms of clarity.	Re-wording of the objective has been considered and suggested wording does not add anything to the objective over and above the original and therefore no further change is proposed.
		<ul style="list-style-type: none"> incorporate 'seeking to sustain a high quality environment that minimises the need to travel' 	Further consideration is needed to establish whether reference to 'minimising the need to travel' would enhance this objective.	It was considered that the issue of minimising the need to travel has been addressed via Objective 16.
	7. Community	Support received (x1), although rewording were suggested as follows:	Support noted	No further changes to the LDP in respect of this comment.
		<ul style="list-style-type: none"> ...access to health, educational, cultural, social , sporting, leisure and recreational 	Further consideration is needed as to whether changing the wording as suggested improves the policy in terms of clarity.	Re-wording was considered and it was felt that the additional wording further added to the objective and

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	services		thus it was reworded.
	<ul style="list-style-type: none"> sport and leisure facilities including green space 	This wording is considered too specific for Objective level and is sufficiently covered by b the wording leisure.	No further changes to the LDP in respect of this comment.
8. Welsh Language	Support received (x1) provided the wording is strengthened, and includes encouragement of development that supports the language and safeguards communities from un-sensitive development.	<p>Support Noted.</p> <p>No further clarity has been provided as to how the wording should be strengthened.</p> <p>Further consideration needs to be given as to whether the Objective should be expanded to include reference to considering the effects of development on the language.</p>	Re wording was considered but it was thought that the Objective was sufficiently positive at a broad level and did not need further detail. No change was made as a result of this comment.
9. Climate & Flooding	It was expressed that great time and resources should not be spent on Ceredigion's climate change contributions, as they are minimal compared with other offenders.	Planning policy requires that LPAs consider the effects of climate change and incorporate appropriate methods for addressing these effects within the LDP.	No further changes to the LDP in respect of this comment.
	A division of this objective	Further consideration will be	The existing Objective is

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		<p>was suggested by deleting the 2nd sentence and inserting a new, independent objective 10 for flooding.</p> <ul style="list-style-type: none"> ○ Objective 10: ' To ensure compliance with the Welsh Assembly Government's strategic guidance of Flood Risk and Climate Change, as set out in Planning Policy Wales (March 2002) section 13., in particular paragraphs 13.2.3 & 13.2.4, development that would require the adoption of flood mitigation or flood defence measures, either to protect the development site, or sites where flood risk would otherwise be 	<p>given as to whether it is appropriate to split the Objective into two so that one deals with flooding and the other with other climate change factors. However, the alternative wording suggested is unsuitable as this would result in both objectives referring to flood-risk. In addition referring in detail to specific PPW paragraphs is unnecessary and inappropriate for an LDP Objective. Cross reference to PPW and TANs is more appropriate at the policy level.</p>	<p>considered to be clear and would not benefit from the suggested change.</p>

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		<p>exacerbated, will not be permitted.'</p> <ul style="list-style-type: none"> ○ Objective 9, 'To ensure that all developments are adaptive and resilient to the changing nature of climate and reduce the risk of flooding on-site and elsewhere'. <p>Renumber remaining objectives.</p>		
		<p>There was deemed to be a conflict between 'minimises' and 'to seek a reduction' with regards to greenhouse gases. It was suggested to just 'seek a reduction' in levels.</p>	<p>The word 'minimise' within the Objective suggests that there will inevitably be an increase in GHG whatever the development but that it should be kept to a minimum. However, by adding the words 'seek a reduction wherever possible' it strengthens the objective as it requires developments, if possible, to be zero carbon. It is not therefore deemed appropriate to change the</p>	<p>No further changes to the LDP in respect of this comment.</p>

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		Objective as the comment suggests.	
10. Energy	Support received for the balance of wind energy and environmental conservation, provided there is not excessive provision for the benefit of other areas (x2) and a statement is included to restrict offshore wind.	Support noted. The Planning system cannot restrict development based on 'who' the end user will be. Offshore energy developments are outside the scope of land use planning except in relation to associated onshore installations.	No further changes to the LDP in respect of these comments.
	Objections were received (x2) for the following reasons;		
	It is incompatible with objective 11 (x3)	It is accepted that there will be tensions between energy development and the impact that it may have on the landscape. This tension is recognised in Objective 10 through the inclusion of the wording 'environmental conservation'. The Council's approach is to minimise the	No further changes to the LDP in respect of this comment.

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		effects on the landscape as far as possible but whilst also recognising that energy developments will need to take place during the plan period.		
		There is no indication as to what would take priority between objective 10 and 11. Needs addressing due to 'adverse' effects wind farms would have on landscape and heritage as per the ISAR. (x2)	The details of what will be acceptable are set out at policy level. Strategic policy 15 will be further developed into detailed policies as part of the Deposit version. Landscape considerations will need to be detailed at that stage.	No further changes to the LDP in respect of this comment. Policies have been further developed however, see specifically LU26 and DM21.
		The need to protect the beauty of the area from wind farm development, alternate renewable energy should be investigated.	Strategic policy 15 does seek to ensure that other energy sources are utilised. In determining planning applications the Council will need to consider the effects of the proposal on the landscape and whether an alternative type of provision could be accommodated which would have less impact.	No further changes to the LDP in respect of this comment.
		Suggested rewording were		

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	received as follows;		
	incorporate a consideration of the 'net carbon dioxide effect of any proposed large scale turbine development'	These are detailed matters and should be given consideration in relation to policy and SPG.	<p>This is a broad subject for debate which belongs at a higher strategic level. Wales policy guidance encourages local authorities to acknowledge the recognition of onshore wind as a priority renewable energy resource and to respond positively to wind farm development.</p> <p>No further changes have been made to the LDP in respect of this comment.</p>
	To promote renewable energy generation only where this does not seriously conflict with the other objectives. (x2)	It is accepted that there will be tensions between energy development and some of the plan's other Objectives. This tension is recognised in Objective 10 through the inclusion of the wording 'environmental conservation'. The Council's approach is to minimise the effects as far as	No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		possible but whilst also recognising that energy developments will need to take place during the plan period. Whether or not a development is acceptable will need to be considered on a case by case – based on the level of impact and whether it can be in anyway mitigated. The objective does not therefore need re-wording.	
11 Landscape	Support was received (x2), although it was suggested that the physical environment be referenced.	Support noted. The 5 types of ‘environmental’ qualities referred to are assessed through LANDMAP process – these encompass physical elements e.g. geological and historical. It is not therefore necessary to include the word ‘physical’.	No further changes to the LDP in respect of this comment.
	A suggested rewording was ‘To conserve and enhance the important and valuable visual, historical, geological,	The re-wording does not appear to change the basis of this objective. Further consideration needs to be given as to whether	The suggested change to wording was not considered to improve the wording of the Objective.

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	ecological and cultural aspects of Ceredigion's landscape'.	this wording provides better clarity than the existing wording.	No Change
12. Nature Conservation	Support received (x2), provided it is expanded to include national and international protected species and sites.	Support noted.	No further changes to the LDP in respect of this comment.
13. Coast	Support received (x1), provided only developments that require a coastal location be allowed.	Support noted. Policy 19 already addresses the additional point made. It is not therefore considered necessary to amend the Objective.	No specific policy has been included in the Deposit Version in relation to development in coastal areas specifically needing a coastal location. This is because national guidance sufficiently covers this policy area. General policies throughout the LDP however seek to ensure that any development permitted in this such areas is sensitive and appropriate. Policy DM23 deals with coastal management specifically.
	A suggested rewording was ... coastal zone while	Further consideration needs to be given as to whether this	It is considered that built, cultural and historical heritage

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		protecting the area's geographic heritage and artefacts	wording provides better clarity than the existing wording.	is covered by other Objectives which should be applied alongside Objective 13. A minor amendment was however made, 'zone' was replaced with location as 'zone' implies something definite whereas a coastal location will have different meanings depending on the matters being considered.
	14. Natural Resources	Two rewordings were suggested:		
		<ul style="list-style-type: none"> To protect and manage Ceredigion's natural resources, including soil, air, water and geodiversity'. 	The rewording would result in the loss of the following wording which 'in order to maintain and enhance their value for today and future generations' – which sets the context for the Objective. The re-wording is not therefore appropriate.	No further changes to the LDP in respect of this comment.
		<ul style="list-style-type: none"> The need to ensure the protection of air, soil, water resource and water quality.' as 	The inclusion of the word 'water' assumes protection and management of all its elements. This would include it's	No further changes to the LDP in respect of this comment.

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	source of water supply is abstraction from rivers.	protection in terms of quality and quantity. There is no need therefore to further amend the Objective.	
15. Minerals	Support was received (x1).	Support noted.	No further changes to the LDP in respect of this comment.
16. Transport	Support was received (x1), however the importance of the private car to tourism should be recognised.	Support noted. The comment is too specific for inclusion within an Objective. The Objective and subsequent policies seek to minimise travel as far as possible. There is an in-built recognition however that this won't always be possible.	No further changes to the LDP in respect of this comment.
17. Utilities	Support was received (x2), provided it is more strongly worded as good infrastructure is paramount to successful development.	Support noted. Further consideration needs to be given as to whether the wording could be improved.	Re-wording of the objective has been considered and suggested wording does not add anything to the objective over and above the original and therefore no further change is proposed. Discussions with Dwr Cymru have been ongoing through

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			out the LDP. The Allocated Site Schedule notes any known issues relating to infrastructure so that developers are able to engage with infrastructure providers early on in the process.
		Two rewordings were suggested;	
	<ul style="list-style-type: none"> • 'adequate' to 'excellent' 	Further consideration needs to be given as to whether the wording could be improved. However, provision could be deemed 'excellent but may not be adequate to meet needs. Therefore changing the wording as suggested will not strengthen the Objective.	It is considered that the rewording does not clarify the objective any further.
	<ul style="list-style-type: none"> • Add 'appropriately sited' in front of facilities. 	Further consideration needs to be given as to whether the wording could be improved. However, the issue of 'siting' is likely to be more appropriate at policy level rather in relation to the Objective.	Re-wording of the objective has been considered and suggested wording does not add anything to the objective over and above the original and therefore no further change is proposed.

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			The policy (DM12) covers matters of siting. this is too detailed for an Objective.
18. Waste	Support was received (x2).	Support noted.	No further changes to the LDP in respect of this comment.
Objectives- Gen	Support was received (x4) in general to the Objectives	Support noted.	No further changes to the LDP in respect of this comment.
	Support for objectives 6, 7, 9, 11, 12 and 13 provided the development criteria are incorporated and applied consistently in development control. (x2)	Support noted. The implementation of the LDP will be assessed through annual monitoring.	No further changes to the LDP in respect of this comment.
	Tighter clear SMART objectives which include details of the actions that need to be taken to achieve the vision (and timescales if appropriate) will make them easier to monitor and also help ensure the strategy is being delivered. Objective 1 should perhaps be adapted for the Deposit Plan to be	This comment along with other comments received in relation to wording of the objectives will be further considered as will be the required monitoring of their delivery.	Full description of the actions and outcomes that will be monitored is provided in the Deposit version of the plan. The monitoring reflects realistic means to measure progress against the objectives. No changes have been made to the objectives themselves as a result of this comment.

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		more specific about the level of growth anticipated. Cross-reference the objectives section to the Table 3 monitoring framework.		
		Noise pollution not given adequate coverage.	<p>Policy 20 references noise pollution specifically.</p> <p>Further consideration needs to be given as to whether a reference should be included within one of the Objectives to pollution generally.</p>	<p>National guidance covers adequately the issue of noise pollution.</p> <p>However LDP Policy DM22 also makes ref to noise as a consideration.</p>
		More specific project ideas could be included, incorporating greater, positive, civic design and landscape planning.	The matters referred to such as civic design and landscape planning are policy matters. It may however be appropriate to produce development briefs for certain sites addressing these matters in more detail. This will be further considered at the Deposit stage and beyond.	No further changes to the LDP in respect of this comment.
		Objectives 1, 2, 6, 7, 8, 12, 15, 17 and 18 could be	Further consideration needs to be given as to whether this	Agree in respect of all but Objective 8, but would also

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	strengthened by referencing KI 7.	cross referencing is appropriate in relation to the Objectives listed and indeed other Objectives	add Objective 5. – add cross ref KI7 to objectives 1, 2, 5, 6, 7, 12, 15, 17 and 18
	Objectives 4, 11, 12 and 13 need a balanced approach in the context of other LDP objectives.	A balanced approach is needed in relation to all the Objectives.	No further changes to the LDP in respect of this comment.

Question 4

Does the preferred strategy (Section 8) propose the right response to housing growth (that is, the housing number put forward)? If not what should it be and on what evidence base?

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
4	Housing Growth	Comments on growth related to: <ul style="list-style-type: none"> • Support • Methodology for calculating growth • Overall choices about growth levels • Monitoring 	

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	<ul style="list-style-type: none"> Impacts on the Welsh Language 		
	Support		
	There were 5 comments in general agreement with the proposed level of housing growth at 5,900 dwelling units;	Noted.	No further changes to the LDP in respect of this comment.
	There was support for consideration of the needs of an ageing population.	Noted.	No further changes to the LDP in respect of this comment.
	Methodology		
	The absence of a question specifically relating to the overall growth number and how it was calculated (rather than how the strategy responds to the number) may affect the LDP's soundness.	An opportunity to make further comments as respondents saw fit was provided at Section 5 of the consultation form. The LPA is satisfied that the setting out of questions did not inhibit responses on other matters and that there is no adverse impact on the soundness of the plan.	No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	A clearer explanation and justification for departure from the latest based WAG population and household figures is needed.	Reasons for deviating from WAG figures are summarised in the Preferred Strategy and detailed in background documents. However, the LPA will consider how it might refer in the Plan to more detailed justification. Reassessment and revision of justifications will be undertaken in any case, to account for the impacts of newly available data throughout the process.	The Deposit Plan makes reference to the main points of justification of departure from the latest WAG population and household figures. It is reasonable and practicable to refer to the detailed background papers for more in-depth information.
	The question is invalid as it presupposes that any 'response' could be right whereas any response to this number would be wrong as the number is wrong. This is based on various elements of the population and household projections being incorrect (detailed analysis is provided to back up this statement) – specifically the migration figures (which are higher than WAGs). The ORS LHNA is also identified as being	The main concern here is that the underlying population and household projections are flawed. The LA consider that its approach at Preferred Strategy to be sound. The LA justification for deviating from WAG figures along with justification for applying the chosen migration figures (following engagement) are set out in the Population and household projections	No further changes to the LDP in respect of these comments. The population projections have been reviewed as part of the Deposit preparation and detailed analysis of this work is provided in the relevant Background paper.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		<p>flawed for a number of detailed reasons set out in the Objector’s original submission. On this basis housing need has been over-estimated. Instead enough land should be allocated in the towns to meet a 5 years supply as required by TAN 1. The current 1600 approvals would be sufficient for the plan period. Only small numbers of houses should therefore be permitted outside of the towns (detailed analysis is provided to back up this statement). The plan could therefore be unsound as it is not founded on a robust and credible evidence base.</p>	<p>background paper. These figures of course get reviewed during plan preparation in order to take into account new data and information or other projections that become available.</p>
		<p>Concerns arose from the difficulties associated with accurate forecasting and when compared with the real prospect of delivering 5,900 houses given the economic conditions in the early years of the plan and the historical average completions of</p>	<p>Noted. The housing requirement is based upon a study of medium-term demographic trends. Current economic prospects may indicate reduced housing supply and demand over the shorter-term, but there is no evidence to suggest a profound</p>
	<p>No further changes to the LDP in respect of this comment.</p> <p>Projections have been re-run. Results are highlighted in the Deposit Version. Detail is</p>		

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	301.	change to medium-term trends. Shorter-term data such as housing completions will be monitored over the LDP period together with medium-term trends such as migration.	provided in the detailed background paper.
	Further research needs to be undertaken to consider the effect of the current economic climate/downturn	Noted. Demographic trends upon which the overall housing requirement is based will be revisited during the preparation of the Deposit LDP. These may indicate the short-term direction of change, however there is no evidence to suggest a profound change to medium-term demographic trends. Shorter-term data such as housing completions and other market indicators will be monitored over the LDP period together with medium-term demographic trends such as migration.	No further changes to the LDP in respect of this comment. Projections have been re-run. Results are highlighted in the Deposit Version. Detail is provided in the detailed background paper.
	Clarification was sought of the terms used in paragraphs 7.7 and 8.2, which variously refer to	The 5,900 refers to additional households and additional dwellings and assumes that the	The Deposit clearly sets out the household growth and the dwelling

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		5900 households and to a dwelling unit requirement of 5900. The argument was that the dwelling requirement will normally be greater than the household requirement because of 'vacancy' of properties due to households moving house.	number of vacant dwellings would stay at the current level. If dwelling vacancy as a percentage of all dwellings remains steady (ca. 3.5%), then an increase in number of dwellings would logically lead to an increase in the number of empty dwellings. However, the LA intends to implement an empty homes strategy which will act to reduce the <i>percentage</i> of empty homes (e.g. to 3%), therefore the <i>number</i> of vacant properties will at least stay the same, if not fall.	requirement and the difference between the two and the reasons for this. The figures are based on re-run Projections Results are highlighted in the Deposit Version. Detail is provided in the detailed background paper.
		Query as to the impact of concealed household formation rates on the calculations	The projection method does not include a separate estimate of concealed households, but household membership trends will contain information on concealed household behaviour. There are in any case a relatively small number of concealed households in Ceredigion (2001 Census = ca. 210).	No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	Overall choices about growth levels:		
	The plan is unsound in favouring the medium range growth estimate' (given the uncertainties arising from inadequate data acknowledged in the background papers). Growth should be higher.	The medium-range migration assumption was taken as the principal migration assumption in lieu of any firm indicators of significantly higher or lower migration over the medium-term future period of the LDP. It is an indicator of the most likely level of migration based on recent trends. Demographic trends such as migration will be monitored over the LDP period.	No further changes to the LDP in respect of this comment. The projection assumptions have been revisited as part of the deposit plan process and the projections used for the Deposit are considered to be robust.
	The upper range migration forecast (900 net immigrants) would represent the right response to housing growth, so as not to inhibit future growth occurring and to allow for increased student numbers, an ageing population and potential increased immigration and significant household growth in	The housing requirement figure in the Preferred Strategy is justified in the Population and Household Projections background paper and has been agreed by a majority of stakeholders as the most appropriate approach. The Preferred Strategy allows for some flexibility within the LDP for	No further changes to the LDP in respect of this comment. The projection assumptions have been revisited as part of the deposit plan process and the projections used for the Deposit are

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	Wales anticipated by the Wales Spatial Plan, particularly evident in Ceredigion.	some additional growth to be accommodated if need is demonstrated through monitoring. Plan review would deal with the need to meet significant additional growth.	considered to be robust. Details will be made available in a background paper.
	Two suggestions that in the current economic climate it could be advisable to exceed the housing target in an effort to encourage development and provide some certainty for potential developers and of delivery of the required numbers.	There need to be clear, funded economic regeneration policies for expansion in place to underpin LDP policies for exceeding the projected housing requirement. At present, there are no schemes of such magnitude in Ceredigion.	No further changes to the LDP in respect of this comment.
	The 5,900 figure should be expressed as a minimum rather than a specific maximum.	The Preferred Strategy allows for some flexibility within the LDP for some additional growth to be accommodated if need is demonstrated through monitoring. Plan review would deal with the need to meet significant additional growth.	The initial LPA response applies in relation to the Deposit Version as well. No further changes to the LDP in respect of this comment.
	Projecting forward the completions figure would suggest	The methodology for providing the housing requirement figure is	The initial LPA response applies in relation to the

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>a much lower housing requirement figure and avoid unnecessary sterilisation of land unlikely to come forward at any event.</p>	<p>justified in the Population and Household Projections background paper and has been agreed by a majority of stakeholders as the most appropriate approach.</p> <p>The allocation of land for housing development does not prevent its continued current use until such time as development is required. There is better certainty in allocating sufficient land, both for the general public and for the development industry.</p>	<p>Deposit Version as well</p> <p>No further changes to the LDP in respect of this comment.</p>
		<p>There were two suggestions that a flexible approach to housing development and settlement capacities should be adopted.</p>	<p>The LDP process will now involve a more detailed working through of the proposed distribution of housing growth which takes account of genuine capacity of Candidate Sites consistent with the Preferred Strategy. Where the process reveals contrary evidence, there will be an opportunity to revise distribution to take account of</p>	<p>The details of the Strategy are now included in the Deposit Version.</p> <p>The comment in relation to “There will also be some scope for flexibility within the Strategy; but ‘flexibility’ cannot mean absence of Strategy and</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	Had the possible effects on the Welsh language of developing 5900 houses been considered	Yes the impact has been considered. Research for the UDP indicated that in the broader context across the county there is no simple link between the two; many areas with new housing showed growth in numbers of Welsh speakers whilst areas with relatively fewer new developments showed falls in numbers and percentage of Welsh speakers. However, the potential impact is recognised at a more local level of large developments. This more local impact will be assessed through the requirement to carry out Welsh Language Impact Assessments.	No further changes to the LDP in respect of this comment.
	Criticised the choice of 18% population increase over 15 years as response to housing growth, with a preference for the lower estimate of net migration (500 rather than 700 per annum)	See above for the choice of medium range migration as the principal assumption. It is not a matter of choosing a level of migration which we would like, as we have very little or no control	No further changes to the LDP in respect of this comment. The projection assumptions have been

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		to limit cultural and environmental repercussions.	over the mechanism of migration. At the time of preparing the projections the medium range appeared the most likely indicator of future migration behaviour.	revisited as part of the deposit plan process and the projections used for the Deposit are considered to be robust. Details will be made available in a background paper.
		Mitigation of impacts of development to reduce negative effects on the Welsh language can be found in 'Planning and the Welsh language – The Way Ahead'.	Further consideration is currently being given to the role of Welsh language impact assessments. Other mechanisms included and to be further developed which will assist are the type and level of housing permitted in each location, the time span over which development is allowed to come forward and the provision of affordable housing which will help meet local needs.	Policy DM02 has been included to assist the LPA measure the potential impact of proposed development on communities and the Welsh language. Other policies in the plan will also assist the language including those mentioned in the LPA's initial response.
		Had any consideration been given to applying the approach of say Yorkshire Dales or Lake District National Parks, who plan	The National Parks are a special case in planning terms, in that the primary purpose of these parks is to meet the purpose of	No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		for the housing needs of local residents only.	the designation in terms of landscape and nature conservation. Adjacent authorities to the National Parks are required to compensate and provide for general housing need which National Parks are unable to accommodate for that reason. For local planning authorities, which are not National Parks, there is a statutory duty to provide for all housing needs, with exceptions for local affordable housing needs only. The LPA has given in depth consideration to the approach and comparative planning circumstances of the National Parks on a number of occasions during preparation of the UDP. There has been no material change in circumstances to suggest this should be revisited.
		Ensure that how the LHMA has influenced the level of growth and supports the strategy is	The LA have some reservations regarding the usefulness of LHMA's in a rural area such as The Deposit Plan will clearly reference the role of the LHMA in

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	clearly stated.	Ceredigion – this needs to be clarified through background papers.	influencing the level of growth and supporting the LDP strategy. Further detail will be set out in background papers
	Comments were also noted under this question which related to other parts of the plan such as extra care/sheltered housing and also the implications of working from home. These are summarised and dealt with in the relevant part of this paper.		

Question 5

Does the preferred strategy (Section 8) propose the right approach to housing distribution? If not what should it be and on what evidence base?

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
5	General Distribution (%) of Housing Overall, there were comments: <ul style="list-style-type: none"> • offering qualified support for a 		

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	<p>range of reasons.</p> <ul style="list-style-type: none"> • relating to the clarity of the strategy • amounting to alternative approaches. 		
	Support:		
	<p>Support for the:</p> <ul style="list-style-type: none"> • use of clear settlement boundaries to show the development limits of each USC and RSC, creating certainty for residents and developers; • overall approach, making a reasonable balance between the desirability of locating development where there is a higher order range of facilities and the needs of the considerable rural population. • The hierarchy which could minimise the adverse effects 	Noted.	No further action needed to the LDP in respect of these comments.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	<p>on natural heritage, reduce the need to travel and improve the viability and vitality of centres and their hinterlands</p> <ul style="list-style-type: none"> • (3 supports) promotion of only limited growth (15-20%) to meet only the local community needs in Urban Linked Settlements, and in particular with regard to Rhydyfelin 		
	<p>Four supports, for distribution of housing to maintain and enhance rural settlements specifically.</p> <ul style="list-style-type: none"> - to meet the needs of rural communities - to sustain and regenerate rural communities in accordance with section 2.4 of PPW. <p>provided it also considered the impact on health services and improvements/maintenance of local</p>	<p>Noted. It is important to serve the vitality of small rural communities by meeting the housing needs of the immediate community, but avoiding inappropriate and unsustainable development associated with general housing demand in such settlements.</p>	<p>No further action needed to the LDP in respect of this comment.</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	community cohesion.		
	Comments in relation to Clarity:		
	Ensure that references to the LHMA only identifying 2 Housing Market areas in the county are squared with the diverse set of rural service centres proposed in the strategy.	The LA have some reservations regarding the usefulness of LHMA's in a rural area such as Ceredigion – this needs to be clarified through background papers.	This is covered in the Topic Paper on the LHMA and the Housing one. The 2 market areas are basically the smallest areas that make sense when discussing a rural market as they are based on employment centres and self-containment. Any larger than this is really “all of rural Wales” any smaller is difficult to identify and transactions are very, very few. They are best viewed as the ‘neighbourhoods’ in the LHMA terms. We have some evidence for local attachment i.e. the RSCs and surrounding areas, but these work within the larger market areas. And

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			are more of a policy tool for directing development.
	The Preferred Strategy was confusing and unclear as to whether it would be similar to existing strategy (UDP) or a new way of approaching it.	The LDP is a new process. The options considered are set out in the Preferred Strategy. It is clear from this that the LDP is not 'more of the same' but sets out a different approach to that in the UDP	No further action needed to the LDP in respect of this comment.
	Support in principle for the distribution of the majority of new housing to the main towns, but with a demand that this is matched with realistic and deliverable new sites at locations people wish to live.	Noted. The LDP approach to land allocation requires evidence of the genuine availability and developability of land.	No further action needed to the LDP in respect of this comment.
	The strategy does not make explicit the justification for the proportions suggested nor explain the direction of travel in relation to how they relate to the past/current position. Some strategic guidance on the indicative split expected within the service centre areas between the main	The LPA is already conducting more detailed work to explain how the strategy would work in practice. This will result in clarifying the distinction between USC and RSC needs and provision	The Deposit Version has taken into account the current distribution and the realistic deliverability focussing more growth in the Service centres.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	settlement and the linked settlements could then be given. A more detailed centre by centre assessment of the actual local pattern in each case will be needed to support the deposit plan proposals.		
	The principle of identifying a proportionate split of growth between 'urban and rural centres' to indicate the general pattern of support for these types of settlement is appreciated. However, the additional split for 'linked settlements' tends to confuse the strategy. It might be clearer if the initial distribution was limited to the two types of service centres (with the linked settlement share included). The overall proportion of development that might occur in linked settlements as a consequence of the strategy is clearly of interest in setting out its implications but it is difficult to see how such an overall proportion for	The LPA will give further consideration to this presentation of the Strategy once more detailed work on the settlement group requirements had been undertaken.	Detailed consideration has been given to existing patterns of population distribution, between settlements established as Service Centres for Settlement Groups and the remaining Settlement Group population. On this basis, it has been possible to demonstrate a directional shift away from that pattern predicated on allocations in Service Centres which clearly over the whole county produce growth in service centres in excess of their

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	linked settlements can be established and justified in advance.		proportionate needs and represent provision for growth that might otherwise continue to be dispersed to the rural area.
	It is unclear how the main housing growth distribution between types of centre might be allocated to the individual service centres. Without some indication as to the likely level of proposed development in the urban and rural service centres it is difficult to appreciate the implications of the strategy. Further clarification and appropriate justification of the basis for distribution to the service centre level will be needed.	The LPA is already conducting more detailed work to explain how the strategy would work in practice. This will result in clarifying the distinction between the various USC and RSC needs and provision.	The basis for the distribution of growth between service centres is set out in the Deposit LDP and in more detail in the background papers to the Deposit.
	The deposit plan must avoid encouraging development in the open countryside, in too many poorly located sporadic infill locations and over allocating or drawing extensive settlement boundaries in rural	The settlement strategy is seeking to focus growth in rural areas mainly where it will best support sustainable services and facilities (Rural Service Centres). Settlement	The Deposit Plan allocates land and provides mapping only in Service Centres and refers to PPW in respect of planning policy on development in open countryside. It also

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	centres so that the balanced pattern of development proposed could be prejudiced and there would be damage to the character of the rural landscape.	boundaries will be drawn around RSCs to include an appropriate level of land to meet the identified housing requirement – once identified. Development in Linked Settlements is less broadly sustainable, being justified on the basis only that it meets the needs of linked settlement communities.	contains policy to limit land banking and to seek to control development outside Service Centres to meet naturally arising needs from local communities.
	Alternative approaches to strategy:		
	A query as to why the LPA need to produce a new 'Vision' when the economy is the base for the formation of concentrations of population the world over, in places where amenities and services can be developed with minimum infrastructure.	A Vision is the means by which the outcomes of the specific Local Development Plan can be assessed as consistent or inconsistent with intentions and local ambitions. It is intended to be a recognisable ambition for this specific	No further action needed to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		county.	
	One suggestion that a flexible approach to housing development and settlement capacities should be adopted.	The plan seeks to introduce an element of flexibility in terms of overall housing. The strategy is really about distribution. There is some flexibility within Settlement Groups, but the Plan has to make some specific land allocations in order to demonstrate that it is capable of delivering the housing requirement.	No further action needed to the LDP in respect of this comment.
	Housing distribution should complement the distribution of economic growth and the availability of sustainable travel modes, factors which should be included in the list in paragraph 8.10, final sentence.	Point noted. Policies 3, 4 and 5 bear out the suggested approach. These matters will be taken into account when looking at precise distribution of growth and this will be reflected in any similar wording	No further action needed to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		included in the LDP Deposit Version.	
	A query as to why 55% growth should go to the towns when 53% of residents live outside towns.	The Strategy is seeking to place more emphasis on Urban and Rural Service Centres as a means to provide sustainably for the needs of Ceredigion's dispersed rural population. Further work is being undertaken before the % distribution is finalised.	No further action needed to the LDP in respect of this comment.
	A suggestion that the proportion of growth in Linked Settlements should be higher than 15-20% to avoid pushing up prices in those areas resulting in 'elite' villages.	This approach is not generally considered to be sustainable – it is not in line with the strategy which is trying to create sustainable communities with appropriate level of facilities, etc. Further work is being undertaken before the % distribution is finalised.	No further action needed to the LDP in respect of this comment.
	Approximately 15% of a preferred	The precise distribution of	The overall requirement for

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	total (Upper range migration scenario) housing unit requirement of 7600 should be met by Rural Service Centres in the coastal areas, particularly as there will be a need to compensate for a number of dwellings in resorts such as New Quay, which often end up as holiday lets.	growth across different Settlement Groups is likely to take account of the varied pressures and constraints on those groups, dependent upon geographic location, etc., and will be looked at more closely in preparation of the deposit version of the LDP. Further work is being undertaken before the % distribution is finalised.	growth in the Deposit LDP is for 6000 units (see background papers). The basis for distribution is to recognise proportionate growth according to Settlement Group populations, but to focus this in Service Centres rather than to respond to market demand which tends to represent unsustainable preferences for location of housing. It is considered that the provision outside Service Centres is sufficient to meet some of the needs occurring naturally from within the local communities.
	80%, 15% and 5% would be more appropriate distribution and more economical.	The LPA has proposed what it thinks is a reasonable distribution of development to proceed in the direction of more	The focus of growth distribution must be considered to be achievable and to recognise the widely

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		sustainable growth in a large county with a dispersed rural population. However, Further work is being undertaken before the % distribution is finalised.	<p>dispersed nature of the current population across a large geographic area and the way human presence impacts on stewardship of the environment and on the culture and language of the county. The suggested distribution may offer a theoretical sustainability model but it is unsubstantiated by evidence and considered unrealistic. No change in respect of this comment.</p> <p>However work progressed in relation to the deposit Version has firmed up the % that are achievable and deliverable at the various levels</p>
		There was a suggestion that the ratios on worst case scenarios (50% to 30% and 25% to 20%) are out of balance, with best case scenario still	<p>The LPA has proposed what it thinks is a reasonable distribution of development to proceed</p> <p>The focus of growth distribution must be considered to be achievable and to</p>

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	not sensible. Centralising in the main towns is the only economically viable option. Suggests that 80%, 15% and 5% would be more appropriate.	in the direction of more sustainable growth in a large county with a dispersed rural population. However, Further work is being undertaken before the % distribution is finalised.	<p>recognise the widely dispersed nature of the current population across a large geographic area and the way human presence impacts on stewardship of the environment and on the culture and language of the county. The suggested distribution may offer a theoretical sustainability model but it is unsubstantiated by evidence and considered unrealistic. No change in respect of this comment.</p> <p>However work progressed in relation to the deposit Version has firmed up the % that are achievable and deliverable at the various levels.</p>
	Criticism that there will be more housing growth in Llandysul than in Aberaeron and Tregaron (paragraph	Detailed work is being undertaken to assess the needs of each USC and	The level of growth allocated to each Service Centre is based on the

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	8.10), since Aberaeron is strategically important as a town in the most central site of the county and should be considered for development before Llandysul and Tregaron.	RSC Settlement Grouping. Where there are greater development pressures, limited constraints, and more sustainable access to employment, services and facilities, detailed distribution will take these into account, along with size of existing population. It is inevitable that towns will receive varying proportions of overall development on that basis.	Settlement Group, determined by its population size and the proximity of the next Service Centre meeting the sustainability matrix criteria. The nature of the south of the County is that the population is significantly more dispersed and so low in terms of settlement sizes that few settlements reach the sustainability threshold suitable to qualify them as Service Centres. Thus Llandysul is the focus of growth for a much wider geographical area than Aberaeron or Tregaron. In accordance with the wide engagement process undertaken, the Strategy of the LDP is to generally increase the proportion of growth in Service Centres

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			across the county and is not to focus growth spatially away from one part of the county to another: i.e., it is not to encourage growth at the coast at the expense of inland Ceredigion.
		An objection that Aberystwyth and its satellite settlements or sub-area should be categorised in its own right as a settlement at the top of the hierarchy where a high proportion of growth (25% or 2000 dwellings) should be focussed, due to its status as a nationally significant settlement. It suggests that this would also compensate for the shortfall of sites originally identified in the UDP which are not likely to come forward in terms of the numbers originally proposed.	<p>It is acknowledged that Aberystwyth stands out as a town of regional importance. More detailed work on the distribution of growth will reflect the significance of its role and function. The way in which this is accommodated within the LDP strategy, will involve greater textual emphasis on its importance. This will be accompanied by a realistic assessment of the constraints to development in Aberystwyth and</p> <p>The distribution of growth recognises Aberystwyth's role as national and regional centre and allocates an appropriate amount of growth accordingly. Allocations within Aberystwyth have been assessed in detail to determine their deliverability for housing.</p> <p>The level of growth allocated for Aberystwyth is a clear recognition of its role. This is further reinforced in policy S02.</p>

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		<p>decisions on the treatment of distribution within the Aberystwyth Settlement Group to compensate for any constraints accepted on the basis of clear evidence.</p>	
		<p>A suggestion that 500 dwellings should be provided for in Lampeter, as part of upper estimate housing requirement; that in any event the six main towns should receive 80% of the requirement.</p>	<p>More detailed work will be undertaken to reach conclusions as to the realistic development needs of Lampeter and its associated Settlement Group. Further work is being undertaken before the % distribution is finalised.</p> <p>The allocation of housing land in Lampeter has been made in accordance with anticipated rates of growth as well as in consideration of the needs arising from the Lampeter Settlement Group.</p> <p>The growth levels and distribution set in the LDP is deliverable.</p> <p>No further action needed to the LDP in respect of this comment. The suggestion made by the Objector in relation to Lampeter and</p>

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			the 6 towns is not considered to be deliverable.
	Aberystwyth, Cardigan and Lampeter should be identified as key urban areas at the top of the settlement hierarchy which should accommodate a high proportion of growth, drawing attention to the variation in size of the six main towns with key status in the WSP.	The strategy is flexible enough to allow for the variation in size and function of these towns; and when more detailed work is completed on the distribution of growth, the relative size and functions of the towns will be reflected in the distribution of future growth.	The Deposit Plan explains the variation in size of the Urban Service Centres and distributes growth according to their Settlement Group population size, taking account of the anticipated rates of development. No further action needed to the LDP in respect of this comment.
	Preference for UDP Strategy and for recognising the towns' reliance on Linked Settlements to sustain their function as economic and service providers.	The LDP is required to show evidence of genuine developability of sites: there should be no reason why allocated sites within towns should not come forward to realise intended growth for the locality in the town.	No further action needed to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		The absence of allocations in Linked Settlements should not therefore limit the level of development overall.	
	55-60% growth should go into the main towns, with 20-25% to USC Linked Settlements and 15-20% to the Rural Service Centres.	The LPA proposals for distribution will be tested and reviewed against much more detailed work. If this leads to a revision of the overall distribution, it will be on the basis of the evidence available from this work. The LDP will however, maintain its intention to direct growth for greater sustainability, which is what the comment implies in the suggested but unsupported percentages.	The Deposit Plan distribution of development is broadly consistent with the Preferred Strategy, given the level of completions and outstanding consents approved under UDP policies in the first part of the LDP plan period. It also reflects what is realistically deliverable in the service centres over the plan period.
	RSC share of growth should be 15-20%.	The settlement strategy is seeking to set out a clear direction towards positive	The Deposit Plan distribution of development is broadly consistent with

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		<p>growth in the rural areas focussed where it will best support services and facilities most sustainably for the benefit of dispersed communities. It is not felt that 15-20% growth will be sufficient to support the strategy. However the LPA are undertaking further work to establish what is deliverable.</p>	<p>the Preferred Strategy, which is intended to focus more growth into Rural Service Centres for the sake of sustainability of Ceredigion's rural facilities and services and the reduction of overall travel by the County's residents.</p> <p>A higher level of growth can and should be accommodated within the RSCs that that which is suggested by the Objector.</p> <p>No further action needed to the LDP in respect of this comment.</p>
		<p>15-20% housing growth share to Linked Settlements is too restrictive and does not take account of availability and suitability of new sites.</p>	<p>The LDP strategy must demonstrate that it will produce sustainable patterns of growth. The request here would amount to a strategy of dispersal, contrary to national</p>

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		broadly sustainable, regardless of land available, being justified on the basis only that it meets the needs of linked settlement communities. However the LPA are undertaking further work to establish what is deliverable.	guidance.
		Objection:	
	There is potential for RSCs to have less development than the LS collectively within that group.	More work is currently ongoing at to the level of development that would be appropriate for each Group. Once this has been identified, for the Strategy to be effective, the majority of development will need to be located within the Service Centre. This majority level will fluctuate between Groups.	Generally the majority of the growth is focussed on the service centre. There are a few where existing commitment however affect the balance.
	The distribution strategy is flawed	The Strategy is intended	The Deposit LDP makes

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>because the Strategy does not conform with national policy. It does not provide a clear strategy that will prevent houses being built wherever it is desired. The absence of criteria as strict as the old settlement boundaries will result in applications being granted against policy. Therefore strict numerical criteria should be applied in the absence of tightly drawn boundaries, which will limit total development in each settlement, not just a limit per collection of settlements. Housing distribution should be determined as follows:</p> <ul style="list-style-type: none"> • In LS no more new homes should be permitted than 5% of the number of homes initially in the settlement, and only a third built over any 5 year period • RSCc, no more new homes that 10% of the number of homes initially in the settlement, and only a third built over any 5 year period 	<p>to provide a clear direction for future development. The precise distribution of growth across different Settlement Groups is likely to take account of the varied pressures and constraints on those groups, dependent upon geographic location, etc., and will be looked at more closely in preparation of the deposit version of the LDP. Different groups will have different needs and it is unlikely that a uniform proportional growth rate can be applied as suggested in this comment.</p> <p>Therefore further work is being undertaken before the % distribution can be</p>	<p>specific numerical provision for Settlement Groups outside Service Centres and has policies designed to control and focus that development in terms of location and rate (incl policies S04, S06 and DM01). PPW applies in respect of development in open countryside. Through monitoring the LPA will seek to ensure that provision of new permissions occurs on a controlled basis, so that development can occur through the plan period and not in one go.</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<ul style="list-style-type: none"> USCs, total new homes should be 1.0 to 1.2 times the total number created in the RSCs and LSs. Approvals in the RSCs and LSs should be slowed if the ration drops below 1.0. Land allocations could protect the towns from over development. 	<p>finalised.</p> <p>Further work on the Deposit will also identify the appropriate level of growth to be located within each Settlement Group and also how much of this should be looked in the Service Centre and how much left between the LS. It is the general approach that the majority will go to the Service centre.</p> <p>Further consideration need to be given to the matter of whether LS should have settlement boundaries defining the built form (rather than settlement boundaries identifying areas of growth) or policies to define what is deemed</p>	

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		<p>adjacent to the built form.</p> <p>Further consideration is also needed as to whether a limit should be placed on the growth for an individual settlement and if so what would be the appropriate mechanism.</p>	
		<p>There was a suggestion that the 'working from home' trend no longer required proximity to towns, so choice to live in rural linked settlements should be catered for.</p>	<p>The comment suggests that 'travel patterns' are no longer relevant as people can work from home. However this is likely to be only be a small percentage (though increasing) and there will still be need for travel to services and facilities and to a large proportion of employment opportunities.</p>

Question 6

In relation to the 15-20% of housing growth apportioned to Linked Settlements, is it the right approach, to skew the distribution of this growth in favour of the rural Linked Settlements, thus cumulatively the urban Linked Settlements would have less growth in total than the rural Linked Settlements? Or should the level of development attributed be on a proportional basis to reflect either the current size of the settlements or their population (see Section 8)?

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6	Skew the 15-20% in LS to rural LS?	There was both support and objection to the suggestion:	
		Support:	
		There were 8 comments in support of skewing development in Linked Settlements to Rural LSs with the following qualifications:	
		<ul style="list-style-type: none"> - to maintain and enhance rural settlements - for maintenance of local community cohesion. - Subject to rigorous consideration through SEA and HRA and environmental capacity of Linked Settlement - to assist in delivery of affordable housing and other LDP objectives 	Noted
		<ul style="list-style-type: none"> - provided it also considers the impact on health services 	Detailed consideration will need to be given to overall sustainability within each
			The option to 'skew' development in Linked Settlements

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		Settlement Group.	to Rural LSs was not taken up in the Deposit Version of the Strategy.
		The implication that Rhydyfelin should not help meet Aberystwyth's needs is noted.	The option to 'skew' development in Linked Settlements to Rural LSs was not taken up in the Deposit Version of the
	- on the basis that this would reinforce the intention to limit growth in the Urban Linked Settlement of Rhydyfelin	The Strategy would not preclude the principle of this type of development.	No further changes to the LDP in respect of this comment.
	- note that intellectual home-working and self-sufficient lifestyle choices might soon create a need to find a planning response to a 'freedom landscape'. See examples from Madison, Wisconsin USA.	Accepted. This is only intended to be part of the consideration.	No further changes to the LDP in respect of this comment.
	- The current size of settlements should not be the sole criterion.	The specific circumstances of each Settlement Group will be considered in detail in ongoing work on distribution of growth as	

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		part of Deposit preparation.	
	<ul style="list-style-type: none"> - geographic areas of USCs should be more tightly defined, with Urban LSs closely associated with their USCs and within easy walking distance 	The ongoing detailed work on distribution will help to identify whether such a stipulation over the relationship between USCs and their Urban LSs would serve a purpose.	The geography of Ceredigion rarely if ever permits the limitation of LSs to within walking distance of an SC
	The following arguments of disagreement were raised:		
	The distribution strategy is flawed because the Strategy does not conform with national policy. It does not provide a clear strategy that will prevent houses being built wherever it is desired. The absence of criteria as strict as the old settlement boundaries will result in applications being granted against policy. Therefore strict numerical criteria should be applied in the absence of tightly drawn boundaries, which will limit total development in each settlement, not just a limit per collection of settlements. Housing distribution should be determined as follows:	The Strategy is intended to provide a clear direction for future development. The precise distribution of growth across different Settlement Groups is likely to take account of the varied pressures and constraints on those groups, dependent upon geographic location, etc., and will be looked at more closely in preparation of the deposit version of the LDP. Different groups will have	After consideration, it was deemed inappropriate to draw settlement boundaries for Linked Settlements, since there are no allocations and the focus for growth is not in these settlements. The allowance for social sustainability of rural communities is not easy to predict and

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		<ul style="list-style-type: none"> • In LS no more new homes should be permitted than 5% of the number of homes initially in the settlement, and only a third built over any 5 year period • RSCc, no more new homes than 10% of the number of homes initially in the settlement, and only a third built over any 5 year period • USCs, total new homes should be 1.0 to 1.2 times the total number created in the RSCs and LSs. Approvals in the RSCs and LSs should be slowed if the ration drops below 1.0. Land allocations could protect the towns from over development. 	<p>different needs and it is unlikely that a uniform proportional growth rate can be applied as suggested in this comment.</p> <p>Therefore further work is being undertaken before the % distribution can be finalised.</p> <p>Further work on the Deposit will also identify the appropriate level of growth to be located within each Settlement Group and also how much of this should be looked in the Service Centre and how much left between the LS. It is the general approach that the majority will go to the Service centre.</p> <p>Further consideration need to be given to the matter of whether LS should have</p>	<p>policy controls are considered a more appropriate way to respond to applications for housing development in these locations.</p> <p>The Deposit LDP makes specific numerical provision for Settlement Groups outside Service Centres and has policies designed to control and focus that development in terms of location and rate (incl policies S04, S06 and DM01). PPW applies in respect of development in open countryside. Through monitoring</p>

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		<p>settlement boundaries defining the built form (rather than settlement boundaries identifying areas of growth) or policies to define what is deemed adjacent to the built form.</p> <p>Further consideration is also needed as to whether a limit should be placed on the growth for an individual settlement and if so what would be the appropriate mechanism.</p>	<p>the LPA will seek to ensure that provision of new permissions occurs on a controlled basis, so that development can occur through the plan period and not in one go.</p>	
		<p>Doubt as to the ability to accurately apportion distribution without an assessment of availability and suitability of sites</p>	<p>Further work on details of distribution will take account of site availability and suitability.</p>	<p>Detailed assessment of sites consistent with the LDP strategy has been undertaken prior to allocation. There is an adequate supply of deliverable housing land, with further sites being ranked as future possible sites for</p>

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			development in future plan periods, subject to confirmation of the assessment at that time.
	A danger of discounting sites in sustainable locations	The merits and demerits of skewing the distribution to the rural linked settlements will need further consideration before determining the way forward.	The option to 'skew' distribution to the rural linked settlements was not taken up in the LDP.
	4 comments that development should be attributed on a proportional basis to reflect current settlement sizes and population.	This will be a feature of more detailed considerations, but is unlikely to be the sole consideration.	Directly proportional development would amount to a policy of dispersal, contrary to national guidance.
	Do not limit development at Ffosyffin to one at a time since it borders strategically important Aberaeron town where there is a lack of suitable land.	The needs of individual Settlement Groups will be considered in detail prior to the LDP Deposit.	After consideration, it was decided that despite Ffosyffin's proximity to Aberaeron, there was no prospect of residents walking and cycling to access local facilities

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			<p>and services, which would all be at Aberaeron. By contrast, Llwyncelyn has local shopping, school and community facilities with level access in close proximity to residential areas which would help limit the need to travel to Aberaeron for everyday needs. Accordingly, allocation has been made for displaced growth that cannot be accommodated in Aberaeron itself.</p> <p>Development within Ffos-y-ffin should therefore be in accordance with policy S04, being a Linked Settlement</p>

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	Do not limit development at Rhydyfelin and Llanfarian (in respect of Aberystwyth) since there is a lack of suitable land in the town.	The needs of individual Settlement Groups will be considered in detail prior to the LDP Deposit.	Sufficient land has been found in Aberystwyth to meet its needs for the LDP period, with 80% approx on allocated sites and the remainder in non-allocated sites within the town. Development in Rhydyfelin and Llanfarian will therefore be subject to policy S04.
	How would directing the requirement actually affect how many homes are built where?	By making more of the LS proportion available to the rural LS, it would mean that 'more' units could be available between them that which is available to the urban LS. If no sewing occurs the balance will be the other way.	The option to 'skew' distribution to the rural linked settlements was not taken up in the LDP.
	general suggestion that each LS should be treated on its merits based on:	The detailed exercise to be undertaken for each	Distribution of development has not

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	<ul style="list-style-type: none"> - size, population etc. - the ability of the settlement to contribute to the overall strategy and specific objectives for the settlement. - based on access and where public transport links are strong or can be strengthened, rather than on proximity to a developed centre. 	Settlement Group will consider such matters, though this will help establish clear statements for the Settlement Group rather than leave such matters for ad hoc decision outside the Plan. The distribution for all Settlement Groups will need to reconcile with the County wide distribution for USCs, RSCs and Linked Settlements.	<p>been made on the basis of proportional population, since this would amount to a strategy of dispersal contrary to national guidance. However, within Settlement Groups, some LSs will have more sustainable credentials than others which would make them a more favourable location for the grant of Settlement Group planning consents.</p> <p>See policy S04 and DM01.</p>
	It would be inequitable	Debate and discussion will take place with stakeholders prior to Deposit of the LDP to	The Deposit Plan has not taken up the option of 'skewing' development

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		assess the circumstances of each Settlement Group, so that the distribution of growth reflects those circumstances as far as possible, bearing in mind the general direction of the LDP towards optimising the sustainability of growth in the County.	towards RSC linked settlements.
	Linked communities are not equipped	Scale of development will always be a consideration, so that development is not encouraged which would place unacceptable strain on infrastructure, etc. The LPA recognises that many of these are not equipped for growth. This is why the main focus of development is the service centres and why levels in these linked settlements should be much lower.	The LDP Deposit settlement strategy focuses development in the Service Centres, allowing for limited growth to meet the sustainable naturally occurring needs from the resident population of Linked Settlements.
	If they are overdeveloped they become satellite towns contrary to the strategy.	Point noted. The Settlement Strategy is indeed to strengthen rural	The Deposit Plan has not taken up the option of 'skewing'

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		networks by reinforcing service centres to maximise rural sustainability. The linked settlements – even if there were a skew in the figures towards the rural ones - are not the main focus of growth and therefore should not have development of a scale that would lead them to be a satellite	development towards RSC linked settlements. No further changes to the LDP in respect of this comment.	
		Rural Linked Settlements would need to be capable of absorbing a higher level of growth if skewed in their favour; more likely to be the case in urban Linked Settlements	There are considerably more rural Linked Settlements, so it may be that such growth can be distributed without disproportionate impact on individual settlements However the LPA are undertaking further work to establish what is deliverable.	The Deposit Plan has not taken up the option of ‘skewing’ development towards RSC linked settlements. No further changes to the LDP in respect of this comment.
		- There was also a more radical suggestion that growth be refocussed away from the	The acceptability of development in the Aberystwyth floodplain will	Following a SFCA in Aberystwyth, it is clear that such

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	Aberystwyth floodplain and focused on nearby rural Linked Settlements.	be the subject of Strategic Flood Consequence assessments. Only when the outcome of these is known will it become apparent whether there is a shortfall of genuinely developable land. At that point, it will be necessary to consider the type of adjustment that might be necessary to the principles of distribution in respect of Aberystwyth.	radical measures are not required. No change in respect of this comment.

7
How should the level of development for Linked Settlements be dealt with? Should there be a number for each settlement or should it be a number for a group of them as advocated by the preferred strategy (see Section 8)?

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7	Numbers for LS?		

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	those who favoured individual settlements housing requirement numbers.		
	Support for Settlement Group Housing Requirement:		
	2 comments of support for a number for each group, rather than a quota for each settlement:	Noted.	No further changes to the LDP in respect of this comment.
	<p>There were 3 general comments:</p> <ul style="list-style-type: none"> • to abandon quotas and instead respond to evidence of need and demand. 	<p>Need and demand will be taken into account when allocating numbers for each settlement group and in determining what level should be apportioned to the Service centre and what level to the Linked settlements collectively. The purpose of the LDP is to provide a plan-led system – therefore the LPA cannot abandon figures altogether.</p>	No further changes to the LDP in respect of this comment.
	<ul style="list-style-type: none"> • a flexible approach to 	The LDP Preferred	Flexibility has been built into

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		housing development and settlement capacities should be adopted.	Strategy is intended to allow a degree of flexibility, but it has to demonstrate clearly through specific allocations in USC and RSCs that it is capable of delivering the housing requirement.	the plan to the extent that within Settlement Groups there are opportunities for growth on allocated sites, but not to the exclusion of some non-allocated development; and outside the Service Centres, to meet needs as they occur in resident communities.
		<ul style="list-style-type: none"> numbers should be decided where the needs of the new and resident population can best be provided. 	The detailed work on housing distribution will consider where housing can best be provided, but this will take account of the assessment of the Settlement Group needs, development pressures, practical constraints etc.	Development has been focused on centres assessed as having a sustainable level of facilities and services and on sites assessed as capable of delivering housing.
		<p>Qualified Support for Settlement Group Housing Requirement:</p> <p>11 supports with provisos:</p>		
		<ul style="list-style-type: none"> in one case that a design based approach to total landscape be considered, allowing for free-standing 	PPW has a basic presumption against housing in open countryside. However,	PPW deals with One Planet development and development in open countryside.

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		housing in open countryside as well as in-settlement housing.	the LDP also allows consideration of pilot projects for Low Impact Development associated with sustainable lifestyle choices. There is also opportunity to consider exceptions proposals.	
		<ul style="list-style-type: none"> o for a means to avoid the entire SG allocation going to just a single settlement within the group and potential for localised overdevelopment. 	The LPA needs to give further consideration to whether it should be putting any limits on the amount of development to come forward in each of the LS., i.e. should the LDP prevent the entire number for a Settlement Group being developed in one LS?	There are policy controls in the LDP Deposit Plan to resist land banking and to limit the rate and size of developments outside the Service Centres.
		<ul style="list-style-type: none"> - exception where there are villages that are strategically important for sustainable development in the Urban Service Centres. 	Closer examination of the practicalities of distribution of the housing requirement in Urban Service Centres will clarify whether special circumstances	There are sufficient sites to accommodate required development in Service Centres except at Aberaeron and Newcastle Emlyn (Carmarthenshire) where growth is specifically displaced

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		exist to justify a different approach.	to Llwynceilyn and Adpar respectively. Recourse to development in 'satellite' settlements is exceptional and justified in the Deposit plan.
		<p>Support for Individual Settlement Housing Requirement:</p> <p>One respondent said that the figure should be informed by the SEA, local housing assessment, existing or planned infrastructure (including sustainable transport) and the area's environmental and social capacity.</p>	<p>Support for Individual Settlement Housing Requirement:</p> <p>Whilst all these elements are a consideration (whether a number is applied to individual or groups of LS), there needs to be a top-down assessment based on a Vision as well as a bottom-up assessment. However, a housing requirement per group rather than for each individual LS remains the LA's preferred approach because Linked Settlements, are not considered appropriate to meet general housing needs,</p>

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		but only those needs arising from the settlement community itself.	
	That a provisional number should be set for each settlement, suitably established by recognising land which is infill or on the outskirts of the relevant settlement with controlled release of sites and sufficient land so as not to create 'prime' land.	A housing requirement per group rather than for each individual LS remains the LA's preferred approach because Linked Settlements, are not considered appropriate to meet general housing needs, but only those needs arising from the settlement community itself.	No further changes to the LDP in respect of this comment.
	3 supports for individual settlement requirement for the sake of:	The LPA would mostly expect single units to come forward in Linked Settlements. Exceptions will be illustrated in	No further changes to the LDP in respect of this comment.
	- quantifying the viability of development assisting the		

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Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		Support for individually allocating with a remaining portion to the group for flexibility	A housing requirement per group rather than for each individual LS remains the LA's preferred approach because Linked Settlements, are not considered appropriate to meet general housing needs, but only those needs arising from the settlement community itself.	No further changes to the LDP in respect of this comment.
		<p>3 calls for the identification of specific development boundaries for Linked Settlements</p> <ul style="list-style-type: none"> - for advance assessment of potential cumulative impact on habitat. - To clearly define where development is acceptable in principle - In the interest of fairness, equity, certainty for developers and communities 	<p>Further consideration needs to be given as to whether the LS should have settlement boundaries in order to clarify where the built form is or whether a clearly defined policy will be adequate.</p> <p>If a settlement boundary were to be used this would need to serve a</p>	<p>The Deposit Plan allocates land and provides mapping only in Service Centres where it intends to focus development interest.</p> <p>Policy controls are provided for occasional development outside Service Centres to meet naturally occurring needs from the resident community.</p>

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		<p>different purpose to its use in relation to USC and RSC where its purpose is to include land for development.</p> <p>If a boundary is to be applied in relation to LS it would therefore be used to define the existing built form only – so that it is clear when applications are received what is adjoining the existing built form. This would mean that no additional ‘undeveloped’ land on the edges of the village would be included within the boundary. This different approach is required if the LDP is to retain flexibility (within the overall number for the Group) in terms of the number and location of units that could come</p>	

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		forward in LS. Applications would then be considered potentially acceptable if they are in the village or adjoin the settlement boundary.	
		General objection:	
		<p>The Strategy is intended to provide a clear direction for future development. The precise distribution of growth across different Settlement Groups is likely to take account of the varied pressures and constraints on those groups, dependent upon geographic location, etc., and will be looked at more closely in preparation of the deposit version of the LDP. Different groups will have different needs</p>	<p>The distribution strategy is flawed because the Strategy does not conform with national policy. It does not provide a clear strategy that will prevent houses being built wherever it is desired. The absence of criteria as strict as the old settlement boundaries will result in applications being granted against policy. Therefore strict numerical criteria should be applied in the absence of tightly drawn boundaries, which will limit total development in each settlement, not just a limit per collection of settlements. Housing distribution should be determined as follows:</p> <ul style="list-style-type: none"> • In LS no more new homes should be permitted than 5% <p>Further work as a result of the deposit preparation include an allowance of up to 25% of the housing growth during the plan period to occur in locations other than the Service Centres.</p> <p>Therefore the Deposit Plan focuses development in Service Centres.</p> <p>The remaining requirement available outside the Service Centres is considered to be sufficient for a flexible response to meet naturally occurring needs in rural communities.</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>of the number of homes initially in the settlement, and only a third built over any 5 year period</p> <ul style="list-style-type: none"> • RSCc, no more new homes that 10% of the number of homes initially in the settlement, and only a third built over any 5 year period • USCs, total new homes should be 1.0 to 1.2 times the total number created in the RSCs and LSs. Approvals in the RSCs and LSs should be slowed if the ration drops below 1.0. Land allocations could protect the towns from over development 	<p>and it is unlikely that a uniform proportional growth rate can be applied as suggested in this comment.</p> <p>Therefore further work is being undertaken before the % distribution can be finalised.</p> <p>Further work on the Deposit will also identify the appropriate level of growth to be located within each Settlement Group and also how much of this should be looked in the Service Centre and how much left between the LS. It is the general approach that the majority will go to the Service centre.</p> <p>Further consideration need to be given to the</p>	<p>The rate of development will be controlled through policy, including S04, S06 and DM01 and LU05.</p> <p>PPW applies in respect of development in open countryside.</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		<p>matter of whether LS should have settlement boundaries defining the built form (rather than settlement boundaries identifying areas of growth) or policies to define what is deemed adjacent to the built form.</p> <p>Further consideration is also needed as to whether a limit should be placed on the growth for an individual settlement and if so what would be the appropriate mechanism.</p>	

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>1 objection that the lack of settlement boundaries in LSs fails to provide certainty to residents and developers and undermines a planned approach:</p> <ul style="list-style-type: none"> - phased release of sites would not be incompatible with settlement boundaries in Linked Settlements. - to protect against harmful impact of development on the character and appearance of the rural area - a specific acknowledgement for priority in Linked Settlements for the development of previously developed land. 	<p>The LDP will clearly point to the most sustainable locations for housing development; that is – Service Centres.</p> <p>The Settlement Group Statement will inform phasing and distribution within the Group.</p> <p>The Settlement Group Statement will highlight particular local character constraints to development. This will be a consideration in developing more detailed policies at Deposit of the LDP.</p>	<p>The Deposit Plan strategy focuses growth in Service Centres. It is therefore inappropriate to provide settlement boundaries in Linked Settlements, since development outside the Service Centres is not the focus of the growth strategy. Development in the Linked Settlements intended to cater for the social sustainability of rural communities at an appropriate rate and scale to meet naturally occurring needs from within the rural communities.</p>

Question 8a

In terms of the Settlement Groupings listed in Table 2 (Section 8):

Are the settlements identified as Urban Service Centres (USC), Rural Service Centres (RSC) and Linked Settlements (LS) correct? If not which part of the hierarchy should they belong to and why?

Question number (as per representation form) along with matter to which it relates		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
8a	Right settlements for RSC etc?	Support:		
		<u>For the following designations:</u> <ul style="list-style-type: none"> ○ USC: <ul style="list-style-type: none"> • Aberystwyth ○ RSC: <ul style="list-style-type: none"> • Borth • Bow Street • Brynhoffnant • Capel Bangor (x 3) • Llanrhystud • Talybont • Penrhyncoch • Pontrhydfendig aid • Settlements in Llanllwchaiarn Community 	Noted.	No further changes to the LDP in respect of this comment.
		Support was given to the reference in paragraph 8.39 to plans to improve the University Campus at Penglais and associated land	Noted.	No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	requirements and potential release of other sites.		
	Objections:		
	It is not clear how the proposal to identify all 6 main towns (incl Aberystwyth) as the Urban Service Centres fits with the Wales Spatial Plan which identifies Aberystwyth as a settlement of national importance, acting as a strategic centre for Central Wales, distinct from the other 5 towns identified as "Key Settlements". The key national role of Aberystwyth should be more clearly identified in the Plan. Additionally it is not entirely clear how the LDP service centre approach relates to the WSP settlement cluster concept. Consider evidence underpinning relationships and highlight the significance of Aberystwyth above other settlements	It is acknowledged that Aberystwyth stands out as a town of regional importance. More detailed work on the distribution of growth will reflect the significance of its role and function. The LA consider that its approach to Service centres is clear mechanism for sustaining smaller settlements which is in line with the aims of the Central Wales element of the Spatial Plan and will further clarify this as part of the Deposit preparation.	The main focus of the Settlement Strategy, consistent with the broad engagement process undertaken, is to start to change the pat tern of growth from one of dispersal to one of sustainable growth maintaining sustainable centres with facilities and services to serve the needs of a rural population limiting the overall need for travel to relatively distant urban centres. Effectively, these Service Centres and their Linked Settlements operate as cluster groups, with specific support to the most sustainable centres.
	Although there is an appendix and background paper regarding the	Further work is on-going which will further	Detailed further explanation of the justification for designation

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>identification of service centres the rationale for the final choice of centres and catchments will need to be made clearer to support the deposit plan (including functions, opportunities and constraints). The justification in terms of functionality for some selections particularly those near urban centres or ones with very small catchments/groupings will need to be fully detailed.</p>	<p>underpin the identification of appropriate service centres.</p>	<p>of Service Centres is provided in additional background papers.</p>
		<p>In relation to Capel Bangor:</p> <ul style="list-style-type: none"> ○ there should be a stronger link between it and Aberystwyth in economic terms, and that it should be considered to be a Linked Settlement to Aberystwyth as well as an RSC. ○ housing development should not be crammed on sites as 	<p>Detailed examination of further evidence will help decide whether the strategy needs to be varied to respond to the complexities of function etc., in the Aberystwyth Settlement Group. Higher density development is consistent with national planning guidance but should also have regard in design terms to its</p>	<p>Planning permission has been granted for the development of the employment site at Capel Bangor.</p> <p>It is a matter for review subject to actual employment growth to determine the role of Capel Bangor. On the basis of its assessment on the sustainability matrix, it is appropriate that Capel Bangor is identified as a Linked Settlement for the purposes of</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	in recent times.	context.	the Deposit LDP.
	RSCs including Bow Street (with Linked Settlement Llandre) Capel Bangor and Penrhyncoch, should be identified as Urban Linked Settlements due to their connections with Aberystwyth, as part of the wider urban network of employment and service characteristics and public transport functions.	Detailed examination of further evidence will help decide whether the strategy needs to be varied to respond to the complexities of function etc., in the Aberystwyth area.	Detailed further explanation of the justification for designation of Service Centres is provided in additional background papers. The RSCs named have a clear role locally and therefore are justified Service Centres in their own rights.
	Borth and Penrhyncoch should be Linked Settlements to Bow Street as the RSC, in view of their relative proximity to each other.	Detailed examination of further evidence will help decide whether the strategy needs to be varied to respond to the complexities of function etc., in the Aberystwyth area.	Detailed further explanation of the justification for designation of Service Centres is provided in additional background papers. The RSCs named have a clear role locally and therefore are justified Service Centres in their own rights.
	Cilcennin, Pennant and Tanerdy should be within Rural Service	Needs clarification. This can be pursued as part	Detailed further explanation of the justification for designation

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	Centres.	of more detailed work before the settlement classification is finalised.	<p>of Service Centres is provided in additional background papers.</p> <p>None of the settlements named came forward as a result of the background work.</p>
	Objection to the designation of (unnamed) RSCs in that they were less well-placed in terms of capacity and function to support growth than Llechryd, which was omitted but deserving of designation as an RSC.	It would be helpful to have more explanation and examples to illustrate the point. This can be pursued as part of more detailed work on the settlement matrix.	Detailed further explanation of the justification for designation of Service Centres is provided in additional background papers.
	If Synod Inn is developed as a rural service centre then Llanarth and Talgarreg do not need to be centres too and should be designated as Linked Settlements.	This suggestion will be examined before the settlement classification is finalised.	<p>Synod Inn does not meet the criteria for sustainability as assessed in the matrix and its designation as an RSC.</p> <p>It was originally put forward for consideration as an RSC on policy grounds in recognition that a new area school was being built there.</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
			<p>A decision was taken in October 2009 however by the Council that until the school has been up and running for a few years it is not possible to gauge the level of development that might result in Synnod Inn in response to the new school. If there is clear demand for development at the location then this should be a matter to be addressed at a review.</p> <p>It has not therefore been designated as an RSC in the Deposit Plan.</p>
		Cross Inn (New Quay) should be designated a Rural Service Centre rather than a Linked Settlement. (A list of reasons supplied)	Cross Inn does not meet the matrix sustainability criteria and remains identified as a Linked Settlement.
		<p>In relation to Cilcennin:</p> <ul style="list-style-type: none"> It was unclear how the methodology to determine 	Cilcennin is a multi-nucleated settlement with services and facilities. However, it is

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>the distribution was applied. For example, using the scoring mechanism (paras 1.5, 1.6 and 1.7 background document) Cilcennin would score 8 points but is not included in Table 2.</p> <ul style="list-style-type: none"> • A query was raised as to the boundary used and whether this reflected the views of residents. • The presence of employment opportunities and a community redevelopment group has not been taken into account, and • it is suggested that links fall more conveniently with Felinfach. 	<p>review of the settlement matrix supporting the strategy.</p> <p>The starting point for such consideration was the previously identified UDP boundary.</p>	<p>relatively close to Aberaeron and does not lie on a principal road. As such it is relatively inappropriate for the displacement of growth that cannot be accommodated within Aberaeron and is too close to operate as a separate Service Centre.</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	<p>A list of reasons was supplied to support the suggestion that Parcllyn should be combined with Aberporth to form a joint RSC</p>	<p>It is possible that exceptional interrelationships between settlements might need to be acknowledged as part of the review of the strategy. More consideration will be given to this proposal in ongoing detailed work on the settlement matrix.</p>	<p>This suggestion was accepted. Aberporth/Parcllyn are identified in the Deposit Plan as a Rural Service Centre.</p>
	<p>Concern expressed regarding role of hamlets and that development should be focussed in linked settlements rather than allowing development in hamlets:</p> <ul style="list-style-type: none"> • There was a reference to paragraph 8.14 and the need for further justification and explanation because it seems to introduce another, explicit, level within/below the identified hierarchy. It 	<p>The objector refers to hamlets. The LA are not introducing a further tier. Housing needs are to be met in the USC/RSC or LS. However the LA do recognise that there will be exceptions where development may be appropriate in hamlets and that this is a provision set out in national guidance. The</p>	<p>No further changes to the LDP in respect of this comment.</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>suggests identifying a specific numerical or percentage limit for the scale of this category of development to avoid fundamentally undermining the whole strategy of containment within Settlement Groupings (including Linked Settlements).</p> <ul style="list-style-type: none"> Alternatively, delete paragraph 8.14 or confirm that such development will only be considered as an exception and will not count against new housing numbers to be provided through the LDP; and cross reference paragraph 8.14 to Policy 6 (page 59) explaining exceptions. 	<p>LA however see this as being a small number in total as the focus of the strategy clearly is on the USC/RSC and LS. Any that come forward will be taken out of the number for the LSs in that Settlement Group. Monitoring will occur to ensure that the balance remains firmly with the LS in each SG, not the hamlets etc.</p>	

Question 8b

In terms of the Settlement Groupings listed in Table 2 (Section 8): Are the Linked Settlements organised in the right Settlement Groupings to reflect their relationship with the Service Centres? If you think certain links are not justified, please explain how you think they should be changed and why.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
8b	Right groupings?	<u>Support:</u> There was support for the Linked Settlements grouped with the following USC/RSCs: <ul style="list-style-type: none"> • Aberystwyth • Borth • Bow Street • Talybont • Penrhyncoch • Capel Bangor (x 2) 	Noted. No further changes to the LDP in respect of this comment.
		<u>Amendments to the groupings were suggested as follows:</u>	

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	<ul style="list-style-type: none"> • the settlements of Cross Inn and Nanternis should be part of the Settlement Grouping to Synod Inn RSC for the following reasons: <ul style="list-style-type: none"> ○ boundaries of the community council ○ catchment area of new Area School Bro Sion Cwilt ○ Local social and cultural patterns Cross Inn and Nanternis are part of the community of Sion Cwilt – not of New Quay 	<p>Noted. The local information is an important contribution to understanding genuine linkages in the real world.</p> <p>This information will be taken into account in reviewing the settlement matrix</p>	<p>Synod Inn is no longer designated in the Deposit Plan, so no action is undertaken in respect of this specific suggestion and the settlements have been identified as Linked Settlements to New Quay.</p>
	<ul style="list-style-type: none"> • There is no evidence of Ciliau Aeron's or Cilcennin's link with Aberaeron. Dihewyd is further from Felinfach than Cilcennin or Ciliau Aeron, but linked to it. 	<p>The LPA will seek further information on the reasons for this assertion, so that any evidence can be brought to bear on the appropriate choice of Linked Settlements within</p>	<p>The suggestion was taken up, but resulted in a relatively high number of units being apportioned to Felinfach – which was unacceptable to the neighbouring community. Ciliau Aeron was</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		Settlement Groupings.	subsequently reinstated as part of the Aberaeron Settlement Group. Additionally although there is a strong link between Cilcennin and Felinfach, the location of Ciliau Aeron on the main road and proximity to Aberaeron justifies its linkage with Aberaeron.
	<ul style="list-style-type: none"> It was noted that the model would serve as a reasonable basis, though in practice, choice would dictate all manner of overlapping catchments. 	Noted. The model cannot replicate the full complexity of real life.	No further changes to the LDP in respect of this comment.
	<ul style="list-style-type: none"> some overlapping should if possible be catered for. 	It may be difficult to allow for this in any consistent manner.	Overlapping of Settlement Groups is considered to lead to confusion. It is recognised that this is a model which cannot represent the complexity of interdependence and it is inappropriate to try to do this in a partial way.

Question 8c

In terms of the Settlement Groupings listed in Table 2 (Section 8): Have any settlements been omitted? If so which ones, why should they be included, which Group would they belong to and what function would they have (USC, RSC, LS)?

Question number (as per representation form) along with matter to which it relates		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
8c	Settlements omitted?	<ul style="list-style-type: none"> • 2 Linked Settlements should be added to the Settlement Grouping for RSC Penrhyncoch: <ul style="list-style-type: none"> ○ Cwmerfyn ○ Cefn Llwyd 	These suggestions will be explored further in preparation of the Deposit LDP, when the LPA will be seeking the evidence from the objectors to support their suggestion.	These suggestions have not been taken up as these are considered to be hamlets.
		<ul style="list-style-type: none"> • Cwmystwyth should be a Linked Settlement to Devil's Bridge. 	This suggestion will be explored further in preparation of the Deposit LDP, when the LPA will be seeking the evidence from the objectors to support their suggestion.	This suggestion has not been taken up as this is considered to be a hamlet.
		<ul style="list-style-type: none"> - A list of reasons was supplied in support of the suggestion that Ffair-Rhos should be included as a Linked Settlement to Pontrhydfendigaid 	The LPA is grateful for the useful contribution of evidence/reasons in support of the suggestion and will consider this information at the review	The status of Ffair Rhos according to the sustainability matrix was checked. It did not score so highly as to overcome the historical planning

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		for the Deposit LDP.	assessment that it merits definition as a hamlet.
	<ul style="list-style-type: none"> • Gorsgoch needs to be identified as a Linked Settlement. 	Acknowledge that Gorsgoch seems to have been omitted from settlement groupings. This will be reviewed.	Gorsgoch has been linked to Lampeter Urban Service Centre.
	<ul style="list-style-type: none"> ○ It was suggested that the lack of a design-led proposal for a new settlement might be a major dimension lacking in the strategy. 	The strategy is focussed on strengthening existing settlements. There is no justification for creating new ones.	No further changes to the LDP in respect of this comment.

Question 9

Should the level of housing development for USC, RSC and Settlement Groupings generally be based on historical demand (Section 8)? If so, why is this appropriate? If not, what approach should be used and why?

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
9	How determine levels etc?	There were varying responses:	
	Existing allocations in the unadopted UDP that do not have planning permission should not be	The LPA will conduct sustainability assessment on all Candidate Sites	All allocated sites have been subject to site assessment and SA/SEA. No sites were

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		simply rolled forward but should be reviewed through SEA to assess their sustainability and suitability for development within the context of national planning policy.	identified as being in line with the Preferred Strategy as part of the process of selecting preferred sites. The LDP is a new process and sites are not automatically rolled over from previous plans.
		rolled forward just because they were previously allocated.	The Deposit Plan includes policies providing for appropriate constraint in the grant of planning permissions to meet general and local needs in appropriate locations at appropriate rates.
	Call for the phased allocation of land, in settlements, flexibly applied, on identified sites, with release constrained by whether an application is speculative and whether the size of the proposed dwelling is in keeping with what the settlement can absorb.	The LDP will set out such controls in more detail and consistent with the overall settlement strategy.	The level of housing is based on population and household projections of growth of 6000 homes. The methodology is described in detailed background papers. The level of growth is not a minimum but an advisory
	The level of housing development should be derived from a number of different inputs in combination, as follows: - the influence of historical demand as well as projected growth	It is reasonable to consider evidence from as many sources as possible prior to reaching a conclusion on level of housing development. The LPA's deliberations are set out in background	The level of housing is based on population and household projections of growth of 6000 homes. The methodology is described in detailed background papers. The level of growth is not a minimum but an advisory

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	<p>and future anticipated local needs.</p> <ul style="list-style-type: none"> - should not be expressed as a prescriptive, numerical limit but as an aspirational minimum with some flexibility - should be informed by opportunities available for development and policy support for priority development of redevelopment land within settlement groupings. 	<p>documents to the plan. The LPA is doing more work on this and the background paper will be modified.</p> <p>The strategy is to meet projected growth: this would not in the first instance suggest that minima are sought, but that maxima are advisory – subject to appropriate monitoring and review to allow for flexibility should it be necessary to meet unexpected levels of growth.</p> <p>The LDP policies will follow the policy imperative to consider brownfield development where possible. However, there is insufficient brownfield land in Ceredigion to</p>	<p>maximum subject to review of projections.</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
			deliver the requirement.
		Two suggestions that the level of housing need among local people should be the main determinant of local housing levels	The LPA is investigating evidence of housing need in relation to changing demographics at a Settlement Group level to inform the distribution of housing growth.
		Three suggestions to base on current supply and demand with the system flexible enough to supply demand. Restrictions on housing supply will only cause affordability problems.	The plan does not aim to restrict housing supply, but on the contrary to meet projected growth. The plan however needs to set out a sustainable development strategy for distribution which may not always reflect the location of demand.
		Two suggested the level of housing should be determined by character and availability of sites and their ability to deliver the objectives of the growth strategy throughout the county. A further comment was received	The distribution of housing growth will take account of the evidence of suitability of sites and the ability of proposed SCs to perform as housing growth areas.
			The level of housing is based on population and household projections of growth. The methodology is described in detailed background papers.
			No further changes to the LDP in respect of this comment.
			No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	suggesting that Candidate Site land availability data may be a better measure.	However it is not appropriate that this should be the main determining factor, as an area could have a lot of land available but may be an unsustainable location.	
	In terms of using historical growth rates in determining future growth rates, the following comments were received:		
	Historical growth rates are a permanent record of the need for growth and are more appropriate than the LA proposal to increase the growth from a mathematical point of view.	<p>The objector is suggesting that the LA should use previous build rates to determine the overall housing growth level rather than basing them on population and household projections.</p> <p>The methodology used to derive the growth projections has been debated with</p>	No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		stakeholders and the LPA is satisfied that these population and household projection methods are robust and defensible and are more appropriate than basing future provision on past development trends.	
	Historical growth rates only reflects where demand was allowed to be met, not where demand was unmet by the planning system.	The LDP is bound to distribute growth in the interests of sustainability. Demand sometimes runs counter to this and is one reason why there is land use planning control.	No further changes to the LDP in respect of this comment.
	Historical growth rates will only be a true reflection if the calculation includes out of settlement completions.	All planning consents and completions are considered in the datasets used in undertaking growth projections. Looking at what growth has happened in the open countryside around	The level of housing is based on population and household projections of growth. The methodology is described in detailed background papers.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		settlements as well as in settlements provides the full picture.	
	<p>Should not be based on historical because previous over-development would be followed by further over-development instead of the deserved under-development. Housing distribution should be determined as follows:</p> <ul style="list-style-type: none"> • In LS no more new homes should be permitted than 5% of the number of homes initially in the settlement, and only a third built over any 5 year period • RSCc, no more new homes that 10% of the number of homes initially in the settlement, and only a third built over any 5 year period • USCc, total new homes should be 1.0 to 1.2 times the total number created in the RSCs and LSs. Approvals in the 	<p>The LA's proposed approach is to look at population patterns, historical demand and future role of settlement along with matters such as constraint. It is agreed therefore that historical development alone should not be the determining factor.</p> <p>The precise distribution of growth across different Settlement Groups is likely to take account of the varied pressures and constraints on those groups, dependent upon geographic location, etc., and will be looked at more closely in preparation of the deposit</p>	<p>Details on the identification of Service Centres and groupings will be detailed in background paper.</p> <p>No further changes to the LDP in respect of these comments.</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>RSCs and LSs should be slowed if the ration drops below 1.0. Land allocations could protect the towns from over development.</p>	<p>version of the LDP. Different groups will have different needs and it is unlikely that a uniform proportional growth rate can be applied as suggested in this comment.</p> <p>Therefore further work is being undertaken before the % distribution can be finalised.</p> <p>Further work on the Deposit will also identify the appropriate level of growth to be located within each Settlement Group and also how much of this should be looked in the Service Centre and how much left between the LS. It is the general approach that the majority will go to the</p>	

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		<p>Service centre.</p> <p>Further consideration need to be given to the matter of whether LS should have settlement boundaries defining the built form (rather than settlement boundaries identifying areas of growth) or policies to define what is deemed adjacent to the built form.</p> <p>Further consideration is also needed as to whether a limit should be placed on the growth for an individual settlement and if so what would be the appropriate mechanism.</p>	
		The impact of historical constraints at Cardigan need to be taken into account and accordingly the allocation should be adjusted by an	<p>There have been constraints to growth at Cardigan and a tendency for compensatory growth</p> <p>The LDP Strategy is to deliver a higher proportion of growth in the towns than has previously been the</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	increase of 20% over the historical figure.	in satellite areas. The opportunities for development within Cardigan will be examined in detail in order to re-emphasise its role as a sustainable location for development. The level of growth however needs to be based on the evidence for an appropriate share of growth distribution taking account of its role as a USC, rather than applying an arbitrary 20%.	case. The figure set in the LDP is based on what is considered to be deliverable during the plan period.
	Other matters to consider when determining settlement growth levels:		
	Consideration needs to be given to the impact of potential new circumstances – on the best evidence available –e.g. new area school, as historic demand may not	The detail set out in this comment is already included in the LAs proposed approach to looking at settlements.	No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	be a good indicator or future demand.		
	That foresight on a different cultural landscape is what planning should be about. (Explains that new patterns of behaviour will arise in reaction to global changes).	The potential for shifts in behaviour arising from major events or 'drivers of change' has been considered in examining the issues for the LDP.	No further changes to the LDP in respect of this comment.

Question 10

Does the preferred strategy propose the right approach to employment growth and employment land allocation (Section 8)? If not, what should it be and on what evidence base?

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
10	Economic needs	A number of supports were noted in relation to the approach to employment growth and land allocation. Support was specifically noted in relation to: <ul style="list-style-type: none"> • The strategy as it 	Noted.	No further changes to the LDP in respect of these comments.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>is both considerate of existing locations and flexible</p> <ul style="list-style-type: none"> • The Capel Bangor site (x3), which is based on good evidence, deliverable, un constrained, accessible, connected to infrastructure etc. • The principle of allocations • paragraph 8.31 (can we say what this para ref to). Believe it is key to attracting people and investment and is consistent with the principles of 		

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	<p>sustainable development.</p> <ul style="list-style-type: none"> • Economic forecast • The right approach to a tricky problem: need to maintain commerce and employment while retaining the county's natural beauty. • Approach is appropriate for traditional industries 		
	Support for Capel Bangor as mixed use site (housing and employment units).	Options in relation to the Capel Bangor site are being reviewed – the site is currently put forward as a strategic employment site. Opportunities for housing will be provided elsewhere within the	<p>Capel Bangor now benefits from a valid planning permission.</p> <p>No further changes to the LDP in respect of this comment.</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		settlement.	
		Support forecast, however flexibility needs to applied and a range of sites needed. (x5)	The Preferred Strategy sets out a flexible approach in meeting economic needs by ensuring that a choice of sites will be allocated to meet B1, B2 and B8 uses in the towns and that a policy approach is applied elsewhere with a view to be being flexible and responsive to needs as they arise
		The economic needs assessment should be revisited. Specifically the impact of economic downturn needs to be	Noted, being looked at during the preparation of the Deposit Plan.
			Recommendations of Recession Update (DTZ, 2009) and Revised Core Report (DTZ, 2010) taken into account in the formulation of the Deposit Plan's policies.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	considered.		
	Need to ensure that enough appropriate land is available in Linked Settlements.	Employment land will not be allocated in linked settlements. Instead a more flexible policy based approach will direct development. The LA consider this to be the best approach because it will better serve the needs of those smaller settlements.	No further changes to the LDP in respect of this comment.
	More than 8.2ha is needed for Cardigan	The Economic Needs Assessment identifies that 30ha (as a minimum) of land will be needed and that different types of sites will be needed to meet different needs. It also identifies that there is a shortage of land in the Aberystwyth area. The report identifies the need	<p>The Deposit Version sets out an allocation figure for Cardigan.</p> <p>This is based on recommendations of Recession Update (DTZ, 2009) and Revised Core Report (DTZ, 2010) and also the NLP study (2010).</p> <p>No further changes to the LDP in respect of this comment.</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		<p>for a strategic site in both the northern and southern parts of the county, the southern site is Blaenannerch. If the sites identified by the Economic Needs Assessment are taken forward in the Deposit Plan, there will be 31.85ha (figure excludes land that has already been developed) of developable land shared between Cardigan and Blaenannerch. Of this figure 13.5ha will be in Cardigan itself (Parc Teifi). It should also be noted that although the Pentood Industrial Estate is at capacity, there is redevelopment potential, which could add a further 6.3ha to Cardigan's employment land.</p>	
		There should not be a	The Economic Needs LPA initial comments still hold.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	<p>strategy for economic growth as employment will not grow. Instead there should be a policy for managing employment contraction with an emphasis on small scale development. Employment growth has been overestimated due to incorrect population figures (the population is actually falling not growing) and that all sectors of the Ceredigion economy are in decline (detailed analysis contained in the original submission).</p> <p>Due to population falling not growing, plans to cater for</p>	<p>Assessment is currently being reviewed to assess whether the current climate requires an amendment to the Strategy.</p> <p>In terms of retail needs, the 3 main towns have been assessed. Other than Aberystwyth the other 2 (Lampeter and Cardigan) are more likely to be able to meet any future needs within the existing town and not warrant large allocations to be included in the plan.</p> <p>The plan has to cater for the longer term and if needs turn out to be lower than originally projected, the LA wish to be in a position to respond when the trends are on the up</p>	<p>Recommendations of Recession Update (DTZ, 2009) and Revised Core Report (DTZ, 2010) taken into account in the formulation of the Deposit Plan's policies.</p> <p>No further changes to the LDP in respect of these comments.</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		major growth in retail should not be taken forward. Carmarthen and Shrewsbury will continue to be more attractive to those from outside Ceredigion. The effects of internet spend will also result in less spend being available within the County. New premises will only take business away from existing.	turn again. Additionally in relation to employment land the DTZ survey identified that there is an issue with the type of land/sites available not just the quantity.
		Need site free of WAG restrictions on occupation.	This matter falls outside the remit of spatial planning.
		Working at home will become more important in the future.	Noted. The matter was acknowledged and considered during the formation of strategic policies. A policy based approach will direct development at locations

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		other than on allocated sites. The Plan therefore acknowledges and accommodates the issue of home working.		
		Every case should be taken on the merits of the site and development.	Policies will provide opportunity for growth to be met at both allocated employment sites and at other locations. It would not be appropriate not to have any allocated sites as allocations are needed to provide for certain types of employment uses that would be unsuitable, in both social and environmental terms, to be provided elsewhere but which may also benefit from collocating with other similar uses.	No further changes to the LDP in respect of this comment.
		Approach to growth and allocated land should include	Mixed use sites will be allowed provided the uses are appropriate. Where	Various mixed use sites have been included in the LDP see Policy S08).

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	reference to mixed use developments. (x5)	sites are allocated, the LDP will provide a steer as to what mix of uses will be appropriate.	No further changes to the LDP in respect of this comment.
	More sites in the Aberystwyth area needed. (x5)	The Local Authority is undertaking a study to identify sites that will provide a choice in the Aberystwyth area. If the sites reviewed by DTZ are taken forward these would be sufficient to meet the needs of Aberystwyth. The Local Authority will be reviewing how best to meet the needs of Aberystwyth and on what sites as part of the preparation for the Deposit version.	Sites have been specifically allocated in the Aberystwyth area (see policy S08) No further changes to the LDP in respect of this comment.
	Note that the employment allocations are not linked to settlement hierarchy. (x2)	Allocations are linked to the settlement hierarchy – All USC's will have allocations as will some RSC's. The largest sites	The Deposit Version sets out that there is a clear link between economic and housing growth (see policies S02-S04)

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		(Blaenannerch and the proposed Capel Bangor site) are located away from the USCs because sufficient appropriate land was unavailable at the USCs.	No further changes to the LDP in respect of this comment.
		Llanbadarn Campus should be considered as a mixed use site.	The use of the Llanbadarn site will be considered during the candidate sites process.
		Concerns over 62% off site development and impact on travel patterns and development on greenfield land.	Offsite development will be subject to a number of policies which will allow development to occur only where appropriate. Much of this development will be small scale e.g. the redevelopment of small brownfield sites and the development of 'living room' industries which will have little impact on Greenfield land.
			No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	Potential environmental benefits of re-siting some premises e.g. away from the Afon Teifi. Identification of sites may provide this opportunity.	The Economic Needs Assessment recognises that 'quality' is an issue affecting many of the existing employment sites. The reports suggests that the area of land allocated in the LDP should be higher than the identified need in order to allow for 'churn and choice' i.e. the opportunity for businesses to relocate from inappropriate sites.	No further changes to the LDP in respect of this comment.
	Clarification needed on how DTZ assessments informed the SA/SEA.	The Economic Needs Assessment and other background documents are not assessed as they are technical documents. Assessments have been done on Options, Objectives and Strategic Policies based the evidence gathered in background papers.	The LDP policies and allocations are the subject of SA/SEA No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		Further clarification needed on whether all existing employment allocations that currently have no planning permission will be assessed through the SA/SEA.	All employment allocations will be assessed against the SA/SEA objectives during the candidate sites process.	No further changes to the LDP in respect of this comment.
		Need for an incremental reduction in the county's ecological footprint.	The LDP needs to balance the county's economic social and environmental needs. New economic developments will be required to meet high environmental standards e.g. BREEAM.	No further changes to the LDP in respect of this comment.
		LDP needs to ensure that developments are consistent with a green economy and promotes economic activity that contributes to a reduced ecological footprint.	The LDP needs to balance the county's economic social and environmental needs. New economic developments will be required to meet high environmental standards e.g. BREEAM.	No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	Economic development should be concentrated in urban areas. An evidence base for this is already established in other counties.	Economic developments will be directed to the most suitable areas to meet a range of need both urban and rural. The sites will be assessed through the candidate sites process.	No further changes to the LDP in respect of this comment.
	30ha identified should be flexible to allow small parcels of land in or adjacent to settlements to be available of employment.	The 30ha relates to allocated land only. 63% of growth will occur on offsite locations and will be dealt with through criteria based policies.	No further changes to the LDP in respect of this comment.
	Parc Teifi needs to remain allocated.	The Economic Needs Assessments suggests that the use of Parc Teifi as an allocated employment site continue. The exact use of the site is however, subject to assessment through the candidate sites process.	Following the recommendations of the Economic Needs Study (DTZ, 2008) and its updates (DTZ, 2009, 2010) and an assessment of potential employment sites in south Ceredigion (NLP, 2010), Parc Teifi has been allocated as an employment site (E0201)
	Land for expansion of West Wales Airport is	Expansions to the West Wales Airport will be	The LPA is not persuaded of the need for further expansion space at West

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	needed.	considered through the candidate sites process.	Wales airport and has allocated a site within the curtilage of existing planning consents for mixed use including airport for general aviation, tourism and R&D support activity.
	Llandysul Business Park needs to remain allocated.	The Economic Needs Assessments suggests that the use of Llandysul Business Park as an allocated employment site continue. The exact use of the site is however, subject to assessment through the candidate sites process.	Following the recommendations of the Economic Needs Study (DTZ, 2008) and its updates (DTZ, 2009, 2010) and an assessment of potential employment sites in south Ceredigion (NLP, 2010), Llandysul Business Park has been allocated as an employment site (E0601)
	The housing depot land adjoining Station Yard in Lampeter should be zoned as employment land.	The housing depot land adjoining station yard will be considered through the candidate sites process.	Lampeter Business Park has been allocated for high quality employment uses in the Deposit LDP.on the basis of research evidence.
	Delete the Capel Bangor site. Employment growth has been overestimated due to incorrect population	The Economic Needs Assessment is currently being reviewed to asses whether the current climate requires an amendment to the	Capel Bangor benefits from a valid planning permission. The site had also been identified as being suitable and necessary through the assessment work undertaken by

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	<p>figures (the population is actually falling not growing) and that all sectors of the Ceredigion economy are in decline (detailed analysis contained in the original submission). In the current economic climate, the Glanyrafon Industrial Estate extension and possibly refurbishment of the Llanbadarn Industrial estate would suffice for the time being whilst a smaller new industrial site could be sought nearer Aberystwyth when needed.</p>	<p>Strategy.</p> <p>However, the plan has to cater for the longer term and if needs turn out to be lower than originally projected, the LA wish to be in a position to respond when the trends are on the up turn again. Additionally in relation to employment land the DTZ survey identified that there is an issue with the type of land/sites available not just the quantity.</p> <p>Evaluation of the best sites in meeting the needs is on-going.</p>	<p>NLP (2010).</p> <p>No further changes to the LDP in respect of these comments.</p>
	<p>Capel Bangor needs to remain allocated.</p>	<p>The Economic Needs Assessments suggests that the Capel Bangor site be used as an allocated</p>	<p>Capel Bangor benefits from a valid planning permission.</p> <p>The site had also been identified as</p>

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		employment site. The site has been included in the Preferred Strategy as a strategic employment site. The site is however subject to a call in relating to a planning application for the same use – the outcome of which might affect the future designation of the site.	being suitable and necessary through the assessment work undertaken by NLP (2010). No further changes to the LDP in respect of this comment.	
		Local land should be made available to local businesses.	In order to maintain a higher degree of flexibility, small and local scale developments not be allocated land and will be considered through criteria based policies. The LA cannot however control the occupancy of such sites.	No further changes to the LDP in respect of this comment.
		Agree with policy, however, there are exceptions e.g. Ffos-y-ffin, where there is already an	Employment sites to meet Ceredigion's economic needs have been identified in the Economic Needs Assessment, most of	No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	employment site with sufficient capacity of expansion.	which are existing sites which still have capacity for growth. The sites must be assessed through the candidate sites process in order to determine their exact use.	

Question 11

Does the preferred strategy identify the correct strategic sites to deliver the strategy (Section 8)? If not what and where should the sites be and on what evidence base?

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
11	Strategic sites	Noted.	No further changes to the LDP in respect of this comment.	

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
	<p>strategic site. (x3)</p> <ul style="list-style-type: none"> The approach of evaluating the site against regional and national guidance and sustainability criteria and restrictions. 			
	Siting of development should be located central to settlements.	The location of sites in relation to settlements/the built form will be favoured wherever possible and assessed as part of the candidate sites process.	No further changes to the LDP in respect of this comment.	
	Development should only be allowed within the UDP boundaries.	The LDP is a new process – UDP boundaries are not relevant. However, where appropriate development should be located within or adjacent	No further changes to the LDP in respect of this comment.	

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
			to existing settlements.	
		A study on the feasibility of reopening an Aberystwyth to Carmarthen railway should be conducted.	This is a matter for the Regional Transport Plan, the LDP does however contain a policy to protect previous railway lines.	No further changes to the LDP in respect of this comment.
		The LA should assess preferred tourism ventures/locations.	It isn't the role of the planning authority to identify potential tourism ventures. The LDP does however take into account strategic plans that do consider such matters – including the Cardigan Bay Tourism Strategy and the Cardigan Bay Action Plan. Any land put forward through the candidate sites process will be assessed on its merits.	No further changes to the LDP in respect of this comment.
		Approach to growth and land allocations	Mixed use sites will be allowed provided the	No further changes to the LDP in respect of this comment.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
	should include reference to mixed use developments. (x5)	uses are appropriate. Where sites are allocated, the LDP will provide a steer as to what mix of uses will be appropriate.		
	Sites proposed by Modus at Heol Felin Newydd and Heol-y-Wern, Cardigan should be considered as mixed use sites.	The site proposed by Modus will be assessed through the candidate sites process.	The candidate site process demonstrated that there was no need for mixed use sites in this location. A mixed use site has been designated at Pwllhai (M0201), which is sequentially a much better site.	
	Acknowledge recognition of possible flood issues at Capel Bangor at site access – also may be a contamination issue.	The Economic Needs Assessments suggests that the Capel Bangor site be used as an allocated employment site. The site has been included in the Preferred Strategy as a strategic employment site. The site is however subject to a call in relating to a planning application for	<p>Capel Bangor benefits from a valid planning permission.</p> <p>The site had also been identified as being suitable and necessary through the assessment work undertaken by NLP (2010).</p> <p>No further changes to the LDP in respect of this comment.</p>	

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		the same use – the outcome of which might affect the future designation of the site.		
	Glanyrafon has history of flooding – should withdrawal strategy be considered?	National Guidance states that the location of employment developments is acceptable on the C2 floodplain (provided the requirements of TAN can be satisfied). The flooding at Glanyrafon is not sea flooding, therefore, retreat is not currently a consideration.	No further changes to the LDP in respect of this comment.	
	Llandysul bypass offers regeneration opportunities.	Agree, the bypass will be a consideration when looking at sites put forward in Llandysul during the candidate site assessment process.	No further changes to the LDP in respect of this comment.	
	Need additional information to comment on strategic	More detailed information will be contained within the Deposit Plan.	No further changes to the LDP in respect of this comment.	

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
	sites.			
	<p>Several comments were made in relation to the suitability of the Capel Bangor Strategic Site:</p> <ul style="list-style-type: none"> • UDP inspector recommended it's deletion. Clarification needed on how subsequent assessments of alternatives sites have been taken into account. • It is a poor location with respect to where most people live. Public transport is poor and fuel prices are 	<p>The Economic Needs Assessments suggests that the Capel Bangor site be used as an allocated employment site. The site has been included in the Preferred Strategy as a strategic employment site. The site is however subject to a call in relating to a planning application for the same use – the outcome of which might affect the future designation of the site.</p>	<p>Capel Bangor benefits from a valid planning permission.</p> <p>The site had also been identified as being suitable and necessary through the assessment work undertaken by NLP (2010).</p> <p>No further changes to the LDP in respect of this comment.</p>	

Question number (as per representation form) along with matter to which it relates		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>expensive. The site would generate extra car journeys.</p> <ul style="list-style-type: none"> • The site isn't on a railway line. • It's size is out of character with the small size of the settlement and surrounding landscape. • The site is situated next to a caravan park and housing, which are incompatible with B2 and B8 uses. • This is out of character with the area's landscape. The valley is technically a 			

Question number (as per representation form) along with matter to which it relates		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>Special Landscape Area according to the Dyfed Structure Plan.</p> <ul style="list-style-type: none"> • The site occupies prime agricultural land, a rarity in Ceredigion. It would be better to develop on poorer quality land. • There are water contamination and quality issues relating to the site. • There is alternative land at Glanyrafon (18ha identified), Llanbadarn Campus, 			

Question number (as per representation form) along with matter to which it relates		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>Lovesgrove, Frongoch Farm and Capel Dewi.</p> <ul style="list-style-type: none"> • There are empty units at Glanyrafon, Cefn Llan Science Park and owing to the construction of new CCC and WAG offices, in Aberystwyth itself. • Land forecasts used by developers to justify site are exaggerated. • Previous assessment of sites flawed (rejected by the UDP inspector). • The site fails the Sequential 			

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010		
		<p>Approach to Development.</p> <ul style="list-style-type: none"> Greenfield sites should not be developed when there are suitable brownfield alternatives. 			
		<p>More employment sites are needed in the middle of the county to decrease travel distances to work.</p>	<p>Economic needs assessments have demonstrated that there is already enough land in the middle of the county to accommodate projected growth.</p>	<p>No further changes to the LDP in respect of this comment.</p>	
		<p>Parc Aberporth/West Wales Airport should be a strategic site because:</p> <ul style="list-style-type: none"> Major job losses in north Pembrokeshire and south Ceredigion were announced in 	<p>The status of Parc Aberporth/ West Wales Airport will be assessed through the candidate sites process.</p>	<p>Land at Parc Aberporth has been allocated as employment land based on research evidence.</p> <p>West Wales Airport has been allocated for mixed use within the curtilage of planning consents that apply to the defined airport area and associated tourism, training,</p>	

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010		
		<p>2002.</p> <ul style="list-style-type: none"> • WAG has identified aerospace and defence as tow jet sectors for growth. • The area has a long association with aircraft, flying and engineering training. • The UAS sector is a major new growth opportunity worldwide and the UK's position in this market will only be sustainable if the facilities are constantly available. • Much infrastructure already in place – airfield and ParcAberporth. • WAG has a commitment in the 		R&D support activity and operational infrastructure.	

Question number (as per representation form) along with matter to which it relates		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>UAV Centre of Excellence at ParcAberporth.</p> <ul style="list-style-type: none"> • Wag has identified future requirements for UAV development which the site already mostly meets, but needs to be further developed. • Identified as a strategic site as part of the infrastructure development for Wales for EU Objective 1 funding. • West Wales Airport is currently the only site in the UK of undertaking routine UAV operations. 			

Question 12

What types of development should attract a requirement for Welsh Language Impact Assessment (e.g. housing, economic development, leisure, other, all development) (see Section 9, Policy 14)? On what basis do you make this recommendation? Where should the Welsh Language Impact Assessments be piloted? On what basis do you make this recommendation?

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Response to comments received	Recommendation
12	Welsh language	Responses received in relation to this question have been summarised and responded to under Question 14, Policy 14 below.	

Question 13

What level of BREEAM should be applied (see Section 9, Policy 16)? Should the requirement differ between small and larger developments? If so what level should be applied to each and what should be considered large scale?

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Response to comments received	Recommendation
13	BREEAM	Responses received in relation to this question have been summarised and responded to under Question 14, Policy 16 below.	

Question 14

In addition to the above specific questions representations are invited on each of the 25 Key Strategic Policies set out in Section 9. When making representations please specify the policy number to which your response relates and continue on a separate sheet if necessary.

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
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Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
1.	<i>Preferred Strategy</i>	There was support for the Preferred Strategy subject to detailed comments summarised in this document in respect of specific policies.	Noted.	No further changes to the LDP in respect of this comment.
2.	Level of Growth	There was 1 general support and 3 supports in principle, for the overall level of growth.	Noted.	No further changes to the LDP in respect of this comment.
		1 objection to lack of certainty because it would depend on how correct the present projections are.	The Population and Household Projections background paper deals transparently with shortcomings in the data available for analysis. These are carefully identified and the implications for robust forecasting weighed in reaching the projections. Further updating and refining of the projections is underway, taking account of the latest available data. Stakeholders engaged in discussing the methodology were in the majority supportive of the approach taken.	Revised projections are explained in background papers and considered robust.
		The numbers should be capable of being reviewed over the plan period, subject to	Monitoring of the LDP will be undertaken on an annual basis. The plan allows for a measure of	No further changes to the LDP in respect of this comment.

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	requirement and need.	flexibility in the level of development and significant growth in excess of projections would be dealt with by means of formal review of the plan.	
	There was a proposal to amend the policy, replacing the words, 'could come forward' with 'should be provided' – to give certainty that the LDP will make suitable provision for predicted growth.	The suggested amendment may not precisely express the intentions of the objection, which is interpreted to be that 'land should be provided' to meet projected housing and economic growth. The policy, first sentence, may be instead amended to read: 'The LDP will allocate sufficient land to facilitate housing and economic development to meet projected growth.'	As the policy has been replaced effectively by Policy S06. The comments do not apply. No further changes to the LDP in respect of this comment.
	One comment that the policy should be reworded to state that the 5900 new homes is a minimum figure, with an element of flexibility (say +10%). Employment land allocations should be translated into sites to accommodate	The Preferred Strategy allows for some flexibility within the LDP for some additional growth to be accommodated if need is demonstrated through monitoring. Plan review would deal with the need to meet significant additional growth.	No further changes to the LDP in respect of this comment.

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		facilities associated with such an increase.	The allocation of specific sites will be undertaken as part of preparation of the Deposit LDP. Employment allocations will be provided in all USCs and some RSCs.	
		<p>Inappropriate policy since the number of households and number of jobs are both likely to decrease within the County over the plan period.</p> <p>Impossible to comment on Economic needs forecast as relevant documentation unavailable during the consultation period (technical report 3).</p>	<p>The Council's housing projections were considered to be based on robust population projections, including that of migration, as were the economic forecasts at the time of the Preferred Strategy. Both of these projections however are kept under review with new information becoming available throughout the plan period. Any significant changes will need to be considered and reflected in the Deposit version.</p> <p>The core documents relating to the economic needs assessment were made available during the consultation period. There were however also some early technical papers which the core documents</p>	<p>Both population and economic projections have been reviewed as part of the deposit preparation. The projections upon which the plan is based are considered to be robust.</p> <p>No further changes to the LDP in respect of this comment.</p>

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
			referred to that were not on the website but were made available upon request as they did not form part of the core documents.	
		A detailed comment suggested the household requirement may need to be increased to 7119 as a result of the new population projections from WAG, concluding a requirement, for 7404 dwellings between 2006 and 2021	The population and household projections will be reworked using the latest data in the course of preparation of the LDP Deposit.	The LPA has clear and justifiable reasons for undertaking its own population and household projections which are explained in background papers. The policy choice is to meet projected need. No further changes to the LDP in respect of this comment.
		The housing land requirement should be 7,600 in order to provide a sufficient range and choice of housing opportunities and accommodate necessary growth, particularly in the coastal area and at Aberystwyth, Cardigan and Lampeter.	The option to provide for a housing land for more than the projected requirement was debated widely with stakeholders and members prior to reaching the Preferred Strategy. In the absence of significant regeneration activity there is no substantial basis for supplying land for more than projected housing growth. The population and household	The LPA has clear and justifiable reasons for undertaking its own population and household projections which are explained in background papers. The policy choice is to meet projected need. No further changes to the LDP in respect of this comment.

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
			projections will be reviewed using the latest data in the course of preparation of the LDP Deposit.	
		A new policy should be included to provide for 25% of overall housing growth in Aberystwyth area to reinforce the role of the town as a significant regional centre in national terms and to compensate for UDP sites which may not come forward for development, given the constraints to development in the town itself and the continued likelihood that the satellite settlements will need to continue to cater for a significant proportion of its housing needs, minimising the need to travel and avoiding areas adjacent to the town which are sensitive in bio/environmental terms.	Further work is being undertaken before the % distribution is finalised. However, it remains to be seen, on the basis of additional evidence being gathered, whether Urban Linked Settlements may have a complementary role to play in the provision of general housing which would normally be allocated in Aberystwyth.	An appropriate level of growth has been allocated in Aberystwyth to reflect its regional importance. Sufficient land has been identified to meet the projected need for the LDP plan period without recourse to satellite settlements. No further changes to the LDP in respect of this comment.
		A new policy should be included to provide for 6.5% of	Further work is being undertaken before the % distribution is	The growth planned for Lampeter reflects both its

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		overall housing growth in Lampeter to reinforce the role of the town as an employment centre and University town.	finalised.	population proportion and a realistic assessment of development rates. No further changes to the LDP in respect of this comment.
		In view of Cardigan's role as key cross boundary settlement, with a hinterland extending into north Pembrokeshire, a new policy should be included to provide for 10% of overall housing growth (i.e., 800 dwellings) in Cardigan to reinforce the role of the town	Further work is being undertaken before the % distribution is finalised.	The growth planned for Cardigan reflects both its population proportion and a realistic assessment of development rates. The level of growth is considered to be both suitable and deliverable. No further changes to the LDP in respect of this comment.
		A further draft Spatial Option should be included to read: 'Focus the major area of growth on the key centres of Aberystwyth and Cardigan'.	The Preferred Strategy is sufficiently flexible to allow for appropriate levels of distribution to reflect the varied roles and functions of each. . Further work is being undertaken before the % distribution is finalised.	The LDP strategy effectively focuses the largest proportions of growth on Aberystwyth and Cardigan, though the former far exceeds the latter. However, growth is also

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			<p>identified for elsewhere in the County otherwise the Strategy of strengthening a network of service centres would not be achieved.</p> <p>No further changes to the LDP in respect of this comment.</p>
3.	Urban Service Centre	Comments were made correcting punctuation and amending the policy.	<p>Noted.</p> <p>This is now policy S02 in the LDP – although the ethos is similar the wording has changed.</p> <p>No further changes to the LDP in respect of this comment.</p>
		A query as to the absence of a reference to provision of infrastructure in the policy.	<p>There are no confirmed and funded infrastructure projects for which land allocation is necessary. General infrastructure provision is required to mitigate the specific impacts of development and is dealt with under Policies 22, 23 and 24.</p> <p>Infrastructure is dealt with under policies DM12 amongst others.</p> <p>No further changes to the LDP in respect of this comment.</p>
		Suggestions were made for the amendment of point 7 of the policy:	

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		<ul style="list-style-type: none"> Amend to read: 'Encouraging use of a variety of alternative means of travel and transport in order to maximise sustainable access opportunities to services and employment and reduce over-dependency on single-occupancy private motor cars.' 	Point 7 encourages use and provision of alternative means of transport, which goes further than the suggested amendment. The reasons do not need to be repeated, since these are the subject of several of the objectives to which the policy relates. It may be appropriate to delete the text after 'etc'.	<p>The Transport policies have been re-written for Deposit.</p> <p>Alternative modes of transport are still encouraged by the policies DM03 and DM04.</p>
		<ul style="list-style-type: none"> Add at the end of the sentence: '..sustainable access to services and employment and contribute to promoting health and well-being.' 	The reasons do not need to be repeated, since these are the subject of several of the objectives to which the policy relates, in particular Objective 16. It may be appropriate to delete the text after 'etc'.	<p>The Transport policies have been re-written for Deposit.</p> <p>Alternative modes of transport are still encouraged by the policies DM03 and DM04.</p>
		Further development in Lampeter should make use of brownfield sites in preference to open countryside and existing or potential community land.	The Candidate Sites assessment (the proposed details of which have been consulted upon) will take into account the availability and viability of development on brownfield sites. It will be important to ensure delivery of	Brownfield sites were sought in preference over Greenfield sites. However there is a lack of such opportunities available in the town and therefore Greenfield sites have also been included

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
			housing, so such detail will be an important part of the judgement as to the extent to which this can feasibly be delivered over the plan period.	
4.	Rural Service Centre	Supports received related to the following:		
		<ul style="list-style-type: none"> • There was support for measures to directly support rural service providers and employers such as shops, to avoid rural settlements becoming simply dormitories rather than communities. • Flexibility is welcomed and growth should not be considered inevitable and desirable in every case. • There was support in relation to RSCs closest to Lampeter, 	Noted.	No further changes to the LDP in respect of this comment.

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	subject to impact of future fuel costs, in which case it may be better to concentrate a higher level of development within USCs.		
	Suggestions were made to amend Point 6:		
	<ul style="list-style-type: none"> Firstly: amend to read: 'Encouraging use of a variety of alternative means of travel and transport in order to maximise sustainable access opportunities to services and employment and reduce over-dependency on single-occupancy private motor cars.' 	Point 6 encourages use and provision of alternative means of transport, which goes further than the suggested amendment. The reasons do not need to be repeated, since these are the subject of several of the objectives to which the policy relates. It may be appropriate to delete the text after 'etc'.	Transport policies have been re-written for the Deposit plan. No further changes to the LDP in respect of this comment.
	Secondly: Add at the end of the sentence: '..and contribute to promoting health and	The reasons do not need to be repeated, since these are the subject of several of the objectives to which the policy relates, in particular Objective 16. It may be	The Transport policies have been re-written for Deposit. No further changes to the LDP in respect of this comment.

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		well-being.'	appropriate to delete the text after 'etc'.	
		Objection that the potential distribution of growth in Trawsgoed Ward would be insufficient to meet the needs of its rural Linked Settlements (estimated at 7 new dwellings per village or 1 every 2 years, then an embargo), with too much growth allocated to the main Urban Service Centres and to the Rural Service Centres. It was felt there was potential for conflict between Linked Settlements on the basis of losing allocation to 'first come' settlement applicants and the creation of 'prime land'.	Further work is being undertaken before the % distribution is finalised. There will be an opportunity to consider the detail of distribution within Settlement Groupings during preparation of the Deposit LDP.	The LDP strategy promotes sustainable rural growth. It also provides policies to resist land banking.
		How will the Council ensure that RSCs will provide 25-30% of overall housing growth?	Further work is being undertaken before the % distribution is finalised. However, the LA will ensure that the distribution Strategy can be implemented by ensuring that (a) the sites included for development in the RSCs are	Land as been allocated in the LDP to help provide for 24% of the growth in RSCs over the plan period. the land included is deemed to be both deliverable and genuinely available. Development will

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
			genuinely available, (b) monitoring to ensure that a greater % of the distribution is not coming forward in the LS which would undermine the role of the RSCs.	need to accord with the overall Settlement Strategy to ensure that the proportions are adhered to. The LPA will monitor completions and outstanding consents to gauge whether the Strategy is being delivered. No further changes to the LDP in respect of this comment.
		Reference is made to Capel Bangor. Consideration should be given to the planning history with a clear demonstration of why the site should be included in the Deposit plan.	The Economic Needs Assessments suggests that the Capel Bangor site be used as an allocated employment site. The site has been included in the Preferred Strategy as a strategic employment site. The site is however subject to a call in relating to a planning application for the same use – the outcome of which might affect the future designation of the site.	The site benefits from a planning consent by now. No further changes to the LDP in respect of this comment.
5.	Linked Settlements	Supports:		
		A number of supports were	Noted.	No further changes to the LDP

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	<p>received to this policy because</p> <ul style="list-style-type: none"> • Of the use of criteria-based policies • It provides for a gradual rate of development • avoids ribboning • Strong agreement with point 4d, for development usually be in the form of a single dwelling. • in relation to Lampeter's Linked Settlements, with the proviso that development makes preferential use of brownfield sites and a reversion to concentrating development in the USC in the event of higher fuel costs. 		<p>in respect of this comment.</p>
	<p>Other comments received were as follows:</p>		

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		Call for more flexibility to develop in Linked Settlements.	The strategy supports better flexibility than individual settlement requirements, making it more responsive to local community needs as and where they arise within the settlement Group. Such growth will be limited – focussing on the needs of the community.	No further changes to the LDP in respect of this comment.
		Criterion 4 of the policy is overly detailed and repetitive of criterion two and should be deleted.	Agree that there is some duplication. Will consider whether deletion or amalgamation and further editing will ensure all elements are covered in the criterion.	These points have been considered in re-writing Deposit plan policies. Policy S04 is now the relevant policy in relation to LS. No further changes to the LDP in respect of this comment.
		Delete criterion 4 because it introduces too much uncertainty and unreasonable control.	Disagree. On the contrary, it provides transparency in the plan with a clear indication that Linked Settlements should not generally provide for speculative development, which would be unsustainable. The intention is to avoid land-banking, which might deprive the local community of the	No further changes to the LDP in respect of this comment.

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		opportunity to meet their needs when they arise.		
		<p>Criterion 2 should be deleted and criterion 4d reworded to read: 'usually, in the form of small-scale development (i.e. sites of up to 3 dwellings) with preference being given to the redevelopment of previously developed land but acknowledging that larger villages, especially Linked Settlements in urban areas may justify the development of larger sites'.</p>	<p>Agree that there is some duplication. Will consider whether deletion or amalgamation and further amendment will ensure all appropriate elements are covered in the criterion.</p>	<p>These points have been considered in re-writing Deposit plan policies. Policy S04 is now the relevant policy in relation to LS.</p> <p>Preference to redevelopment is a national policy requirement and does not need to be repeated in local policies.</p> <p>The policy is sufficiently flexible (along with policy DM01) to acknowledge that LS vary in size and that this size of the settlement will affect the scale of development (out of the housing requirement available to that Group) suitable.</p> <p>No further changes to the LDP in respect of this comment.</p>

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		<p>The strategy was in danger of apportioning more development to Urban Linked Settlements due to their size, with the risk that Rural Linked Settlements would receive even less of the growth and that this would be unfair.</p>	<p>Further work is being undertaken before the % distribution is finalised.</p> <p>Clear policies will set out the process in relation to LS.</p>	<p>The policy is sufficiently flexible (along with policy DM01) to acknowledge that LS vary in size and that this size of the settlement will affect the scale of development (out of the housing requirement available to that Group) suitable.</p> <p>No further changes to the LDP in respect of this comment.</p>
		<p>A development boundary is essential for controlling the location and quantum of development with clarity and transparency.</p> <p>In addition to criterion 3, the LDP should identify specific limits around Linked Settlements. This would help to clarify areas 'outside' defined settlements referred to at Policy 6.</p>	<p>Further consideration needs to be given as to whether the LS should have settlement boundaries in order to clarify where the built form is or whether a clearly defined policy will be adequate.</p> <p>If a settlement boundary were to be used this would need to serve a different purpose to its use in relation to USC and RSC where its purpose is to include land for development.</p> <p>If a boundary is to be applied in</p>	<p>Linked Settlements are not given settlement boundaries in the Deposit Plan. This would be contrary to the prime focus of the plan, which is on Service Centres. Policy controls over appropriate development to meet locally occurring needs are sufficient to respond to applications.</p> <p>Reworded policy S04 along with policies such as DM01 will ensure that the right level of development comes</p>

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
			<p>relation to LS it would therefore be used to define the existing built form only – so that it is clear when applications are received what is adjoining the existing built form. This would mean that no additional ‘undeveloped’ land on the edges of the village would be included in the settlement boundary. This different approach is required if the LDP is to retain flexibility (within the overall number for the Group) in terms of the number and location of units that could come forward in LS. Applications would then be considered potentially acceptable if they are in the village or adjoin the settlement boundary.</p>	<p>forward in the right locations in relation to LS</p>
		<p>It is alarming that the Council note it will ensure that at least 15% of all development will come forward in the LS? How will it ensure this level of growth?</p>	<p>Further work is being undertaken before the % distribution is finalised.</p> <p>However, the LA will ensure through (a) making sure that genuinely available land is identified for the Service Centres</p>	<p>The LDP provides opportunity to meet growth across the County. The Deposit specifies that up to 25% of that growth would be acceptable in locations other than the Service Centres. therefore whatever the level of growth</p>

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
			and (b) monitoring the distribution of growth, that the overall Strategy can be met. This will include ensuring that the growth coming forward from LS is within the defined limits set so as to not undermine the role of the Service Centres.	that does materialise over the plan period the LA will seek to ensure that the distribution in proportional terms accords with the Settlement Strategy. No further changes to the LDP in respect of this comment.
		Delete the words at point six: 'with proposals for development that have wider area role being directed to the Urban and Rural Service Centres' – they are superfluous and unnecessary, given the opening part of the sentence.	Disagree. The settlement strategy effectively promotes serious consideration of the development of new community facilities in RSCs so that these can be accessible alongside other facilities for the settlement group and avoid trips in several different directions. Minor amenities and facilities which can be reached by walking/cycling may be appropriate in Linked Settlements.	The LPA initial response remains. However the issue is now addressed by Policies S02 and S03 in the Deposit Version. No further changes to the LDP in respect of this comment.
		2 suggestions that a further item be added in respect of encouraging the use of alternative means of transport, with one suggesting wording as follows:	Policy 24 deals with sustainable transport issues as a fundamental part of the strategy, so a further criterion here would be superfluous.	Sustainable travel is dealt with now under policy DM03 and DM04. No further changes to the LDP in respect of this comment.

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		'8. A variety of alternative means of travel and transport will be encouraged in order to maximise sustainable access opportunities to services and employment and reduce over-dependency on single-occupancy private motor cars.'		
6.	Open Countryside			

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>Support for the policy:</p> <ul style="list-style-type: none"> ○ one support for the policy, cross-referencing their response to the WAG consultation on Sustainable Homes in the Countryside. ○ Further support, subject to a flexible approach with a sustainable pattern as the basis of viable communities. ○ acceptance of criterion 1a only if there is a method for ensuring that this use is extended beyond initial occupation and not abused. 	Noted.	No further changes to the LDP in respect of this comment.
		Objection to the policy:		
		Development in the open countryside should not rule out the development of genuinely self-sustaining communities based on reuse of abandoned buildings or innovative	The Preferred Strategy is sufficiently flexible to allow consideration in principle of proposals for alternative lifestyle developments for sustainable living and for the re-use of existing	PPW deals with One Planet Development. Local policy was not necessary. Policies are however contained within the LDP in

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		structures.	buildings.	relation to re-use of abandoned dwellings. No further changes to the LDP in respect of this comment.
		Recommendation to delete 'national guidance, or, in the following circumstances' and replace with 'national guidance and in the following circumstances', so as to provide for all new development to meet provisions under PPW 2002, paras 2.5.7, 7.6.9-7.6.11, 9.3.6-9.3.10.	The LPA will review the wording as part of Deposit preparation.	These points have been considered in re-writing Deposit plan policies. In general, reference to specific paragraphs has been avoided in view of the likelihood of their changing over the lifetime of the Plan.
		Clarification sought with regard to Criterion 1 (a) as to what is meant by 'or other appropriate employment in the rural economy'.	The definition enables consideration to be given to housing associated with novel and unforeseen processes and business developments capable of meeting the functional and financial test which are better suited to an agricultural/open countryside location than a settlement location because of the	In the meantime national guidance has been updated to bring in these types of developments. Local policy is no longer necessary therefore. No further changes to the LDP in respect of this comment.

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
			nature of the process/need for specific resource located at the site.	
		Remove the word 'redundant' from criterion 1c and to remove the reference to 'affordable housing'. There may be opportunities for the conversion of existing rural buildings for open market housing where it represents the most sustainable form of development.	Disagree with removal of the word 'redundant'. Existing uses for agriculture, storage, employment etc. should be safeguarded to avoid the loss opportunity for a living, working countryside, consistent with PPW para 7.6.9. Conversion to affordable housing is consistent with PPW para 7.6.10. However, there may be scope for flexibility to allow open market housing if it can be shown that provision of affordable housing is not feasible and where it can be demonstrated that there is positive local amenity/landscape benefit /elimination of an eyesore, from a conversion.	It is considered that these elements are sufficiently covered by PPW and that reference in local policy is no longer required.
		There was an objection to criterion 1d on the grounds that by definition such locations appear unsustainable unless there is extensive local	This criterion is intended to support social sustainability in rural areas, seeking to avoid the outmigration of newly forming households from rural	Affordable rural exceptions sites are dealt with in policy LU03 in the Deposit Version. It is acknowledged that the scale and location does need to

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		employment or services or infrastructure.	communities for the lack of affordable housing.	relate to its location. No further changes to the LDP in respect of this comment.
		Add a further item as follows: '4. Will not impose disproportionate financial burdens on the council in the provision of infrastructure and services to meet the needs of the occupants of and visitors to the building(s). This condition may be met by the applicant arranging for appropriate financial contributions to be made to the council by agreement with the council for any such provisions made over and above the norm for buildings within the defined settlements.'	This suggestion may be discussed in the course of the debate on the use of s106 agreements/community infrastructure levy, during preparation of the Deposit LDP.	Policy DM05 sets out the LA approach to seeking planning gain. It is clear that what can be sought will depend on the viability of the site. Policy DM12 clearly sets out that the development must be accompanied by the necessary infrastructure. No further changes to the LDP in respect of this comment.

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		More detail is required on what constitutes, or could constitute, an 'exceptions site'.	This is defined in TAN2 - this type of detail is appropriate to the Deposit LDP where it does not replicate national guidance.	This is set out in PPW and further clarified in LDP Policy LU03.
		Reference is made to the conversion of existing or redundant rural buildings for employment use or as affordable housing. There should perhaps be a reference to "suitable" buildings as not all rural buildings will be suitable for conversion (e.g. modern barns).	Accept.	National guidance deals adequately with this matter and it has not therefore been addressed in the Deposit Version of the LDP.
7	Affordable Housing	<u>Supports received related to the following:</u>		

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		<ul style="list-style-type: none"> - in principle, though looking forward to further detail on occupancy conditions and - subject to appropriate criterion for ensuring long term compliance. (PPW 2002, para 9.2.15) - to help ensure that young people can continue to live in their communities to help maintain Welsh as a living community language. - for the promotion of allocated sites for affordable housing adjacent to settlements named in the LDP 	Noted.	The comments have been noted in drafting the Deposit Plan Policies.
		Objections received related to the following:		
		Clarify criterion 4 to state that 'need' will be determined by the housing need assessment for the county.	This level of detail will be addressed in the Deposit LDP.	The county wide housing need identified in the LHN (ORS 2004 and 2008) has been used as the basis for the AH policy.

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		<p>The affordable housing target is modest (700) in relation to the indicated demand (2,040 units). The Local Housing Market Assessment will be a key part of the evidence base. The deposit plan will need to ensure that the target adopted can be fully justified in terms of dealing adequately with a key issue/objective whilst also being achievable (viability testing). While reference is made to particular local problems e.g. in the tourist towns and 100% affordable sites etc are mooted no clear strategic proposals to meet local differences in affordability/availability are indicated. As the plan notes affordable housing units are likely to be one of the first casualties of the recession so the impact of the phasing of housing consents/development on yield needs to be explored. The implications of meeting/not</p>	<p>Further work is already on-going regarding the affordable housing figure to be included. then this will be encouraged. The figure will be based on an assessment of needs and also an assessment of the viability to deliver such housing.</p>	<p>These points have been considered in re-writing Deposit plan policies</p> <p>The target set in the Deposit version takes into account viability and deliverability (bearing in mind the influence of the LDP policies).</p> <p>It is difficult to set local targets for affordable housing and the Countywide survey remains the best source of information. Localised needs are best dealt with at the time of based on a community needs survey at that time.</p> <p>The LPA have recognised that viability can be an issue and that when several planning gain matters need to be addressed that, other than essential infrastructure, affordable housing will take priority.</p>

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		meeting the output of the LHMA will require clarification.	
		The prejudice against Section 106 restrictions on land prescribed for 'affordable housing' is causing problems and another method of securing affordable housing needs to be found.	There is UK national government and WAG support for this approach to complement other affordable housing provision and it is expected that private development will be required to make a contribution on an ongoing basis.
		Clarify and confirm with Pembrokeshire Coast National Park the level of affordable housing that Ceredigion's LDP intends to seek to address.	Noted. The LPA officers maintain regular contact and will exchange information once further detailed work has been undertaken on viability, etc.
		Exceptions site affordable housing in Ceredigion should be built for local people or working people, not for retired people. This should be monitored.	Monitoring will continue. The LPA cannot discriminate against any particular type of applicant in affordable housing need other than on the basis of the eligibility conditions imposed by the policy in respect of income and definition of 'local'.
		The policy should also allow for the inclusion of a criterion which allows for rural	Criterion 1 makes reference to delivery of affordable homes inter alia on exception sites.
			The LPA recognize this to be an implementation matter rather than that of policy No further changes to the LDP in respect of this comment.
			There has and continues to be ongoing dialogue with Pembrokeshire Coast National Park.
			A similar occupancy restriction approach to that in the UDP will be taken forward – with a few modifications. No further changes to the LDP in respect of this comment.

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	exceptions sites.	Policy 6 deals with the issue specifically.	No further changes to the LDP in respect of this comment.
	Delete the word 'deliver' from the first line of the policy and replace with 'make provision for', given the reliance on and the ability of the private sector to deliver affordable homes.	Further consider the appropriateness of this suggestion alongside any other suggested revisions.	The policy has been rewritten for the Deposit. the emphasis is on securing the delivery of affordable housing. The LDP cannot guarantee delivery. No further changes to the LDP in respect of this comment.
	The policy is unsound on the basis that it makes no reference to site-specific viability considerations in assessing affordable housing LDP target provision. This is a requirement of TAN2 (paragraph 10.4) Quote appeal decision Blyth Valley Borough Council of 29/07/2008.	It is acknowledged that the Preferred Strategy target has not yet been tested. However, the PS clearly indicates that this will be subject to more robust methodology and practical viability testing. This will be undertaken in course of preparation of the Deposit LDP and may impact on the final target.	The Deposit policy is based on information gleaned from a Countywide viability Assessment. The policy also makes reference to a requirement for a site viability test to be undertaken by a developer who wishes to demonstrate that a planning compliant scheme cannot be delivered.
	A variety of views were received with regard to the 33% target and the site thresholds:	Viability testing will provide transparent reasoning against which these comments will be	The Affordable Housing threshold has been amended in the light of viability testing

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	<ul style="list-style-type: none"> ○ two objections that the requirement in criterion 2 for 33% of all units to be affordable is too onerous for developers; and ○ 2 suggestions that the affordable housing proportion should be no more than 30% and that site thresholds should be 10 units in USCs and 6 units elsewhere; ○ 30% should be the maximum discount on affordable sale price (point 3 of the policy). ○ 3 units (0.09 ha) trigger is too low and that the reference to site area should be removed (as it may be inappropriate and unsympathetic to densities in a rural area). ○ affordability should not be unfairly compromised by Sustainable Homes Code Level 3 	<p>considered to be true or not true, subject to varying market conditions. Developers will need to take account of the eventual requirement for provision of affordable housing when negotiating land purchase.</p> <p>Viability testing will enable the LPA to consider market sensitivity for affordable housing viability to changes in site thresholds, costs associated with Sustainable Code for Homes Level 3, lifelong homes, etc., etc .</p>	<p>and a decision to make a contribution to provide for the range and variety of need as demonstrated in the LHNA.</p>

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		requirements in excess of national policy; and	
		Costs of Code Level 3 certification should not be borne by owners/tenants but by the LPA or WAG.	This is not a matter for the LPA to decide.
		There should be an increase over the 700 affordable homes target to take account of current economic uncertainty – especially if the economic situation worsens.	Further work is on-going regarding the affordable housing figure to be included. The figure will be seen as a number to aim for and if more can be delivered then this will be encouraged. The figure will be based on an assessment of needs and also an assessment of the viability to deliver such housing. Although the level of need may increase as a result of economic pressure, it is also likely that the viability to deliver such housing will decrease. Therefore approaches – other than through the planning system – need to be explored in relation to bridging the gap
		Higher yields should be considered on other Cardigan	The LPA recognises this situation. Further discussion will be needed
			The yields sought on site must be consistent with the viability

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		sites to redress the lack of AH on existing large site with planning permission.	subject to viability considerations to consider whether it would be fair and equitable to apply a higher yield requirement in Cardigan to redress this situation. This may be considered alongside the s106 contributions/ Community Infrastructure Levy considerations.	assessment for the County. It is not feasible to make up for the loss on one site by asking for a larger number on another site. No further changes to the LDP in respect of this comment.
		Points 3, 5 and 6 are overly detailed and may be better suited to supplementary planning guidance which would be more easily updated over the course of 15 year plan period.	Point 3 is sufficiently flexible whilst clarifying a general approach and only specifies examples, not rigid percentages. As such, it is appropriate to a Strategic Policy. Point 5 is similarly non-specific. The LPA is content that the existing scheme works quite well and requires only minor review rather than a significant reworking. Point 6 is based on a clear intention by the Council to seek to ensure that dwellings for agricultural workers no longer needed should be made available to meet rural affordable housing needs. As such, only the details of how this would work need to be the subject of SPG.	The initial views of the LPA are carried forward but now relate to policy LU03. No further changes to the LDP in respect of this comment.

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		A query as to how the affordable housing target (700), could be reconciled arithmetically with the justifying formula and stated affordable housing requirement.	The explanation of estimated yield in the Preferred Strategy document is inaccurate in that it should have referred to 50% of 5900(-estimated commitments 2200), at 33%. The formula was therefore $50\% \times 4400 \times 33\% = 730$, which was rounded down to 700 to take account of estimated affordable housing completions. This was considered to be a reasonable basis for an initial affordable housing draft target. The discussion of a range of scenario estimates is provided in Addendum F of the Report to Council of 11 November 2008 on LDP key issues, Vision and Objectives.	The target has been revised for the Deposit version and has been reached by consideration of viability and deliverability. Details of this calculation will be included in background papers. No further changes to the LDP in respect of this comment.
		Part 3 refers to affordable housing for discounted sale and for rent. Is this form of housing intended to meet the definition of affordable housing given in the Housing MIPPS or is it just low cost “market housing”?	Yes, both forms of housing are intended to meet the definition of affordable housing given in the MIPPS, since they will be subject to s106 legal agreements securing their affordability in perpetuity. This could be made clearer by use of a glossary or	These points have been considered in re-writing Deposit plan policies.

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			definition in the text.	
8.	Range of Housing	Support:		
		Support for Criteria 3 (provision for needs of gypsies and travellers) and 4 (Low Impact Development), with the proviso that genuine commitment and the avoidance of misuse are assured, that there is scope for non-conventional solutions and rigorously defined sustainability standards including per capita CO2 emissions not leading to increases in atmospheric concentration.	Noted.	No further changes to the LDP in respect of this comment.
		5 comments of support in principle, to allow for an appropriate range of housing, though with:		
		<ul style="list-style-type: none"> - opposition to developing housing with less than 3 bedrooms, thereby restricting flexibility and forcing growing families 	The LPA is undertaking further research into demography at a more localised level. Anecdotal evidence from the 50+ forum during LDP engagement however	Predictions at a more localised level have proved unfeasible in the light of unstable modelled components introduced by ONS in respect

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		to move.	indicates that older people would often be willing to downsize if suitable accommodation was available within their own communities, releasing under-occupied family sized housing.	of international migration. The LHN sets out the range of needs.
		- Concerns in smaller settlements where possibly single dwellings will come forward, that provision for lifetime homes will never be delivered.	It is likely that these standards will eventually become mandatory at national level for all properties. The Council considered the application of a good practice threshold would be a reasonable approach to address the needs of the ageing population of Ceredigion and to allow for a period of adjustment in view of other standards being introduced and their impact on small developers, who are in the majority in Ceredigion.	Since the Preferred Strategy it has become evident that to make any headway in terms of lifetime homes that this standard should be applied to all properties (see LU04). No further changes to the LDP in respect of this comment.
		Objections regarding the following:		
		The requirement for all dwellings over 5 units to be built to Lifetime Homes standard is more onerous than	The Council considered the application of a threshold known to apply to approximately 50% of proposal sites would be a	The Lifetime Homes standards are likely to apply as part of the Code for Sustainable Homes requirement by 2013

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		the requirement in National Guidance and might jeopardise the provision of a range and mix of accommodation.	reasonable approach to address the needs of the ageing population of Ceredigion and to allow for a period of adjustment in view of other standards being introduced and their impact on small developers, who are in the majority in Ceredigion. Further explanation and justification will be clarified during Deposit preparation.	and already apply in RSL properties. It is considered reasonable to apply them in the Plan, since it is due for adoption in 2012 and reflects the direction of national policy. It is also in recognition of the ageing population present in Ceredigion. As it will only apply to new housing stock, it will still be only a small proportion of the total dwelling stock that will actually be fit to meet these needs.
		The Council need to ensure that the threshold of requiring lifetime homes on developments of 5 or more units is justified.	The Council considered the application of a threshold known to apply to approximately 50% of proposal sites would be a reasonable approach to address the needs of the ageing population of Ceredigion and to allow for a period of adjustment in view of other standards being introduced and their impact on small developers, who are in the majority in Ceredigion.	The Lifetime Homes standards are likely to apply as part of the Code for Sustainable Homes requirement by 2013 and already apply in RSL properties. It is considered reasonable to apply them in the Plan, since it is due for adoption in 2012 and reflects the direction of national policy. It is also in recognition of the

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			Further explanation and justification will be clarified during Deposit preparation.	ageing population present in Ceredigion. As it will only apply to new housing stock, it will still be only a small proportion of the total dwelling stock that will actually be fit to meet these needs.
		Not appropriate to look at the needs of the ageing population in isolation.	Lifetime homes are not simply for the ageing population but are all about building flexibility into the housing stock so that houses can meet a range of needs over time. The LPA is not looking at them in isolation but are looking to have a range of types of housing to meet all needs.	No further changes to the LDP in respect of this comment.
		Lifetime Homes standards may be wasted socially and economically in particular in relation to first time buyers of smaller homes.	The LPA are looking to create homes that people can stay in throughout their life if they wish. The economic costs are not vastly increased as it mainly involves making the place capable of adaptation at build stage.	No further changes to the LDP in respect of this comment.
		Community councils should have more input at application to ensure local young families	This is a reference to input at planning application stage. Community Councils do have an	No further changes to the LDP in respect of this comment.

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		have priority over speculative developments.	input but planning decisions should not be generally made on personal grounds.	
		A query was raised as to whether calculations are incorporated in the Preferred Strategy in respect of the proportionate future need for extra care and sheltered housing.	The Housing Strategy for Ceredigion is taken into account in the preparation of the LDP and policy on mix of development will take account of the strategy and proposals for extra care and sheltered housing emerging from the Housing section. (See Candidate Sites exercise for examples of sites proposed with benefit of Social Housing Grant).	Although sites were put forward for this use, there remains a lack of evidence from the housing sector as to the level of need. No further changes to the LDP in respect of this comment.
		There was a comment that there may be increased pressure for hectare-plus holdings to support 'working from home'.	The plan is sufficiently flexible to consider sustainable lifestyle proposals on the basis of evidence.	No further changes to the LDP in respect of this comment.
		Ensure appropriate site/s are identified in the deposit plan (both permanent and transit) along with a criteria based policy in line with WAG Circular 30/2007: 'Planning for Gypsy and Traveller Caravan Sites'	Further detailed work has been undertaken in the early stages of the LDP to determine evidence for these needs, but has been hampered by lack of historical detailed evidence and limited actual engagement despite efforts	Criteria based policy is the only option at Deposit in view of the dearth of evidence, despite the LPAs best efforts to establish information on the needs of Gypsy Travellers.

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		and Annex B.	to undertake this. The timescale for preparation of the Deposit LDP may further limit realistic prospect of timely current assessment of Gypsy/traveller needs. The LPA will respond to the best evidence available, during LDP preparation, which includes research undertaken on behalf of the Welsh Assembly Government.	A survey is now being commissioned which it is hoped will inform a review of the Plan. however in the absence of permanent sites to survey the survey approach will be novel and it remains to e seen whether the work can indeed be undertaken.
	9. Tourism Facilities	Supports received:		
		A representation supporting the policy was received specifically in relation to the need for wet weather facilities.	Support noted.	No further changes to the LDP in respect of this comment.
		Objections received referred to the following:		

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		The importance of tourist/recreational activities in rural locations should be built upon;	Current policy is a strategic policy which by its very nature is meant to be broad. Consideration will be given when writing Deposit policies as to whether there is a need to differentiate between urban and rural areas.	Policies included in the Deposit version seek to support the development of tourist/recreation activities that are of an appropriate scale and in the right location.
		Amend criterion 3 to 'specifically protect and, where appropriate, enhance the natural heritage.';	Local Authority will need to consider how to deal with the issue of heritage generally as part of the preparation toward the Deposit.	Natural heritage is dealt with through policies such as DM17 (General Landscape) which apply to all types of development proposals

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		Delete the word 'easily' from criterion 1;	Further clarification of terms will need to be considered along with any other amendments to the strategic policy in the Deposit.	<p>Sustainable transport matters are now dealt with through policies DM03 and DM04.</p> <p>These policies apply to all types of development proposals.</p> <p>However Policy LU17 retains ref to locations being 'easily' accessible in line with locating development in sustainable locations.</p> <p>No further changes to the LDP in respect of this comment.</p>
		Refer to the value of walking within the policy;	Strategic Policy 24: Transport Provision deals with encouraging opportunities for walking and should be applied, where appropriate, for all development. Therefore suggested policy rewording not required.	No further changes to the LDP in respect of this comment.

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		Further work on the creation of new longer walking routes additional to the coastal path;	Where known schemes exist and commitment to delivering the scheme are present the LDP will look to include these within the plan. The LDP also looks to improve linkages as a whole.	No further changes to the LDP in respect of this comment.
		Refer to the continuous improvement to public rights of way.	As above. Specific maintenance not an issue that falls under the remit of planning.	No further changes to the LDP in respect of this comment.
		Add a new policy which supports the improvement of existing tourism attractions and facilities due to changing customer expectations and a changing market.	LA to ensure that the Deposit deals clearly with tourism development in relation to existing and new tourism businesses.	The Authority has considered the need for a further policy on enhancement of existing facilities and it is considered that policies developed in the LDP do not hinder organisations/ faculties coming forward to upgrade their facilities. Policy LU17 in the LDP will apply to new attractions and extensions to existing ones. No further changes to the LDP in respect of this comment.
	10. Tourism	Support received:	Support noted	No further changes to the LDP

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	Accommodation	A couple of supports received including one to criterion 2 in relation to the provision of log cabins in suitable locations.		in respect of this comment.
		Suggested amendments to the policy were received as follows:		
		One representation requested additional criteria as follows: 'Providing the development has good road network, to gain access without major contribution from the local authority.'	The accessibility of a development is a matter which needs consideration for all development types, not just tourism. Further consideration needs to be given as to whether specific reference within this particular policy is needed when drafting the Deposit	It is considered that policies relating to transport infrastructure adequately covers the need for developments to be accessible. See DM03 and DM04. No further changes to the LDP in respect of this comment.
		That the site is close or has adequate services connected or within an acceptable distance of the proposed site.'	It is taken that the comment relates to infrastructure. Policy 22 already required that infrastructure is a consideration in determining all application types.	This requirement in relation to Policy 22 has been carried through to policy LU17. No further changes to the LDP in respect of this comment.
		Avoid sites subject to flood risk;	The LDP will follow national guidance in relation to flood-risk – this will be further clarified in the	All development will adhere to national guidance on flood risk which sufficiently covers the

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			Deposit Version.	<p>issue of development in flood zones and thus a specific LDP policy is not required.</p> <p>No further changes to the LDP in respect of this comment.</p>
		Insert the word 'and' between criteria 'd' and 'e';	Further consideration of detailed wording will need to be considered at the Deposit stage.	<p>As part of the preparation towards the Deposit all Strategic Policies in the Preferred Strategy were reviewed. This policy has been generally reworded and expanded to provide greater guidance and clarity.</p> <p>The specific point raised by the Objector is therefore no longer relevant.</p>
		Include consideration of ways to encourage owners of existing caravan sites in coastal zones to move allowing managed retreat of the coastline;	Local Authority will need to give further consideration to the effects of climate change on the coast generally and will consider the point made here as part of the preparation towards deposit.	<p>The issue of coastal erosion and the possible need for managed retreat has been considered through the Deposit preparation.</p> <p>Ongoing work with the SMP 2 will better inform any potential</p>

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				<p>areas that need to consider a managed retreat however this will not be available for this plan period (or certainly not before a review).</p> <p>Policies developed for coastal management are flexible to allow caravan site operators to come forward with a scheme of relocation if their site is affected by coastal erosion.</p>
		<p>A representation raised concern over criterion B in the terms of that it allows the conversion of existing buildings to holiday accommodations. Concerns over second home ownership in parts of the County and the general level of need for affordable housing, it is suggested that the Council needs to considered whether affordable housing should be given the priority.</p>	<p>Consideration of detailed policies and wording will be derived at the Deposit stage of the plan.</p> <p>Further investigation into second home ownership and affordability will be required.</p>	<p>The issue of second home ownership within the County has diminished not increased.</p> <p>No further changes to the LDP in respect of this comment.</p>
		<p>Objections to the policy in</p>		

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>principle:</p> <p>4 representations of objection to the policy in principle were received. Based on the following:</p> <ul style="list-style-type: none"> • The policy should recognise the need to retain and enhance but also expand holiday parks allowing for additional units, especially when the proposals improve the range and quality of accommodation and facilities on site and its setting in the surrounding landscape. Prohibiting additional units on static caravan sites will not boost tourism industry; • Not allowing new static caravan or chalet sites to be developed as per UDP Proposed Modifications; • Allow for operators to 	<p>These comments all relate to the current embargo for developing further static units. Further work is required investigating the provision of caravans within Ceredigion before the Council finalises its approach in the Deposit version.</p>	<p>Policies in the Deposit allow the extension of static caravan parks and chalet sites inland (outside of the Coastal Area).</p> <p>The creation of new or expansion of existing sites in the coastal area will have a detrimental effect on the special landscape of this area and continues to be resisted.</p> <p>Sites within the coastal location are allowed to expand in order to upgrade and/or enhance their facilities provided there is not an increase in units on site.</p> <p>No further changes to the LDP in respect of this comment.</p>

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		<p>undertake a phased approach towards improvements and extensions over several years;</p> <ul style="list-style-type: none"> The size of extension and increase in numbers could be controlled with appropriate criteria. Similar to that applied by Gwynedd County Council 		
	11. Retail Needs	Support for policy in principle.	Noted.	No further changes to the LDP in respect of this comment.
		Housing growth in Lampeter will justify additional retail, leisure and tourism related development.	Any leisure or tourism proposals would need to be considered at the time of the application. Any proposals put forward as a candidate site will be considered at the assessment stage. According to the Retail Needs Planning Study for Lampeter and Cardigan, retail needs should be met within the built form and that there is no need to allocated land for retail uses.	No further changes to the LDP in respect of this comment.
		Further criterion needed:	Further retail allocations will be	Site allocations can be seen in

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		"Identifying appropriate sites for retailing locations on the edge of existing centres which can support and enhance the overall retail function".	considered for the Deposit Plan and the viability of all potential allocations must be assessed through the candidate sites process. New allocations do not necessarily mean out of town locations, the LA will be looking to redevelop town centre sites first. Therefore, the amendment is neither appropriate nor is it needed.	policy S08 (see mixed use sites). No further changes to the LDP in respect of this comment.
	12. Design	Support for policy:		
		Support for the sustainable design policy was received.	Support noted.	No further changes to the LDP in respect of this comment.
		A number suggested changes to the policy were received as follows:		
		Design and Access statement could incorporate many of the policy ideals;	The Design and Access Statement (DAS) would generally incorporate many of the aspects set out within the policy. However the DAS is only generally themed and the LDP policy seeks to go further defining many of the principles the Authority will be looking for in terms of planning applications.	No further changes to the LDP in respect of this comment.

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		<p>Criterion 7 should be split into two elements:</p> <ul style="list-style-type: none"> • ‘Encourage the reuse/recycle the materials from a previous existing site/building; and • use sympathetic building materials in new Greenfield development.’ 	<p>Consideration to further rewording of the policy will take place at the Pre-deposit stage.</p>	<p>The policy has been rewritten for the purposes of the Deposit version. See DM06.</p>
		<p>The words ‘Where applicable’ should be inserted at the start of the policy. Otherwise the policy reads as though all applications for development will need to meet the criteria in the policy whether such criteria are relevant or not;</p>	<p>It is considered that there is no need to insert ‘where applicable’ as all policies are applied only if they are applicable.</p>	<p>The policy has been rewritten for the purposes of the Deposit version. See DM06..</p>
		<p>Redraft policy to take into account:</p> <ul style="list-style-type: none"> • specific characteristics and vulnerability of the proposed land use; • whether the residual risks 	<p>The LDP will follow national guidance in relation to flood-risk – this will be further clarified in the Deposit Version.</p> <p>TAN 15. Has a specific section</p>	<p>No further changes to the LDP in respect of this comment.</p>

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		<p>of flooding to people and property are acceptable and can be satisfactorily managed. Specifically only the new area put forward for expansion in relation to existing holiday accommodation/parks located within flood risk areas should be assessed and not the whole site.</p>	<p>and appendix on caravan parks. This guidance will be used when making decisions on any application</p>	
		<p>Clarification was also sought regarding the wording of:</p> <ul style="list-style-type: none"> • 'Important natural features'; • 'good quality hard and soft landscaping'; • 'good landscaping'. 	<p>SPG will provide more clarification on detailed design requirements.</p>	<p>No further changes to the LDP in respect of this comment.</p>
		<p>Additional reference is required to protect buildings of local importance i.e. those not listed by contribute to the regional architectural vernacular character and/or wider landscape. Suggested wording:</p>	<p>Further consideration with regard to what detailed policies are required will be considered as part of the preparation towards the deposit.</p>	<p>Policies DM06 and DM19 deal with matters raised.</p>

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		<p>development affecting buildings which make an important contribution to the character and interest of the local area will be permitted where the distinctive appearance, architectural integrity or their setting would not be significantly adversely affected.”</p>		
		<p>ference could be made to relevant national policy indicating that all proposed development will be assessed with regard to Planning Policy Wales guidance:</p> <ul style="list-style-type: none"> • Chapter 6 “Conserving the Historic Environment”; • Only appropriate development that promotes local distinctiveness and includes recognition of the historic and cultural heritage will be 	<p>As part of preparation towards the Deposit the LA will need to consider how best to inform the public to the relevant national policies applications will be assessed against.</p>	<p>Policy DM19 deals with matters raised in this objection.</p>

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		permitted.	
		A representation also suggested that indigenous architectural styles should be used as far as possible.	Detailed design policies will seek to emphasises local architectural styles. Further guidance will be provided within an SPG.
	13. Community	A criterion should be included relating to accessibility of new sustainable leisure, community facilities etc. i.e. are they accessible via public transport, cycle route?	Policy 24: Transport Provision deals with maximizing the use of transport other than the car and would apply to all development types. Therefore the suggested policy rewording is not required.
		The policy is not as clear as the UDP versions. It provides little guidance on proposals which result in the loss of community, recreation and leisure uses to alternative uses.	This is a strategic policy and by its very nature it is broad strategic and not as detailed as policies contained within the UDP. Further consideration with regard to what detailed policies are required will be considered as part of the preparation towards the deposit.
			Policy DM03 and DM04 carry forward the sentiment of policy 24 in the Deposit version. No further changes to the LDP in respect of this comment.

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		The LDP should include provision for the protection of existing and the creation of new open space. CCW toolkit could be used for this purpose.	Work is currently on-going which will assist the LA in the protection of existing and creation of new open space.	Policy LU23 and LU24 address these issues. No further changes to the LDP in respect of this comment.
		Two representations suggested the rewording of criterion 2. One suggested the following: 'not permitting change of use leading to the loss of community facilities, including public houses, unless it can be demonstrated that: <ul style="list-style-type: none"> • the needs of the community are met by alternative existing provision within the settlement and; • the current use has ceased to be viable and its viability cannot be re-established by actively seeking its multiple or shared use and/or actively marketing it to 	This is a strategic policy and by its very nature it is broad and not as detailed as policies contained within the UDP. Further consideration with regard to what detailed policies are required (including how to approach viability) will be considered as part of the preparation towards the deposit. It should however be noted that, given the rural nature of Ceredigion and the small size of many of its settlements it would not always be reasonable that alternative provision exist within the settlement itself. The Preferred Strategy approach is focussed on	As part of the Deposit all Strategic Policies within the Preferred Strategy have been reworded and expanded to provide greater clarity and guidance to users. See policies DM22, 23 and 24. No further changes to the LDP in respect of this comment.

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		<p>potential alternative operators. Model viability tests such as those recommended by the Campaign for Real Ale may be applied in appropriate circumstances'</p> <p>The other suggested: That the criterion is amended to state 'in meeting the needs of the community, the redevelopment of existing facilities should normally require better or at least equivalent, alternative provision to be made.'</p>	encouraging the provision of services with an a group of settlements rather than within each individual settlement.	
		Ensure that an open space assessment has been undertaken before deposit in respect of paragraph 8.58 that states that, <i>"There is a clear need for further work in relation to determining the appropriate level of access to open space</i>	Assessment of the LA stock of open space is on-going and will help inform the deposit preparation.	No further changes to the LDP in respect of this comment.

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14. Welsh Language	Decisions based on evidence from Welsh language Impact Assessments (WLIAs) could not be implemented lawfully through the Planning Act. (x2)	TAN 20 requires the Welsh Language to be a material consideration when writing development plans and determining planning application, therefore the findings of WLIAs can be a factor in determining planning applications. WLIAs have been piloted in other counties and it is suggested that the same be done in Ceredigion in order to determine their usefulness.	No further changes to the LDP in respect of this comment.
	It is difficult to see how WLIA's would be utilised with regards to employment and leisure developments.	Noted, the use of WLIAs will be further explored in advance of the Deposit Plan.	The requirements for WLIA's have been set out under Policy DM02 of the Deposit Plan, which is supported by Supplementary Planning Guidance Community and the Welsh Language.

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		<p>A wide range of suggestions were received as to what type of development should have to undertake WLIA's, these included:</p> <ul style="list-style-type: none"> • for large speculative housing developments. • Every housing development above 5 dwellings and economic leisure developments that will employ over 5 members of staff. • Should be used for all developments. (x6) • WLIA's for all developments over 10 units. • More appropriate to undertake assessments of larger developments. • WLIA's should be a requirement on all housing developments that is intended to integrate into the Welsh speaking community; and 	<p>Noted, the use of WLIA's will be further explored in advance of the Deposit Plan.</p>	<p>The requirements for WLIA's have been set out under Policy DM02 of the Deposit Plan, which is supported by Supplementary Planning Guidance Community and the Welsh Language.</p>

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		<p>any proposal where integration with members of the public is embraced as a function of the proposal e.g. retail.</p> <ul style="list-style-type: none"> • Should be used for all substantial developments. (x2) 		
		<p>WLIAs should not be a requirement in respect to developments of the DHPW.</p>	<p>The nature of the development will determine whether there is a need for an assessment, not the applicant.</p>	<p>The requirements for WLIA's have been set out under Policy DM02 of the Deposit Plan, which is supported by Supplementary Planning Guidance Community and the Welsh Language.</p> <p>It is not the applicant but the type of scheme that will determine whether an assessment is needed.</p>
		<p>Suggestions were also received as to where in the County the assessments should be applied, including:</p> <ul style="list-style-type: none"> • Pilot areas should be a mix of rural and urban 	<p>Noted, the use of WLIAs will be further explored in advance of the Deposit Plan.</p>	<p>The requirements for WLIA's have been set out under Policy DM02 of the Deposit Plan, which is supported by Supplementary Planning Guidance Community and the</p>

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		<p>areas.</p> <ul style="list-style-type: none"> • Pilots should be conducted in all RSCs and below. • Should be piloted in different types of areas and should be relevant to the whole county. • Assessments for economic developments. • Pilots should be in communities where the language is strong. 		<p>Welsh Language.</p> <p>It was clear that the application of a pilot area would not work in practice, hence a countywide policy is being put forward.</p>
		<p>Welcome proposals for pilot scheme. As number of LA's are using 'Planning and the Welsh Language – The Way Ahead'. (x2)</p>	<p>Noted, 'Planning and the Welsh Language – The Way Ahead' has been used to inform the process so far and will be referred to when writing the deposit plan.</p>	<p>It was clear that the application of a pilot area would not work in practice, hence a countywide policy is being put forward.</p>
		<p>In the past, WLIA's have highlighted negative aspects of planning. The reference should be promoted so as to enhance the use of Welsh. (x2)</p>	<p>Further clarification will need to be sought as to what type of policies are being suggested.</p>	<p>The requirements for WLIA's have been set out under Policy DM02 of the Deposit Plan, which is supported by Supplementary Planning Guidance Community and the Welsh Language. This policy can be used to recommend</p>

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			enhancements that may encourage the use of the language. DM08 also has measures that may support the enhancement of the language.	
		<p>A number of general comments were also received including:</p> <ul style="list-style-type: none"> • Economic development will keep Welsh speakers and locals gain good jobs. WL will only survive if high end jobs are created here to retain young people. Otherwise none of the suggested actions will work. • Affordable Housing has an important role. (x2) • New leisure development will give people the opportunity to speak Welsh. 	Noted. These are general statements rather than requests to change the plan.	No further changes to the LDP in respect of this comment.
		Section 106 could be used to ensure local people receive affordable housing.	Section 106 agreements in relation to affordable housing already ensure that the housing	No further changes to the LDP in respect of this comment.

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		goes to meet 'local housing need' and is likely to be taken forward in a similar form in the LDP	
	LPA could ask for homes to be made available to Welsh Speakers.	Planning system cannot discriminate against individuals based on nationality or language.	No further changes to the LDP in respect of this comment.
	Scope to provide further analysis of Welsh language in section 8.	The LA will continue to look at what information is essential to include in the Deposit Plan. Further detail should remain in detailed background papers.	The requirements for WLIA's have been set out under Policy DM02 of the Deposit Plan, which is supported by Supplementary Planning Guidance Community and the Welsh Language. A topic paper on Welsh Language sets out the relevant analysis.
	Too many people from outside Ceredigion and Wales have moved into the area and pushed up property prices. People that have been born here should have preferential treatment in the planning process.	The planning system cannot favour local people over others and it cannot discriminate against individuals based on nationality or language.	No further changes to the LDP in respect of this comment.
	The Welsh language is a special requirement, however, it should not be envisaged as	Noted. This is a general statement rather than a request to change the plan.	No further changes to the LDP in respect of this comment.

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		an asset to the economy.	
		The county's past policies have led to too many in-migrants.	Migration is the result of forces that are beyond the control of the Local Authority and planning alone.
		Many small developments can have a detrimental effect.	Further work is needed not only at Ceredigion but at an all Wales level about what the effects of development are on the language. For this reason the LA suggest that pilot schemes take place in order to assess what affect WILA's will have on the language.
		Preferential treatment for planning applications from indigenous Welsh people.	Planning system cannot discriminate against individuals based on nationality or language.
15.	Energy	<p>Support received related to the following:</p> <ul style="list-style-type: none"> ○ for the policy as a whole, but a request that consideration be given to establishing a county wind generating capacity target in excess of need for the sake of self- 	Noted.
			No further changes to the LDP in respect of this comment.

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		<p>sufficiency and possible export medium term.</p> <ul style="list-style-type: none"> ○ for criterion 2 and recognition that this may help protect the Cambrian Mountains. ○ for the phrase within the policy: “within the refined boundary of the Nantymoch Strategic Site Area (SSA D), illustrated at Figure 3 (Appendix 4)’, as a second, minimum option (refined boundary from Ove Arup report). 		
		<p>Objections received as follows:</p>		
		<p>The county should provide a grant scheme to assist with community and individual energy projects.</p>	<p>This is not within the remit of the LDP.</p>	<p>No further changes to the LDP in respect of this comment.</p>
		<p>That it would be useful to provide a definition of the terms and sizes referred to within the plan itself – e.g., does the</p>	<p>Noted. The definition in the TAN8 is the one used.</p>	<p>Energy policies have been revised and some removed since the Preferred Strategy in the light of new national</p>

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		TAN8 definition apply to 'medium sized wind farms'?		guidance and planning practice guidance and include categorisation of size of renewables units.
		Concern with the wording of Criteria 4 and 5, which suggest a permissive approach towards development regardless of material constraints and the type, scale and location of development. Advice was given that a clause should be added at the end of the criteria to state: 'subject to there being no significant effect on other features of acknowledged importance.'	It may be more appropriate to use a similar form of words in criteria 4 and 5 to that in criterion 3, viz., 'In respect oftaking a positive and encouraging policy stance.'	These comments have been taken into account in revisions to Deposit policy.
		Concern was expressed as to the status of the refined boundary of SSA D report, and the weight attributable to it in respect of current applications.	The status of the refined boundary of the SSA D is in fact a matter for consideration in relation to the LDP that will need further consideration in Deposit preparation.	The work undertaken by Arup on behalf of Ceredigion County Council will form the basis of Supplementary Planning Guidance. The 'refined boundary' so described in this report will be taken to be a preferred area of

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
			search. The TAN8 boundary will apply to large scale wind farm proposals within Ceredigion. Location of turbines will be sequentially considered.
	Would a community scale wind farm run the risk of being categorised as a medium-sized development and refused permission even though the site is technically suitable?	Given the size of settlement communities in Ceredigion, it is anticipated that community scale wind farms would not exceed 5 MW in capacity. Further clarification of definitions will be appropriate at Deposit LDP.	Latest guidance sets out clearer categorisations and descriptions of scale which supersede Preferred Strategy policies.
	Two objections preferring that the County Council should oppose any large scale wind farm development in the Nant y Moch SSA. There was therefore objection in principle to Policy 15.	The principle of SSA D is not up for question – having been set by TAN8. The LPA notes that the same objectors found the alternative of limiting development to within the refined SSA D boundary to be second best option.	No further changes to the LDP in respect of this comment.
	An access road under developer consideration from Furnace would be an unacceptable infringement on	The general standards for accessing SSA D to develop wind farms will be part of detailed policy considerations for the LDP	The comments have been taken into account in formulating Deposit policies.

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	Cwm Einion/Artists Valley and seriously interfere with existing water supplies.	Deposit. However, the specific comment in respect of Artists Valley is a matter for application stage.	
	Item 1 is in marked conflict with objective 11, as supported by the ISAR (p.53) and that the ISAR finding should be reflected in amendments to Policy 15.	The option performed as well as or better than the alternative options assessed against all the sustainability objectives. The refined boundary is drawn back wholly within the TAN8 boundary to resist untimely and unnecessary negative landscape impacts on Nant y Moch.	No further changes to the LDP in respect of this comment.
	Two requests for more renewable energy sites by permitting medium sized wind farms outside the refined SSA D proportionate in size to the amount of energy produced.	The LPA approach is informed by the high quality landscape in Ceredigion and by the principle in TAN 8 that concentrated development of wind farms has less overall detrimental effect on landscape than the cumulative impact of dispersed wind farms. Detailed further discussion will be undertaken to review whether the LPA is reasonable in restricting medium sized wind farm developments outside the refined	No further changes to the LDP in respect of this comment.

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
			SSA D boundary.	
		<p>Criteria 1 makes reference to delivering the 'target' of 140Mw. This should not be considered a 'target' or a minimum 'target' to meet. Improved technology could achieve a higher value which should not be prejudiced. Refinement of strategic area of search D should be a refinement, not a substantial reduction.</p>	<p>The distinction between target electricity production and required installed capacity is noted. The refined boundary at SSA D is considered to be capable on a conservative basis of providing for 197 installed MW capacity, subject to caveats in respect of elements that can only be judged in the light of a specific application. However, it seems that the wording of the LDP policy may imply some form of limitation to the capacity that would be permitted. The language will be re-examined in the course of Deposit preparation, as will the principle of how the LPA will respond to any potential increase in required capacity to 2020 if announced by WAG.</p>	<p>The comments have been taken into account in formulating Deposit policies.</p>
	16. Climate Change	<p>All the responses received to question 13 are summarised and dealt with here.</p>		
		<u>Comments received relating to BREEAM were as follows:</u>		

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>Supports: Thirteen representations of support were received in reference to the application of BREEAM.</p> <p>There was a difference of opinion however on how BREEAM should be applied. Suggestions were:</p> <ul style="list-style-type: none"> • Apply same standard of BREEAM to all development regardless of size and scale; • Excellent rating should be the lowest level applied as other levels do not include a number of factors, such as: 'Considerate Constructors', 'Reduction of CO2 emissions', 'Low or zero carbon technologies', 'Storage of Recyclable Waste'; • Level of BREEAM 	<p>The Assembly has now issued guidance that requires that development of 1000 sqm or a site with an area of a hectare or more will need to meet 'Very Good' standard and achieve mandatory credits for 'Excellent' under the issue of Reduction of CO2 Emissions. This will be in force from the 1st September 2009.</p> <p>The issue of whether or not the LA should adopt BREEAM is no longer at question. Neither is 'what type of development it should apply to as this has been set by national guidance. The assessment methods put forward by BREEAM is able to cater for various building types through different forms of assessment types such as:</p> <ul style="list-style-type: none"> • Office; • Retail; • Industrial; • Education Buildings. 	<p>Since the Preferred Strategy it is now a national requirement for all non-residential development of 1 ha or more and/or having a floorspace of 1000m2 or more a BREEAM Excellent rating needs to be achieved.</p> <p>The Authority investigated whether a lower threshold should be applied to non-residential development. This was investigated as a development of a scheme that would fit the national guidance thresholds is rare in Ceredigion. Investigation of this identified that currently there is not enough of an evidence base to support the need for a lower threshold.</p>

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	<p>applied should be monitored and revised when necessary, ensuring any new provisions emerging from national guidance are identified;</p> <ul style="list-style-type: none"> • 'Very Good' standard should be applied as a minimum on offices, retail or other similar space. May be irrelevant to apply minimum environmental performance standard to some industrial or agriculture units; • Level should be equal to the scale of the development and viability. Weight should be applied in the candidate site assessment to the increased ability of unconstrained sites to deliver higher levels. 	<p>For those buildings that do not fall within a given standard use type BREEAM a 'Bespoke assessment' option allows a bespoke criteria to be agreed and formulated by the British Research Establishment (BRE)</p> <p>However, the Council still needs to consider an appropriate approach for Ceredigion in terms of what size of development the requirements apply to. This is because the current trigger set by national guidance is too high to have much effect in a rural County such as Ceredigion. Further work is needed to establish this as part of the Deposit preparation.</p> <p>Additionally the policy will need to be flexible enough to acknowledge any further amendments to national guidance during the course of the LDP period.</p>	

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	<p>This should also feature in any comparison with brownfield sites;</p> <ul style="list-style-type: none"> • Ensure level adopted is relevant and will decrease the negative effects of development on the environment; • Should be less onerous on small scale developments; • BREEAM Excellent and higher than Level 3 should be applied to all relevant development. This responds to the imminence of peak oil; • BREEAM 'Outstanding' should be applied; • Levels may need to vary between small and large developments to ensure viability and delivery of small sites is not affected; • Highest possible level that is practical and 		

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		<p>economic efficient;</p> <ul style="list-style-type: none"> • Smaller and medium development permitted together will have the same impact or greater impact than a smaller number of larger developments; • BREEAM levels should be to National policy; • Amend to 'Proposals for non-residential building development to attain a minimum of BREEAM Level 4 (at least BREEAM Level 5 for Educational buildings) and, for civil engineering only projects, at least CEEQUAL (Civil Engineering Environmental Quality Assessment and Award Scheme) Level 3'; • All development to offer greater levels of efficiency in relation to 		

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		water, sustainable solutions, green roads and possible carbon neutral facilities;		
		<p><u>Code for sustainable homes:</u></p> <p>Supports: 9 representations for support for the Code for Sustainable Homes were received.</p>	Support noted	No further changes to the LDP in respect of this comment.
		<p>However there was differing opinions on what level should be applied. Suggestions were:</p> <ul style="list-style-type: none"> • Affordable Homes should comply to a minimum Level 2 of the Code, this would keep the costs down still allowing the developer to sell at a lower market value; • Medium size (maximum of 3 bed) homes should comply to a minimum level 3; • A large sized house 	<p>The LA's proposed response to applying the Code has to a certain degree now been superseded by new requirements set out in national guidance as published in Ministerial Interim Planning Policy Statement 01/2009: Planning for Sustainable Buildings, May 2009.</p> <p>The Assembly has now issued guidance that states that residential development of 5 or more dwellings will need to meet Level 3 and obtain 6 credits under the issue of Dwelling Emission Rates. This will come into force on</p>	Since the Preferred Strategy it is now a national requirement for all new residential development to meet Level 3 of the Code for Sustainable Homes.

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		<p>(maximum 4 bed) should comply to a minimum of level 4 ;</p> <ul style="list-style-type: none"> • The larger the house the more impact it has and therefore a higher standard should be adopted; • Level 3 as a minimum standard. A number of new homes proposed should meet Level 6; • Level 3 of the Code for Sustainable Homes should coincide with adoption of national policy; • Same level should apply to large houses as well as small. A larger family should not be penalised; • Small sized developments and single plots to meet Level 3. Percentage of housing within larger sites or specific one-off sites 	<p>the 1st September 2009.</p> <p>On the 1st September 2010 these requirements change to every residential development of 1 or more houses to meet the above criteria's.</p> <p>In terms of national guidance, these requirements will apply equally to all types of housing (incl. affordable housing).</p> <p>The Council needs to consider whether a higher level of the Code should be sought on all or certain developments (e.g. over a certain unit size, over certain site threshold etc).</p> <p>The current policy will need to be reworded to reflect the recent changes and any further changes resulting from national guidance. Policy will need to reflect the specific energy requirement within the new legislation.</p>	

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		<p>should be to a higher level. Concerns that costs associated with achieving Level 3 has financial implications and it is unfair to impose this on small development;</p>		
		<p>Other general Comments received in relation to BREEAM and the Code were as follows:</p>		
		<p>That Level 3 (Code) is too low. Suggested that alternative be offered of either</p> <ul style="list-style-type: none"> • a higher level and no use of tropical hardwoods; • or a requirement that the area is large enough for food growing, no use of tropical hardwoods, some wood-fuelled space and water heating. 	<p>Within the Code a mandatory element to achieve concerns the environmental impact of materials.</p> <p>The LA will need to consider whether it attaches specific elements above national guidance when preparing detail relating to the Deposit plan.</p>	<p>The Authority investigated whether a higher threshold of CfSH should be set.</p> <p>It is considered that there is not the evidence base for a local policy requiring a higher threshold.</p> <p>Furthermore it is considered that it would be beneficial to allow national policy to run for a period of time to evaluate how the housing market is responding to the new</p>

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
			requirements.
		The Authority should not be applying levels ahead of the Assembly making it national policy;	<p>The Authority investigated whether a higher threshold of CfSH should be set.</p> <p>It is considered that there is not the evidence base for a local policy requiring a higher threshold.</p> <p>Furthermore it is considered that it would be beneficial to allow national policy to run for a period of time to evaluate how the housing market is responding to the new requirements.</p>
		Costs involved with monitoring the building and certificates should be born by the Local Authority or the Assembly not the owners/tenants;	No further changes to the LDP in respect of this comment.
		Policy should be clarified to	The Assembly has bought in a No further changes to the LDP

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>ensure that caravans and caravan park development are exempt from levels of BREEAM as not permanent development. Accepted that levels of BREEAM would apply to any built development e.g. amenity buildings.</p>	<p>commitment to BREEAM through national legislation.</p> <p>Under national guidance any site with an area of 1 hectare or more will have to comply with the new standards. Therefore caravan parks within this threshold are not precluded by the new guidance.</p>	<p>in respect of this comment.</p>
		<p>Suggested amendment to policy wording included:</p>		
		<p>A representation suggested the policy be reworded to 'All residential development to meet a minimum of Level 3 should be adopted of the Code for Sustainable Homes. All sites of 5 dwellings to include at least:</p> <ul style="list-style-type: none"> • 60% with credits for 'Cycle storage'; • 'Home office'; • 'Storage of non-recyclable waste and recyclable household waste' and 'composting'. 	<p>Further consideration as to whether the Council wishes to include a local mandatory requirement above national requirements will need to be considered when preparing detail relating to the Deposit plan.</p>	<p>Since the Preferred Strategy it is now a national requirement for all new residential development to meet Level 3 of the Code for Sustainable Homes.</p>

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		The policy should include measures that take account of development viability, and if this was not included developments in the area may be unviable and therefore not delivered;	If the Local Authority decides to go further than national guidance the issue of viability will need to be considered.	Since the Preferred Strategy it is now a national requirement for all new residential development to meet Level 3 of the Code for Sustainable Homes.
		The policy should be flexible to cope with changing circumstances, changes in guidance and be realistic so that standards could be replaced if required.	If Local Authority goes above national guidance requirements consideration of situations when these elements should be relaxed will need to be taken into account.	Since the Preferred Strategy it is now a national requirement for all new residential development to meet Level 3 of the Code for Sustainable Homes.
		Criterion 2 should be more specific in terms of development not being susceptible to flooding and not contributing to flooding elsewhere.	Further detail and rewording/amendment of policies will be considered and developed as part of the preparation towards the deposit.	Since the Preferred Strategy it is now a national requirement for all new residential development to meet Level 3 of the Code for Sustainable Homes.
		A comment was received that indicated how national policy was being formulated which would in time replace local policy concerning increased efficiency of residential and non-residential.	This national guidance has now been issued and will be a requirement from September 2009. The LA will need to consider whether to further than the	Since the Preferred Strategy it is now a national requirement for all new residential development to meet Level 3 of the Code for Sustainable Homes.

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		Although this policy will in time replace local policy the representation suggests that local policies could still go further, if evidence indicates this is practical.	requirements stipulated within the national guidance.	
		Comments received on climate change and its relation to the coast were as follows:		
		<ul style="list-style-type: none"> • coastal erosion and the need to ensure that the risks and instability are minimised and appropriate coastal defence work implemented; • priority should be given to defending existing properties as it is impractical and financially unviable to relocate existing development; • proposals for development within existing site boundaries or 	<p>The LA's approach to coastal management is set out in its Shoreline Management Plan (SMP). The SMP is currently under review and early work on the SMP will help inform the LDP as will the aims and objectives of the LDP inform the SMP review itself.</p> <p>Any specific approaches in relation to specific location or existing development will need to be further clarified in the Deposit Version of the LDP</p>	<p>Local policies have been created which address the issue of coastal erosion and flooding. Policies also offer guidance on the issue of coastal development and management.</p> <p>Ongoing work relating to SMP 2 will inform future versions of the LDP.</p>

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		<p>expansion into adjoining land should be supported to compensate for land lost due to coastal erosion. Flexible approach would allow climate change consequences to be adapted to by existing developments;</p> <ul style="list-style-type: none"> existing coastal developments should be protected even if not a priority within the Shoreline Management Plan (SMP). The LDP and the SMP should hold and maintain any existing defence line allowing tourist operators to implement appropriate defence works. 		
		<p>Other general comments were:</p>		
		<ul style="list-style-type: none"> Precise reference to whose carbon footprint it is intended to reduce 	<p>Further detail and rewording/amendment of policies will be considered and developed</p>	<p>This policy has been reworded to take into account the changes to national</p>

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		<p>(Criterion 1) is required</p> <ul style="list-style-type: none"> Additional wording should be added to the end of criterion 3, 'including the ability to adapt to changing circumstances and uses' 	as part of the preparation towards the deposit.	<p>legislation.</p> <p>The additional wording proposed for criterion 3 is not required as policies do not stop change of uses where appropriate.</p>
		Consultation with permaculture specialists in relation to all larger developments that may impact on marginal urban or agricultural land.	It is considered that the planning system and the LDP is unable to require planning applications of a specific type to consult with specific specialists in the field of permaculture.	No further changes to the LDP in respect of this comment.
		Positive assistance for 'green' design. Possibility for 'green grants' to be made available;	This requirement is outside the scope of the planning system.	No further changes to the LDP in respect of this comment.
		Criterion 2 and 3 extremely important as flooding already a problem.	Noted.	No further changes to the LDP in respect of this comment.
		<p>Paragraph 2 should be amended by adding the following after the word risk:</p> <p>"and ensuring compliance with</p>	LDP should not repeat national guidance.	No further changes to the LDP in respect of this comment.

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		the Welsh Assembly Government's strategic guidance on flood risk and Climate Change, as set out in Planning policy Wales (March 2002) section 13.2, in particular paragraphs 13.2.3 and 13.2.4, by ensuring that no development takes place that would require the adoption of flood mitigation or flood defence measures, either to protect the development site, or sites where flood risk would otherwise be exacerbated."		
17.	Biodiversity & Nature conservation	Supports:		
		Six supports received for this policy, including support for: <ul style="list-style-type: none"> • SPG on mitigation, compensation and enhancement • the proposal to designate Sites of Importance for Nature 	Support noted	No further changes to the LDP in respect of these comments.

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		Conservation (SINCs)	
		Amendments or objection to policy:	
		Could strengthen delivery by including a protection buffer around statutory protected sites	The idea of a buffer zone in principle has merit but because of the differences in the effects from different development types and sizes and the different vulnerability it is difficult to decide on a buffer that would suit all these issues. In some cases it may be that development on the boundary of a site would not have a significant effect at all. In terms of sites that are sensitive to hydrological changes such as raised bogs, we will be looking into the possibility of a hydrological buffer zone which will preclude development, but this will need further talks with CCW
		How much protection would the designation as a SINC afford a site, would the LDP prevent development on adopted SINCs?	A SINC designation would not preclude development of a site, it would however indicate to a potential developer the known biodiversity value of the site that they would need to avoid/mitigate
			It was decided that hydrological buffer zones where not appropriate to be provided in the plan as the hydrological regime is unknown. Any applications likely to have a significant effect on an International Site, alone or in-combination with need an assessment under Habitats Regulations at project stage. No allocations were found to be likely to have a significant effect.
			No further changes to the LDP in respect of this comment.

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
			against the damage/loss of biodiversity with particular regard for the species and/or habitats for which it was designated	
		Would like to see reference to encouraging green corridors and opening of culverts	This will go into the more detailed policy in the LDP Deposit Plan or be part of the SPG – whichever is appropriate.	Wildlife corridors are included as part of the Ecological Connectivity. Information on suggesting opening culverts as an enhancement will be included in the forthcoming SPG Nature Conservation
		The LDP should contain detailed policies for areas where protection is essential such as nationally and internationally designated nature conservation sites. Therefore advise delete 'with particular regard for local priority species and habitats'	No specific policies were included in the LDP Preferred Strategy as the LDP should not repeat national policy and nationally and internationally protected sites are covered in the Technical Guidance Note 5 and Planning Policy Wales. National policies will be cross-referenced in the LDP Deposit Plan in order to avoid these not being considered but it will not repeat it.	Policy (DM14) on all biodiversity including enhancements is included with cross referencing to national policy included in the plan
		SPG for Policy 23 may also provide a means of achieving appropriate mitigation	The Council will give further consideration to including biodiversity gain on the planning	This SPG will include information on contributions to biodiversity

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		/compensation, particularly in relation to ecological connectivity	contributions list in preparing policy detail as part of the deposit version	
		It is important to balance objectives to preserve the environment and enhance biodiversity with those which promote tourism. There is scope for development in areas adjacent to designated sites with inclusion of a buffer zone and appropriate landscaping	Agree that this may be possible in some cases but all features for which a site is designated must be considered, some of which may be affected by a greater distance than a buffer zone and other effects need to be considered with a tourism development such as increase in site visits. Therefore they will need to be looked at a site by site basis, but policies should not necessarily preclude development near to designated sites. However, this will be looked at in more detail in the deposit.	No further changes were made with respect to these comments
		It will be important for the LDP to have an effective policy for consideration of SINC's in the planning process and particularly in respect of individual applications.	This is something we will look to include in the more detailed LDP Deposit Plan	Policy DM14 includes SINC's
	18. Landscape	Support expressed for policy.	Noted.	No further changes to the LDP in respect of this comment.

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		Support for policy but believe it should go further and the LDP should seek national protection for the Cambrian Mountains e.g. AONB. (x2)	The designation of AONBs and other national designations falls outside the remit of the LDP.	No further changes to the LDP in respect of this comment.
		LDP should include provision that when determining applications regard will be given to the purposes of the adjacent national parks. Similar regards should be given when allocating land.	Agree.	DM17 requires landscape to be a holistic consideration. This also includes cross boundary effects. DM18 has synergistic effects as Special Landscape Areas are designated near the boundaries of both Pembrokeshire Coast and Snowdonia National Parks.
		Cambrian Mountains should be designated appropriately and in accordance with LANDMAP. The Upper Ystwyth Valley, Mwrdd Valley and Teifi Pools area are of particular interest.	LANDMAP will be used for the assessment of landscape quality and will be used in the formulation of policies for the Deposit Plan.	No further changes to the LDP in respect of this comment.
		The landscape should be protected.	Agreed, the Deposit Plan will contain further policies for the protection of landscape.	No further changes to the LDP in respect of this comment.

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		Needs reference to the historic environment, or new policy specifically dealing with the historic environment.	Agreed. Explore possible Deposit policies and amend strategic ones to include greater emphasis on the historic environment.	DM17 and DM18 have aspects that require the recognition of the historic and cultural environment. DM19 specifically deals with the historic environment.
	19. Coast	Support:		
		Some support for the policy was received.	Support noted	No further changes to the LDP in respect of this comment.
		General comments/ amendments were received in terms of:		
		<ul style="list-style-type: none"> the current review of the Shoreline Management Plan could have implications for this policy; the importance of improvement or development of sea defence's needs to be stressed; 	<p>The LA's approach to coastal management is set out in its Shoreline Management Plan (SMP). The SMP is currently under review and early work on the SMP will help inform the LDP as will the aims and objectives of the LDP inform the SMP review itself.</p> <p>The LDP will consider any new or emerging plan that will affect the role an LDP policy has. This will be considered as part of the</p>	The completion of SMP2 will occur after the Deposit and possibly after the subsequent adoption of the LDP. Any policies and/or actions to be taken from this work will be taken into consideration through a review.

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		preparation towards the deposit.	
	A definition of “extensive engineering works” is required;	The need for further clarification and the specific detail of policies will be considered as part of the preparation towards the deposit version.	Other than for coastal management issues the Deposit version does not contain other specific coastal policies. It is considered that PPW adequately covers such matters.
	Criterion 3 amended to include ‘all environmental effects and long term viability in the face of climate change.’	Further detail and rewording/amendment of policies will be considered and developed as part of the preparation towards the deposit.	The inclusion of the proposed wording does not clarify the policy further. It is also considered that policies created throughout the LDP seek to address the environmental effects of climate change.
	Provision should be made for the protection and enhancement of undeveloped coastline.	The purpose of the policy is to sustain and protect the undeveloped coast by requiring that development only occur along the coast if a coastal location is necessary and that development should be focussed in the already developed parts of the coast. Defining the coastal zone as part of Deposit preparation will help	There is significant guidance at a national level with regard to development along the coast. In addition policy DM23 provides additional local guidance with regards to coastal management schemes.

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		clarify this.		
		<p>1 representation objects to the policy, expressing the view that appropriate coastal defence work should be endorsed by LDP policy. A policy should be developed that is specifically related to tourism development within the coastal zone. The policy should also allow for the improvement of existing tourism facilities.</p>	<p>The LA's approach to coastal management is set out in its Shoreline Management Plan (SMP). The SMP is currently under review and early work on the SMP will help inform the LDP as will the aims and objectives of the LDP inform the SMP review itself.</p> <p>Further consideration needs to be given as to whether more guidance needs to be included in the LDP re: tourism development along the coast than other types of development?</p> <p>The policy would not preclude improving existing tourism facilities – subject to other relevant policies in the LDP (incl the tourism specific policies).</p>	<p>Policies in the LDP do not seek to stop coastal defence work.</p> <p>Further guidance will be obtained via SMP 2 when it is fully available.</p> <p>Policies also created on developing in the coastal area, this includes tourism development.</p>
		One representation suggested that any building work in the coastal areas be monitored in	All development will need to meet general design policy requirements. There may also be	Any development in the coastal area will need to adhere to design policies.

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	both appearance and endurance.	'area' specific requirements – such as along the coast – these will be developed further in the Deposit version and through future SPG.	
	20. Environmental Protection	Supports:	
	2 representations of support were received.	Support noted	No further changes to the LDP in respect of this comment.
	Objections or requests for amendments:		
	One representation questioned whether the policy should be reworded so that Sustainable Drainage Systems (SUDS) are required for future development.	The LDP is not a retrospective plan and therefore the policy would only come into force on any new development.	No further changes to the LDP in respect of this comment.
	A representation indicated that the strategy needs to be considered wholly to ensure best use of land and infrastructure.	Noted. The Preferred Strategy approach is intended to just this. This will be further considered when assessing and allocating sites for specific uses.	No further changes to the LDP in respect of this comment.
	Have the potential implications of metal mines for County rivers (possible minewater	This is a matter that should be considered when an application is received. Further consideration	EA have implemented a metal mine strategy and the Council is working with the EA to

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		contamination of both surface and ground waters) been addressed?	will be given as to whether specific policy advice needs to be included in the Deposit version on this matter.	address the issue of metal mine pollution.
		One representation objected to the requirement for SUDS in all development due to associated problems of adoption. Suggested Council liaise with Statutory Undertakers to ensure any requirements within the policies can be met. The policy must be consistent with those of Welsh Water. Requirements must include recognition that SUDS might not be appropriate on all developments.	The viability of such a policy will be considered as part of the preparation of the Deposit and will involve discussion with relevant stakeholders.	The Flood and Water Management Act 2010 requires all new development to implement SUDS. Within the Deposit plan a policy on SUDS has been developed which goes further than the national requirement (see policy DM13).
21	Minerals	Three representations of support for this policy. A further support was noted for safeguarding mineral sites/ resources in accordance with the Regional Technical Statement (RTS)	Support noted	No further changes to the LDP in respect of this comment.
		There should be a strategic	Safeguarding resources carries no	The Policy has been changed

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		approach to gravel extraction in the Rheidol Valley as the Afon Rheidol Capel Bangor and Rheidol Shingle and Backwaters SSSIs could be adversely affected by gravel extraction.	presumption in favour of extraction. The policy indicates that no new sites for aggregate working will be identified until landbanks fall below threshold levels so the LA would currently question the logic or necessity of such a strategy.	for the Deposit Version with allocations for sand and gravel aggregate extraction limited to Pant and Cardigan Sand & Gravel. Safeguarding resources carries no presumption in favour of extraction. There is therefore no current need for such a strategy.
		It was questioned whether the authority seek S106 agreements or Bonds to accommodate restoration/aftercare?	Worthy of further consideration as part of Deposit preparation of the LDP.	MPPW makes it clear that authorities may require financial guarantees and use S106 agreements to achieve this, so there is no need to repeat in policies. Therefore no further change is proposed
		Request for an explicit reference to discussions by the South West Wales regional subgroup on how the Pembrokeshire Coast National Park's contribution to supply of sand and gravel could be met	The request is reasonable. The appropriate location is likely to be in the Minerals Topic Paper rather than Policy.	Explicit reference to discussions with the subgroup made in the Minerals Topic Paper

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	from sources outside the National Park.		
	It would be useful if work on safeguarding and landbanks (including allocations) is shared [with other authorities].	Agreed.	No further changes to the LDP in respect of this comment. Information to be shared when available with other LAs.
	One objection to Paragraph 2 of the policy on the ground that it conflicts with the principle of managed supply, is contrary to WAG policy and will discourage legitimate investors assigning capital to search in Ceredigion for legitimate new quarry sites.	Noted. The policy needs further clarification/refinement (rather than any change of approach) to make clear that it applies only to small-scale sites for 'as dug' materials and building stone. May need to set clear parameters as the term small-scale is vague.	This part of the Policy has been amended to make it clear that it applies only to small-scale non-aggregate sites providing building stone or low grade fill materials see now policy LU27).
	It was suggested that the wording of the policy be extended by adding 'the LDP will constrain the siting and rate of extraction by' after 'resource needs'	The policy as worded is intended to constrain the siting and rate of extraction. Whether this should be made more explicit in the policy needs to be considered further as part of Deposit preparation.	The wording of the opening line of the policy derives directly from the Minerals Objective so adding the suggested wording would not be appropriate. The policy constrains the siting of aggregates sites to two allocated sand and gravel extension sites only. The policy makes clear that supply

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			should be adequate and sustainable and in accordance with the level apportioned in the RTS.	
		It was suggested that the following wording be added to point 3 of the policy:- d) Opportunities lost to improve the scheme of restoration (and) e) Sterilisation of mineral reserves that would otherwise never be worked.	Both d) and e) may well be circumstances where it might be appropriate to permit extensions. It is important however that the policy does not evolve into a list of all possible circumstances where permissions may be acceptable. Consider further. Perhaps re-word existing point c) to broaden its coverage.	'Sterilisation of mineral resources' has now been added to criterion 5 of policy DM27 (formerly 3). The other suggestion has not been adopted because it is important that the policy does not evolve into a list of all possible circumstances where permissions may be acceptable. If further extraction is the minimum genuinely necessary in order to provide improved restoration then such a scheme can be considered on its own merits as an improvement scheme rather than be assessed primarily against minerals policies.
		Ensure relevant minerals safeguarding (sand/gravel,	Mineral resource areas will be identified during the preparation of	Relevant minerals (Crushed rock aggregate and sand and

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		<p>higher quality hard rock i.e. sandstone) buffer zones and dormant sites requirements etc are covered in the deposit plan. It would aid clarity to include information on landbanks in the plan as well as active/dormant stone, sand/gravel, hard rock and metal mines. Permitting small scale mineral operations for vernacular materials may require further investigation. Clarification on serving prohibition orders would be of assistance.</p>	<p>the Deposit LDP based on the best geological information available provided by BGS. Aggregate safeguarding areas for high quality sandstone and sand and gravel resources will be derived from the mineral resource maps and identified during the preparation of the Deposit LDP. Metalliferous rocks will not be included as the county's remaining metalliferous mineral deposits ceased to be viable around 100 years ago and are unlikely to become viable again in the foreseeable future. Nevertheless, if required the potential for identifying and safeguarding any metalliferous resources can be investigated further.</p> <p>Buffer zones will be applied in line with paragraph 40 of MPPW (100m for sand and gravel and 200m for rock) around safeguarding areas, existing</p>	<p>gravel aggregate mineral resources) identified on the Mineral Resource Map of Wales are safeguarded in the Deposit Version (see policy LU27).</p> <p>Buffer zones are covered in the Deposit Version.</p> <p>Small scale sites for vernacular materials (specifically building stone) are covered in the Deposit Version</p> <p>MPPW requires authorities to identify inactive sites which are considered unlikely to be reactivated in future and to have a strategy for addressing them. Ceredigion has no dormant or long inactive mineral sites so a policy for addressing such sites is inappropriate.</p>

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
			<p>mineral sites and any candidate site for an extension to a mineral site.</p> <p>Additional information / clarification on landbanks, buffer zones, dormant sites, the use of prohibition orders and small-scale sites for vernacular materials can be provided within the Minerals topic paper.</p>	<p>Information/ clarification on landbanks, buffer zones, dormant sites and the use of prohibition orders are provided within the Minerals Topic Paper and Update Paper</p>
	22. Utilities	Support:		
		Support noted that the water transfer scheme from the Claerwen Reservoir is no longer needed.	Support noted	No further changes to the LDP in respect of this comment.
		Objections or requests for amendments:		
		<p>One representation suggested that the policy be reworded to:</p> <ul style="list-style-type: none"> • 'Development will only be permitted if the appropriate infrastructure and capacity exists to facilitate the 	<p>The appropriateness of suggested wording/amendments to the policy will be considered as part of the preparation towards the Deposit version.</p> <p>The suggested wording does not</p>	<p>As part of the Deposit this policy was generally re-worded and expanded to provide greater guidance and clarity (see policy DM12).</p> <p>Policies seek to ensure that</p>

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		<p>development. N.B. Development requiring new or additional sewerage facilities and/or water abstraction will only be permitted if there are no capacity issues, either within the infrastructure or within the water bodies affected. The natural capacity of bodies of water to absorb and assimilate abstractions and discharges (i.e. the natural rate of recover of the water body from such impacts) shall be taken fully into account.</p> <ul style="list-style-type: none"> • Where infrastructure or capacity are inadequate, development will only be permitted if private contributions or provisions are made to ensure appropriate infrastructure facilities/upgrades are put 	<p>appear to change the content or purpose of the policy – merely how it is presented.</p>	<p>infrastructure provision as part of development is implemented as quickly as possible.</p> <p>The proposed additional wording does not clarify further the purpose of the policy.</p>

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		in place prior to the development commencing.'		
		A representation indicated that the strategy needs to be considered wholly to ensure best use of land and infrastructure.	Noted. The Preferred Strategy approach is intended to just this. This will be further considered when assessing and allocating sites for specific uses.	Land allocations and associated infrastructure needs have throughout the LDP considered as a whole. Any Housing allocation has been seen by various external organisations for comment. See Candidate Site Topic Paper for further information.
		Criterion 2 of the policy should be separated into two topic areas based on the following issues: <ul style="list-style-type: none"> • The provision of additional development requiring new or additional facilities depends upon capacity levels; • The abstraction factor in the policy depends upon water supply levels 	The appropriateness of suggested wording/amendments to the policy will be considered as part of the preparation towards the deposit version.	As part of the Deposit this policy was generally re-worded and expanded to provide greater guidance and clarity (see policy DM12). No change in relation to the individual objection.
		The policy title refers to	Consideration to amendments to	The issue of transport and

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		transport infrastructure but no criterion is listed relevant to this. Consider omitting transport infrastructure from the policy title and included within Policy 24 to read: 'Transport Provision and Infrastructure'.	this and policy 24 will be considered as part of the preparation towards the deposit.	associated infrastructure has been considered within Policy DM03 and DM04. therefore it is now separate to utility infrastructure (DM12).
		One representation received requested to include a telecommunications policy within the plan. Specific policy wording was put forward. See PS 1016 for detail.	This is a strategic policy and it encompasses all infrastructure provision, including that of telecommunications. Whether a detailed policy is needed in relation to telecommunications will be considered in preparing the Deposit plan base on whether local considerations or interpretation deviate from that which is included in national guidance already.	TAN 19: Telecommunications provides sufficient guidance on the issue of telecommunications therefore a local policy within the LDP is not required.
	23. Contributions	Support:		
		10 representations of support for the policy were received. Specific support was noted regarding the potential to:	Support noted	No further changes to the LDP in respect of this comment.

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		<ul style="list-style-type: none"> • improve community health and wellbeing; • the use of Sustainable Drainage Systems; • establish and maintain transport services • capital funding for infrastructure. 		
		Objections or requests for amendments:		
		<p>2 objections were also received to the policy on the following grounds:</p> <ul style="list-style-type: none"> • costs should not be sought where it prejudices the development of housing and industry due to costs for which the unitary authorities should be providing; • development of 5 units or less should not have to make a financial contribution but should 	<p>Seeking planning gain/ contributions is a recognised and accepted part of the planning process in relation to achieving sustainable development. It is agreed however that such an approach has to be proportional and relevant to the development being proposed. Work is currently on-going in relation to how such an approach could be applied in Ceredigion.</p> <p>Further detailed guidance on developer contributions and</p>	<p>Consideration of the issues raised has been undertaken and it is deemed that a policy on Planning Contributions (gain) either via S106 or Community Infrastructure Levy enables the Authority to ensure that new development does not affect the provision of public services.</p>

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	<p>agree to make part of the development affordable housing;</p> <ul style="list-style-type: none"> • does not take account of development viability and that this is a critical factor in determining whether the extent of planning obligations required can be delivered on site; • cumulative requirements of other obligations might render a development unviable. 	<p>viability will need to be provided in the Deposit plan and in an SPG.</p>	
	<p>Comments also made that:</p> <ul style="list-style-type: none"> • the council needs to indicate the priorities in terms of the obligations and any requirement be flexible to cope with changing circumstances and market conditions; • policy should make clear any proposed planning obligations will take full 	<p>Further detailed guidance on when:</p> <ul style="list-style-type: none"> • developer contributions are sought; • priorities; • viability; <p>will be available within an SPG which will be produced as part of the preparation towards the deposit version of the plan.</p>	<p>As part of the Deposit a draft Supplementary Planning Guidance on how planning contributions will be sought and what areas they will be sought on will be provided.</p> <p>The Authority will negotiate with developers if the viability of a site is affected by any contributions required.</p>

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		<p>account of their impact on development viability before they are imposed;</p> <ul style="list-style-type: none"> • A demonstrated need for the contribution is needed; • contributions will only be sought where they relate directly in scale and kind to the development proposed and where they seek to address a need which would not otherwise exist for the development proposed; 		Policy DM05 also provides greater clarity.
		<p>Rewording was also sought as follows:</p> <ul style="list-style-type: none"> • criterion 2 should be changed to 'Transport infrastructure and services'; • criterion 3 should be changed to 'Utility infrastructure and services (including ICT). 	Any rewording or amendments to policy will be considered as part of the preparation of the deposit.	The Authority has considered the suggested rewording and it felt that the wording is not needed as suggested in the redraft of the policy (DM05).
		Once planning decisions are	It is agreed that planning	The Authority is producing

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		taken – it should be made clear what the planning contributions are.	<p>contributions process needs to be clear and transparent. How the process will be implemented needs to be further developed as part of the Deposit preparation.</p> <p>draft SPG on planning contributions which will inform how planning contributions will be sought and the areas they will be sought on.</p> <p>A transparent system will be developed to deal with all planning contributions either via S106 or CIL.</p>
24. Transport	<p>Support:</p> <p>2 in principle to the policy.</p>	Noted.	No further changes to the LDP in respect of this comment.
		Objections to the policy related to:	
		In relation to tourism uses, there is often no feasible alternative to the private car for reaching more remote areas, a constraint that should be recognised in any strategic policies for sustainable tourism-related travel. TAN18 para 3.10 acknowledges the importance	<p>The strategic policy provides the mind-set that requires all developers to think about what may be possible to achieve in the way of sustainable travel. Where developers are responsible for engendering travel they should have regard to maximising opportunities for sustainable</p> <p>No further changes to the LDP in respect of this comment.</p>

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
	of the car for accessibility in rural areas.	travel.	
	Amend Item 1 to read: 'Ensuring as far as is practical, that all development should maximise opportunities for use of alternative modes of travel, including walking, cycling and public/community/communal transport.'	This text is an acceptable amendment.	Transport policies have been revised for Deposit – see policies DM03 and DM04.
	Amend Item 3 to read: 'Agreeing appropriate parking standards in new developments, appropriate street design standards in new developments and appropriate high street design standards for environmental capacity appraisal purposes in town centres, by Supplementary Planning Guidance.'	The amendment serves to broaden the scope of the policy for subsequent embellishment in supplementary planning guidance and an opportunity to emphasise the 'place making' agenda in the approach to transportation. Agree that this would be a useful expansion of the policy and worth further discussion on detailed wording.	Transport policies have been revised for Deposit – see policies DM03 and DM04. SPG is likely to tackle these subjects in more detail.

Policy	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
		A plea was made for improved links on the A484 between Carmarthen and Cardigan for the sake of its economy and tourism, and access to health and wellbeing.	Noted. It is the role of the RTP to promote such improved links. The LDP can only reflect clear funded programmes for improved highway links which require additional land.	No further changes to the LDP in respect of this comment.
		A statement should be included reserving the primary future use of former railway lines and railway land for railways. This policy should be made explicit in respect of the line through Lampeter which should become part of a strategic North-South link from Carmarthen and/or Llandeilo to Aberystwyth. Interim use by other modes should be encouraged as a means of preserving the lines.	<p>Future use as a railway fits within the description 'potential sustainable transport'.</p> <p>Detailed matters are for the Deposit LDP where there are clear funded programmes for such development.</p>	No further changes to the LDP in respect of this comment.
		Suggestions for bespoke public/community transport services and transport sharing to meet local route needs, provide connector services,	This is a transport management issue. However, the settlement strategy is intended to be the focus for any community transport, car sharing facilities etc., providing	No further changes to the LDP in respect of this comment.

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		meet the needs of those unable to use conventional public transport.	both a local focus for transport for every day needs and potentially the location for park and share sites, etc.	
		Suggestions for provision of electric vehicle recharge points, advance development of footpath links to established routes from new development, and for the provision of cycle racks/cycle loan and stabling for horses within settlements.	Sustainable transport opportunities may be required where they relate to the impact of new development.	These detailed matters are likely to be the subject of SPG.
25.	Waste	Two general supports for policy. Specific support also noted for reference to 'composting facility' (in Waste Issues Paper) and also for the reference to utilise the waste hierarchy.	Support noted.	No further changes to the LDP in respect of this comment.
		In relation to reference to 'composting facility' (in Waste Issues Paper) request that a statement of intent be included in the LDP.	Noted. Mid-Wales consortium (Powys/Ceredigion) have engaged consultants to determine the best locations for facilities for tackling Ceredigion/Powys food waste.	Policy LU31 criterion 4 indicates that composting will be permitted on agricultural land. The Waste Topic Paper

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		Further work required.	update provides additional information and stresses the emphasis now being placed on anaerobic digestion.
	Recycling should be compulsory for everyone.	The point is noted. However, compulsory recycling lies outside the scope of land-use planning. (NB Comment passed to DHP&W).	No further changes to the LDP in respect of this comment.
	It was questioned how sufficient land will be made available to provide an over provision.	The 'over provision' referred to relates to regional facilities to meet the requirements of the SWWRWP 1 st Review. The authority will be reviewing this need in context of Ceredigion's isolation from any significant source of waste as part of the Deposit preparation.	No further changes to the LDP in respect of this comment.
	One request for clarification on discussions with neighbouring consortia for 'out of area' solutions for residual waste.	The work is on-going. The waste topic paper will need to be updated as work proceeds.	The Waste Topic Paper Update sets out the latest position (as at September 2010).
	Plan strategically to increase use of railways for hauling goods and exporting waste, reducing reliance on the local	There is little scope for using rail in Ceredigion and any strategy for expanding the rail network lies outside of the scope of the LDP.	There is little scope for using rail in Ceredigion and any strategy for expanding the rail network lies outside of the

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		road network and reducing the county's carbon footprint.	However the policy could perhaps indicate support for using rail where feasible.	scope of the LDP. The LDP supports sustainable transport modes and any application to use the rail network is likely to be supported in principle.
		National Planning Policy Clarification Note (CL-04-04) 'Unitary Development Plans – Waste Policies Hazardous Waste Planning Applications' (May 2004) sets out the minimum guidance to future waste management development that the Welsh Assembly Government is likely to find acceptable in development plans. LDPs should reflect the Regional Waste Plan and include an analysis or commentary about how it relates specifically to the current context for waste management and waste planning in the plan area. The deposit plan should make site allocations for waste requirements and include a	Further consideration will be given as to whether, based on evidence, any regional facilities are ever likely to locate within Ceredigion. Commensurate with the conclusions site allocations will be made to meet the need for the level of resource recovery and waste management sites actually needed in Ceredigion. A related 'B2' policy will provide flexibility in terms of land area (hectares) as well as site identification.	The Deposit Version addresses the requirements through a combination of allocation (site at Glanyafon), retention of existing waste sites, promotion of B2 sites and location within and alongside other employment uses. The Waste Topic Paper and Update Paper together indicate how the LDP relates specifically to the current context for waste management and waste planning in the plan area.

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		related 'B2' policy to provide flexibility. This will require expression in terms of land area (hectares) as well as site identification		
	Policy - Gen	Support for policies included as they deal with: <ul style="list-style-type: none"> • Surface water disposal • Foul water disposal and infrastructure • Waste, recycling of waste, composting • Biodiversity, green corridors/linkages • Contamination/brownfield sites • Flood risk • Renewable energies • Sustainable design • Minerals • Designing for climate change • Planning contributions (SuDs) 	Support noted.	No further changes to the LDP in respect of this comment.
		Include detailed policies for areas where protection is	Further consideration is needed as to whether national guidance is	Policy (DM14) on all biodiversity including

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		essential, such as nationally and internationally designated nature conservation sites, in line with the requirements of LDPW (para 2.18 & 2.21).	sufficient. If policies are to be included they will need to add to that which already exists nationally. If national guidance is sufficient then a cross reference will need to be included within the LDP to that guidance.	enhancements is included with cross referencing to national policy included in the plan.
		Park and ride sites should be identified for Aberystwyth in light of the plans to discourage travel by car to the new Council and Assembly offices.	Candidate sites have been submitted with regard to this comment and will be assessed as part of the Deposit process.	Outstanding proposals are allocated in the Plan where funding is anticipated within the lifetime of the plan and advance work has been conducted to progress them
		Clarification is needed as to how the LDP will take account of the importance of rivers, for fish, wildlife and as a valued recreational resource.	This will be given further consideration in taking forward environmental protection policies to the Deposit version.	Rivers and their species within are protected through policies DM22, DM14 and DM15. DM14 also encourages access to biodiversity as long as site integrity can be retained
		Low water table levels can lead to localised pollution from cemeteries. Accordingly their expansion or proposed new location should be mindful of such situations in respect to	Noted. This matter will need to be taken into account as part of the Candidate sites assessment.	No allocations are included in the LDP. Planning applications will be considered according to national guidance. LDP policy DM22 (which covers pollution) covers all types of

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		local water table levels.	development including cemeteries.
		The agricultural potential of the County and the possible diversification that farms need to prosper in the current economic climate isn't adequately addressed.	Para 3.7 recognises the importance of agriculture in Ceredigion's economy. Further consideration will be given as to whether specific policies are needed to deal with agriculture and diversification.
		Archaeological/Ancient monuments have considerable potential for tourism/greater public interest/access.	Noted. Further reference will be included within the LDP to acknowledge the importance of the historic environment.
		The Shoreline Management Plan which is currently under review refers to the possibility of 13 settlements "retreating" from existing sea defence lines. This will have a major impact on areas of the LDP if implemented and needs addressing. Issues resulting from the review will need to be encompassed in the LDP.	The SMP is currently under review and early work on the SMP will help inform the LDP as will the aims and objectives of the LDP inform the SMP review itself. It is unclear whether the 13 retreats suggested in SMP1 will be carried forward to SMP 2.
		Lack of reference to the Water Framework Directive (WFD)and	Further consideration will be given as to how to clarify how the WFD
			WFD is referenced in the Environmental Protection

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	the implications for water quality in the County.	has been taken into account in the LDP.	Policy DM22. Policy DM12 deals with any issues relating to capacity
	It needs to be acknowledged that there is pollution associated directly with the contaminated/ brownfield sites and in addition there could be ramifications for local groundwaters; watercourses and surface water.	This comment needs to be further considers in relation to policy 20 and other policies which refer to prioritising brownfield land.	Issues with contamination are covered by national policies and DM22
	Bearing in mind the comment “electricity grid infrastructure is currently inadequate and new infrastructure routes are being evaluated” (Para. 3.19) should there be a specific policy relating to underground pipelines/ electricity lines for any future provision?	TAN8, paragraphs 5.2 and 5.3 inter alia suggest that LPAs should ‘consider the specific requirements of renewable energy technologies’ and ‘develop generic development control policies....and consider the implications for landscape protection’. There is scope for including policy/criteria at Deposit for judging the impact of new infrastructure routes associated with SSA D wind farm development.	Reference to the electricity grid infrastructure relates to the national grid and the overall problem faced by this system. This is an area the Council cannot respond to. Policy DM12: Utility Infrastructure seeks to have any new infrastructure implemented where required.
	The LDP does not comply with PPW, Chapter 13 in respect of	The LPA will further consider this comment in progressing with the	The LDP as a whole does seek to respond to climate

Policy		Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010
		Climate change and flood risk in the context of the preparation of LDPs.	Deposit version.	change. It is considered that the LDP is not contrary to PPW advice in relation to climate change.
		The statements: “rich with international and national nature conservation designations...”(Para 3.14) and “the County’s Peatland Bogs aid water purification and flood control.” (Para3.15) will need to be reflected within the final LDP policies.	This comment will be given further consideration as the deposit version policies are drafted.	Policy DM14 relates to all biodiversity and cross references to National policy on protected sites. Peat bogs are covered under policies DM22 and DM15

Question 15

Do you agree with the Monitoring Framework suggested in Table 3 (Section 11)? If not please state changes required and why, bearing in mind the points noted in Section 11.

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
15 Monitoring	General support (x1).	Support noted	No further changes to the LDP in respect of this	

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010		
			comment.		
		Objective 7: avoid the negative target regarding loss of facilities, suggested target 'Creation of new facilities and increased access to open space provision' with the indicator 'The number of hectares/linear kilometres of green space provided.'	Further consideration will be given to the monitoring of Objective 7, taking into account any revisions to wording and the comments made here.	The negative targets regarding loss of facilities have been replaced by targets looking for stable or increasing levels of facilities and compliance with open space provision standards.	
		Objective 9: reword target to 'Reduce the number of planning permissions granted against EAW advice' and add the indicators 'No. or % homes/roads/railway lines in floodplains' and '% of developments with SUDS'.	Further consideration will be given to the monitoring of Objective 9, taking into account any revisions to wording and the comments made here.	A target of zero applications against EA advice has been introduced. The number of homes or transport routes in floodplains has not been included. It is felt that monitoring EA advice is adequate as it will provide a more detailed indicator, as it will not be effected by the floodplain mapping limitations. For instance, developments can be approved in floodplains were an FCA has demonstrated that either the floodplain mapping is not	

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010		
				precise at the small scale or that the scheme can mitigate risk. An indicator regarding the percentage of developments with SUDS has been included.	
		Objective 9: The target <i>“Reduce EA referrals to WAG regarding inappropriate C1, C2 development”</i> should be more specific if it is to be monitored annually. (i.e. The aim should be zero, so achieving a year on year reduction is perhaps inappropriate).	Further consideration will be given to the monitoring of Objective 9, taking into account any revisions to wording and the comments made here.	A target of zero applications against EA advice has been introduced. With an additional indicator recognising the special status of SRA developments in floodplains added.	
		If objective 9 is reworded and new objective 10 and 11 added, then change monitoring for objectives to mandatory, or core if necessary.	Further consideration will be given to the monitoring of Objective 9, taking into account any revisions to wording and the comments made here.	No revisions to Objective wording	
		Objective 11: A measure to monitor impact on the historic environment could be included. This could relate	Further consideration will be given to the monitoring of Objective	Monitoring of the historic environment is incorporated within the LANDMAP	

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010		
		to development e.g. any development permitted which has an adverse impact on the historic environment or that is in contradiction of Policy 12/18	11, taking into account any revisions to wording and the comments made here.	monitoring, as it is one of the aspect areas. In addition meetings will be held with Cadw and Dyfed Archaeology to seek their opinion regarding the implementation of the historic environment policies.	
		Objective 11: expand target to 'no overall loss of landscape character and qualities in aspect areas with high or outstanding overall evaluation scores in Landmap' and 'enhancement, where possible, of landscape character and qualities in aspect areas with moderate or low overall evaluation scores in Landmap'. Expand the indicator to 'review aspect areas for each Landmap layer'	Further consideration will be given to the monitoring of Objective 11, taking into account any revisions to wording and the comments made here.	Now all LANDMAP layers have been completed, there is a target for all LANDMAP aspect areas to be stable or increasing in value. Due to the range of factors influencing the evaluation of LANDMAP, a target to increase the lower evaluated areas would not be pragmatic.	
		Objective 12: In line with suggested changes to KI 9 (more detail on particular species/habitats). Add the target: 'increase no. of applications	Further consideration will be given to the monitoring of Objective 17, taking into account	Due to the complex nature of how biodiversity and nature conservation is integrated into the planning system, it has	

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010		
		with net conservation/biodiversity gain, specifically for priority species' with indicators for protected and priority species and habitats.	any revisions to wording and the comments made here.	been decided that the inclusion of the ecologist's recommendation within the planning conditions will be monitored. This is deemed appropriate as it will give more detail than a simple quantitative review of loss or gain.	
		Objective 12: reword the first target, because there should be no loss of designated or priority sites (x2) as a matter of national and local policy. Suggestion of 'avoid' instead of 'minimise' and remove '% loss' as an indicator. The indicator for the second target is incompatible as the target is about gain, but the indicator is about mitigation and minimisation of loss.	Further consideration will be given to the monitoring of Objective 12, taking into account any revisions to wording and the comments made here.	Due to the complex nature of how biodiversity and nature conservation is integrated into the planning system, it has been decided that the inclusion of the ecologist's recommendations within the planning conditions will be monitored. This is deemed appropriate as it will give more detail than a simple quantitative review of loss or gain.	
		Objective 13: there should be a target/indicator for the Shoreline	Further consideration will be given to the	Until the Shoreline Management Plan has been	

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
	Management Plan.	monitoring of Objective 13, taking into account any revisions to wording and the comments made here.	adopted by the Local Authority, monitoring of it cannot be undertaken. However as part of the AMR it is necessary to review any policy or contextual changes that affect the plan, therefore the status of the Shoreline Management Plan can be monitored and then indicators incorporated if necessary.	
	Objective 14: there should be a target relating to air quality, loss of soils i.e. Peatland Bogs	Further consideration will be given to the monitoring of Objective 14, taking into account any revisions to wording and the comments made here.	Whilst some aspects of this will be monitored through monitoring the implementation of ecologists recommendations it is felt that there are too many aspects of soil loss and air quality that are not attributable to the LDP policies. Therefore monitoring them would not result in actionable outcomes.	
	Objective 16: expand target to	Further consideration	This has been incorporated	

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010		
		include 'ensure that the existing opportunities are used/optimised and that these new opportunities are provided where they are most useful' with the indicator 'Planning applications that include sustainable transport plans'	will be given to the monitoring of Objective 16, taking into account any revisions to wording and the comments made here.	by monitoring how the travel plans of applicable applications have been implemented through planning conditions. In addition to monitoring the progress of transport allocations. In addition development in line with the settlement hierarchy should ensure reduced travel needs and the presence of public transport links, as these were key factors in the selection of Service Centres.	
		Regarding Objective 17 use details from Welsh Water AMP programme and try to include details of Gas and Broadband Provision.	Further consideration will be given to the monitoring of Objective 17, taking into account any revisions to wording and the comments made here.	These indicators have now been included.	
		Terms such as 'encourage' are unquantifiable terms and are open to	Further consideration needs to the wording	With respect to policies that seek to encourage a certain	

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010		
		interpretation. Needs to be more specific, otherwise the strategy is no more than objectives and aspirations without leads as to how they should be achieved.	applied within the monitoring framework.	action, for instance the use of Welsh place names, monitoring can evaluate the uptake of the policy and if necessary the profile of the policy could be raised. Thus increasing the encouragement, however they are limited to the use of the word encourage for legal reasons.	
		Density calculations were queried in general; more specifically the incorporation of needs for flats and concerns that greater densities e.g. 35/40 would be detrimental to current standards.	Further work on appropriate densities will be undertaken as part of the Deposit preparation and will need to be reflected in the monitoring framework.	This is about densities in general and not specifically the monitoring of them. Due to the range of densities expected on allocated sites and windfall sites, the densities will not be explicitly stated the monitoring section, instead monitoring will be set against site schedules and settlement group statements densities.	
		The scheme will be of no value if it is	This is an	Due to the complex nature of	

Question number (as per representation form) along with matter to which it relates	Nature of Comment	LPA Initial Response to comments received (June 2009)	Final Recommendation as at November 2010	
	not implemented. An ecologist's continuous input is needed to meet the needs of planning and monitoring aspects of the LDP.	administrative matter and not a matter for the LDP.	how biodiversity and nature conservation is integrated into the planning system, it has been decided that the inclusion of the ecologists recommendation within the planning conditions will be monitored. This is deemed appropriate as it will give more detail than a simple quantitative review of loss or gain.	

Annex 1: Table B: Any other comments on the Preferred Strategy document?

This table sets out general comments received on parts of the Preferred Strategy that are not addressed by the specific questions in the representation form (including responses to Section 5 on the form).

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
	General	Support for the clarity and content of the	Support noted.	No further changes to the LDP in respect of this comment.

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
	comments	document generally.		
		Support regarding references throughout the document to encouraging public transport and alternative forms of transport.	Support noted.	No further changes to the LDP in respect of this comment.
		Lack of detail makes it difficult to comment.	The document is intended to set out the Strategy in general. Detailed policies follow at the Deposit stage. Opportunities to further comment exist at that stage.	No further changes to the LDP in respect of this comment.
		The process is too long.	The process is a statutory one and expected to be delivered within 4 years. The requirements set out mean that getting a plan in place quicker is not as yet feasible. Reviews and subsequent plans could however be quicker – unless there are major changes to approaches.	No further changes to the LDP in respect of this comment.

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
		Documents large and difficult to read – précis needed.	A summary note was produced. However, it is acknowledged that the main documents are lengthy. Further consideration will be given as to any detail that can be omitted or out in background documents with regard to the Deposit Version.	The Deposit though lengthy is considered to be easy to navigate. A summary will also be produced. Much of the detail remains in topic papers.
		Some fundamental elements of the LDP strategy tend to be lost within the text of the document. Consider the need to: <ul style="list-style-type: none"> • Draw out more of the key messages in the summary box on page 36. • Ensure policies are justified, well related to the preferred spatial strategy and that it is clear how they deliver the 	The LPA will take into account the need to improve these linkages in drawing together the Deposit Version.	The message box has been updated. Policies are considered well justified with clear links to objectives and the vision and the issues they are addressing. The aim of the Settlement Strategy has been clarified. Housing and economic growth are important components of that Strategy.

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
		<p>spatial strategy (e.g. a brief justification of the key policies with links to the evidence base and background analysis papers might be useful).</p> <ul style="list-style-type: none"> • Connections between preferred topic approaches are not always made entirely clear and there could be some improvement in links so it is easier to show how they make up a coherent 'strategy' e.g. how the separately generated employment and housing scenarios sit together. 		
		Ensure appropriate evidence is available and its influence in	Comments are noted and will need to be borne in mind in producing the Deposit	Topic papers trace the impact of engagement and evidential findings on strategy and policy.

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
		developing and supporting the strategy is clear. If any fundamental aspects of the Strategy change when the evidence is finalised, the documentation must make clear where such changes occur with a clear audit trail.	version.	
		Glossary needed.	A Glossary is included in the Preferred Strategy. This will be expanded and improved as appropriate in the Deposit Version.	Glossary prepared for the Deposit.
		It is not clear whether flood risk issues have been given a sufficient weight in terms of developing the preferred strategy, or the implications for specific sites. Further technical evidence will be required	The LP will seek to clarify how flood risk issues have been taken into account in the Deposit version. This will include how flood risk as influenced the overall strategy and also allocation of sites (and any mitigation required).	The issue of flood risk has been taken into account throughout the LDP. None of the areas for growth are severely affected or constrained by flood risk. Any Candidate Site that was located wholly on the C2 flood zone and not

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
		to demonstrate how the issue of flood risk has influenced the development strategy, as well as specific sites. Fluvial and coastal flooding should be factored into the evidence base, as well as mitigation measures.		within a Council approved regeneration strategy they were removed from any further assessment. National guidance provides clear guidance on how development in flood zone areas should be dealt with.
		The LDP does not comply with PPW, Chapter 13 in respect of Climate change and flood risk in the context of the preparation of LDPs.	The LPA will further consider this comment in progressing with the Deposit version.	The LDP is considered to be fully compliant with chapter 13.
		Climate change is considered in a manner which suggests that its implications have not been understood. Policy should be informed by the findings of intergovernmental panel	The LA depends on guidance produced by the Assembly with regards to what matters are appropriate to consider within the planning context. This guidance would reflect national and international work. The Strategy is	No further changes to the LDP in respect of this comment.

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
		on climate change rather than by local citizen groups.	therefore considered to be appropriate in its approach to considering climate change. However further clarification will be sought as to what specific aspects of the plan the Objector refers to.	
		The Preferred Strategy does not address peak oil, neither does it consider adequately the need to rapidly and dramatically reduce reliance on fossil fuels (e.g. policy 15).	<p>Various elements of the plan do take into account the change in availability of energy sources including specific policies such as policy 12, 15 and 16. Also the overall Strategy itself in attempting to reduce travel for daily needs by strengthening Service Centres throughout the County.</p> <p>Further consideration will be given at Deposit as to whether there are other approaches that could be incorporated.</p>	The Strategy addresses matters such as this in encouraging development in more sustainable locations and thus reduce travel; encouraging alternative energy generation etc.
		It is questionable	It is acknowledged that	No further changes to the LDP in

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
		<p>whether the benefits of mainstream economic development would be likely to remain in Ceredigion, given that much would depend on inward investment, which to a large extent results in profits leaving the County.</p>	<p>Ceredigion's economy largely depends on indigenous businesses rather than from inward investors. It is also acknowledged that one of the reasons for lack of inward investment is the lack of suitable sites. To develop suitable sites that would attract inward investment however is likely to be dependant on significant public investment in setting up a site or sites – the Capel Bangor site is an example of this.</p>	<p>respect of this comment.</p>
		<p>New approaches to economic development need to be explored including:</p> <ul style="list-style-type: none"> • Prioritising job creation • Helping people into jobs • Maximising 	<p>None of the approaches referred to are directly planning matters. However, the policy approach set out in the Preferred Strategy is flexible enough to meet changing needs within the County over the plan period.</p>	<p>No further changes to the LDP in respect of this comment.</p>

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
		<p>incomes/minimising costs</p> <ul style="list-style-type: none"> Community action. 		
		<p>Cross referencing to other relevant policies is needed (including national policy where this is to be applied without further local interpretation). The deposit plan should adopt a form of notation that makes clear when national policy will apply.</p>	<p>As the LDP is not meant to repeat national guidance some policy areas will be omitted from the LDP. It is intended in the Deposit version to cross reference to the relevant policy documents where no specific policies are to be included in the LDP.</p>	<p>These comments have been taken into account in the way the Deposit plan is written.</p>
		<p>Communities should have greater say in planning issues.</p>	<p>There are a number of stages within the LDP process where communities can get involved. Communities also have an opportunity to comment at planning application stage.</p>	<p>No further changes to the LDP in respect of this comment.</p>
		<p>Should waste fall within the Environment and Climate change section?</p>	<p>Placing waste in the 'infrastructure and services' section perhaps re-enforces the notion that the most</p>	<p>The Structure of the document has changed. The comment is no longer relevant.</p>

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
			<p>important element of the waste problem is the need to provide a collection and disposal service; whereas in fact it is now recognised that effective waste management is fundamentally about the sustainable use of resources, recovery of materials and (energy) and reducing impacts on the environment, including</p> <p>climate change through (inter alia) the reduction of greenhouse gas releases from landfill.</p>	
		<p>Include reference to the special role that neighbouring national park authorities have and that the Council will have regard to National Park purposes, with conservation taking priority, in determining planning applications which affect land in the National Park.</p>	<p>Noted. This comment will need to be actioned within the Deposit version.</p>	<p>Reference included in the 'Delivery Section' of the LDP.</p>
		<p>Correctly refer to Pembrokeshire Coast</p>	<p>Noted. This comment will need to be actioned within the</p>	<p>Noted and applied as necessary.</p>

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
		National Park.	Deposit version.	
1	Introduction	No comments received		
2	Policy context	Support. The chapter gives a robust and extensive plethora of relevant documents providing good background and lead in many ways for the development of the LDP.	Support noted.	No further changes to the LDP in respect of this comment.
		Although relevant plans have been detailed, the relationship between them could be better developed as could be the interpretation of the overall impact on the LDP preferred strategy. Perhaps only some very key messages arising from the review of other strategies need to be flagged up just to show where the key issues	The LPA agree that this chapter could be further refined with more of an emphasis on the implications of the strategies for the LDP. This comment will however need to be taken together with other comments received requesting that other specific documents are included in this section.	All the strategies listed have influenced the LDP and further information on precisely each of the documents have influenced certain areas of the LDP can be seen within the Topic Papers. It is the intention of this chapter to make the reader aware of the key documents that have influenced the LDP.

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
		come from and how they flow through the strategy. Ensure that contextual strategies have collectively influenced the strategy and ensure evidence is available on all areas of joint working both within the authority and external organisations.		
		Include reference to 'Iaith Pawb – A National Action Plan for a Bilingual Wales as it outlines the Government's strategy to promoting bilingual communities that are sustainable both economically and socially.	Further consideration will be given when drafting the Deposit version as to what are the key documents, and their implications, that need to be referred to in the LDP.	Document has been referenced in the list.
		Include reference to PPW section on the Welsh language and set	Further consideration needs to be given as to, if appropriate, where and how	PPW has been listed as a document, no reference to any particular section has occurred because PPW should be read

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
		out how the LA intends to act on the guidance.	the LAs approach to addressing the PPW requirements has been undertaken.	as a whole with each section having equal consideration.
		No reference is made to the site search criteria set out in PPW in identifying land for development (para 9.2.8 & 9.2.9 of PPW). Similarly reference to how retail and leisure sites are to be identified (PPW and MIPPs on Retail) are not referred to.	PPW has been taken into account in setting out the candidate sites methodology and will be further utilised when ranking sites in order of suitability.	No further changes to the LDP in respect of this comment.
		The Wales Spatial Plan recognizes that Ceredigion experienced one of the highest levels of inward migration and highest population increases in recent years. It also recognizes: <ul style="list-style-type: none"> • Aberystwyth being 	The references will assist with interpreting how the WSP affects the LDP. Further consideration should therefore be given to addressing the points made within the LDP.	Topic papers developed and updated throughout the LDP process refer to how the WSP has influenced areas. Settlement Group Statements also highlight any reference to a settlement within the WSP.

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		<p>of national importance;</p> <ul style="list-style-type: none"> • Cardigan as a Key Cross boundary settlement which forms part of the Teifi Valley Cluster. • It also recognizes Cardigan as a 'Tourism Focus'. • It recognizes Lampeter as a Key Settlement which forms part of the Teifi Valley cluster. <p>All of these points should be incorporated within the plan.</p>		
		Ensure correct reference to 'South West Wales Regional Waste Plan 1 st Review.	Noted	Correct reference now given.
		Ensure current status of neighbouring LDPs is reflected	Noted.	Updated

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		Include reference to the following documents: <ul style="list-style-type: none"> • Water Framework Directive 2000 • Groundwater Directive.2007 • Environmental Protection Act 1990. • Contaminated Land (Wales) Regs. 2006. 	Further consideration will be given when drafting the Deposit version as to what are the key documents, and their implications, that need to be referred to in the LDP.	Although important documents these are very specific and more appropriately referenced in background documents. These documents have been discussed as part of the Topic Paper: Environmental Protection and Nature Conservation.
		The implications of the Draft Flood and Water Management Bill - April 2009 need to be considered.	Further consideration will be given when drafting the Deposit version as to the likely implications of this new document.	Although an important document that does have an effect on the built environment, it is a very specific affect. This document has been discussed as part of the Topic Paper: Environmental Protection. It is also referenced under specific policies
		Support for approach used to identify land in the Urban Capacity	Further work is being undertaken before the housing number for each of	No further changes to the LDP in respect of this comment.

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
		Study. However, disagree with statement contained in the Urban Capacity Study that there is no justification for extending the boundary in relation to the 6 towns.	the towns is finalised. This will help identify how much land is needed for each town. The candidate sites assessment will then identify whether there is sufficient land available to meet the housing figure identified (taking into account any constraints) or whether more sites need to be identified either within the town (if it exists) or within its satellite settlements.	
		Insert a new bullet point in para 2.2: “minimising and managing environmental risks and pollution.	The LPA will further consider these comments in progressing with the Deposit version.	New information added
		The status of proposals contained in various Masterplans and Employment and Regeneration Strategies should be clarified and if	The strategies as a whole are not being taken forward by the LDP. However, any elements that have land use implications and which require the allocation of sites	No further changes to the LDP in respect of this comment.

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
		appropriate, should be incorporated into the deposit plan.	will be considered through the candidate site assessment.	
		Regeneration strategies indicated as being taken forward by the LDP have not been the subject of the LDP SEA process. Failure to assess them could result in the LDP being unsound under test P2.	The strategies as a whole are not being taken forward by the LDP. However, any elements that have land use implications and which require the allocation of sites will be considered through the candidate site assessment – part of which will include SA/SEA of the site.	No further changes to the LDP in respect of this comment.
3	Local Context	General support noted in relation to references included with regard to the importance of tourism within the County. This recognition needs to be reflected throughout the LDP.	Support noted. The importance of tourism is reflected throughout the document and will be further considered in developing detailed policies for the Deposit version.	No further changes to the LDP in respect of this comment.
		Support. Useful chapter which assists the reader to gain a valuable insight into the current physical,	Support noted.	No further changes to the LDP in respect of this comment.

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
		social and economic situation and the integral environmental mechanics of the County.		
		General support – especially recognition that majority of the County’s population lives along the coastal belt.	Support noted.	No further changes to the LDP in respect of this comment.
		Consider including only some very key messages arising from the portrait of the area in the Deposit just to show where the key issues come from and how they flow through the strategy.	The LPA will further consider how the document should be refined. Where appropriate this could include a lighter version of this Chapter.	This chapter provides a general overview of the County, giving very key information. The Key Issues that have been developed are not only based on the information contained within this chapter but also information and evidence contained within Topic Papers..
		Restructure para 3.17 to reflect the range of assets encompassed by the Historic Environment, e.g. “Ceredigion’s historic	The LA recognises that greater recognition needs to be included in the LDP regarding the historic environment. The appropriateness of this and	Rewording of the paragraph does not add anything further to the information given.

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		<p>and modern built environment plays an important role in creating an attractive and interesting place to live and visit. In terms of Historic Environment, within Ceredigion there are 234 Scheduled Ancient Monuments (nationally protected), 1883 Listed Buildings (mainly Grade II with 10 at Grade I), 13 Conservation Areas, 11 registered parks and gardens, 4 registered landscapes of Outstanding and Special Historic Interest¹ (Upland Ceredigion, Lower Teifi Valley, Drefach-Felindre and Towy Valley) and 3 Heritage Schemes (Aberteifi/Cardigan, Aberystwyth and</p>	<p>any other potential wording will be further consider in drafting the Deposit version.</p>	

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		<p>Llanddewi Brefi). In addition there are many hundreds of regional historic assets including features particular to Ceredigion such as the remains of over 425 abandoned metal mine sites and trial digs". ¹ Cadw/CCW/ICOMOS Register of Landscapes of Historic Interest in Wales.</p>		
		<p>Objection that the coastal belt has not been defined.</p>	<p>In general terms the coastal belt tends to be seen as the area to the west of the coastal trunk road. This could be further clarified in future versions of the plan. For the purposes of planning policy however alternative definitions may need to be developed.</p>	<p>Where reference to the coast is made within policy it has been clarified with regard to how the coast needs to be defined for the purposes of that policy.</p>
		<p>In relation to Cardigan:</p> <ul style="list-style-type: none"> • The Cardigan sub 	<p>Further consideration needs to be given to the</p>	<p>Within the Settlement Group Statements further information is given on the</p>

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
		<p>area should be broadly defined and its significance highlighted.</p> <ul style="list-style-type: none"> • The Teifi valley cluster should be shown on the Key Diagram. • It should be identified as a Key Cross Boundary Settlement in para 3.11 rather than referring to it as serving a wide area. • Its role in serving a catchment extending into Pembrokeshire should be recognized. • Its potential to accommodate more growth should be highlighted 	<p>appropriateness of addressing the comments made during drafting of the Deposit version.</p>	<p>Service centres, including Cardigan. The role of the settlement, if highlighted within the Wales Spatial Plan, is also highlighted.</p> <p>When a settlement has been identified as serving areas across the border the Authority has engaged with the relevant Authority to identify any settlements that look towards the identified Service Centre.</p>

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		<p>In relation to Aberystwyth:</p> <ul style="list-style-type: none"> • The Aberystwyth 'quarter' or sub area should be broadly defined (perhaps on the key diagram) and its significance highlighted. • The sustainability of Aberystwyth should be highlighted (range of services, facilities & public transport). • Its potential to accommodate more growth should be highlighted 	<p>Further consideration needs to be given to the appropriateness of addressing the comments made during drafting of the Deposit version.</p>	<p>Within the Settlement Group Statements further information is given on the Service centres, including Aberystwyth.</p> <p>The role of the settlement, if highlighted within the Wales Spatial Plan, is also highlighted.</p> <p>Policy S02 sets the role that Aberystwyth have that is different to the other USCs.</p> <p>Its potential to accommodate growth has been identified as can be seen from the level of housing and economic growth opportunities provided for the town.</p>
		<p>Appropriate tourism should be allowed even in more sensitive areas, with proposals being</p>	<p>Whether or not development – of any type – can be permitted in sensitive areas depends on the effects it will</p>	<p>No further changes to the LDP in respect of this comment.</p>

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
		considered on its own merit with reference to both economic and environmental considerations.	have and whether the effects can be appropriately mitigated. Benefits to the economy cannot be an overriding consideration where the effects are so great that a development should not be permitted. However, the approach where possible will be to mitigate the effects rather than prevent development.	
		An appropriate and balanced approach is needed regarding flood risk considerations and coastal erosion and the wider benefits of tourism. Existing operators should be allowed to undertake/fund necessary coastal defence construction, maintenance and improvement to protect those businesses.	<p>The LA's approach to coastal management is set out in its Shoreline Management Plan (SMP). The SMP is currently under review and early work on the SMP will help inform the LDP as will the aims and objectives of the LDP inform the SMP review itself.</p> <p>Further consideration needs to be given as to whether more guidance needs to be included in the LDP re</p>	<p>Policies created within the LDP do not prohibit tourism operators from undertaking work to protect against coastal erosion.</p> <p>The issue of coastal erosion is covered sufficiently within TAN 14: Coastal Planning.</p> <p>The LPA will look towards the Shoreline Management Plans, SMP1 already being adopted and SMP 2 currently in the process of being developed, for guidance on the issue of coastal</p>

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			tourism development along the coast than other types of development.	flooding and possible means of action. Until SMP2 is available it is difficult to include policies that are more specific. This should be addressed through review.
		Amend text in Para 3.16. Upland Ceredigion, Lower Teifi Valley, Drefach-Felindre and the Tywi Valley are included on Part 2 of the Register of Landscapes, parks and Gardens of Special Historic Interest in Wales, as Landscapes of Historic Interest in Wales.	The comment will need to be taken into account in re-drafting the Local context chapter for the Deposit version.	Text amended accordingly.
		Any enhancement for public access to the 234 scheduled ancient sites and monuments should be supported. (3.17).	Noted. This comment needs to be taken into account in drafting policies on the historic environment.	The LDP does not prevent any enhancement to public access. If a planning application is required to improve such access, policies created do not hinder this.
		Amend text in Para 3.19.	New Guidance in relation to	No further changes to the LDP in

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		Significant efforts should be made in minimising energy consumption	the Code for Sustainable Homes and BREEAM will come into force from September 2009 which will help achieve this. The LA will need to consider whether it wants to go further than the existing guidance.	respect of this comment.
		The Council's Welsh language Scheme should be referenced within this section.	Further consideration needs to be given as to, if appropriate, where and how this Scheme should be referenced.	Section 3.4 of this chapter adequately deals with the Welsh language. The Welsh Language topic paper covers in depth the relevant plans and policies associated with this topic.
4	Key Issues	Dealt with in question 1 in Table A above		
5	Vision	Dealt with in question 2 in Table A above		
6	Objectives	Dealt with in question 3 in Table A above		
7	Options - Gen	Due to the current economic climate employment and housing projections and	The LDP must contain a clear strategy – to keep options open is not a transparent approach. However, it is agreed that an	No further changes to the LDP in respect of this comment.

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		policy approach needs to be flexible. Policies should not restrict development. Therefore options should remain open.	element of flexibility is needed. It is considered that the Strategy contains this flexibility in terms of providing for different levels of growth. If there are significant variances within the plan period – these will need to be addressed through a review of the plan.	
		Concern noted that the preferred option has adverse environmental effect (Para.7.18 stated that the preferred option had “only minor adverse impact on environmental objectives”). Satisfactory mitigation or compensatory measures should be advocated to minimize or eliminate any unfavourable impacts on environmental objectives.	A number of compensatory measures to minimize or eliminate any unfavourable impacts on environmental objectives are already included in the LDP – in the strategic policies. These will be developed further as part of the Deposit plan.	In most cases there will be some sort of negative effects on biodiversity in particular when it comes to development. However, through avoidance, mitigation, compensation and enhancement, the LA can work with developers to ensure that effects are minimised and hopefully in a lot of cases there is net biodiversity gain.
8	Preferred	Support for Strategy in	Noted. The character and	No further changes to the LDP in

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	Strategy - Gen	general however, it should be applied with wisdom and in response to the needs and character of the County.	needs of the County are intrinsic to the whole process of preparing the LDP – from identifying appropriate policies to ensuring that the right sites are identified to meet development.	respect of this comment.
		Unclear how the final choice of preferred strategy was derived from the options identified or what role the plan objectives have played in selecting the preferred options. Although it is accepted that objectives relevant to the key policies are identified it is not entirely clear how the main spatial strategy achieves the plan's objectives. Demonstrate that the contextual work and LDP objectives have been used to make preferred	The role of plan objectives needs to be clarified when drafting the Deposit version.	Linkages between the Objectives and the Vision, the Objectives and the policies and the monitoring of the plan are set out in the Deposit version

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		choices.		
		How will the Council prevent more development being available in the LS (para 8.16)? Why does the Council expect development to come forward gradually over the plan period?	<p>By ensuring that land is genuinely available within the Service Centres to meet the majority growth for that Settlement Group and through annual monitoring to ensure that the distribution remains in line with the Strategy.</p> <p>Development will come forward gradually as policies will set this as a requirement.</p>	No further changes to the LDP in respect of these comments.
		How will the Council concentrate development within settlements if applicants want to build outside them? What is the mechanism for enforcing concentration? (Para 8.17)	<p>Applications that are not in line with the Strategy will be refused.</p> <p>Development in the open countryside will be few in number and required to be in line with the plans open countryside policy.</p> <p>The mechanism for ensuring</p>	No further changes to the LDP in respect of these comments.

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			that development is concentrated is (a) by ensuring that the majority of development in a Settlement Group is focussed on the Service Centre and (b) ensuring that development that is allowed is well related to the existing built form.	
		What is the mechanism to ensure that the release of development is broadly in line with expected change rather than floating demand? (para 8.22)	Further work is on-going to get a better understanding of the demography of the individual Settlement Groups before the housing opportunity can be apportioned throughout the County. Understanding the local demography will give a better understanding of what the needs of the community is likely to be and thus be able to discourage development that is over and above this and speculative in nature. Further consideration is also	Work on apportioning the housing distribution is set out in the LDP and further clarified in the Topic Papers. No further changes to the LDP in respect of these comments.

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			on-going at to whether there should be an upper limit to the amount of development allowed to go to one LS i.e. should one LS be able to take most of the growth? If not what mechanism should be used to prevent this.	
		<p>The Preferred Strategy does not address the issue of climate change, flooding issues or the protection of natural resources as such. Either include an explanation as to how the following will be achieved, or delete the sentence as it is misleading:</p> <p>“All this is to be achieved whilst protecting and enhancing the County’s environment and resources and by</p>	Policies set out in Chapter 9 indicate how this is to be achieved (e.g. policy 16, 17, 18 20, 22).	<p>The direction of these policies has been taken forward and reflected where appropriate in the Deposit Version policies.</p> <p>No further changes to the LDP in respect of this comment.</p>

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		making it resilient to change through sustainable development, ensuring that its infrastructure and services can meet these challenges.”		
		Include para similar to 8.62 recognising the need to take specific account of the Historic Environment. This could include reference to PPW (Chapter 6) “Conserving the Historic Environment”. Reference could also be made to the register of historic landscapes and associated characterisation studies and detail the LDP approach to protecting the distinctive historic environment of Ceredigion. Also amend	The LPA acknowledge that references to the historic environment need to be improved throughout the document and will take into account the comment made here in addressing this in the Deposit version.	The comments have been taken into account in the overall drafting of the plan, however the section referred to by the Objector no longer exists in this level of detail.

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		para 8.64 “....ensure Ceredigion’s natural resources and historic assets are protected”.		
		Support for Para.8.62 there is reference to the development of locally important biodiversity by way of LBAP and developing green/animal corridors/linkages. This practice could also be utilised near rivers – creating green ecological/biodiversity buffer zones along the banks which should remain devoid of any buildings or other development.	Support noted	No further changes to the LDP in respect of this comment.
		Para. 8.64 there is recognition that the strategy will seek to address climate change; flooding and protect	Support noted	No further changes to the LDP in respect of this comment.

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		<p>natural resources. Rivers are a resource within the County and their exploitation and incorporation into future development proposals appears an opportunity not to miss. However this view is tempered in the knowledge that diffuse pollution from agriculture or the metal mines/trial pits could hamper any proposals.</p>		
		<p>Support for Para.8.68. Appreciated that Ceredigion County falls within the regional waste plan for South West Wales and their future waste disposal policies/plans act as a framework for LDPs. Also support efforts to minimize waste at source and actively</p>	Support noted	No further changes to the LDP in respect of this comment.

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		encourage such policies.		
		Support for Para.8.67 as it is a strong and clear statement of intent in relation to infrastructure and services.	Support noted	No further changes to the LDP in respect of this comment.
		Para.8.56 “easy to navigate” could read “accessible”.	Consideration will be given to consistent use of terms throughout the LDP.	Such comments have been taken on board in drafting the Deposit Version.
9	Policies	Dealt with in question 14 in Table A above		
10	Delivery	Support regarding references to promoting water efficiency.	Support noted.	No further changes to the LDP in respect of this comment.
		Support for SINC network, however, biodiversity and the need to enhance where possible should be at the core of all development (Para 8.62).	As well as providing criteria for areas that could be designated as SINCs, either in this plan or the future, and a strong policy to support this, we will be providing strong policies for biodiversity in general including mitigation, compensation and enhancement in the Deposit	No further changes to the LDP in respect of this comment.

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			LDP. The LPA will also be providing Supplementary Planning Guidance on how this can be achieved.	
		Creation and maintenance of linkages and corridors should apply to all sites not just those of national and international importance (Para 8.62).	Comment noted. The LPA hope to deliver this by having strong policies that help to maintain and create ecological connectivity across the whole of the county, with the most important linkages fitting SINC criteria and therefore being designated as such.	No further changes to the LDP in respect of this comment.
		SSSIs and other sites should be considered not only in terms of linkages but also in terms of potential to expand (Para 8.62).	This is something that the LPA will look to work closely with the relevant authorities to ensure in the candidate site process that as far as possible land is allocated away from areas that they are looking to expand protected sites into.	CCW did not inform the LPA of any SSSIs that they wish to expand. Also, in the majority of cases, allocations are away from protected
		The statement 'right balance' between wind	Agree that it needs to be made clear what the 'right	Reference to 'natural heritage objectives incorporated in Deposit policy

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		energy and other renewable technologies (Para 8.65) is inadequate to form the basis of policy.	balance' is, in the view of the Council. This would best be done by reference to the natural heritage objectives identified in TAN8 Annex D para 8.4 and an explanation of how Ceredigion interpret this in terms of detail.	
		The plan will need to consider fully the phasing and release of development at the service centre level both in relation to the availability of infrastructure and also the level of commitments in each area.	This is part of detailed work scheduled to underpin the Deposit version.	Taken into account in formulation of Deposit policy.
		The LDP should be sufficiently flexible to respond to changing circumstances e.g. changes in the economy, housing market assessment, strategic	The Strategy is considered to be flexible (including contingencies) to meet changing circumstances. Further clarification will be included within the Deposit version as to how this is	Availability of assessed, ranked sites, access to updates and reference to updateable sources on housing viability, etc., helps assure that the plan is responsive.

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		take up and other changes (e.g. reliance on Capel Bangor site – the importance of which might be more clearly acknowledged on the key diagram). It should identify any contingencies that might be in place, or what would trigger a review of the Plan.	addressed. References could also be included as to what type so circumstances would trigger a review.	
		The deliverability of the preferred option has not really been addressed in the preferred Strategy document. When developing the deposit plan more consideration should be given to the broad phasing of housing and employment development etc over the plan period, to timescales for	It is considered that the deliverability in a broad sense has in part been addressed in Chapter 10. However, further detail will need to be addressed in working up the Deposit version.	Likely release dates for sites have been incorporated where relevant in the proposals schedules.

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		implementation, and to any related SPG. Particularly important will be ensuring that the key elements can be delivered, and providing the timescales that are proposed for this delivery. Funding streams, key delivery agents, and infrastructure requirements will need to be identified at an early stage.		
		Impacts on the delivery of affordable housing should be fully explored.	The viability of delivering affordable housing is being further considered as part of the Deposit preparation.	Further detailed work has been completed on AH delivery /viability and incorporated in policy. More detail on how the assessment of deliverability was made is given in the supporting Topic paper.
		Ensure that other obligation/S106 requirements can be delivered.	The viability of seeking contributions is being further considered as part of the Deposit preparation	Ongoing engagement with stakeholders is being undertaken proactively to influence the agenda for implementation in support of aspirational targets for

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				<p>delivery according to S106.</p> <p>Policy DM05 clearly sets out the LA's main priorities.</p>
		<p>Sea Defences are not intended to encourage or act as an indicator that new development behind these defenses will be acceptable.</p>	<p>Where sites are located in the floodplain the LA will further liaise with the EA – particularly at candidate site assessment stage - particularly as a number of the County's key settlements are located along the coast.</p>	<p>Any Candidate Site that was located wholly on the C2 flood zone and not within a Council approved regeneration strategy they were removed from any further assessment..</p> <p>PPW, TAN 14: Coastal Planning and TAN 15: Development and Flood Risk provide adequate information on developing in coastal locations and flood zones.</p>
		<p>UDP allocations (without permission) should not be automatically rolled forward to the LDP. They should be assessed and subject to SEA and allocated if appropriate.</p>	<p>The LDP is a new process and no site is automatically rolled forward. UDP sites will be the subject of the candidate sites methodology (including SEA) as will all other sites, and will not be allocated if deemed</p>	<p>No further changes to the LDP in respect of this comment.</p>

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			inappropriate as a result of the assessment.	
		LDPW para 1.21 requires that LDP proposals are realistic and likely to be implemented during the life of the plan in order to minimise blight. Including double the amount of employment land than required is contrary to this advice.	The LA are currently reviewing the amount of land needed to meet employment needs.	The land included is considered to be deliverable. The employment land requirement has been reviewed and the land allocation reviewed accordingly.
		The strategy indicates the need to reflect on the position in neighbouring authorities. The nature of these neighbour links and cross –border consistencies will need to be firmly established for the deposit plan.	Noted. Further discussion with adjoining LAs is on-going to ensure consistency on these and other cross border issues.	The LPA have regular ongoing contact with neighbouring authorities as indicated in the ‘Delivery’ Chapter.
		Further discussion is needed with Pembrokeshire CC	Noted. Further discussion with adjoining LAs is on-going to ensure consistency on	All adjoining LA’s have been involved the SLA process undertaken by Ceredigion in order to ensure that policy

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		(PCC) regarding the application of local landscape and nature conservation designations as PCC do not use such designations in the JUDP and may not in the LDP (para 10.16).	these and other cross border issues.	approaches are similar even where adjoining LAs don't actually intend having SLAs mapped.
		<p>Further discussion is needed with Pembrokeshire CC (PCC) regarding cross border issues, including:</p> <ul style="list-style-type: none"> • Waste management (para 10.20) • Minerals (para 10.21) • Rights of way and cycle trails (para 3.13, 8.52 & 53, policy 24) • SA/SEA • S106 contributions. 	Noted. Further discussion with adjoining LAs is on-going to ensure consistency on these and other cross border issues.	The LPA have regular ongoing contact with neighbouring authorities.

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		<p>The statement “Lack of sewage capacity exists within the County” (Para.3.22) coupled with water supply matters has implications for future development and the deliverability of the Plan. Existing capacity or the level of improvements required to achieve growth levels, as well as identification of the impacts on delivery will need further clarification (including any necessary phasing). Close liaison with EAW & DWCC is imperative to resolve. Would this topic area warrant a SPG?</p>	<p>Liaison with DCWW and EA is on-going throughout the process. DCWW have clarified that there isn't a general issue regarding water supply.</p> <p>Detail regarding sewage capacity needs further discussion. The need for an SPG should be discussed with EA/DCWW.</p> <p>Localised issues will be considered in finalising the settlement strategy and site allocation with details of phasing being included where necessary.</p>	<p>Throughout the Candidate Site process liaison with EA and DCWW has been ongoing. All Candidate Sites and draft allocations have been seen by the organisations and they have commented.</p> <p>Liaison with DCWW has occurred and the LPA have informed them early on in the LDP process of the settlements which are to receive the majority of the growth i.e. the USCs and RSCs. It is hoped that this will then influence any bid DCWW put in for the AMP programmes.</p>
		<p>Para's 10.10 & 10.11 - a reference to the Welsh Water AMP programme in relation to utility infrastructure</p>	<p>The addition of this wording will aid clarity.</p>	<p>The comments have been incorporated as appropriate within the Deposit</p>

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		improvements in relation to sewage provision and water supply should be included.		
		Para 10.11 – “Chicken and Egg situation”, Appreciate the context of statement but wording! - is there an alternative statement?	Noted – alternative wording will be considered.	The deposit has been amended
		Para. 10.20 – Typo error – Should read; “ The Authority has no final disposal facilities (except for inert waste)” Delete non-inert.	Noted.	Comment addressed
		The Urban Capacity Study assessments were undertaken during 2008 – the market will have changed from that assessed at the time and could leave some of the towns (Cardigan, Aberystwyth) short of	All sites will be subject to the candidate sites assessment. This will identify any constraints and whether they can be overcome. The most suitable sites will be allocated. The number of sites allocated will reflect the housing number that will be	No further changes to the LDP in respect of this comment.

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		provision as the study concluded that the settlement boundary did not need to be extended.	identified for the town as part of the Deposit preparation.	
		The capacity study in relation to Aberystwyth was dominated by an emphasis on high density apartment development – this will lead to an in-balance in housing provision – catering for single people rather than families. Settlements surrounding Aberystwyth have a role to play in meeting needs given the constraints which exist in relation to the majority of sites in town. A Strategy of dispersal across the town and surrounding villages is therefore the only realistic option available.	The candidate site assessment will identify any of the constraints to development in Aberystwyth. If the assessment demonstrates that the constraints cannot be overcome then a decision will need to be taken on the treatment of distribution within the Aberystwyth Settlement Group to compensate for any constraints accepted on the basis of clear evidence. If the constraints are manageable then Aberystwyth remains the sustainable focus for development in the area.	No further changes to the LDP in respect of this comment.

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		Many of the sites identified through the Urban Capacity Study are constrained.	All sites will be subject to the candidate sites assessment. This will identify any constraints and whether they can be overcome.	No further changes to the LDP in respect of this comment.
		Include reference regarding the role that Cardigan and south Ceredigion play in serving communities in the north-east Pembrokeshire (para 3.11 & 8.40).	Comment noted and will be addressed in the Deposit Version	The comments have been noted and have been incorporated into Settlement Group Statements and reflected in the Strategy
11	Monitoring	Dealt with in question 15 in Table A above		
12	Next stages	Support in relation to the SPGs proposed.	Support noted.	No further changes to the LDP in respect of this comment.
		Some of the matters suggested as being addressed in future SPGs should be the subject of full consultation through the LDP as they relate to matters of policy (e.g. planning contributions,	It is acknowledged that some SPG will need to be produced alongside the deposit version – where they are necessary for the policy to be understood. Others however, will be produced after Deposit as the emphasis has to be on getting the LDP and critical	No further changes to the LDP in respect of this comment.

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		transport matters, affordable housing etc.).	SPG out first. All SPG will be the subject of full public consultation – regardless of when they are produced.	
Ap 1	Engagement			
Ap 2	Settlement strategy	<p>Appendix 2 needs revisiting:</p> <ul style="list-style-type: none"> • The criteria for determining whether facilities form part of a settlement or not should be published for challenge. • Settlement boundaries should be identified by communities not by others. • Population estimates cannot be agreed until it is clear what settlement 	<p>Further detailed work is on-going with regard to settlement classification and these points will be considered as part of that process.</p> <p>Although population estimates will be available for individual settlements, these will be for total numbers only. More detailed estimates of age/sex structure necessary for housing needs indications will have to be based on a best-fit of settlement groupings to statistical areas.</p>	<p>The comments have been noted are further addressed in background papers.</p> <p>Appendix 2 will not be included in the LDP but will form a more detailed stand along background paper.</p> <p>Input has been sought from communities on the exercise of identifying SC, LS etc.</p>

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		<p>boundaries were used as a basis for the estimates.</p> <ul style="list-style-type: none"> • The scoring of each settlement could have been done with the assistance of communities. • The list of functions used to analyse services in communities is limited and should include functions such as employment and tourism opportunities. • Weight should be given where regeneration bodies exist within the community (e.g. Cilcennin). • Inclusion of a church for historical 		

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		significance appears random – other historical features could exist.		
		Query regarding the scoring of Cilcennin which appears in table 1 (score of 8) but not table 2.	Further detailed work is on-going with regard to settlement classification and this point will be considered as part of that process.	Appendix 2 will not be included in the LDP but will form a more detailed stand along background paper.
Ap 3	Employment needs	<p>Potential issues in relation to various sites identified within this section are;</p> <ul style="list-style-type: none"> • Capel Bangor-flood risk • Aberporth – foul drainage • Glanyrafon – include within Aberystwyth SFCA. • Gwili Jones – possible contamination. • Tregaron – Flood 	Points noted and will be considered when assessing the sites.	<p>Potential employment sites were the subject to 2 studies. these studies formed the basis for the allocations included in the Deposit Version. The issues identified were taken into account as part of those assessments.</p> <p>The assessment were: Review of Potential Employment sites in the Aberystwyth Area (NLP, 2010); and Review of Potential Employment sites in South Ceredigion (NLP, 2010)</p>

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		risk adjacent to site.		
		In current economic climate it is essential to avoid restrictions on development, therefore Option 1 is preferred.	Noted, Option 1 is the preferred option of the LA.	No further changes to the LDP in respect of this comment.
Ap 4	SSA D	No specific comments received		
Ap 5	Housing commitments	No specific comments received		
Ap 6	Candidate Sites	Support from the EA for the assessment methodology.	Support noted	No further changes to the Candidate sites assessment methodology in respect of this comment.
		One representation requested that committed sites be included in the LDP on proposal maps or in tables to provide additional information on growth already approved in settlements.	A list of sites as of April 2009 which have planning permission for housing will be included in the Deposit version.	No further changes to the LDP in respect of this comment.

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		Where contiguous or adjacent sites have been proposed which are less than 0.09 hectares they be considered together and not automatically removed;	Noted. Within the assessment this will be done.	The Candidate Site process was amended to reflect this suggestion.
		Reword information within Q.2 insert after 'regeneration strategy' reference to compliance with PPW Section 13.2 strategic requirement to avoid sites where flood mitigation or flood defences would be required either to protect the site itself, or sites elsewhere where flood risk would otherwise be exacerbated.	The given criteria is to help sift out sites that are affected by floodzones. Any site that is fully (not partly) within a flood zone but is not part of a Regeneration Plan will be removed as development in these areas is in not in line with national guidance. Any site that is part in or out of a floodzone will not be 'knocked out' at stage 2 and the severity of flooding and possible mitigation methods etc will be considered at Stage 3.	No further changes to the Candidate sites assessment methodology in respect of this comment.
		A representation questioned why the	The grade of agricultural land is considered at Stage 3 of	No further changes to the Candidate sites assessment methodology in

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		<p>impact on Best and Most versatile Agricultural land is to be used as a criterion in selection allocations from the candidate site list. It was considered that the issue of agricultural land quality should be considered particularly if large scale sites are required such as an alternative or contingency strategic employment site.</p>	<p>the assessment. If the site is located on a piece of land that is of a good grade consideration of other available land of a lower ranking will need to be assessed.</p>	<p>respect of this comment.</p>
		<p>Comments made in relation to stages 3, 4 and 5 were:</p>		
		<p>In relation to Stage 3, Accessibility, was too restrictive and would discount suitable sites. Guidelines in 'Manual for Streets' should be used a walkable</p>	<p>Consideration to the distance prescribed as a 'walkable' distance was undertaken. The figures used currently are derived from the document 'Providing Journeys on Foot' by The Institute of Highways</p>	<p>No further changes to the Candidate sites assessment methodology in respect of this comment.</p>

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		neighbourhood should be assessed on 800m or 10 minute walk;	and Transportation Guidelines 2000. Although the document is somewhat older than the 'Manual for Streets' it is considered that the evidence behind the figures derived within this document are more sound than those within the other.	
		Consideration to the viability of a site and its ability to deliver higher standards in design and building, having regard to resource efficiency and visual richness;	Through policies within the LDP the LA will be looking for high quality design from all development in all locations. It is considered that it will be difficult to gauge whether a site will assist with resource efficiency, however this will be encouraged through LDP policies. No action is therefore required.	No further changes to the Candidate sites assessment methodology in respect of this comment.
		Suggested stage 5 precedes stage 4.	Although the current assessment methodology suggests assessment against the SA/SEA objectives first. It is acknowledged that we will	No further changes to the Candidate sites assessment methodology in respect of this comment.

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			need to contact some Officers and other organisations to get info for stage 3 before progressing further. If there is a need Officers can go back and look again at the SA/SEA stage if new information is received at Stage 5.	
		A representation was received against not allocating land within the linked settlements if its not for 100% affordable housing. Considers this would cause discrimination between urban and rural areas.	The Preferred Strategy approach is to not specifically allocate land for housing in LS. It is however proposed in some instances (where land is put forward) that sites could be allocated for 100% affordable housing. In the absence of allocated sites in LS, there is no certainty that affordable housing will be delivered in those settlements. This approach would offer some certainty that such provision could come forward – but would not necessarily preclude development of open market	No further changes to the Candidate sites assessment methodology in respect of this comment.

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			or affordable housing elsewhere in that linked settlement – on windfall sites.	
		Distance of site to USC amended to half a mile;	The LA consider that the distance of a quarter of mile (400m) would be the absolute acceptable distance for considering site allocation beyond the existing main built up form of a settlement. It should be noted that this is the limit and that where a choice of suitable sites are located around the village which are closer these will get chosen before the sites further out. The sites further out may however be justifiable in villages where constrains mean that development can only occur in one direction from the village. In these instances a 400m walk from the village core is considered an acceptable walking distance	No further changes to the Candidate sites assessment methodology in respect of this comment.

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			and has been used for these purposes.	
		If a site was not within half a mile of the USC or a quarter of a mile of an RSC the applicant should not have to do affordable housing for the site to move forward.	<p>Sites that are not part of or close enough to be classed as part of the USC or RSC will either relate to Linked Settlement (LS) or open countryside.</p> <p>Land allocations will not generally apply in LS or in the open countryside – in line with the Strategy. This needs to be further clarified in policy 5 and 6 and as part of this methodology. Sites put forward which relate to the open countryside or LS will therefore fail at stage 2 of the assessment. This is because the candidate sites methodology is only used to identify sites that need to be specifically allocated. Sites in the open countryside or in relation to LS will need to be</p>	<p>No further changes to the Candidate sites assessment methodology in respect of this comment.</p> <p>However, clarify in policy 5 and 6 that, in line with the Strategy, land allocations will not generally apply in LS or in the open countryside (this is now clarified as part of policy S04). This needs to be further clarified. This means that Sites put forward which relate to the open countryside or LS will therefore fail at stage 2 of the assessment.</p> <p>All policies have been reworded and expanded upon.</p> <p>Any suggestions have been considered and taken into account if appropriate.</p>

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			<p>decided at the application stage, based on policies 5 and 6 and any other relevant policies to the development.</p> <p>There may however be instances where it will be appropriate to consider allocating sites for 100% affordable housing sites in Linked Settlements. A specific set of policy approaches exist in line with national guidance in relation to open countryside (see Strategic policy 6). The Preferred Strategy does not restrict development in LS or open countryside (policy 7) to affordable housing only as suggested by the comment.</p>	

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
		A further representation indicated that within LS sites should be identified and those suitable should be then assessed through the CS process.	The Preferred Strategy approach is to not specifically allocate land for housing in LS. It is however proposed in some instances (where land is put forward) that sites could be allocated for 100% affordable housing.	Invitations were sent out to owners of land in Linked Settlements within the Aberystwyth Settlement Group (as a pilot) for them to consider disposing sites for 100% affordable housing – no responses received.
		The Council should liaise with CCW with regard to the inclusion of any 'regeneration' sites in Llandysul because of the Afon Teifi Site of SSSI and SAC.	Engagement with CCW will occur in relation to all potential sites as part of the Candidate Sites assessment – not just Llandysul. However, clarification needs to be included within the Plan that the LDP only contains a strategic policy in relation to biodiversity generally (policy 17) because designated sites (international, national and local) are considered to be sufficiently covered by national guidance - this will need to be clarified in the Deposit version either	No further changes to the Candidate sites assessment methodology in respect of this comment. However, include an amendment in the methodology to clarify that Policy 17 needs amending to clarify that national guidance applied in relation to designated sites and as such any proposals for allocations on designated nature conservation sites (international, national or local) will fail at stage 2 of the Candidate sites assessment. Any policy that conflicted with Policy 17 has been failed as part of the of the Candidate Site process.

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
			through policy 17 or its equivalent. As such, candidate sites put forward that are located on designated nature conservation sites will fail at stage 2 of the assessment as being contrary to national guidance.	
		There will be a need for a Strategic Flood Consequence Assessment (SFCA) for regeneration sites to assess the potential of flood risk and mitigation.	The LA will liaise with the EA as to where SFCAs are required.	Liaison with the EA concluded that SFCAs would only be required for Aberystwyth and Cardigan. The Aberystwyth SFCA did look into particular detail at key regeneration sites.
		In "Built Environment and Settlement Form paragraph you incorporate further detail in the last sentence on page 99. It should read; "there is potential contamination to land; groundwaters and	Agree that this amendment will aid clarity.	As part of the Candidate Site process land was assessed to see if it was affected by contaminated land. National guidance now requires that any new development incorporates SUDS. Local policies also insure that any new development does not cause pollution in

Preferred Strategy chapter		Nature of Comment	LPA Response to comments received (as at June 2009)	Final Recommendation as at November 2010
		surface water that will effect the redevelopment of the site”.		relation to soil, water or air.
		A number of candidate sites should not be taken forward as they would not comply with Chapter 13 of PPW. A list of sites has been provided	All sites will be assessed. Flood risk is one of the assessment criteria. Sites wholly within the C2 floodplain will be eliminated early on in the process, others will need more detailed consideration before a decision can be formed. These comments will be incorporated into that process	Any site that was wholly within the C2 flood zone and not a regeneration site within a Council approved regeneration plan/ strategy was removed from further assessment. Any site that was part in the C2 flood zone, only the non-affected part was assessed.
Ap 7	Tests of soundness	Comments received have been incorporated into the relevant sections of the document or attributed to the relevant consultation question		
Ap 8	questions	No specific comments received		

Annex 2: Local Planning Authority response to comments received to the Initial Sustainability Appraisal and Strategic Environmental Assessment Report

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
1032	65	CCW	Care must be taken to ensure that in the wider Sustainability Appraisal process, positive economic and social factors are not used to “balance” otherwise negative environmental effects.	Noted, however this is not the case; all effects are considered on their own “merit” and not balanced out against each other.	All effects were considered on their own “merit” and not balanced out against each other.
			The Plan needs to incorporate the SA/SEA recommendations, or at least addresses any concerns raised in the Assessment. It is not always clear that this is the case and the final Report would benefit greatly from the inclusion of a more detailed table or annex setting out how it has influenced the plan. This should also include how the recommendations of the HRA have also been addressed which is not currently the case.	Agree, however, table 7.4 of the ISAR lists the changes to the LDP Preferred Strategy that were implemented in order to address concerns raised through the assessment. Comments to be taken on board in the Deposit Version of the LDP.	Changes coming from SA/SEA are listed in table 6.4 of the SAR. Changes coming from HRA are listed in Appendix 6 of the HRA.
			Where there is significant uncertainty as to the likely effects	Agree. Some policies will need to be strengthened while others will	The Policies of the Deposit LDP are more detailed and issue

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
			of policies, or where effects are dependent on the way specific polices are implemented in relation to each other, it is important to have confidence that any detrimental effects on the environment will be recognised and appropriate action taken. It may be possible to strength specific polices to address some of this uncertainty but it will also be important to ensure that appropriate monitoring is in place, through the development of a rigorous monitoring framework, to identify any failures or inconsistencies in the application of the protective measures as the plan is implemented.	need to be developed to address potential negative effects. Agree that monitoring will also need to set up to monitor whether policy approaches are working.	specific than the Strategic Policies of the Preferred Strategy. This has reduced the number of uncertainties relating to the effects of the policies on the SA/SEA Objectives. Monitoring relating to the SA/SEA and the LDP's Annual Monitoring Report will monitor whether policy approaches are working.
			There are some elements of the LDP, such as the detailed assessment of the economic growth figures and the potential regeneration zones, which do not appear to be covered by this	Assessments of the Policy Options are contained within Appendix 2 of the ISAR. Options assessed include those related to economic and household growth.	No further changes to the SA/SEA Report or process in respect of this comment.

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
			assessment. Any significant modifications to the plan must be appraised by the SEA process	Regeneration sites have not been assessed, as they have not yet been formerly adopted by the LDP. These will be assessed through the candidate sites process which incorporates an SA/SEA assessment.	
1065	51	Lampeter Town Council	It is difficult to comment on the generalisations in the document until the principles are tested in practice.	Comments noted.	No further changes to the SA/SEA Report or process in respect of this comment.
	59	Environment Agency	ISAR Non Technical Summary: Section 7 Key Issues:		
			Flooding – Increased flooding can be surface or fluvial or tidal.	Comment noted.	Add wording to the issue in Appendix 1 of the ISAR.
			Water- support reference to bathing waters.	Comment noted	No further changes to the SA/SEA Report or process in respect of this comment.
			Waste- support for waste recycling and composting. Policy potential?	Comment noted. Policy options will be considered through the LDP.	Matters relating to Resource Recovery and Waste Management Facilities are found within Policy LU31 of the Deposit LDP.
			Biodiversity – Improvements clearly needed in LDP [in relation	Comment noted and will need further consideration in preparing	Guidance relating to internationally designated sites is

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
			to Natura 2000 sites].	the Deposit version.	held within PPW Section 5 and TAN 5, chapter 5. Matters relating to nature conservation in the LDP are found within Policies DM14 and DM15.
			Landscape and Historic Environment- Should refer to archaeology.	Landscape value incorporates visual and sensory, habitat, cultural, historic and geological aspects. Archaeology forms part of the historic aspect.	No further changes to the SA/SEA Report or process in respect of this comment.
			Leisure recreation and tourism – need to refer to Rivers and Water Recreation.	Agree.	Wording added to issues in Appendix 1 of the SAR.
			Noted that the effects in relation to ‘Level, Distribution and type of growth and form of growth’ (7.7.1) should be minimal.	Comment noted.	No further changes to the SA/SEA Report or process in respect of this comment.
			In relation to ‘Environment and Climate Change’ (7.9.1), note and agree that areas with high sensitivity to environmental impacts will be precluded from development in line with national policy.	Comments noted.	No further changes to the SA/SEA Report or process in respect of this comment.
			In relation to ‘to maintain and	Comment noted. Further	Most of Ceredigion’s air quality

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
			improve air quality across Ceredigion' (7.16.1), the LDP should look for improvements in air quality.	consideration needed in preparing the LDP as to what can feasibly be achieved.	issues come from sources outside of the County and are therefore, outside the remit of the LDP. A core aim of the LDP is to reduce travel by private motor car, which will help improve air quality.
			In relation to 'Minimise the adverse effects of land-use on inland and coastal water resources quality and quantity (7.17.1), concerns regarding water quality and supply in the County. The statement that the effects will be fairly neutral is objected to as a proposed growth policy will inevitably have ramifications for these natural assets.	Comment noted, the LDP will seek to minimise and mitigate against any potential negative effects arising from development.	No further changes to the SA/SEA Report or process in respect of this comment.
			Para 7.25.1. The Shoreline Management Plan has a draft policy of "retreat" from existing defence line for 13 settlements within the County coastal belt. Consequently the implications and ramifications in terms of economic, social and	Agree that coastal issues need to be considered, and SMP 1 is recognised in Appendix 7 – Climate Change and Flooding. However work on SMP 2 is currently underway. It is a two year process and any work to date will need to be recognised in	No further changes to the SA/SEA Report or process in respect of this comment.

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
			environmental factors are likely to be profound. Should this be addressed in study?	the final LDP and subsequent LDP reviews.	
			In relation to 'Encourage a vibrant and diversified economy' (7.28.1), there seems to be a consistent void in recognition and policy terms relating to existing, future agriculture development and possible diversification within the study area.	This comment relates to the Preferred Strategy and should be further considered when preparing the LDP Deposit Version.	Technical Advice Note (TAN) 6: Planning for Sustainable Rural Communities supports national planning policy on sustainable rural communities. This includes matters relating to existing, future agriculture development and possible diversification within the study area.
989	235	Mr CS Hewitt	Table 4.1 Climate change and flooding section should include reference to Planning Policy Wales	Agree.	Planning Policy Wales (PPW) Edition 3, July 2010 is included within the list of Reviewed Policies, Plans and Programmes now held within Appendix 2 of the SAR.
			Table 4.2 2nd and 3rd row of table add TAN 15	Agree.	Reference to TAN 15: Development and Flood Risk is included in rows 2 and 3 of the table of likely environmental, social and economic changes in the absence of a plan.
			The LDP Vision is too weak – add 'natural environment, built	This comment relates to detail set in the Preferred Strategy and	Comments relating to the content of the LDP are addressed in the

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
			environment and' in-between 'its' and 'resources'	should be further considered when preparing the LDP Deposit Version.	Initial Consultation Report.
			Amend LDP Objectives 10 and 11 of the LDP	This comment relates to detail set in the Preferred Strategy and should be further considered when preparing the LDP Deposit Version.	Comments relating to the content of the LDP are addressed in the Initial Consultation Report.
			Figure 5.1 3rd row, LDP Vision is weak, amend as above.	This comment relates to detail set in the Preferred Strategy and should be further considered when preparing the LDP Deposit Version.	Comments relating to the content of the LDP are addressed in the Initial Consultation Report.
			Section 7.2.1 Amend LDP Policy 16 – delete 'contribute to further flood risk' and replace with exacerbate flood risk on site or elsewhere, and than no development takes place that would require flood mitigation or flood defences either to protect the site in question, or developed sites elsewhere'	This comment relates to detail set in the Preferred Strategy and should be further considered when preparing the LDP Deposit Version.	Comments relating to the content of the LDP are addressed in the Initial Consultation Report.
			Table 7.4 Change line in row 'Sustainable design and carbon reduction' required, as	This comment relates to detail set in the Preferred Strategy and should be further considered	Comments relating to the content of the LDP are addressed in the Initial Consultation Report.

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
			concomitant of item 6) above including change to the entry in the 1st column.	when preparing the LDP Deposit Version.	
			Section 7.6.2 and 7.9 Item 2): and title - change to Environment/Climate Change/Control of Flood Risk'	The environment incorporates flooding so there is no need to change the name of the theme. However, 7.9 which relates to Climate Change, does not make specific reference to flooding, this should be added in the Deposit version.	Comments relating to the content of the LDP are addressed in the Initial Consultation Report.
			Section 7.14.1 1st sentence – insert Tan 15, PPW sections 13.2, 13.3 and 13.4; and add new penultimate sentence – 'development that would require flood mitigation or flood defence work to control flood risk, on and off site, will not be allowed'	PPW and TAN may undergo revisions and sections and paragraph numbers may be changed, therefore, including specific reference to sections in the SA/SEA would be inappropriate. However, there is no mention of PPW in the paragraph, this should be added in the deposit version of the SA Report.	The structure of the Deposit SA Report differs from ISAR. Reference to PPW and TAN 15 included in chapter 6 of the SAR
			References – add PPW	Agree.	PPW added to reference section of Deposit SA Report
			Appendix 1		
			Topic 1 Table 4.1:		

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
			Delete 4th bullet under sub-objectives and replace with 'to eliminate reliance on flood mitigation and hard engineering solutions, especially where development is on, or drains to, areas where there is known flood risk, or that have been subject to flood'	The word "eliminate" would preclude all development on areas at risk of flooding. This is not in line with national guidance, particularly in relation to regeneration sites.	No further changes to the SA Report or process in respect of this comment.
			Add new indicator: 'The number of sites where flood mitigation or hard engineered solutions have had to be imposed to protect against flood on-site or off-site.	New indicator will be considered	Indicator considered to be unnecessary since national policy directs matters on floodrisk, therefore monitoring the effects of the LDP would not be worthwhile, since it could not be altered based on the outcomes of the indicator.
			Appendix 2 Concomitant changes required – Assessment of flood risk need to take account of need to comply with PPW.	Preferred options are in line with national guidance, there is no need to reference it in the appendix.	No further changes to the SA/SEA Report or process in respect of this comment.
			Appendix 3 Topic Paper 1		

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
			Amend table heading to be in line with 'to eliminate reliance on flood mitigation and hard engineering solutions, especially where development is on, or drains to, areas where there is known flood risk, or that have been subject to flood'	The word eliminate would preclude all development on areas at risk of flooding. This is not in line with national guidance, particularly in relation to regeneration sites.	No further changes to the SA/SEA Report or process in respect of this comment.
			Policy 2, 3 and 4, in column suggested mitigation and enhancement measures' delete text and replace with 'Development allocations will generally be made in line with PPW and Tan 15. SFCAs will be carried out in all settlements where potential development sites are located in the floodplain, or where such sites drain to developed areas where there is a known flood risk or history of flooding. In order to comply with PPW development that requires flood mitigation measures or hard engineered flood defences, to protect either the site itself or	<p>The suggested amendment is unsuitable as it would mean the preclusion of all development on areas at risk of flooding. This is not realistic, particularly in relation to regeneration sites. Furthermore, it will not be necessary, or realistic, to carry out SFCAs in all settlements. SFCAs will only be focused on those areas where there is a risk of flooding e.g. on the floodplain.</p> <p>The column makes no reference to PPW, this should be added in the deposit version.</p>	<p>No further changes to the SA/SEA Report or process in respect of this comment.</p> <p>References to PPW included in the SA/SEA documents produced at Deposit.</p>

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
			developed sites elsewhere will not be allowed. This will identify those areas most at risk from flooding, or that would experience exacerbation of flooding from development elsewhere, and help direct development away from these locations. Policy 20 also seeks to reduce the effect developments on flow rate through the implementation of SUDS on all developments'		
			<p>Appendix 4</p> <p>Paragraph 2.6.2 Insert at the beginning of the paragraph 'the overriding policy guidance regarding flood risk and climate change is contained in Chapter 13 of PPW'</p> <p>Delete – 'The WAG publication Technical Advice Note 15' and replace with 'The subsidiary WAG publication Technical Advice Note 15'.</p>	<p>Agree that PPW should be added to the first sentence, however, the word 'overriding' and the reference to the chapter number are unnecessary.</p> <p>The TANs are not referred to as 'subsidiary publications' by WAG so it would be inappropriate to do so here.</p>	<p>Reference to PPW added to paragraph 2.6.2 of Topic Paper 1 Climate Change and Flooding in Appendix 7 of the SAR.</p> <p>No further changes to the SA/SEA Report or process in respect of this comment.</p>

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
			Add new sentence at the end of paragraph – ‘Compliance with the Welsh Assembly Government’s Strategic Guidance on Flood Risk and Climate change as set out in PPW section 13.2, in particular paragraphs 13.2.3 and 13.2.4, requires that development that would need the adoption of flood mitigation or flood defence measures, either to protect the development of site, or other sites where flood risk would otherwise be exacerbated, will not be permitted’	Repeats national guidance and is therefore unnecessary.	No further changes to the SA/SEA Report or process in respect of this comment.
			Paragraph 2.7.2 add to end of bullet iv), ‘However, all the above four methods constitute flood mitigation, and some of those listed are in addition, hard engineered. Whilst, in general, it is good practice to deploy these techniques, their limitations have been recognised. Compliance with PPW (sections 13.2, 13.3	The implementation of SUDS does not preclude compliance with national guidance, therefore the additional bullet point is unnecessary.	No further changes to the SA/SEA Report or process in respect of this comment.

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
			and 13.4, in particular 13.3) requires that sites will not be allocated for development when the application of such flood mitigation techniques would be necessary in order to manage flood risk to any development on the site or to other sites where flood risk would otherwise be exacerbated, or to other sites that are subject to flooding'.		
976	243	GAG	<p>Support for the following Options:</p> <p>Communities, leisure, recreation and education Open space: Option 3</p> <p>Landscape Landscaping: Option 4</p>	<p>Support noted. This is the option taken forward in the LDP</p> <p>The SA/SEA assessment highlighted that encouraging the planting of alien species (Option 4) could have a negative impact on biodiversity and therefore the</p>	<p>No further changes to the SA/SEA Report or process in respect of this comment.</p> <p>No further changes to the SA/SEA Report or process in respect of this comment.</p>

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
			<p>Nature Conservation Biodiversity Conservation: Option 5</p> <p>Designates sites: Option 2</p> <p>Ecological Connectivity: Option 4</p> <p>Access: Option 2</p>	<p>LPA have not included this option in the LDP.</p> <p>It would not be possible to deliver this option as it would preclude development for the entire county.</p> <p>Support noted. This is the option taken forward in the LDP</p> <p>Support noted. This is the option taken forward in the LDP</p> <p>Support noted. This is the option taken forward in the LDP</p>	<p>No further changes to the SA/SEA Report or process in respect of this comment.</p> <p>No further changes to the SA/SEA Report or process in respect of this comment.</p> <p>No further changes to the SA/SEA Report or process in respect of this comment.</p> <p>No further changes to the SA/SEA Report or process in respect of this comment.</p>
			<p>Biodiversity Topic Paper: Support statement on Page 387</p>	<p>Support noted.</p>	<p>No further changes to the SA/SEA</p>

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
			para 2.11		Report or process in respect of this comment.
1058	275	Mr DRJ Price	Insufficient attention given to 'water associated activities with special reference to tourism'	In the baseline data contained within the ISAR's appendices, equal attention has been given to a wide variety of outdoor pursuits, water associated activities being one of them.	No further changes to the SA/SEA Report or process in respect of this comment.
975	313	Mr GG Jones	General comments about form of development in Capel Bangor.	Should be dealt with through the assessment of candidate sites.	Candidate Sites for Capel Bangor Business Park have been assessed in line with the methodology set out in Topic Paper X: Candidate Site Assessment Paper. They have also been subject to an additional study (NLP, 2010) for the identification of employment land in the Aberystwyth area, which has identified 14.5ha of land at Ty Llwyd, Capel Bangor that is suitable to accommodate the area's strategic economic needs.
1000	329	Mr AT Wynn-Williams	Assessment flawed as it is based on flawed population, housing and economic growth projections (considerable technical detail set	Comments relate to the Preferred Strategy. Population projections are justified	No further changes to the LDP in respect of this comment.

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
			out in comments received).	– see background paper to the Preferred Strategy.	
1023	410	The Wildlife Trust of South and West Wales	Felt that natural environment was underrepresented on the sustainability working group.	The SWG must be representative of all facets of sustainability and the natural environment is represented alongside these.	No further changes to the SA/SEA Report or process in respect of this comment.
			Felt that the detail did not reflect the objective 'to value, conserve and enhance biodiversity'.	Detailed baseline data is contained within Appendix 4. Bodies with a biodiversity interest are represented on the SWG and appraisals were conducted with the aid of the county's ecologist.	No further changes to the SA/SEA Report or process in respect of this comment.
			Felt that the statement 'biodiversity is likely to decline more than if the Plan was not in place' implies that decline is to be expected under LDP. This is not acceptable.	This comment relates to the UDP. The LDP will go further than the UDP and aims to achieve biodiversity gain from all developments. However, owing to the strategic nature of the Preferred Strategy there is uncertainty regarding how this will be implemented which will need to be addressed in drafting the detailed Deposit version.	No further changes to the SA/SEA Report or process in respect of this comment.
			It will be necessary to undertake	Agree, a review of consents will	No further changes to the SA/SEA

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
			review of consents in order to establish the exact nature of the cumulative impacts of the plan.	be conducted as a separate process to the LDP	Report or process in respect of this comment.
1041	563	Mr T Rickman	Policies should be based on IPCC information and not that coming from citizens groups.	Policies relating to Climate Change are based on national guidance which is based on the findings of the IPCC and UKCIP. Engagement is used to assist with local interests where appropriate.	No further changes to the SA/SEA Report or process in respect of this comment.
1059	639	Mr ADF Morgan	Comment that policies for rural settlements is 'missing or at best diluted'	This comment refers to the Preferred Strategy which does contain policies which deal with rural settlements (e.g. policy 4 and 5).	No further changes to the LDP in respect of this comment.
			Asks if council can promote, encourage or direct matters to further the numerous strategic aims which will be the essence of the finalised LDP?	Planning is reactive in the sense that it responds to planning applications that are submitted, however, the LDP can also be proactive as it seeks to direct development to the most sustainable areas.	No further changes to the SA/SEA Report or process in respect of this comment.
988	650	Cambrian Mountains Society	Support for the SA/SEA assessment undertaken regarding wind farms on landscape on page 53.	Comment noted.	No further changes to the SA/SEA Report or process in respect of this comment.
			Disagree with statement	Paragraph 7.21.1 only discusses	Consideration given to the

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
			regarding negative effects on page 90 para 7.21.1 regarding Nant y Moch area.	effects in relation to housing, employment, retail and leisure uses. Agree that energy developments should also be a consideration, particularly with reference to SSA D.	cumulative effects of windfarm development on landscape quality, which is outlined in section 6 of the SAR.
			Felt that an extra option was needed for landscape designations – the option of designating an AONB	The Countryside Council for Wales are responsible for formally designating AONBs. The option therefore falls outside the remit of the LDP and cannot be considered a policy option.	No further changes to the SA/SEA Report or LDP process in respect of this comment.
			Agree with description of landscape on page 391	Comment noted.	No further changes to the SA/SEA Report or process in respect of this comment.
			Agree with paragraph 2.1.10 on page 393 “In the long term a lack of formal protection for Ceredigion’s landscape may become detrimental to its quality...”, but recommend adding specific options for designations at its end.	Comment note, however the LDP should not be used as a lobbying tool for designations that fall outside its remit. The aim of the LDP is to create local designations such as SLAs and VILLs. This is recognised in the Strategic Policies.	No further changes to the SA/SEA Report or process in respect of this comment.
1054	1543	Ceredigion CC – DHPW	Support for the balance between Social, economic and environment issues and	Comment noted.	No further changes to the SA/SEA Report or process in respect of this comment.

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
			transport.		
			Felt that insufficient weight has been given to breakdown of cohesion of communities caused by the ageing population.	Noted, however the aim of the LDP is to locate development in the most sustainable locations, this takes the ageing population into account and is reflected in the SA/SEA assessments.	No further changes to the SA/SEA Report or process in respect of this comment.
956	480	National Grid	Request to be consulted and that the asset/operating procedures and practices of National Grid and considered during the formation of policies.	Comment noted.	No further changes to the SA/SEA Report or process in respect of this comment.
1024	57	Pembrokes hire National Park Authority	In-combination effects with other Plans or Programmes, including neighbouring LA not considered. This may be done when more detailed policies of the deposit are created, although this should be stated in the ISAR.	Agree that cross border in-combination effects have been considered through the Preferred Strategy and need further consideration in the ISAR. It will be possible to do this with greater accuracy at the Deposit Plan stage.	The Plans, Policies and Programmes of neighbouring authorities are considered in section 3 of the SAR.
1035	444	Pembrokes hire County Council	Report states that objectives have been changes since scoping report – new objectives should therefore also be used in section 6.2 and sub section 6.2.3	Minor modifications were made to the framework of objectives in order to improve the effectiveness of the SA process. However, no fundamental changes were made and therefore it was not	No further changes to the SA/SEA Report or process in respect of this comment.

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
				necessary to reconsider the pre-revision assessments.	
			No info/summary about the preferred options.	Tables 6.1 to 6.7 provide a summary of the preferred options. Full details of the options are provided in Appendix 2.	No further changes to the SA/SEA Report or process in respect of this comment.
			No mention of cumulative effects in the NTS.	Comment noted and will be dealt with at Deposit Stage. Cumulative effects were considered in relation to each of the SA objectives and were discussed in the main SA Report. The NTS provided a cross-reference to these assessments.	Section on cumulative effects included in the SAR NTS.
			In-combination effects with other Plans or Programmes, including neighbouring LA not considered. This may be done when more detailed policies of the deposit are created, although this should be stated in the ISAR.	Agree that cross border in-combination effects have been considered through the Preferred Strategy and need further consideration in the ISAR. It will be possible to do this with greater accuracy at the Deposit Plan stage.	The Plans, Policies and Programmes of neighbouring authorities are considered in section 3 of the SAR.
1025	63	Welsh Assembly Government	The authority must be able to demonstrate that it has followed the correct procedure outlined in the SEA Regulations, the	Table 3.1 of the ISAR lists the SEA requirements and where they have been covered in the report.	No further changes to the SA/SEA Report or process in respect of this comment.

Ref. CS No.	Ref. ML No.	Participant Details	Nature of comment	LPA Response to comments received (as at June 2009)	Final Recommendation (as at November 2010)
			Habitats Regulations and has had regard to the European Protected Species and that the deposit plan has had regard to the findings.		

Annex 3: Local Planning Authority response to comments received to the Habitat Regulations Assessment Screening Report for the Preferred Strategy

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
General		More consideration should be given to the need for tourism facilities such as water related recreation	This is a matter for the LDP and should be considered as part of preparing the Deposit Version of the Plan	The comments have been noted and will need further consideration during the preparation of the Deposit LDP	The assessment takes into account what the LDP is providing for. There are LDP Policies relating to tourism and these have been assessed, however, these are criteria based policies and although steer development to settlements, do not determine what development will occur where. Any tourism that is likely to have a significant negative effect on an International Site will need to be assessed under the Habitats

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
					Regulations at project stage.
General		Preferred Strategy content is currently too vague and so the need for AA too uncertain for a detailed comment	It is noted that the PS is a strategic document and that further work with regard to the HRA will need to be progressed as the detailed policies and allocations are progressed in deposit preparation.	No further changes to the HRA Screening Report or process in respect of this comment.	
General		The assessment of vulnerabilities appears comprehensive	Noted	No further changes to the HRA Screening Report or process in respect of this comment.	
General		Comments were made in relation to the Draft Cambrian Mountains Project	This project is outside the control of the LDP and therefore these comments have been passed to the relevant section of the LA (Coast and	No further changes to the HRA Screening Report or process, or to the LDP in respect of this comment.	

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
			Countryside) to consider further		
General		The authority must be able to demonstrate that it has followed the correct procedure outlined in the SEA Regulations, the Habitats Regulations and has had regard to the European Protected Species and that the deposit plan has had regard to the findings.	The LA engaged consultants C4S to advise on the process generally to ensure that we are following the correct procedure to meet the Habitat Regulations and are in line with the draft Annex to Technical Advisory Note 5 Nature Conservation. Liaison with CCW also occurs. The results from the HRA Screening report of the Preferred Strategy will be used to influence the LDP Deposit policies and this process	No further changes to the HRA Screening Report or process in respect of this comment.	

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
			will be documented. The LDP Deposit will then be assessed by conducting a HRA screening and if necessary an Appropriate Assessment. Any necessary changes will be made accordingly		
1	1.5	Further screening as well as assessment may be required as more detail is available and policies are developed	Agree – this should say screening as well as assessment	The comments will need to be incorporated as appropriate within the HRA documents produced at Deposit.	Further screening has been done of the more detailed policies
2	2.2	Should refer to 2004 Regulations (as amended) and/or the 2007 Regulations (85c)	Agree	The comments will need to be incorporated as appropriate within the HRA documents	The HRA report now refers to 2010 and 2007 Regulations

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
				produced at Deposit.	
	2.4	Reference should be made to pSPAs	Agree	The comments will need to be incorporated as appropriate within the HRA documents produced at Deposit.	pSPAs are referred to in the HRA report
	2.6 and 2.12	Reference should be made to 'in-combination' effects with other plans or projects	Agree	The comments will need to be incorporated as appropriate within the HRA documents produced at Deposit.	'In-combination' effects are considered where this is appropriate
4	4.3 and 4.4	A review of SPAs was undertaken/published in 2001 by JNCC	This should have been covered in the HRA Screening Report for the Preferred Strategy but if not (seeking verification on this) will be covered in	The comments will need to be incorporated as appropriate within the HRA documents produced at Deposit.	This document was mainly about reviewing where the SPAs should be located and therefore did not feed into the HRA

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
			the HRA Screening Report for the Deposit Plan		
6	Table 3 - 16	Should the Water Framework Directive be referenced at this point?	This list is of plans that contain actions or information that may have negative effect on the European Sites and so the Water Framework Directive would not be included but the Draft River Basin Management Plan which is a plan for how the Water Framework Directive will be implemented is included	No further changes to the HRA Screening Report or process in respect of this comment.	
	Table 3 - 16	Would be useful if table indicated whether sites are SACs, SPAs etc and include the interest	Agree. Will look to putting this in the HRA Screening report of the LDP Deposit Plan	The comments will need to be incorporated as appropriate within the HRA	Table 2 lists the designations. Appendix 1 lists the interest features

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
		features.		documents produced at Deposit.	
	Table 3 - 16	Should be 'Plans and Projects', not 'Plans and Programmes'	Agree	The comments will need to be incorporated as appropriate within the HRA documents produced at Deposit.	Amendments made
	Table 3 – 6 and 9 - 14	Water Resources Strategy (2001) was replaced by 'Water for people and the Environment' 2009	Noted, will include in the HRA Screening Report of the LDP Deposit Plan	The comments will need to be incorporated as appropriate within the HRA documents produced at Deposit.	Included in the plan
	Table 3 – 6 and 9 - 14	Reference should be made where relevant to; <ul style="list-style-type: none"> ○ TAN 15 ○ DC/WW Draft Water Resource 	Agree, will look into projects and cover as appropriate in the next stage of the HRA process.	The comments will need to be incorporated as appropriate within the HRA documents produced at	Reference made where necessary

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
		Management Plan <ul style="list-style-type: none"> ○ Relevant Shoreline Management Plans ○ Salmon Action Plans ○ Wales Spatial Plan ○ Projects 		Deposit.	
	Table 7	Reference should be made to; <ul style="list-style-type: none"> ○ Catchments Flood Management Plans ○ DC/WW Draft Water Resource Management Plan ○ Salmon Action Plans ○ Relevant transport 	Agree, will look into projects and cover as appropriate in the next stage of the HRA process.	The comments will need to be incorporated as appropriate within the HRA documents produced at Deposit.	Reference made where necessary

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
		plans ○ Projects			
	Tables 15 and 16	Although a small part of the Tywi catchments and Wye headwaters lie within Ceredigion, the potential for significant effects on this site, in context of the Ceredigion LDP, are likely to be refined to indirect water resource issues	Noted, this will be considered in the HRA Screening of the Deposit LDP	The comments will need to be incorporated as appropriate within the HRA documents produced at Deposit.	Was considered in the assessment
7	7.1 and 7.54	Concern that it's suggested that European sites might be subject to significant adverse effects from land claim and land claim for areas integral to European site features. Would expect that, with only	The candidate site assessment will take into account designations and therefore there should be no land claim from allocations in the LDP. In relation to planning applications that fall	The comments will need to be incorporated as appropriate within the HRA documents produced at Deposit.	No allocations are within any International Sites boundaries. This assessment in the Preferred Strategy was in as a precaution due to the strategic nature of that document. However, there are some policies in the LDP Deposit that could have a significant effect through land claim as they steer development to USCs, RSCs etc. However, these effects were mitigated and therefore there will

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
		a very few exceptions of overriding public interest, LDP policies would clearly and unequivocally aim to avoid development/land take from or significantly affecting European sites.	on windfall sites the LDP Deposit Version will make clear that national guidance will prevail in those instances and therefore the Draft Technical Advisory Note 5. The LPA will look into whether further clarification needs to be given in guidance notes as the LDP deposit plan develops		be no significant negative effects from land claim, alone or in-combination
	7.10, 7.42 and 7.54	Should be 'Effect' not 'Affect'	Agree	The comments will need to be incorporated as appropriate within the HRA documents produced at Deposit.	Changes made
	7.10	Consideration of the	The LPA agree that	The comments	Have assessed as far as possible with

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
		issues at strategic level would be preferable to deferring down to the project level since it would enable consideration of water related issues (quantity and quality), avoidance and also strategic alternatives	this is preferable but in some cases this may not be possible as the Environment Agency and Welsh Water are unable to provide us with the information on the capacity the river has in terms of quantity and quality, only when thresholds have been reached. Therefore we will look at what we can strategically but make strong policies and mitigation for the issues that have to be dealt with on a site by site basis	have been noted and will need further consideration during the preparation of the Deposit LDP.	available information and produced HRA caveats to avoid presumption of development. In addition, policies such as DM12 will provide very effective mitigation
	7.12	The lake planning application on the	Noted, however, we still would need to	The comments will need to be	Lake project is complete. Other information not relevant in the version

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
		Teifi did not include abstraction from the Teifi. Both this and the potential DC/WW abstraction to address the Tywyn-Aberdyfi deficit (if close to Cors Fochno SSSI and SAC) would need be subject to HRA and EIA/SEA	consider these for as other projects that may have in combination effects with the LDP if they were to go ahead.	incorporated as appropriate within the HRA documents produced at Deposit.	
	7.13, 7.14, 7.28, 7.31, 7.47, 7.48 and 7.53	Welcomes proposal for mitigation policy, but would like it strengthened. For example: <ul style="list-style-type: none"> o 'Requiring engagement in early consultation with Water Companies, the EA and CCW on site allocations to 	These suggestions for mitigation, although sound reasonable, may not be practical. Some of it may already be covered by national policy and legislation. The LPA will engage closely with the EA, Welsh Water and CCW to ensure that the mitigation	The comments have been noted and will need further consideration in preparing for the Deposit LDP.	Most of the issues discussed are covered by other legislation or regulatory bodies or is not reasonable to expect. However, a note has been put into the reason and justification of Policy DM12 to advise developers to seek information from DC/WW and the EA. In addition, policies such as DM22, DM03, DM12, DM14, DM15 etc will help mitigate effects and therefore such mitigation is not needed.

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
		<p>ensure development is located and/or appropriately phased in areas where a sustainable water supply and water treatment capacities can be secured without adverse effects on European sites and away from sites that are vulnerable to point and diffuse air pollution.</p> <ul style="list-style-type: none"> ○ 'Ensuring Water Cycle studies are undertaken for 	<p>measures are strong but do not repeat national policy and are practical.</p>		

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
		<p>all areas where significant effects on a European site are possible'</p> <ul style="list-style-type: none"> ○ 'Requiring development (including permitted development) which potentially could have a significant negative effect on European sites (with respect to water quality, water quantity and air pollution) to be subject to an EIA and HRA at project level 			

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
		<ul style="list-style-type: none"> ○ Where development would result in increases in air pollution, which would have an adverse effect on European sites, policies and consents should include measures to secure an equivalent improvement in air quality or reduction in emissions from other sources 			
	7.13 and 7.14	This mitigation policy refers to Utilities and Traffic Infrastructure but should apply to all sectors including	This policy refers to both bespoke development in relation to these infrastructure	No further changes to the LDP or HRA documents or processes in respect of this	

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendation s as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
		housing, employment and recreation to be effective	matters where they are stand alone developments but also when they form elements of other types of development (housing and retail etc.)	comment.	
	7.13 and 7.14	It is not appropriate to leave the consideration of mitigation measures to the point of an environmental threshold, something should be done before to mitigate and avoid it getting to that point. Currently the mitigation measures are insufficient to task	During the candidate site process we will aim to steer development away from problem areas and so mitigation will be a last resort. Additionally, other policies positively look at reducing water use and minimising the effect on water quality. Furthermore, it is the Environment	No further changes to the LDP or HRA documents or processes in respect of this comment.	

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
			Agency's responsibility to determine whether there is enough water available for abstraction and whether a discharge can be consented.		
	7.15	Ceredigion should work closely with both the EA and CCW in respect to water resource measures	Agree. They were both involved as stakeholders in the LDP PS and will again be involved in putting together the Deposit Version.	No further changes to the LDP or HRA documents or processes in respect of this comment.	
	7.20	The statement is made 'NH3 levels are also relatively low', should this be 'relatively high'?	The emission levels are relatively low compared to a large part of the UK although the actual levels are quite high in some areas. Dry decomposition is relatively high. This will be worded like this in the next	The comments will need to be incorporated as appropriate within the HRA documents produced at Deposit.	There is more detailed wording in the HRA Screening Deposit version

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
			version to avoid confusion		
	7.23	Further clarification would be welcomed as to the relative contributions of combustion from 'commercial, institutional, residential and transport sectors'	This will be further clarified in the HRA screening report of the LDP Deposit Plan but in short – 'Commercial, institutional and residential' is 'Non-industrial plants, but includes commercial and institutional plants; residential plants; plants in agriculture, forestry and aquaculture'. 'Transport' is Passenger cars; light-duty vehicles; heavy-duty vehicles; motorcycles; railways; military; maritime activities;	The comments will need to be incorporated as appropriate within the HRA documents produced at Deposit.	Included in report

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
			inland waterways; air traffic; agriculture, forestry and domestic.		
	7.24	Results from the forthcoming Ceredigion County Council RoC should be taken into account within this HRA process and policy development if possible, not just the EA RoC	Noted, however, this RoC to be undertaken by the Council is anticipated to take about 3 years and so this will not be completed before the LDP goes to Deposit (early 2010). If the results from this require changing some aspect of the plan that cannot be amended, then we will need to review this part of the plan before the planned review date.	The comments will need to be incorporated as appropriate within the HRA documents produced at Deposit.	Ceredigion Review of Consents has not passed stage 1 currently so unable to use results
	7.24	In respect of major point sources	The local authority will look to	The comments have been noted	Included in the report - The rest of the emissions come from point sources

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
		contributing 23.8% of acid deposition at Elenydd, further information would be welcomed in respect of the remaining 76.2%.	obtaining further information from the Environment Agency in order to be able to deal with this request	and will need further consideration during the preparation of the Deposit LDP.	within the county (around 7%), transport (around 15%) and diffuse agricultural sources (38%). The remaining 4% comes from non-agricultural emissions.
	7.28 and 7.31	Policies should ensure that diffuse air pollution as well as local air pollution is considered	The LPA are speaking to relevant authorities on this issue as again it seems reasonable in theory but may not be feasible in practice. We also need to determine how much information is available on this issue	The comments have been noted and will need further consideration during the preparation of the Deposit LDP.	This is considered in the HRA Screening Report Deposit Version
	7.34	Diffuse pollution and livestock emissions/waste from agricultural sources do not	Planning can only have control over this matter with regards to planning applications for	The comments have been noted and will need further consideration	The LDP is not proposing development of any new agricultural developments. There are however policies on environmental protection. Therefore these can only be assessed

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
		appear to be addressed in this study	agricultural buildings over a certain size. Therefore, the LPA will look to see what policies and mitigation measures could be included to minimise livestock emissions/waste in the LDP Deposit Plan with regards to permission of agricultural buildings. LPA are already requiring information on type and number of animals in the local requirements in the new 1APP system.	during the preparation of the Deposit LDP.	as and when they come forward. It is down to development control process to ensure that these are assessed for Likely Significant Effects. The LDP cannot deal with current issues with agricultural emissions and waste.
	7.35	The toxic effect of metal mine waters on river ecosystems appears to be	Planning can only have control over this matter with regards to	The comments have been noted and will need further	The LDP Deposit includes a policy on metal mines within the Environmental Protection Policy DM22


Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
		overlooked in the policy context	reclamation work and development on mine sites so the LDP Deposit plan will refer to the toxic effect of metal mines where it is relevant to planning	consideration during the preparation of the Deposit LDP.	
	7.43	Not aware of fish farm in New Quay, there is a factory that processes shellfish. The organic waste from this is thought to be a food source for marine organisms which in turn are a food source for dolphins	Noted	No further changes to the HRA Screening Report or process in respect of this comment.	
	7.46 and 7.49	Concern that an SEA/HRA has not been done for the regeneration strategies of Llandysul and Lampeter	Noted, however, these are strategies that have been produced independently from the LDP process. However, any sites	No further changes to the HRA Screening Report or process in respect of this comment.	

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
			in these which are to be considered for allocation in the LDP itself will be assessed in the candidate site process		
	7.52	Ceredigion should consult with both EA and CCW to avoid allocations in areas with potential problems in respect of European Sites.	Agree. The candidate sites assessment should preclude allocations in European sites (stage 2). EA and CCW involvement is also included in stage 5 of the assessment process.	No further changes to the HRA Screening Report or process in respect of this comment.	
	7.74	There is a mention of the negative effect of recreation on fish eggs but there is no mention of the effect on the general well-being of fish. Consequently there	The LPA will look into this further when dealing with the effects of the policies in the LDP Deposit Plan and will request further information from	The comments have been noted and will need further consideration during the preparation of the Deposit LDP.	Requested further information on how the general well-being of fish could be affected and did not receive any further clarification

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
		is no relevant mitigation or positive policy comment	the Environment Agency and other sources of information to advise on this issue.		
	7.8	CCW welcomes the commitment to mitigation/avoidance measures in respect of recreation and would welcome the opportunity to discuss measures with Ceredigion as policies develop.	Noted	The comments have been noted and will need further consideration during the preparation of the Deposit LDP.	CCW have been consulted on draft policies as they have arisen.
8	8.2	Support comment that there is a need for policies to mitigate against the effect of development on water availability and supply, air quality, land take and recreation. Strong recommendation that	Noted	The comments have been noted and will need further consideration during the preparation of the Deposit LDP.	These factors have been considered when developing the Environmental Protection policies as well as DM12, DM13, DM14, DM15 and DM03

Chapter number	Paragraph/Table number	Comment	LPA response	Recommendations as at June 2009	How has the comment been taken into account in the Deposit Version documentation? (November 2010)
		these are included in light of climate change.			

Appendix 12: Press Article for the Submission of Candidate Sites

<p>HYSBYSIAD CYHOEDDUS Cyngor Sir Ceredigion Ymgynghori Cyhoeddus ynghylch Cynnig Safleoedd Posib ar gyfer y Cynllun Datblygu Lleol</p>		<p>PUBLIC NOTICE Ceredigion County Council Public Consultation on the Submission of Candidate Sites for the Local Development Plan</p>
<p>Mae Cyngor Sir Ceredigion wedi dechrau paratoi Cynllun Datblygu Lleol (CDLI), a fydd yn rhoi sylw i anghenion datblygu'r Sir hyd at 2022.</p> <p>Fel rhan o'r dystiolaeth a gaiff ei chasglu ar gyfer paratoi'r cynllun mae'r Cyngor yn gwahodd datblygwyr, darparwyr gwasanaethau, perchnogion tir ac eraill sydd â diddordeb mewn tir i gyflwyno safleoedd yr hoffent iddynt gael eu hystyried ar gyfer eu datblygu neu at ddefnydd arall drwy gyfrwng y CDLI. Gelwir y safleoedd a gaiff eu nodi'n Safleoedd Posib.</p> <p>Os ydych am gynnig darn o dir i'r perwyl hwn bydd yn rhaid i chi lanw ffurflen fer. Bydd y ffurflenni hyn ar gael o 7 Mawrth 2008 ymlaen; gan yr Adran Gynllunio, Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron, SA46 OPA yn ystod oriau swyddfa ac yn llyfrgelloedd lleol y Sir yn ystod yr oriau agor arferol ac ar wefan yr Awdurdod (www.ceredigion.gov.uk).</p> <p>Cofiwch nad yw'r ffaith eich bod yn cyflwyno safleoedd i'r Cyngor eu hystyried yn golygu bod ymrwymiad ar ran y Cyngor i gynnwys y safleoedd hynny yn y CDLI.</p> <p>Y dyddiad cau ar gyfer cynnig safleoedd yw hanner dydd 2 Mai 2008.</p> <p>Dylid cyflwyno ffurflenni a chynlluniau i Adran y Gwasanaethau Amgylcheddol a Thai, Tim Polisi a Chynllunio at y Dyfodol, Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron, Ceredigion, SA46 OPA. Fel arall cewch gyflwyno eich ffurflenni a'ch cynlluniau drwy ldp@ceredigion.gov.uk.</p>	<p>Ceredigion County Council has commenced preparation of its Local Development Plan (LDP), which will address the County's development needs up to 2022.</p> <p>As part of evidence gathering for the preparation of the plan, the Council is inviting developers, service providers, landowners and others with an interest in land to submit sites they wish to be considered for development or other uses through the LDP. The sites identified are referred to as Candidate Sites.</p> <p>Anyone wishing to submit an area of land for consideration will have to fill in a short form. These forms are available from 7 March 2008 from; The Planning Department, Neuadd Cyngor Ceredigion, Penmorfa Aberaeron, SA46 OPA during office hours and at the County's local libraries during usual opening times and on the Authority's website (www.ceredigion.gov.uk).</p> <p>Please be aware that the submission of candidate sites for consideration by the Council does not represent a commitment on the Council to take such sites forward into the LDP.</p> <p>The closing date for submission is noon 2 May 2008.</p> <p>Forms and plans should be submitted to the Department of Environmental Services and Housing, Policy and Forward Planning Team, Neuadd Cyngor, Ceredigion, Penmorfa, Aberaeron, Ceredigion, SA46 OPA. Alternatively you can submit your forms and plans via ldp@ceredigion.gov.uk.</p>	

Appendix 13: Candidate Site Submission Form

Cynllun Datblygu Lleol Ceredigion 2007 - 2022 – Ffurflen Sylwadau'r Safleoedd Posib

Ceredigion Local Development Plan 2007 - 2022 – Candidate Site Representation Form

At Ddefnydd y Swyddfa'n Unig/For Official Use Only

ML/	CS/	S
Stamp y Dyddiad Derbyn Date Received Stamp		Yn Hwyr Late
		Oedd Yes <input type="checkbox"/> Nac Oedd No <input type="checkbox"/>

A fyddech cystal â defnyddio inc/teip du a llythrennau bras, os gwelwch yn dda.

Bydd yn rhaid inni gael yr holl ffurflenni erbyn canol dydd 2 Mai 2008.

Please use black ink/typescript and block capitals.

All forms must be received no later than Midday on 2 May 2008.

Cyn i chi lanw'r ffurflen hon, darllenwch y nodiadau cyfarwyddyd amgaaedig. Defnyddiwch ffurflen wahanol ar gyfer pob sylwad yr ydych am ei wneud. Cewch lungopïo'r ffurflen os bydd angen. Mae ar gael ar wefan y Cyngor hefyd: www.ceredigion.gov.uk.

Before you complete this form, please read the attached guidance notes. Please use a separate form for each submission you wish to make. This form may be photocopied if necessary. It is also available on the Council website at: www.ceredigion.gov.uk.

Adran 1 Manylion Personol – Y Cynigydd Section 1 Personal Details - Proposer	Adran 2 Enw a Chyfeiriad yr Asiant (os yw'n gymwys) Section 2 Agents Name and Address (if applicable)
Enwau Cyntaf: Forenames: Cyfenw Surname: Cyfeiriad: Address:	Enwau Cyntaf a Cyfenw: Forenames and Surname: Enw'r Cwmni a'ch Swydd yn Cwmni (os yw'n gymwys) Company Name & Position in Company (if applicable) Cyfeiriad: Address:

<p>Cod Post: Postcode</p> <p>Rhif ffôn (dydd): Telephone (daytime):</p> <p>E bost: E Mail:</p>	<p>Cod Post: Postcode:</p> <p>Rhif ffôn (dydd): Telephone (daytime):</p> <p>E bost: E Mail:</p>
<p>Sefydliad a Gynrychiolir (os yw'n gymwys) Organisation Representing (if applicable)</p>	
<p>Adran 3 – Manylion y Safle Section 3 – Site Details</p>	
<p>3a Cyffredinol General</p>	
<p>Enw/Lleoliad y Safle (Rhowch fap gan nodi terfynau'r safle mewn coch)</p> <p>Name/Location of the Site (Please include a map with site boundary marked in red)</p>	
<p>Y dref neu'r pentref agosaf (gan gynnwys amcan o'r pellter) Nearest village or town (incl approx distance)</p>	
<p>Cyfeirnod Arolwg Ordnans (e.e. SN 234 235) Ordnance Survey Reference (e.g. SN 234 235)</p>	
<p>Arwynebedd y Safle mewn hectarau Area of the Site in hectares</p>	

<p>A yw'r holl safle'n eiddo i'r cynigydd? Is the site wholly in the ownership of the proposer?</p>	<p>Ydyw Nac ydyw Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(ticiwch fel bo'n briodol) (please tick appropriate)</p>
<p>Os Nac Ydyw, a yw Perchennog y Tir yn gwybod am y sylwadau hyn? If No, is the Landowner aware of this submission?</p>	<p>Ydyw Nac ydyw Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(ticiwch fel bo'n briodol) (please tick appropriate)</p>
<p>A yw'r cynigydd yn berchen ar unrhyw dir neu'n rheoli unrhyw dir yng nghyffiniau'r safle arfaethedig? (Os Ydyw, nodwch y terfynau mewn glas ar y map) Does the proposer own or control any land adjoining the proposed site? (If yes please mark boundary in blue on the map)</p>	<p>Ydyw Nac ydyw Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(ticiwch fel bo'n briodol) (please tick appropriate)</p>
<p>A oes cyfamodau'n cyfyngu ar ddefnydd y tir? Os Oes, rhowch fanylion: Are there any restrictive covenants relating to the use of the land? If Yes, please give details:</p>	<p>Oes Nac oes Yes No</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(ticiwch fel bo'n briodol) (please tick appropriate)</p>
<p>Defnydd Presennol y Safle, ticiwch fel bo'n briodol: Existing Use of the Site, please tick appropriate:</p>	
<p>Amaeth Agriculture</p>	<p><input type="checkbox"/></p>
<p>Cyflogaeth Employment</p>	<p><input type="checkbox"/></p>
<p>Gardd Ddomestig Domestic Garden</p>	<p><input type="checkbox"/></p>

Man Agored/hamdden Open Space/recreation	<input type="checkbox"/>
Arall (nodwch isod) Other (please specify below)	<input type="checkbox"/>
Y defnydd arfaethedig, ticiwch fel bo'n briodol Proposed use, please tick appropriate:	
Tai Housing	<input type="checkbox"/>
Manwerthu Retail	<input type="checkbox"/>
Cyflogaeth Employment	<input type="checkbox"/>
Ansicr ynghylch y defnydd posib Unsure regarding potential use	<input type="checkbox"/>
Arall (nodwch isod) Other (please specify below)	<input type="checkbox"/>
<p>Os yw'n hysbys, manylwch ynglŷn â natur y cynnig e.e. os mai preswyl ydyw tua faint o unedau sy'n cael eu cynnig, os mai cyflogaeth ydyw pa fathau o unedau, os mai hamdden ydyw a yw'n ffurfiol neu'n anffurfiol ac ati.</p> <p>Where known, please detail the nature of the proposal e.g. if residential what is the approximate number of units being proposed, if employment what type of units, if recreation is it formal or informal etc.</p>	

3b Hygyrchedd Accessibility		
A yw'n bosib cyrraedd y safle o'r rhwydwaith priffyrdd presennol? (ticiwch fel bo'n briodol) Is the site accessible from the existing highway network? (please tick appropriate)		
Ydyw Yes	Nac Ydyw No	Ddim yn Gwybod Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Os Nac Ydyw, a yw'r perchnogion tir trydydd parti wedi cael eu hysbysu bod y safle wedi ei gynnig er ystyriaeth? If No, have third party landowners been notified of the site's submission for consideration?		Ydynt Yes
		<input type="checkbox"/>
		Nac ydynt No
		<input type="checkbox"/>
(ticiwch fel bo'n briodol) (please tick appropriate)		
A yw'r safle o fewn pellter cerdded o bwyntiau cyswllt trafndiaeth gyhoeddus h.y. safleoedd bysiau, codi llaw a stopio'r bws, gorsaf drenau? (ticiwch fel bo'n briodol) Is the site located within walking distance of public transport access points i.e. bus stop, hail and stop, train station? (please tick appropriate)		
Ydyw Yes	Nac Ydyw No	Ddim yn gwybod Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A yw'r safle o fewn pellter cerdded o wasanaethau/cyfleusterau cyhoeddus h.y. siopau ac ati? (ticiwch fel bo'n briodol) Is the site located within walking distance of public services/facilities, i.e. shops, etc? (please tick appropriate)		
Ydyw Yes	Nac Ydyw No	Ddim yn gwybod Don't Know
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Os Ydyw, rhowch fwy o fanylion ynglŷn â pha fathau o gyfleusterau e.e.		

siop, garej, meddygfeydd ac ati ac amcan o'r pellter i'r cyfleusterau.
If Yes, please provide further details as to what type of facility e.g. shop, garage, doctors surgery etc. and approximate distance to facility.

A oes adeiladu wedi bod ar y safle o'r blaen (Tir Llwyd)? (ticiwch fel bo'n briodol)

Has the site been previously built on (Brownfield)? (please tick appropriate)

Oes
Yes

Nac
Oes
No

Ddim yn gwybod
Don't Know

Os Oes, disgrifiwch gyflwr cyfredol y safle, e.e. adeiladau diffaith ar y safle, adeiladau afraid ac ati.

If Yes, please describe the current condition of the site, e.g. derelict buildings on site, redundant buildings etc.

A yw'n bosib bod y safle wedi ei lygru h.y. oherwydd bod gwastraff wedi ei adael yno neu oherwydd y defnydd blaenorol? (ticiwch fel bo'n briodol)

Is the land potentially contaminated i.e. through dumping of waste or from previous use? (please tick appropriate)

Ydyw
Yes

Nac
Ydyw
No

Ddim yn gwybod
Don't Know

Os Ydyw rhwch fanylion posib ffynonellau'r llygredd.

If Yes, please provide details of possible contamination sources.

A oes perygl llifogydd ar y safle? (ticiwch fel bo'n briodol)

Is the site subject to flooding? (please tick appropriate)

Oes
Yes

Nac oes
No

Ddim yn gwybod
Don't Know

Os Oes, pa mor aml y bydd llifogydd a faint o effaith sydd ar y safle (e.e. pen deheuol y safle).

If Yes, how often does it flood and to what extent is the site affected (e.g. southern half of the site).

A fyddai'r datblygiad yn effeithio ar y dirwedd bresennol e.e. coed, gwrychoedd, nodweddion? (ticiwch fel bo'n briodol)

Would the development affect existing landscape e.g. trees, hedgerows, features? (please tick appropriate)

Byddai
Yes

Na
Fyddai
No

Ddim yn
Gwybod
Don't Know

Pe byddai, nodwch beth.

If Yes, please state what.

**3c Cyd-destun y Safle
Site Context**

A yw'r safle wedi ei gysylltu â chyfleustodau neu a oes modd ei gysylltu e.e. dŵr, trydan a'r systemau telegyfathrebu? (ticiwch fel bo'n briodol)

Is your site connected or connectable to utilities e.g. water, electricity and telecommunications systems? (please tick appropriate)

Ydyw
Yes

Nac
Ydyw
No

Ddim yn
Gwybod
Don't Know

Os Ydyw, rhestrwch y gwasanaethau perthnasol gan nodi a ydynt wedi eu cysylltu ar hyn o bryd. Os oes modd cysylltu nodwch y pellter o'r pwynt cysylltu.

If Yes, please list relevant services and whether they are currently connected. If connectable please specify distance from connection point.

A oes defnyddiau diwydiannol/cyflogaeth yng nghyffiniau'r safle? (ticiwch fel bo'n briodol)

Are there any industrial/employment uses adjacent to the site? (please tick appropriate)

Oes
Yes

Nac
Oes
No

Ddim yn
Gwybod
Don't Know

Os Oes, rhowch fanylion y defnyddiau, eu lleoliad a'u marcio ar y map amgaaedig.

If Yes, please give details of what the uses are, their location and mark on the accompanying map.

A oes tai preswyl yng nghyffiniau'r safle neu o fewn 200m i'r safle? (ticiwch fel bo'n briodol)

Are there any residential properties adjacent to the site or within 200m of the site? (please tick appropriate)

Oes
Yes

Nac oes
No

Ddim yn
Gwybod
Don't Know

Os Oes, marciwch leoliad y tai preswyl ar y map amgaeedig.
If Yes, mark the location of the residential properties on the accompanying map.

Adran 4
Section 4

Unrhyw sylwadau eraill
 Defnyddiwch y gofod hwn (a dalennau ychwanegol lle bo angen) i roi gwybodaeth ychwanegol ynghylch y safle, yr ydych chi'n credu ei bod yn berthnasol o ran ei ystyried.

Any other comments

Please use this space (and additional sheets where necessary) to give any additional information regarding the site, which you feel may be relevant for its consideration.

Llofnod
Signature

Dyddiad
Date

Ar ôl llanw ffurflenni'r Safleoedd Posib a'r mapiau, dychwelwch nhw i Llinos Quelch, AGATH, Neuadd Cyngor Ceredigion, Penmorfa Aberaeron, SA46 0PA, neu ar e-bost at ldp@ceredigion.gov.uk , erbyn canol dydd 2 Mai 2008.

Bydd yr holl sylwadau a ddaw i law ar gael i'w harchwilio gan y cyhoedd ac ni ellir eu hystyried yn gyfrinachol.

Please return all completed Candidate Site forms and maps to Llinos Quelch, DESH, Neuadd Cyngor Ceredigion, Penmorfa Aberaeron, SA46 0PA, or by e-mail to ldp@ceredigion.gov.uk , by no later than Midday on the 2 May 2008.

All information submitted will be available for public inspection and cannot be treated as confidential.

Appendix 14: Candidate Sites Comments Response Form for the Pre-deposit Consultation

Cynllun Datblygu Lleol Ceredigion 2007 - 2022 – Ffurflen Sylwadau'r Safleoedd Posib

Ceredigion Local Development Plan 2007 - 2022 – Candidate Sites Comments Form

At Ddefnydd y Swyddfa'n Unig/For Official Use Only

ML/ Stamp y Dyddiad Derbyn Date Received Stamp	CSCom/ Yn Hwyr Late
	Oedd <input type="checkbox"/> Nac Oedd <input type="checkbox"/> Yes No

A fydddech cystal â defnyddio inc/teip du a llythrennau bras, os gwelwch yn dda.

Peidiwch â rhoi unrhyw ddogfennau ynghlwm wrth y ffurflen hon gyda styffylau a pheidwch â chyflwyno sylwadau ar bapur mwy o faint nag A3. Bydd yn rhaid inni gael yr holl ffurflenni erbyn canol dydd 28 Ebrill 2009.

Please use black ink/typescript and block capitals.

Please do not attach any accompanying documents to this form with staples and no submissions on paper larger than A3

All forms must be received no later than Midday on 28 April 2009.

Cewch lungopïo'r ffurflen os bydd angen. Mae ar gael ar wefan y Cyngor hefyd: www.ceredigion.gov.uk/index.cfm?articleid=4761

This form may be photocopied if necessary. It is also available on the Council website at: www.ceredigion.gov.uk/index.cfm?articleid=4761

Adran 1 Manylion Personol – Y Cynigydd Section 1 Personal Details - Proposer	Adran 2 Enw a Chyfeiriad yr Asiant (os yw'n gymwys) Section 2 Agents Name and Address (if applicable)
Teitl/Title Enwau Cyntaf: Forenames: Cyfenw Surname: Cyfeiriad: Address:	Teitl/Title Enwau Cyntaf a Cyfenw: Forenames and Surname: Enw'r Cwmni a'ch Swydd yn Cwmni (os yw'n gymwys) Company Name & Position in Company (if applicable) Cyfeiriad: Address:

Cod Post: Postcode	Cod Post: Postcode:
Rhif ffôn (dydd): Telephone (daytime):	Rhif ffôn (dydd): Telephone (daytime):
E bost: E Mail:	E bost: E Mail:
Sefydliad a Gynrychiolir (os yw'n gymwys) Organisation Representing (if applicable)	
Llofnod Signature	Dyddiad Date
Adran 3 – Manylion/Section 3 –Details	
Enw neu Enw Sefydliad a Gynrychiolir/ Name or Name of Organisation Representing	
Adran 4 – Section 4 –	
Rhif y Safle Site Number	
Unrhyw sylwadau - Defnyddiwch y gofod hwn (a dalennau ychwanegol lle bo angen. Any comments - Please use this space (and additional sheets where necessary).	

Ar ôl llanw ffurflenni'r, dychwelwch nhw i Llinos Quelch, AGATH, Neuadd Cyngor Ceredigion, Penmorfa Aberaeron, SA46 0PA, neu ar e-bost at ldp@ceredigion.gov.uk , erbyn canol dydd 28 Ebrill 2009.

Bydd yr holl sylwadau a ddaw i law ar gael i'w harchwilio gan y cyhoedd ac ni ellir eu hystyried yn gyfrinachol.

Please return all completed forms to Llinos Quelch, DESH, Neuadd Cyngor Ceredigion, Penmorfa Aberaeron, SA46 0PA, or by e-mail to ldp@ceredigion.gov.uk, by no later than Midday on the 28 April 2009.

All information submitted will be available for public inspection and cannot be treated as confidential.

Appendix 15: Summary Table of all Engagement from the start of the LDP process to the Deposit Consultation

Engagement Table

Engagement	Date	Invitees
Waste	24 January 2007	○ South West Wales Regional Waste Group
Delivery Agreement	14 February 2007	○ Council Members
Waste	14 February 2007	○ South West Wales Regional Waste Group
Delivery Agreement	26 February to 5 April 2007	○ Public Consultation
Waste	29 March 2007	○ South West Wales Regional Waste Group
Waste	24 April 2007	○ South West Wales Regional Waste Group
Delivery Agreement Consultation Feedback	15 May 2007	○ Council Members
Delivery Agreement	30 May 2007	○ Council Members
RTP and Transport policy	2007 ongoing	○ DHPW, CCC
Waste	13 June 2007	○ South West Wales Regional Waste Group
Waste	12 July 2007	○ South West Wales Regional Waste Group
Waste	2 August 2007	○ South West Wales Regional Waste Group
Waste	5 September	○ South West Wales Regional Waste Group

Engagement	Date	Invitees
	2007	
Minerals	17 October 2007	<ul style="list-style-type: none"> ○ South Wales Regional Aggregate Working Party
Cambrian Mountains Project	17 October 2007	<ul style="list-style-type: none"> ○ Project stakeholders – attendance as stakeholder
Waste	20 September 2007	<ul style="list-style-type: none"> ○ South West Wales Regional Waste Group
Stronger Communities Local Action Group	26 November 2007	<ul style="list-style-type: none"> ○ Stronger Communities Local Action Group
Ceredigion 2020/LSB liaison	December 2007 ongoing	<ul style="list-style-type: none"> ○ Local Service Board
HRA/SAC	6 December 2008	<ul style="list-style-type: none"> ○ CCW
Liaison re projects and programmes and RTP updates	2008 ongoing	<ul style="list-style-type: none"> ○ TraCC projects and programmes officer
Habitats Regulations Assessment	4 January 2008	<ul style="list-style-type: none"> ○ Countryside Council for Wales (CCW)
Minerals	2 February 2008	<ul style="list-style-type: none"> ○ South Wales Regional Aggregate Working Party
SA/SEA Scoping Report	7 January 2008 to 4 February 2008	<ul style="list-style-type: none"> ○ Public Consultation
Future pressures facing tourism	8 January 2008	<ul style="list-style-type: none"> ○ CCC - Marketing and Tourism Services Manager

Engagement	Date	Invitees
Bronglais Hospital Application.	8 January 2008	<ul style="list-style-type: none"> ○ CCC - Assistant Director of Environmental Services and Housing
Cardigan Hospital re Bathouse Application	8 January 2008	<ul style="list-style-type: none"> ○ CCC – Economic Development Manager
Area schools	8 January 2008	<ul style="list-style-type: none"> ○ CCC - Director of Education and Community Services
How to engage caravan site owners,	14 January 2008	<ul style="list-style-type: none"> ○ CCC - Tourism Development Officer
LANDMAP and SLAs : Cross Border consistency	14 January 2008	<ul style="list-style-type: none"> ○ Carmarthenshire County Council
Research into policy approaches regarding the Welsh Language.	16 January 2008	<ul style="list-style-type: none"> ○ Gwynedd CC ○ Pembrokeshire CC ○ Snowdonia NPA
Sustainable retail provision in remote rural areas & online shopping within rural areas.	16 January 2008	<ul style="list-style-type: none"> ○ Ymlaen Ceredigion
Sustainable retail provision in remote rural areas & online shopping within rural areas.	17 January 2008	<ul style="list-style-type: none"> ○ Cardiff University ○ Rural Shop Alliance
Ongoing economic development and retail schemes within the county.	17 January 2008	<ul style="list-style-type: none"> ○ CCC - Assistant Chief Executive-Corporate Strategies & Regeneration ○ CCC - Economic Development Manager
Local Welsh language profiles	21 January 2008	<ul style="list-style-type: none"> ○ CERED
Research into policy	21 January 2008	<ul style="list-style-type: none"> ○ CCC – Development Control Officer

Engagement	Date	Invitees
approaches regarding the Welsh Language.		<ul style="list-style-type: none"> ○ Denbighshire CC
Ancient Sites and Monuments	21 January 2008	<ul style="list-style-type: none"> ○ CADW
Electricity infrastructure	21 January 2008	<ul style="list-style-type: none"> ○ Western Power ○ Scottish Power
Water supply and sewerage capacity infrastructure	21 January 2008	<ul style="list-style-type: none"> ○ Welsh Water
Infrastructure and CCC held information	21 January 2008	<ul style="list-style-type: none"> ○ CCC - Environmental Health, Trading Standards and Animal Health - Scientific Officer ○ CCC - Assistant Director of Finance (ICT) ○ CCC - Chief Building Services Officer ○ CCC - Environmental Projects Manager ○ CCC - Principal EHO Environment
Stronger Communities Local Action Group	21 January 2008	<ul style="list-style-type: none"> ○ Stronger Communities Local Action Group
Rural housing	29 January 2008	<ul style="list-style-type: none"> ○ JRF Rural Housing Issues 'CDC' forum Aberystwyth
Research into policy approaches regarding the Welsh Language	30 January 2008	<ul style="list-style-type: none"> ○ Carmarthenshire CC
LANDMAP and SLAs	31 January 2008	<ul style="list-style-type: none"> ○ Cyngor Cefn Gwlad Cymru/Countryside Council for Wales (CCW)
Discussion of initial draft Pop/Housing projections	February 2008	<ul style="list-style-type: none"> ○ CCC – Assistant Direction of Housing ○ CCC – Housing Strategy Officer ○ CCC - Principal Officer Private Sector Housing

Engagement	Date	Invitees
		<ul style="list-style-type: none"> ○ CCC - Research & Information Officer
Minerals	27 February 2008	<ul style="list-style-type: none"> ○ South Wales Regional Aggregate Working Party
Waste	28 February 2008	<ul style="list-style-type: none"> ○ South West Wales Regional Waste Group
Transport Assessment and requirements for Travel Plans	February 2008	<ul style="list-style-type: none"> ○ Transportation and Development Control Manager for Powys (email request)
National Grid	March 2008	<ul style="list-style-type: none"> ○ Scottish Power
Rural Housing Needs in Wales Seminar	March 2008	<ul style="list-style-type: none"> ○ JRF invitees
BME, Tai Pawb, vulnerable groups, 'move on' accommodation (public sector provision). stakeholders in Care and Repair organisations, homeless people representatives	March 2008	<ul style="list-style-type: none"> ○ CCC – Assistant Direction of Housing ○ CCC – Housing Strategy Officer
Social Housing Grant expenditure at Tregaron. And Candidate Sites	March 2008	<ul style="list-style-type: none"> ○ Housing officer responsible for commissioning Extra Care housing provision at Cardigan and for Accommodation Strategy for the Elderly
UDP Minerals Policy	Mid-March 2008	<ul style="list-style-type: none"> ○ CCC - Minerals Planner
Population and Household Projections	18 March 2008	<ul style="list-style-type: none"> ○ Brecon Beacons National Park ○ C2020 Bilingual Future Thematic Group

Engagement	Date	Invitees
		<ul style="list-style-type: none"> ○ C2020 Economically Successful Thematic Group ○ C2020 Health Social Care and Well Being Thematic Group ○ C2020 High Quality Environment Thematic Group ○ C2020 Life long learning Thematic Group ○ C2020 Partnership ○ C2020 Stronger Communities ○ Carmarthenshire County Council ○ CCC Housing Section ○ CERED ○ Conwy County Council ○ Eryri National Park ○ Gwynedd County Council ○ Home Builders Federation ○ Mr T Wynn-Williams ○ Pembrokeshire Coast National Park ○ Pembrokeshire County Council ○ Powys CC ○ Welsh Assembly Government ○ Welsh Language Board
Candidate Sites	19 March 2008	<ul style="list-style-type: none"> ○ Community Councils
Local Housing Market Assessments	18 March 2008	<ul style="list-style-type: none"> ○ Abbeyfield (Aberystwyth) Society ○ Brecon Beacons National Park ○ C2020 Bilingual Future Thematic Group ○ C2020 Economically Successful Thematic Group ○ C2020 Health Social Care and Well Being Thematic Group ○ C2020 High Quality Environment Thematic Group ○ C2020 Life Long Learning Thematic Group

Engagement	Date	Invitees
		<ul style="list-style-type: none"> ○ C2020 Partnership ○ C2020 Stronger Communities ○ Care & Repair ○ Carmarthenshire County Council ○ CCC Housing Section ○ Ceredigion Care Society ○ Ceredigion Young Farmers ○ Ceredigion/Royal Society of Architects Wales/Ceredigion ○ Community Land Trust ○ Conwy County Council ○ Eryri National Park ○ Gwynedd County Council ○ Home Builders Federation ○ Housing Options ○ Mid Wales Housing Association ○ Mr T Wynn-Williams ○ Over 50's Strategy Officer ○ Pembrokeshire Coast National Park ○ Pembrokeshire County Council ○ Powys County Council ○ RICS Regional Representative ○ Tai Cantref Housing ○ Welsh Assembly government ○ Welsh Language Board
Low Carbon/Energy Homes	20 March 2008	<ul style="list-style-type: none"> ○ Energy Saving Trust – Local Authority Support Officer
SA/SEA Scoping Report	20 March 2008 to	<ul style="list-style-type: none"> ○ Public Consultation

Engagement	Date	Invitees
	28 April 2008	
Bedspaces in the county	25 March 2008	<ul style="list-style-type: none"> ○ Mid Wales Tourism Partnership
Key Stakeholder Group	26 March 2008	<ul style="list-style-type: none"> ○ Aberystwyth University ○ C2020 A Bilingual Future ○ C2020 Economically Successful Thematic Group ○ C2020 Health Social Care and Well Being ○ C2020 High Quality Environment ○ C2020 Learning for Life Thematic Group ○ C2020 Stronger Communities Thematic Group ○ CAVO (Ceredigion Association of Voluntary Organisations) ○ CERED ○ Ceredigion C2020 Community Strategy ○ Ceredigion Children and Young People's Plan ○ Ceredigion Corporate Strategies ○ Ceredigion Local Health Board ○ Community Safety Partnership ○ Countryside Council for Wales (CCW) ○ Dyfed Powys Police ○ Environment Agency Wales ○ LDP Stakeholder Group - Community Council Member ○ National Public Health Service for Wales ○ Older People's Partnership ○ The National Library of Wales ○ TraCC ○ Transport partnerships (general)

Engagement	Date	Invitees
		<ul style="list-style-type: none"> ○ University of Wales Lampeter ○ Wales Spatial Plan ○ Ymlaen Ceredigion (Sustainability)
Stronger Communities Thematic Group	26 March 2008	<ul style="list-style-type: none"> ○ Stronger Communities Thematic Group
Waste	27 March 2008	<ul style="list-style-type: none"> ○ South West Wales Regional Waste Group
Code for Sustainable Homes	28 March 2008	<ul style="list-style-type: none"> ○ Welsh Assembly Government
CCC Contaminated land Strategy	April 2008	<ul style="list-style-type: none"> ○ CCC - Contaminated land Officer
CCC Air Quality Monitoring	April 2008	<ul style="list-style-type: none"> ○ CCC - Environmental Health, Trading Standards and Animal Health - Scientific Officer
Light pollution and noise matters	April 2008	<ul style="list-style-type: none"> ○ CCC - Principal Environmental Health Officer ○ CCC - Specialist Environmental Health Officer
Existing UDP Utilities Policy	April 2008	<ul style="list-style-type: none"> ○ CCC - Senior Development Control Officer
Telecommunications	April 2008	<ul style="list-style-type: none"> ○ CCC - Communications Officer
Education Facilities	2 April 2008	<ul style="list-style-type: none"> ○ Hyfforddiant Ceredigion Training

Engagement	Date	Invitees
		<ul style="list-style-type: none"> ○ Coleg Ceredigion
Existing UDP Policies	15 April 2008	<ul style="list-style-type: none"> ○ CCC - Development Control Planning Officer
Topic Paper Feedback - Tourism	11 April 2008	<ul style="list-style-type: none"> ○ CCC - Marketing and Tourism Services Manager ○ CCC - Senior Development Control Planning Officer ○ CCC- Tourism Development Officer ○ Mid-Wales Tourism Partnership
Area Schools and New education Strategy	25 April 2008	<ul style="list-style-type: none"> ○ CCC - Director of Education and Community Services
Renewable Energy	May 2008	<ul style="list-style-type: none"> ○ Ymlaen Ceredigion
Guidance on Draft Paper Protection, Utilities	May 2008	<ul style="list-style-type: none"> ○ Cadw ○ CCC - Assistant Director - Planning Services ○ CCC - Conservation Management Officer ○ CCC - Engineer Assistant Land Drainage, Planning, Coastal Defence ○ CCC - Environmental Projects Manager ○ CCC - Specialist Environmental Health Officer ○ CCW ○ Pembrokeshire CC ○ Wildlife Trust ○ Ymlaen Ceredigion
Sustainable Transport in West Wales – discussion forum – integration, barriers to freight transfer, capacity to support home workings	8 May 2008	<ul style="list-style-type: none"> ○ IWA West Wales Transport Forum
Topic Paper Feedback -	9 May 2008	<ul style="list-style-type: none"> ○ CCC – Marketing and Tourism Manager

Engagement	Date	Invitees
Tourism		<ul style="list-style-type: none"> ○ CCC - Senior Development Control Planning Officer ○ CCC – Tourism Development Officer ○ Mid-Wales Tourism Partnership
Electricity infrastructure	12 May 2008	<ul style="list-style-type: none"> ○ Western Power ○ Scottish Power
Built Environment	20 May 2008	<ul style="list-style-type: none"> ○ Andrew Davies ○ Archispec Ltd ○ Archispec1 Ltd ○ Archi-Tect Architectural Design & Management ○ Barry Simpkin ○ Bell Designs ○ CCC - Building Control Officers ○ Castle Design ○ Cefnllwyn Timber ○ Ceredig Morgan ○ David Thomas ○ Dilwyn Roberts Architects ○ Dyfed Powys Police ○ Griff Davies Architectural Design & Conservation Ltd ○ Haird ○ Harold Metcalfe Partnership ○ Harries Design & Management ○ Hess Kincaid ○ Horgan & Webb ○ Huw Davies ○ Hywel Griffiths ○ James Jenkins Thomas

Engagement	Date	Invitees
		<ul style="list-style-type: none"> ○ Jewsons Ltd ○ Kevin Thompson ○ Lionel Curtis ○ Rory Wilson ○ Llwyd Edwards Architects ○ Malcolm Davies ○ Mr A Thomas ○ Mr D G Richards ○ Mr G Hazelby ○ Mr I Jones ○ Mr John Evans ○ Oliver Hadley ○ Penseiri Gareth Lewis Architects ○ Peter Stone ○ Reegen Ltd ○ Roger Clive-Powell ○ West Wales Eco Centre ○ Ymlaen Ceredigion
Soil types and quality.	21 May 2008	<ul style="list-style-type: none"> ○ Aberystwyth University
Soil types and quality.	21 May 2008	<ul style="list-style-type: none"> ○ Wildlife Trust
Minerals and Waste	21 May 2008	<ul style="list-style-type: none"> ○ Planning Officers Society Wales Minerals and Waste Topic Group
Hazardous substances	22 May 2008	<ul style="list-style-type: none"> ○ CCC - Environmental Health Officer
Bedspaces in the county	23 May 2008	<ul style="list-style-type: none"> ○ Mid Wales Tourism Partnership
Community	June 2008	<ul style="list-style-type: none"> ○ Powys CC - Planning Officer

Engagement	Date	Invitees
Involvement/community benefits associated with wind farm development		
Energy	02 June 2008	<ul style="list-style-type: none"> ○ Arena Network ○ British Wind Energy Association ○ C2020 Economically Successful Thematic Group ○ C2020 Health Social Care and Well Being ○ C2020 High Quality Environment Thematic Group ○ C2020 Learning for Life Thematic Group ○ C2020 Stronger Communities Thematic Group (Chair) ○ Cambrian Energetics ○ Cambrian Mountains Society ○ Campaign for the Protection of Rural Wales ○ CCC - Waste Management Engineer ○ CCW ○ Cefn Croes Action Group ○ Ceredigion C2020 Community Strategy ○ Ceredigion Chief Building Services Officer ○ Ceredigion Corporate Strategies ○ Cllr G James, Chair, LDP Renewable Energy Workshop ○ Country, Land and Business Association ○ DHPW Transport Policy ○ DULAS Ltd ○ E.on, Rheidol Power Station ○ Farmer's Union of Wales (UAC/FUW) ○ Forestry Commission Wales ○ Greener Aberystwyth Group

Engagement	Date	Invitees
		<ul style="list-style-type: none"> ○ IGER ○ Independent Political Group (Leader) ○ Lampeter Transition Town ○ NFU Cymru ○ Plaid Group (Leader) ○ Powys CC - Development Planning ○ Scottish Power ○ Snowdonia National Park ○ Wales Rural Observatory (Data Task Group) ○ Ymlaen Ceredigion (Sustainability)
Habitats Regulations Assessment meeting with CCW	02 June 2008	<ul style="list-style-type: none"> ○ CCC – Biodiversity Officer / Ecologist ○ CCW
Ceredigion Community Strategy and LDP Event	06 June 2008	<ul style="list-style-type: none"> ○ Aberaeron Town Council ○ Aberystwyth Masterplan Partnership ○ Aberystwyth Town Council ○ Aberystwyth University ○ Airtricity ○ BGLI a C2020 Health Social Care and Well Being - LSB ○ C2020 Economically Successful Thematic Group (Chair) ○ C2020 High Quality Environment ○ C2020 Stronger Communities Thematic Group (Chair) ○ Cambrian Mountains Society ○ Cambrian Railways Partnership ○ Cardigan Bay Coastal Group ○ Cardigan Bay Fisherman's Association Ltd. ○ CCW

Engagement	Date	Invitees
		<ul style="list-style-type: none"> ○ CERED ○ Ceredigion Care & Repair ○ Ceredigion Care Society ○ Ceredigion Children and Young People's Plan ○ Ceredigion Corporate Strategies ○ Ceredigion Federation of Women's Institutes ○ Ceredigion Local Health Board ○ Ciliau Aeron Community Council ○ Coleg Ceredigion ○ Communities First Upland Villages of Tregaron ○ Community Safety Partnership ○ DULAS Ltd ○ Dyfed Archaeological Trust ○ Environment Agency Wales ○ Farmer's Union of Wales (UAC/FUW) ○ Federation of Small Businesses ○ Ferwig Community Council ○ Home Builders Federation ○ Humanist Society of Mid Wales ○ Hywel Dda Trust ○ Lampeter Town Council ○ LCC/WAG (Transport Wales) ○ Llandyfriog Community Council ○ Local Safeguarding Children's Board (Chairman) ○ Menter Aberteifi ○ Menter Aberystwyth ○ Merched y Wawr ○ Mid Wales Trunk Road Agency

Engagement	Date	Invitees
		<ul style="list-style-type: none"> ○ Older People's Partnership ○ Pentir Pumlumon ○ Quarry Products Association ○ RAY Ceredigion ○ Rheidol Power Station ○ Tai Cantref ○ The National Library of Wales ○ The Wildlife Trust of South and West Wales ○ Tourism Partnership Mid Wales ○ Transport partnerships (general) ○ UCA/NFU Cymru ○ Union of Welsh Independents ○ University of Wales Lampeter ○ Urdd ○ WAG (Welsh Assembly Government) ○ Wales & the West Utilities Ltd ○ Welsh Historic Gardens Trust Ceredigion Branch ○ West Wales Eco Centre ○ Western Power Distribution ○ Ymlaen Ceredigion (Sustainability)
Welsh Language	17 June 2008	<ul style="list-style-type: none"> ○ Antur Teifi ○ C2020 Learning for Life Thematic Group ○ C2020 A Bilingual Future ○ C2020 Economically Successful Thematic Group (Chair) ○ C2020 Health Social Care and Well Being (LSB) ○ C2020 High Quality Environment ○ C2020 Partnership

Engagement	Date	Invitees
		<ul style="list-style-type: none"> ○ C2020 Stronger Communities Thematic Group ○ Carmarthen CC ○ CERED Menter Ceredigion ○ Ceredigion CC Cadeirydd Pwyllgor Datblygi ○ Ceredigion CC Independent Groups ○ Ceredigion CC Is-cadeirydd Pwyllgor Datblygi ○ Ceredigion CC Plaid Cymru ○ Cyf Iaitth ○ Cymdiethas yr Iaitth Cymraeg ○ Cymuned ○ Eyri NPA ○ Gwynedd CC ○ Menter a Busnes ○ Theatr Felinfach ○ Welsh Language Board
Penglais School Council Meeting to discuss Ceredigion LDP	18 June 2008	<ul style="list-style-type: none"> ○ Penglais School Council
Communities First – Tregaron & Uplands	19 June 2008	<ul style="list-style-type: none"> ○ Llanddewi Brefi Forum ○ Ger y Gors Forum ○ Pontrhydygroes/ Ysbyty Ystwyth/ Llanafan Forum ○ CPP Forum ○ CF Partnership ○ Communities First Coordinator ○ FUW ○ Cambrian Mountains Society

Engagement	Date	Invitees
Feedback regarding: Ceredigion Community Strategy and Ceredigion Local Development Plan (LDP)	19 June 2008	<ul style="list-style-type: none"> ○ Cabinet Member and Officer Working Group
SA/SEA Scoping Report - Consultation Responses	24 June 2008	<ul style="list-style-type: none"> ○ Cabinet CCC
Stronger Communities Local Action Group	25 June 2008	<ul style="list-style-type: none"> ○ Stronger Communities Local Action Group
Cross Border Matters	26 June 2008	<ul style="list-style-type: none"> ○ Pathfinder Group West
Lampeter Comprehensive School Council Meeting to discuss Ceredigion LDP	03 July 2008	<ul style="list-style-type: none"> ○ Lampeter School Council
Options Event: Ceredigion LDP	10 July 2008	<ul style="list-style-type: none"> ○ Airtricity ○ Mid Wales Trunk Road Agency ○ Environment Agency Wales ○ Ceredigion Local Health Board ○ Local Safeguarding Children's Board (Chairman) ○ West Wales Eco Centre ○ CERED ○ Cambrian Mountains Society ○ Coleg Ceredigion ○ Wales & the West Utilities Ltd ○ Quarry Products Association ○ Humanist Society of Mid Wales ○ Ceredigion Care Society

Engagement	Date	Invitees
		<ul style="list-style-type: none"> ○ Cardigan Bay Fisherman's Association Ltd. ○ Cymdeithas Tai Cantref ○ Communities First Upland Villages of Tregaron ○ Countryside Council for Wales ○ Ciliau Aeron Community Council ○ Ferwig Community Council ○ Llandyfriog Community Council ○ Aberaeron Town Council ○ Aberystwyth Town Council ○ Lampeter Town Council ○ Ceredigion Children and Young People's Plan ○ DULAS Ltd ○ E.on Rheidol Power Station ○ Home Builders Federation ○ Federation of Small Businesses ○ Ceredigion Care & Repair ○ Cardigan Bay Coastal Group ○ C2020 High Quality Environment ○ C2020 Stronger Communities Thematic Group (Chair) ○ C2020 Economically Successful Thematic Group (Chair) ○ Hywel Dda Trust ○ C2020 Health Social Care and Well Being - LSB ○ WAG (Welsh Assembly Government) ○ WAG (Transport Wales) ○ The National Library of Wales ○ Menter Aberteifi ○ Menter Aberystwyth ○ Merched y Wawr

Engagement	Date	Invitees
		<ul style="list-style-type: none"> ○ Transport partnerships (general) ○ Community Safety Partnership ○ Older People's Partnership ○ Cambrian Railways Partnership ○ Tourism Partnership Mid Wales ○ Aberystwyth Masterplan Partnership ○ Pentir Pumlumon ○ University of Wales Lampeter ○ Prifysgol Aberystwyth University ○ RAY Ceredigion ○ Ceredigion Federation of Women's Institutes ○ Ceredigion Corporate Strategies ○ UCA/NFU Cymru ○ Farmer's Union of Wales (UAC/FUW) ○ Union of Welsh Independents ○ Urdd ○ Western Power Distribution ○ Dyfed Archaeological Trust ○ The Wildlife Trust of South and West Wales ○ Welsh Historic Gardens Trust Ceredigion Branch ○ Ymlaen Ceredigion (Sustainability)
Tregaron Comprehensive School Council Meeting to discuss Ceredigion LDP	15 July 2008	<ul style="list-style-type: none"> ○ Tregaron School Council
LDP and the EA	23 July 2008	<ul style="list-style-type: none"> ○ Environment Agency Wales
Members Briefing: LDP's	25 July 2008	<ul style="list-style-type: none"> ○ Council Members

Engagement	Date	Invitees
Housing	28 July 2008	<ul style="list-style-type: none"> ○ Abbeyfield (Aberystwyth) Society ○ Aberystwyth District Community Land Trust ○ Aberystwyth Masterplan Partnership ○ Aberystwyth University ○ Black Voluntary Sector Network Wales ○ Brecon Beacons National Park ○ Bwrdd yr Iaith Gymraeg ○ C2020 Learning for Life Thematic Group ○ C2020 Bilingual Future ○ C2020 Economically Successful Thematic Group ○ C2020 Health Social Care and Well Being - LSB ○ C2020 High Quality Environment Thematic Group ○ C2020 Partnership ○ C2020 Stronger Communities Thematic Group ○ Carmarthenshire County Council - planning ○ CAVO (Ceredigion Association of Voluntary Organisations) ○ CERED ○ Ceredigion C2020 Community Strategy ○ Ceredigion Care & Repair ○ Ceredigion Care Society ○ Ceredigion CC (DECS) ○ Ceredigion Children and Young People's Plan ○ Ceredigion Corporate Strategies ○ Ceredigion Local Health Board ○ Ceredigion Young Farmers ○ Coleg Ceredigion ○ Community Safety Partnership ○ Conwy County Council - planning

Engagement	Date	Invitees
		<ul style="list-style-type: none"> ○ Cymdeithas Tai Cantref ○ Cynllunio Dilwyn Roberts Planning Ltd ○ David Thomas ○ DESH Cabinet Member ○ Design Council for Wales ○ Dyfed Powys Police ○ Environment Agency Wales ○ Farmer's Union of Wales (UAC/FUW) ○ Gwynedd County Council - Statistics ○ Home Builders Federation ○ Housing Grants Panel, Ceredigion ○ Housing Section, DESH ○ Llwyd Edwards Architects ○ Mid Wales Housing Association ○ Morgan & Davies Auctioneers ○ Mr T Wynn Williams ○ Older People's Partnership ○ One Voice Wales ○ Pembrokeshire Coast National Park Authority ○ Pembrokeshire County Council - Planning ○ Powys County Council - Planning ○ Powys County Council - statisticians ○ Principality Building Society ○ Research & Information Officer, Ceredigion ○ RICS Regional Representative ○ Royal Society of Architects in Wales ○ Royal Society of Architects Wales/Ceredigion ○ Scottish Power

Engagement	Date	Invitees
		<ul style="list-style-type: none"> ○ Snowdonia National Park ○ Travellers Aid Trust ○ UCA/NFU Cymru ○ University of Wales Lampeter ○ WAG (Department for Enterprise, Innovation and Networks) (DEIN) ○ WAG (Welsh Assembly Government) ○ WAG Statisticians ○ WAG Sustainable Futures Division ○ Wales & the West Utilities Ltd ○ Welsh Water ○ West Wales BME Housing Consortium ○ Ymlaen Ceredigion (Sustainability)
SA/SEA Scoping Report - Consultation Responses	29 July 2008	<ul style="list-style-type: none"> ○ Council Members
Aberystwyth University Llanbadarn Campus release and Coleg Ceredigion	12 August 2008	<ul style="list-style-type: none"> ○ Head of Estates, Coleg Ceredigion
Waste	20 August 2008	<ul style="list-style-type: none"> ○ South West Wales Regional Waste Group
Minerals	19 August 2008	<ul style="list-style-type: none"> ○ Carmarthenshire CC ○ Ceredigion CC ○ Pembroke NPA ○ Pembrokeshire CC ○ Sub Regional Planning Meeting
SA/SEA meeting	28 August 2008	<ul style="list-style-type: none"> ○ Pembrokeshire CC ○ Pembrokeshire NPA

Engagement	Date	Invitees
50+ Forum	01 September 2008	<ul style="list-style-type: none"> ○ 50+ Forum
SA/SEA Regional Meeting	05 September 2008	<ul style="list-style-type: none"> ○ Brecon Beacons NPA - FP Officers ○ Carmarthenshire CC - FP Officers ○ CCC - Biodiversity/Ecologist ○ Neath Port Talbot CC – FP Officers ○ Pembrokeshire CC - FP Officers ○ Pembrokeshire Coast NPA - FP Officers ○ Swansea - FP Officers
Presentation of: DTZ: Economic Needs Assessment Entec: Urban Capacity Study Population and Household Forecasts	08 September 2008	<ul style="list-style-type: none"> ○ Council Members
Meeting with West Wales Biodiversity Information Centre (WWBIC)	09 September 2008	<ul style="list-style-type: none"> ○ WWBIC
LDP	11 September	<ul style="list-style-type: none"> ○ Radio Ceredigion Broadcast
Water: Resources, Conservation, Flooding and Infrastructure	12 September 2008	<ul style="list-style-type: none"> ○ Countryside Council for Wales (CCW) ○ Environment Agency Wales ○ Welsh Water
Area Schools and new education Strategy	12 September 2008	<ul style="list-style-type: none"> ○ CCC - Assistant Director – Management Services

Engagement	Date	Invitees
Key Stakeholder Group	15 September 2008	<ul style="list-style-type: none"> ○ Aberystwyth University ○ C2020 A Bilingual Future ○ C2020 Economically Successful Thematic Group ○ C2020 Health Social Care and Well Being ○ C2020 High Quality Environment ○ C2020 Learning for Life Thematic Group ○ C2020 Stronger Communities Thematic Group (Chair) ○ CAVO (Ceredigion Association of Voluntary Organisations) ○ CERED ○ Ceredigion C2020 Community Strategy ○ Ceredigion Children and Young People's Plan ○ Ceredigion Corporate Strategies ○ Ceredigion Local Health Board ○ Community Safety Partnership ○ Countryside Council for Wales (CCW) ○ Dyfed Powys Police ○ Environment Agency Wales ○ LDP Stakeholder Group - Community Council Member ○ National Public Health Service for Wales ○ Older People's Partnership ○ The National Library of Wales ○ TraCC ○ Transport partnerships (general) ○ University of Wales Lampeter ○ Wales Spatial Plan ○ Ymlaen Ceredigion (Sustainability)
Minerals	17 September	<ul style="list-style-type: none"> ○ South Wales Regional Aggregate Working Party

Engagement	Date	Invitees
	2008	
Vision and Key Issues	17 September 2008	<ul style="list-style-type: none"> ○ Council Members
Meeting to discuss Nature Conservation options	23 September 2008	<ul style="list-style-type: none"> ○ Countryside Council for Wales (CCW) ○ Wildlife Trust of South and West Wales
Key Stakeholder Group	1 October 2008	<ul style="list-style-type: none"> ○ Aberystwyth University ○ C2020 A Bilingual Future ○ C2020 Economically Successful Thematic Group ○ C2020 Health Social Care and Well Being ○ C2020 High Quality Environment ○ C2020 Learning for Life Thematic Group ○ C2020 Stronger Communities Thematic Group (Chair) ○ CAVO (Ceredigion Association of Voluntary Organisations) ○ CERED ○ Ceredigion C2020 Community Strategy ○ Ceredigion Children and Young People's Plan ○ Ceredigion Corporate Strategies ○ Ceredigion Local Health Board ○ Community Safety Partnership ○ Countryside Council for Wales (CCW) ○ Dyfed Powys Police ○ Environment Agency Wales ○ LDP Stakeholder Group - Community Council Member ○ National Public Health Service for Wales ○ Older People's Partnership ○ The National Library of Wales

Engagement	Date	Invitees
		<ul style="list-style-type: none"> ○ TraCC ○ Transport partnerships (general) ○ University of Wales Lampeter ○ Wales Spatial Plan ○ Ymlaen Ceredigion (Sustainability))
Partnership Integration Group (PIG)	1 October 2008	<ul style="list-style-type: none"> ○ Partnership Integration Group (PIG)
Energy from Waste	October 2008	<ul style="list-style-type: none"> ○ Central Wales Waste Strategy Group
Renewable resources commissioning document	October 2008	<ul style="list-style-type: none"> ○ Pembrokeshire Coast NPA - Principal Planning Officer
Ceredigion LDP: Objectives and Options (Part 1)	6 October 2008	<ul style="list-style-type: none"> ○ Council Members
Stronger Communities Local Action Group	8 October 2008	<ul style="list-style-type: none"> ○ Stronger Communities Local Action Group
Ceredigion LDP: Objectives and Options (Part 2)	14 October 2008	<ul style="list-style-type: none"> ○ Council Members
Biodiversity Assessment of Settlements meeting	14 October 2008	<ul style="list-style-type: none"> ○ ExCal Ltd ○ West Wales Biodiversity Information Centre (WWBIC)
Grid connection	15 October 2008	<ul style="list-style-type: none"> ○ Scottish Power (email)
Vision, Objectives and Options	28 October 2008	<ul style="list-style-type: none"> ○ Cabinet
HRA and Wildlife Sites	30 October 2008	<ul style="list-style-type: none"> ○ Countryside Council for Wales (CCW)
Renewable Energy Resource	November 2008	<ul style="list-style-type: none"> ○ Pembrokeshire CC – FP Officer

Engagement	Date	Invitees
toolkit		
Biodiversity Assessments for Settlement Areas in Ceredigion Meeting	06 November 2008	<ul style="list-style-type: none"> ○ Countryside Council for Wales (CCW) ○ ExCal Ltd ○ West Wales Biodiversity Information Centre (WWBIC)
Options and Preferred Options	11 November 2008	<ul style="list-style-type: none"> ○ Council Members
Minerals & Waste	12 November 2008	<ul style="list-style-type: none"> ○ Planning Officers Society Wales (POSW) Minerals and Waste Topic Group
Gypsy Travellers	14 November 2008	<ul style="list-style-type: none"> ○ CCC – Assistant Director of Housing
Minerals and Waste	16 September 2009	<ul style="list-style-type: none"> ○ Carmarthenshire CC ○ Pembrokeshire CC ○ Pembrokeshire Coast NPA ○ SW Wales Sub-Regional Minerals and Waste Planning Group
HRA and SA/SEA	24 November 2008	<ul style="list-style-type: none"> ○ Countryside Council for Wales (CCW) ○ C4S
Green Space Assessment Meeting	25 November	<ul style="list-style-type: none"> ○ CCC – Conservation Management Officer ○ CCC – Research and Information Assistant ○ Countryside Council for Wales (CCW) ○ Greener Aberystwyth Group (GAG)
LDP	26 November 2008	<ul style="list-style-type: none"> ○ WAG
Cross Boundary LDP Work	28 November 2008	<ul style="list-style-type: none"> ○ Carmarthenshire CC ○ Pembrokeshire CC

Engagement	Date	Invitees
Gypsy Travellers	3 December 2008	<ul style="list-style-type: none"> ○ CCC – Housing Section ○ CCC - Legal ○ CCC - Development Control
Minerals	8 December 2008	<ul style="list-style-type: none"> ○ National Mineral Resource Mapping Project Steering Group
Cross Border Issues	8 December 2008	<ul style="list-style-type: none"> ○ South West Wales Regional Planning Group
Carbon emissions from transport - latest policy directions	December 2008	<ul style="list-style-type: none"> ○ WLGA/POSW email contact
Green Space	19 December 2008	<ul style="list-style-type: none"> ○ CCC - Coast and Countryside Officers
Sustainable Urban Drainage Systems	9 January 2009	<ul style="list-style-type: none"> ○ CCC - Building Control ○ CCC - Development Control ○ CCC - Forward Planning ○ CCC - Highways ○ Councillors
Transport	16 January 2009	<ul style="list-style-type: none"> ○ CCC - Research and Information ○ Regional Transport Plan – TraCC
HRA	19 January 2009	<ul style="list-style-type: none"> ○ CCC – Ecologist / Biodiversity Officer ○ CCW
Pre-Deposit Consultation	03 January 2009	<ul style="list-style-type: none"> ○ Cabinet CCC
SSA D Powys policy position update	30 January 2009	<ul style="list-style-type: none"> ○ Powys CC (email)

Engagement	Date	Invitees
Education	09 February 2009	<ul style="list-style-type: none"> ○ Lifelong Learning C2020 Thematic Group
Economics	06 February 2009	<ul style="list-style-type: none"> ○ Ceredigion Economic Regeneration Partnership
Minerals	11 February 2009	<ul style="list-style-type: none"> ○ National Mineral Resource Mapping Project Steering Group
Transport	12 February 2009	<ul style="list-style-type: none"> ○ TRaCC
Cross Border Matters	16 February 2009	<ul style="list-style-type: none"> ○ South West Wales Regional Planning Group LDP Pathfinder Meeting
Aberystwyth SFCA	17 February 2009	<ul style="list-style-type: none"> ○ Atkins Consultants ○ EA ○ CCC - Planning ○ CCC - Highways
Preferred Strategy	13 February 2009	<ul style="list-style-type: none"> ○ CCC Cabinet
Preferred Strategy	19 February 2009	<ul style="list-style-type: none"> ○ CCC Council
Leisure, Recreation, Health and Wellbeing	24 February 2009	<ul style="list-style-type: none"> ○ Health and Wellbeing Partnership
Code for Sustainable Homes and BREEAM	26 February 2009	<ul style="list-style-type: none"> ○ Rengen Environmental Consultancy
Pre-deposit Consultation	3 March 2009	<ul style="list-style-type: none"> ○ Community Councils

Engagement	Date	Invitees
Meeting		
Pre-deposit Consultation Meeting	4 March 2009	<ul style="list-style-type: none"> ○ Community Councils
Pre-deposit Consultation Meeting	5 March 2009	<ul style="list-style-type: none"> ○ Community Councils
Minerals	18 March 2009	<ul style="list-style-type: none"> ○ South Wales Regional Aggregate Working Party
Parking standards – Transport	March 2009	<ul style="list-style-type: none"> ○ TraCC, Ceredigion and Powys highways ‘Transport Integration Group’
Aberystwyth SFCA	9 April 2009	<ul style="list-style-type: none"> ○ Atkins Consultants ○ CCC - Planning ○ CCC appointed Consultant ○ CCC -Highways ○ EA
Sub-Regional Minerals Planning	22 April 2009	<ul style="list-style-type: none"> ○ Carmarthenshire CC ○ Pembrokeshire CC ○ Pembrokeshire Coast NPA
Minerals	30 April 2009	<ul style="list-style-type: none"> ○ National Mineral Resource Mapping Project Steering Group
Waste Local Government & Waste Management	5 May 2009	<ul style="list-style-type: none"> ○ WLGA ○ HP&W CCC
DC briefing Code for Sustainable Homes	5 May 2009	<ul style="list-style-type: none"> ○ CCC Councillors ○ CCC – Development Control
Minerals	19 May 2009	<ul style="list-style-type: none"> ○ National Mineral Resource Mapping Project Consultation Event
Minerals	19 May 2009	<ul style="list-style-type: none"> ○ Planning Officer Society Wales (POSW) Minerals & Waste Topic Group

Engagement	Date	Invitees
Accessibility	5 June 2009	<ul style="list-style-type: none"> ○ CCC - Highways
DC briefing on section 106	10 June 2009	<ul style="list-style-type: none"> ○ CCC Councilors ○ CCC – Development Control
Cross Border Matters	10 June 2009	<ul style="list-style-type: none"> ○ South West Wales LDP Pathfinder
Minerals	16 June 2009	<ul style="list-style-type: none"> ○ British Geological Survey BGS Minerals Safeguarding Areas Consultation Event
Preferred Strategy Consultation Feedback	23 June 2009	<ul style="list-style-type: none"> ○ Cabinet CCC
Waste	25 June 2009	<ul style="list-style-type: none"> ○ Anaerobic Digestion and the Planning Process Seminar/Training event
Preferred Strategy Consultation Feedback	30 June 2009	<ul style="list-style-type: none"> ○ Council CCC
SA/SEA RSC Candidate Sites	1 July 2009	<ul style="list-style-type: none"> ○ C4S ○ CCC - Ecologist
SA./SEA RSC Candidate Sites	2 July 2009	<ul style="list-style-type: none"> ○ C4S ○ CCC - Biodiversity Officer / Ecologist
Aberystwyth SFCA	3 July 2009	<ul style="list-style-type: none"> ○ Atkins Consultants ○ CCC appointed Consultant ○ CCC Development Control ○ EA
SFCA all Ceredigion	3 July 2009	<ul style="list-style-type: none"> ○ EA ○ CCC Development Control ○ CCC appointed Consultant

Engagement	Date	Invitees
SA/SEA Regional Group	6 July 2009	<ul style="list-style-type: none"> ○ Brecon Beacons NPA - FP and SA/SEA Officers ○ Carmarthenshire CC FP and SA/SEA Officers ○ CCC- FP and SA/SEA Officers ○ CCW - FP and SA/SEA Officers ○ EA - FP and SA/SEA Officers ○ Neath Port Talbot CC. FP and SA/SEA Officers ○ Pembrokeshire Coast NP FP and SA/SEA Officers ○ Pembrokeshire CC FP and SA/SEA Officers ○ Swansea CC FP and SA/SEA Officers
Candidate Sites Working Group: RSC: New Quay, Llanarth, Llangybi, Talgarreg, Cwrtnewydd, Synod Inn, Felinfach / Ystrad Aeron.	7 July 2009	<ul style="list-style-type: none"> ○ CCC - Biodiversity Officer / Ecologist ○ CCC - Environmental Project Manager ○ CCC – Mid Ceredigion Development Control Officer ○ CCC - Principal Engineer – Development Policy
SA/SEA RSC Candidate Sites	10 July	<ul style="list-style-type: none"> ○ CCC - Biodiversity Officer / Ecologist
Candidate Sites Working Group: RSC: Aberporth, Adpar, Beulah, Brynhoffnant, Ffostrasol	13 July 2009	<ul style="list-style-type: none"> ○ CCC - Biodiversity Officer / Ecologist ○ CCC - Environmental Project Manager ○ CCC - Principal Engineer and Development Policy ○ CCC- South Ceredigion Development Control Officer
Gypsy Travellers	14 July 2009	<ul style="list-style-type: none"> ○ CCC - Assistant Director DESH ○ CCC - Housing ○ CCC - Legal ○ CCC - Research and Information

Engagement	Date	Invitees
Wind Farm Development Policy	14 July 2009	<ul style="list-style-type: none"> ○ CCC - Development Control ○ CCC - Legal ○ Powys CC - Development Control ○ Powys CC - Forward Planning Officers
Candidate Sites Working Group: RSC: Llanon	15 July 2009	<ul style="list-style-type: none"> ○ CCC - Biodiversity Officer / Ecologist ○ CCC - Environmental Project Manager ○ CCC - Mid Ceredigion Development Control Officer ○ CCC - Principal Engineer and Development Policy
Candidate Sites Working Group RSC:	17 July 2009	<ul style="list-style-type: none"> ○ CCC - Biodiversity Officer / Ecologist ○ CCC - Environmental Project Manager ○ CCC – North Ceredigion Development Control Officer ○ CCC - Principal Engineer and Development Policy
SA/SEA USC Candidate Sites	20 July 2009	<ul style="list-style-type: none"> ○ C4S ○ CCC - Ecologist
SA/SEA USC Candidate Sites	21 July 2009	<ul style="list-style-type: none"> ○ C4S ○ CCC - Ecologist
Cross Border Matters	22 July 2009	<ul style="list-style-type: none"> ○ South West Wales Regional Planning Group (SWWRPG) Meeting
Candidate Sites Working Group	23 July 2009	<ul style="list-style-type: none"> ○ CCC - Biodiversity Officer / Ecologist ○ CCC - Environmental Project Manager ○ CCC – North Ceredigion Development Control Officer ○ CCC - Principal Engineer and Development Policy
Candidate Sites Working Group	24 July 2009	<ul style="list-style-type: none"> ○ CCC - Biodiversity Officer / Ecologist ○ CCC - Environmental Project Manager ○ CCC – Mid Ceredigion Development Control Officer ○ CCC - Principal Engineer and Development Policy

Engagement	Date	Invitees
Cross Border Matters	24 July 2009	<ul style="list-style-type: none"> ○ Mid-Wales Strategic Planning Group (MWSPG) Meeting
Sub-regional minerals and waste planning meeting	24 July 2009	<ul style="list-style-type: none"> ○ Carmarthenshire CC ○ Carmarthenshire CC ○ CCC - Waste and Minerals Planning Officer, ○ CCC – Waste Management Officer ○ Pembrokeshire CC ○ Pembrokeshire Coast NPA
Candidate Sites Working Group	27 July 2009	<ul style="list-style-type: none"> ○ CCC - Biodiversity Officer / Ecologist ○ CCC - Environmental Project Manager ○ CCC – North Ceredigion Development Control Officer ○ CCC - Principal Engineer and Development Policy
Candidate Sites Working Group	28 July 2009	<ul style="list-style-type: none"> ○ CCC - Biodiversity Officer / Ecologist ○ CCC - Environmental Project Manager ○ CCC – Mid Ceredigion Development Control Officer ○ CCC - Principal Engineer and Development Policy
Candidate Sites Working Group	29 July 2009	<ul style="list-style-type: none"> ○ CCC - Biodiversity Officer / Ecologist Biodiversity Officer / ○ CCC - Environmental Project Manager ○ CCC – Mid Ceredigion Development Control Officer ○ CCC - Principal Engineer and Development Policy
Waste	19 August 2009	<ul style="list-style-type: none"> ○ NLP
Waste	20 August 2009	<ul style="list-style-type: none"> ○ CCC – Waste Management Engineer ○ Project Manager Central Wales Waste Strategy

Engagement	Date	Invitees
Gypsy Travellers	24 August 2009	<ul style="list-style-type: none"> ○ Carmarthenshire CC ○ CCC- Housing ○ CCC- Research and Information ○ Pembrokeshire CC ○ Pembrokeshire Coast NPA ○ Powys CC
Aberystwyth University & Planning	25 August 2009	<ul style="list-style-type: none"> ○ Aberystwyth University ○ Asbri Planning for Aberystwyth University
Cross Border HRA meeting (south)	26 August 2009	<ul style="list-style-type: none"> ○ Carmarthenshire CC Ecologist ○ CCC Biodiversity Officer/Ecologist ○ CCW ○ EA ○ Pembrokeshire CC FP Officer ○ Pembrokeshire CC/NPA Ecologist ○ Pembrokeshire CNPA FP Officer
Settlement Strategy Evidence Review	3 September 2009	<ul style="list-style-type: none"> ○ CCC - Members CCC ○ CCC - Research and Information Manager
Aberystwyth University & Planning	7 September 2009	<ul style="list-style-type: none"> ○ Aberystwyth University ○ Department of Education and Culture CCC
Gypsy Travellers	7 September 2009	<ul style="list-style-type: none"> ○ CCC - Members
Flood risk	7 September 2009	<ul style="list-style-type: none"> ○ CCC - Members
Infrastructure	7 September 2009	<ul style="list-style-type: none"> ○ CCC - Members

Engagement	Date	Invitees
Energy	7 September 2009	<ul style="list-style-type: none"> ○ CCC - Members
Minerals and Waste	16 September 2009	<ul style="list-style-type: none"> ○ Carmarthenshire CC ○ Pembrokeshire CC ○ Pembrokeshire Coast NPA ○ SW Wales Sub-Regional Minerals and Waste Planning Group
Local Service Board	24 September 2009	<ul style="list-style-type: none"> ○ Local Service Providers
Welsh Language	25 September 2009	<ul style="list-style-type: none"> ○ Architect ○ CCC – Development Control Officer ○ CCC- Assistant Director of Dept. of Cultural, Education Services ○ Cered ○ Chartered Surveyor ○ Iaith Cov ○ Welsh Language Board
Planning Contributions, Welsh Language, Affordable Housing, Minerals, Waste	28 September	<ul style="list-style-type: none"> ○ CCC - Members ○ CCC - Research and Information Manager
Settlement Strategy	29 September 2009	<ul style="list-style-type: none"> ○ CCC - Cabinet Members ○ CCC - Research and Information Manager
Minerals	30 September 2009	<ul style="list-style-type: none"> ○ The South Wales Regional Aggregate Working Party
Cross Border Matters	30 September 2009	<ul style="list-style-type: none"> ○ Carmarthen CC

Engagement	Date	Invitees
Cross Border Matters	13 October 2009	<ul style="list-style-type: none"> ○ Gwynedd CC ○ Eyri NPA
Minerals	14 October 2009	<ul style="list-style-type: none"> ○ National Mineral Resource Mapping Project Steering Group
Cross Border Matters	21 October 2009	<ul style="list-style-type: none"> ○ Pembrokeshire CC ○ Pembrokeshire Coast NPA
Waste	17 November 2009	<ul style="list-style-type: none"> ○ CCC- Waste Management Engineer ○ Atkins Consultants
Minerals	24 November 2009	<ul style="list-style-type: none"> ○ Planning Officer Society Wales (POSW) Minerals & Waste Topic Group
Correspondence: Mortgage lending conditions in respect of affordable housing, S106 matters	November 2009 – February 2010	<ul style="list-style-type: none"> ○ Banks and Building Societies operating within Ceredigion - and relevant head offices Mortgage Brokers etc.
Cross Border Matters	17 December 2009	<ul style="list-style-type: none"> ○ Pembrokeshire CC ○ Pembrokeshire Coast NPA
Minerals and Waste	17 December 2009	<ul style="list-style-type: none"> ○ Carmarthenshire CC ○ Pembrokeshire CC ○ Pembrokeshire Coast NPA ○ SW Wales Sub-Regional Minerals and Waste Planning Group
Cross Border reconciliation of housing requirement/settlement hierarchies	December 2009 – February 2010	<ul style="list-style-type: none"> ○ Pembrokeshire CC ○ Carmarthenshire CC
Initial stakeholder workshop	January 2010	<ul style="list-style-type: none"> ○ Architect (4)

Engagement	Date	Invitees
event – Affordable Housing Viability Assessment (AHVA)		<ul style="list-style-type: none"> ○ CCC -Rural Housing Enabler ○ Country Landowners' Association ○ Developer - East county ○ Developer – Mid county ○ Developer – North county ○ Developer – South county (2) ○ Estate Agent (3) ○ Farmers' Union of Wales ○ House Builders Federation ○ Housing Officer ○ Initial Workshop Invitees: ○ Lloyds TSB ○ Mid Wales Housing Association ○ Mortgage Advisor (2) ○ Planning Consultant ○ Principality Building Society ○ Tai Cantref (2) ○ Tai Ceredigion (2)
Affordable housing viability, methodology, S106 agreements, commuted payment mechanisms	January 2010 – October 2010	<ul style="list-style-type: none"> ○ Ongoing email/video conferencing with Powys CC
Medium sized wind farm appeal decision	7 January 2010	<ul style="list-style-type: none"> ○ CCC – Legal ○ CCC- Development Control Officer
Habitats Regulations Assessment Cross Border	12 January 2010	<ul style="list-style-type: none"> ○ CCW ○ EA

Engagement	Date	Invitees
Meeting		<ul style="list-style-type: none"> ○ Gwynedd CC ○ Pen Llyn a'r Sarnau SAC officer ○ Snowdonia NPA
Candidate Site Meeting	20 January 2010	<ul style="list-style-type: none"> ○ CCC- Development Control Officer ○ CCC- Principal Engineer – Development Policy ○ CCC- Environmental Project Manager ○ CCC- Biodiversity Officer / Ecologist
Community, Leisure, Recreation and Health and Wellbeing – Open Space	21 January 2010	<ul style="list-style-type: none"> ○ RAY Ceredigion – Play Strategy Officer
Education	21 January 2010	<ul style="list-style-type: none"> ○ CCC- Director of Education and Community Services
Candidate Site Meeting	22 January 2010	<ul style="list-style-type: none"> ○ CCC- Environmental Projects Manager ○ CCC- Principal Engineer – Development Policy ○ EA
Employment	25 January 2010	<ul style="list-style-type: none"> ○ NLP Consultants ○ CCC – Assistant Director of Environmental Services and Housing ○ CCC- Development Control – Principal Planner
SFCA Cardigan	4 February 2010	<ul style="list-style-type: none"> ○ Atkins ○ EA ○ CCC ○ CCC appointed Consultant
BREEAM Meeting	28 January 2010	<ul style="list-style-type: none"> ○ CCC – Assistant Director of Environmental Services and Housing ○ CCC - Development Manager
Candidate Site Meeting	8 February 2010	<ul style="list-style-type: none"> ○ CCC – Highways Department

Engagement	Date	Invitees
SUDS	9 February 2010	<ul style="list-style-type: none"> ○ CCC- Environmental Projects Manager
SSA D access issues	10 February 2010	<ul style="list-style-type: none"> ○ CCC – Marketing and Tourism Manager ○ CCC – Senior Highways Engineer ○ Dulas ○ Forestry Commission Wales ○ SSE Renewables
Waste Site visit Pyrolysis & Gasification plant	12 February 2010	<ul style="list-style-type: none"> ○ CCC- Waste Management Engineer ○ Ethos Recycling ○ Project Manager Central Wales Waste Strategy
Candidate Site Meeting	15 February 2010	<ul style="list-style-type: none"> ○ CCC- Highway Officers
Environmental Protection (SUDS)	16 February 2010	<ul style="list-style-type: none"> ○ CCC- Environmental Projects Manager
Waste	17 February 2010	<ul style="list-style-type: none"> ○ Project Manager Central Wales Waste Strategy
Ceredigion Development Team – Tregaron	17 February 2010	<ul style="list-style-type: none"> ○ Ceredigion Development Team
Candidate Site Meeting	18 February 2010	<ul style="list-style-type: none"> ○ CCC- Highway Officers
Education – Area Schools	22 February 2010	<ul style="list-style-type: none"> ○ CCC- Assistant Director of Education and Community Services
Affordable housing delivery	March 2010	<ul style="list-style-type: none"> ○ Email and telephone contact: ○ Mid Wales Housing Association ○ Tai Ceredigion

Engagement	Date	Invitees
		<ul style="list-style-type: none"> ○ Tai Cantref
Options, detailed mechanisms for Affordable Housing Delivery	March 2010 – October 2010	<ul style="list-style-type: none"> ○ Ongoing meetings and email correspondence with Key Stakeholders
Draft Affordable Housing Viability Assessment report	July 2010	<ul style="list-style-type: none"> ○ Written consultation ○ All AHVA Workshop invitees
Minerals	10 March 2010	<ul style="list-style-type: none"> ○ South Wales Regional Aggregate Working Party
Candidate Site Meeting	11 March 2010	<ul style="list-style-type: none"> ○ CCC- Highway Officers
Biodiversity Assessment Project meeting	15 March 2010	<ul style="list-style-type: none"> ○ CCC- appointed Consultant ○ CCC- Biodiversity Officer/Ecologist
Candidate Site Meeting	18 March 2010	<ul style="list-style-type: none"> ○ CCC- Highway Officers
Habitats Regulations Assessment	25 March 2010	<ul style="list-style-type: none"> ○ CCC - Ecologist ○ CCW HRA Officer
Environmental Protection	13 April 2010	<ul style="list-style-type: none"> ○ Dwr Cymru
Community, Leisure, Recreation and Health and Wellbeing – Open Space	14 April 2010	<ul style="list-style-type: none"> ○ Forward Planning ○ RAY Ceredigion – Play Strategy Officer
Hedgerow assessment of candidate sites	14 April 2010	<ul style="list-style-type: none"> ○ CCC- Biodiversity Officer/Ecologist ○ CCC-TPO and Hedgerows Regulations Officer
Health and Well-being Strategy and LDP update	15 April 2010	<ul style="list-style-type: none"> ○ CCC- Health and Wellbeing Officer
Environmental Protection	20 April 2010	<ul style="list-style-type: none"> ○ CCC- Environmental Projects Manager

Engagement	Date	Invitees
(SUDS)		
Llanon candidate site	23 April 2010	○ Site Owner
Llanon candidate site	28 April 2010	○ Site Owner
Tourism	28 April 2010	○ CCC Tourism Development Officer
Cross Border Matters	28 April 2010	○ Carmarthenshire CC Forward Planning
Minerals	28 April 2010	○ National Mineral Resource Mapping Project Steering Group
South and West Wales SA/SEA and HRA	30 April 2010	○ Forward Planning officers from; ○ Carmarthenshire CC ○ CCC ○ Neath Port Talbot ○ PCNPA ○ Pembrokeshire CC ○ Swansea
Llanon candidate site	4 May 2010	○ Site Owner
Waste	6 May 2010	○ CCC- Waste Management Engineer ○ Central Wales Waste Strategy Project Officer
Health and Well-being Strategy and LDP update	7 May 2010	○ Various members of the Council and external organisations
Settlement Strategy, Housing Allocations	10 May 2010	○ Council Members
Settlement Strategy, Housing Allocations - Mid	11 May 2010	○ Community Councils

Engagement	Date	Invitees
Minerals	12 May 2010	<ul style="list-style-type: none"> ○ Planning Officer Society Wales (POSW) Minerals & Waste Topic Group
Settlement Strategy, Housing Allocations - South	12 May 2010	<ul style="list-style-type: none"> ○ Community Councils
Settlement Strategy, Housing Allocations - North	13 May 2010	<ul style="list-style-type: none"> ○ Community Councils
Candidate Sites and Highways	13 May 2010	<ul style="list-style-type: none"> ○ CCC- Highway Officers
Felin-fach / Ystrad Aeron	19 May 2010	<ul style="list-style-type: none"> ○ Local Member
Health and LDP	24 May 2010	<ul style="list-style-type: none"> ○ CCC- Health and Wellbeing Officer
Shoreline Management Plan	25 May 2010	<ul style="list-style-type: none"> ○ External Consultants ○ CCC- Environmental Project Manager
Cross – Border Matters	7 June 2010	<ul style="list-style-type: none"> ○ South West Wales Planning Regional Meeting
Felin-Fach Candidate Site	9 June 2010	<ul style="list-style-type: none"> ○ Site Owner
Community, Leisure, Recreation and Health and Wellbeing – Health and Wellbeing	10 June 2010	<ul style="list-style-type: none"> ○ CCC - Health and Well Being Strategy Officer
Employment	10 June 2010	<ul style="list-style-type: none"> ○ DTZ Consultants ○ NLP Consultants
Landscape	11 June 2010	<ul style="list-style-type: none"> ○ Carmarthenshire CC FP Officers ○ Powys CC FP Officers ○ TACP Consultants
Ceredigion Development Team	15 June 2010	<ul style="list-style-type: none"> ○ Various Council Officers

Engagement	Date	Invitees
SA/SEA assessment of policies meeting	16-17 June 2010	<ul style="list-style-type: none"> ○ CCC- Biodiversity Officer/Ecologist ○ C4S
Draft Policies	22 June 2010	<ul style="list-style-type: none"> ○ CCC - Development Control
Draft Policies	23 June 2010	<ul style="list-style-type: none"> ○ CCC - Development Control
Health Impact Tool	23 June 2010	<ul style="list-style-type: none"> ○ CCC- Health and Wellbeing Officer
Draft Policies	24 June 2010	<ul style="list-style-type: none"> ○ CCC - Development Control
Draft energy policies	24 June 2010	<ul style="list-style-type: none"> ○ Email to energy workshop stakeholders: (see list at June 2008)
Design and Placemaking	25 June 2010	<ul style="list-style-type: none"> ○ CCC - Development Control Officer
Draft deposit policies - Nature Conservation, Landscape, Transport, Welsh Language, Employment and Economic Development, Retail	28 June 2010	<ul style="list-style-type: none"> ○ Council Members
Draft Policies	30 June 2010	<ul style="list-style-type: none"> ○ CCC - Development Control
Transport Deposit Policies	June 2010	<ul style="list-style-type: none"> ○ CCC forward planning officers - Peer review
Transport draft allocations, policies and potential SPG	June 2010	<ul style="list-style-type: none"> ○ CCC - DHPW stakeholders
Introduction of draft transport policies	June 2010	<ul style="list-style-type: none"> ○ CCC- Members of the Council

Engagement	Date	Invitees
Transport policies	July 2010	<ul style="list-style-type: none"> ○ CCC - Development Control ○ CCC - Coast and Countryside planning staff
Transport Interchange options Synod Inn	July 2010	<ul style="list-style-type: none"> ○ CCC- DHPW staff email exchanges
Rural service provision/access via peripatetic and fixed site provision models	July 2010	<ul style="list-style-type: none"> ○ Tracc ○ CCC Research and Information
Draft Policies	1 July 2010	<ul style="list-style-type: none"> ○ CCC - Development Control
Draft Policies	2 July 2010	<ul style="list-style-type: none"> ○ CCC - Development Control
Draft Policies	5 July 2010	<ul style="list-style-type: none"> ○ CCC - Development Control
Draft deposit policies – Energy, Built Environment, Environmental Protection, Tourism	6 July 2010	<ul style="list-style-type: none"> ○ CCC - Development Control
New Quay RSC	6 July 2010	<ul style="list-style-type: none"> ○ Local Member
Draft Policies	7 July 2010	<ul style="list-style-type: none"> ○ CCC - Development Control
Draft Policies	8 July 2010	<ul style="list-style-type: none"> ○ CCC - Development Control
Draft Policies	12 July 2010	<ul style="list-style-type: none"> ○ CCC - Development Control
Candidate Sites	13 July 2010	<ul style="list-style-type: none"> ○ CCC- Highways
Draft Policies	14 July 2010	<ul style="list-style-type: none"> ○ CCC - Development Control
Caravan Meetings	14 July 2010	<ul style="list-style-type: none"> ○ CCC- Tourism Development Officer

Engagement	Date	Invitees
Draft deposit policies – Tourism, Community Leisure and Recreation, Minerals, Waste	15 July 2010	<ul style="list-style-type: none"> ○ CCC- Council Members
Draft Policies	16 July 2010	<ul style="list-style-type: none"> ○ CCC - Development Control
Minerals and Aerodromes	19 July 2010	<ul style="list-style-type: none"> ○ CCC - Development Control
Draft Policies	21 July 2010	<ul style="list-style-type: none"> ○ CCC - Development Control
Community Impact Assessment	22 July 2010	<ul style="list-style-type: none"> ○ CCC - Development Control
Community Impact Assessment	29 July 2010	<ul style="list-style-type: none"> ○ CCC - Development Control
Llwyncelyn USC	29 July 2010	<ul style="list-style-type: none"> ○ Site developer
Housing Density	August 2010	<ul style="list-style-type: none"> ○ Pembrokeshire Coast NPA et al (email/phone contact)
Draft Policies	10 August 2010	<ul style="list-style-type: none"> ○ CCC - Development Control
Aberystwyth Characterisations	12 August 2010	<ul style="list-style-type: none"> ○ CCC - Development Control ○ CADW
Special Landscape Area meeting	18 August 2010	<ul style="list-style-type: none"> ○ Carmarthenshire CC Officers ○ CCC - Biodiversity Officer/Ecologist ○ CCC - Development Control) ○ CCC- Marketing & Communications Officer ○ Powys CC Officers ○ TACP Consultants
Transport sites for allocation	August –October	<ul style="list-style-type: none"> ○ CCC - DHPW stakeholders

Engagement	Date	Invitees
	2010	<ul style="list-style-type: none"> ○ TraCC
Context transport management and Cardigan land allocations	September 2010	<ul style="list-style-type: none"> ○ CCC development control ○ CCC - DHPW staff
Tourism	2 September 2010	<ul style="list-style-type: none"> ○ CCC- Cabinet Member ○ CCC- Economic Development Officers ○ CCC- Tourism Development Officer
Cross Border Matters	3 September 2010	<ul style="list-style-type: none"> ○ Pembrokeshire CC ○ Pembrokeshire Coast NPA
Cross Border Matters	8 September 2010	<ul style="list-style-type: none"> ○ Mid-Wales Strategic Planning Group (MWSPG) Meeting
Aberystwyth University needs and sites	13 September 2010	<ul style="list-style-type: none"> ○ Aberystwyth University staff ○ Asbri Planning
Affordable Housing Viability Assessment Report - Presentation and Questions	September 2010	<ul style="list-style-type: none"> ○ Architect ○ Ceredigion Rural Housing Enabler ○ Estate Agent ○ Developer ○ Tai Ceredigion ○ Planning Consultant ○ Developer ○ HBF ○ Principality Building Society ○ Mortgage Advisor ○ Housing Officer ○ RSL ○ Development Control

Engagement	Date	Invitees
		<ul style="list-style-type: none"> ○ Members of the Council
Cross-Border Matters	20 September 2010	<ul style="list-style-type: none"> ○ South West Wales Regional Planning Group (SWWRPG) Meeting
SA/SEA assessment of policies meeting	27-28 September 2010	<ul style="list-style-type: none"> ○ CCC - Biodiversity Officer/Ecologist ○ C4S
SA/SEA assessment of policies meeting	4-5 October 2010	<ul style="list-style-type: none"> ○ CCC - Biodiversity Officer/Ecologist ○ C4S
Minerals	18 October 2010	<ul style="list-style-type: none"> ○ National Mineral Resource Mapping Project Steering Group
Affordable Housing Delivery	October 2010	<ul style="list-style-type: none"> ○ Mid Wales Housing Association (meeting) ○ Tai Cantref (correspondence) ○ Tai Ceredigion (correspondence)
Interchange developments - commitments	October 2010	<ul style="list-style-type: none"> ○ CCC- DHPW staff (email exchange)
Definitions of 'local' affordable needs	October 2010	<ul style="list-style-type: none"> ○ Key Stakeholders
Parking Standards	October 2010	<ul style="list-style-type: none"> ○ Email and video conference with Powys Highways and Planning staff
Site size thresholds for Affordable Housing	November 2010	<ul style="list-style-type: none"> ○ Telephone survey: ○ Adjacent planning authorities ○ Sample of English Border planning authorities ○ Selection of addition Welsh planning authorities
Minerals	10 November 2010	<ul style="list-style-type: none"> ○ Planning Officer Society Wales (POSW) Minerals & Waste Topic Group
Tourism	16 November	<ul style="list-style-type: none"> ○ Tourism presentation on the emerging tourism strategy

Engagement	Date	Invitees
	2010	